

**URBAN EXPERIENCE COMMITTEE MEETING
FINAL AGENDA FOR
January 14, 2019
1:15 p.m. – City Council Briefing Center**

The Spokane City Council's Urban Development Committee meeting will be held at **1:15 p.m. on January 14, 2019** in City Council Briefing Center –Lower Level City Hall, 808 West Spokane Falls Boulevard, Spokane, Washington.

The meeting will be conducted in a standing committee format. Because a quorum of the City Council may be present, the standing committee meeting will be conducted as a committee of the whole council.

The meeting will be open to the public, with the possibility of moving or reconvening into executive session only with the members of the City Council and the appropriate staff. No legislative action will be taken. No public testimony will be taken and discussion will be limited to appropriate officials and staff.

AGENDA

I. Call to Order

II. Approval of Minutes

III. Consent Items

- MFTE Conditional Contract- Ali Brast
- Urban Utility Installation Program Application- Teri Stripes and Heather Trautman
- Loomis Term Extension Agreement- Michelle Hughes

IV. Discussion Items

A. Council Request

- MFTE Expansion- Teri Stripes and Ben Stuckart (10 minutes)
- Sit Lie Reinstatement- Ben Stuckart and Brian McClatchey (10 minutes)

B. Staff Requests

- WSDOT North Spokane Corridor Project Master Agreement for City Services related to Construction of City Infrastructure to Facilitate Continued Construction of the North Spokane Corridor- Louis Meuler (10 minutes)
- To Provide an Actual Due Date on Bills and Increase Days to Pay- Corin Morse (10 minutes)
- Infill Code Revisions- Attached Housing and Multifamily Zones- Nate Gwinn (10 minutes)

C. Business Reports

V. Strategic Plan Session

- A. Strategic Planning- Urban Experience Workplan Review & Update- Cooley (10 minutes)
- B. Library Bond Implementation- Andrew Chanse (10 minutes)
- C. Economic Update – Cooley (10 minutes)

VI. Adjournment:

Next Urban Development Committee meeting will be on Monday, February 11, 2019.

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: *The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.*

Briefing Paper

Urban Experience Committee

Division & Department:	Development Services Center
Subject:	MFTE Conditional Contract
Date:	January 14, 2019
Contact (email & phone):	Ali Brast (abrast@spokanecity.org , 625-6638)
City Council Sponsor:	TBD
Executive Sponsor:	Kris Becker
Committee(s) Impacted:	PIES
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	SMC 08.15 Multi- Family Housing Property Tax Exemption
Strategic Initiative:	
Deadline:	Will file for Council consideration following committee meeting
Outcome: (deliverables, delivery duties, milestones to meet)	Approval of Conditional Multi-Family Tax Exemption contract
<p>Background/History: Chapter 84.14 RCW authorizes the City to create a multiple family housing property tax exemption program and to certify qualified property owners for that property tax exemption. The City Council enacted Ordinance No. C-32575, which provides for the property tax exemption program for multiple housing in residential targeted areas. Pursuant to Ordinance No. C-33079, the City Council expanded the residential targeted areas. Pursuant to Ordinance No. C-35524, the regulations were revised, allowing for rental rates of up to 115% AMI. The State statute and the City ordinance require the City to approve the application regarding the tax exemption and the necessary construction requirements. This contract authorizes the appropriate city official to enter into the Multiple Family Housing Property Tax Exemption Agreement, which will ultimately result in the issuance of a final certificate of tax exemption to be filed with the Spokane County Assessor's Office.</p>	
<p>Executive Summary:</p> <ul style="list-style-type: none"> • <i>Applicant applying for a conditional contract for the rehab of a currently vacant, existing 12-unit apartment building 324 W 5th Ave</i> • <i>Property is zoned Community Business, so the use is allowed.</i> 	
<p>Budget Impact:</p> <p>Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>If new, specify funding source:</p> <p>Other budget impacts: (revenue generating, match requirements, etc.)</p>	
<p>Operations Impact:</p> <p>Consistent with current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Requires change in current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Specify changes required:</p> <p>Known challenges/barriers:</p>	

Tax Abatement Information:

2019 Multi-Family Tax Exemption MFTE Property Tax Forgone & Savings Calculator	
Project Name: Alpine Apartments	
Number of units in the project	12
*Average Property Value Exempt per unit	\$121,094
Estimated City Property Tax forgone annually per unit	\$625
Estimated Property Tax saved per project annually	\$19,763
Enter the number of years of MFTE (8 or 12)	12
Estimated Property Tax saved during the term of exemption	\$237,151
Estimated City Tax forgone during the term of exemption per unit	\$7,498
Estimated City Tax forgone during the term of exemption all units	\$89,978
<i>Once a project has met programmatic criteria the owner can expect to save approximately \$1,600 on their tax bill for every \$120,000 of Exempt Assessed Value on the housing portions of the property.</i>	
<i>*Average Property Value Exempt per unit is based upon the average of all properties currently in the MFTE Program and 2017 Property value assessments</i>	

Site Map:



Briefing Paper

Urban Experience Committee

Division & Department:	Planning Economic Development Team
Subject:	Urban Utility Installation Program Application
Date:	1/14/2019
Author (email & phone):	Department Director, Heather Trautman and Teri Stripes x6597
City Council Sponsor:	Ben Stuckart
Executive Sponsor:	Gavin Cooley
Committee(s) Impacted:	Urban Experience, Sustainable Resource and Innovative Infrastructure
Type of Agenda item:	X Consent Discussion Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget , Comp Plan, Policy, Charter, Strategic Plan)	Strategic Key Advancement of: Strategies and Tactics: <ul style="list-style-type: none"> Invest in Key Neighborhoods and Business Centers; esp PDA's Invest in Key Public Amenities and Facilities Maximize Public Assets Expected Outcomes: <ul style="list-style-type: none"> Property values growing faster than historic averages We have created an environment to promote mixed income neighborhoods with a diverse range of housing options for all buyers Total public/private investment and job growth is higher in targeted areas compared with the region Comprehensive Plan, Charter 7 Economic Development: ED 2 LAND AVAILABILITY FOR ECONOMIC ACTIVITIES Goal: Ensure that an adequate supply of useable industrial and commercial <ul style="list-style-type: none"> Property is available for economic development activities. ED 6 INFRASTRUCTURE Goal: Implement infrastructure maintenance and improvement programs that support new and existing business and that reinforce Spokane's position as a regional center. ED 7 REGULATORY ENVIRONMENT AND TAX STRUCTURE Goal: Create a regulatory environment and tax structure that encourage investment, nurture economic activity, and promote a good business climate. <ul style="list-style-type: none"> ED 7.4 Tax Incentives for Land Improvement <i>Support a tax structure that encourages business investment and construction where infrastructure exists, especially in centers or other target areas for development.</i> ED 7.5 Tax Incentives for Renovation <i>Use tax incentives and investments to encourage revitalization, modernization, or rehabilitation of deteriorated</i>

	<i>residential and commercial properties and buildings for new economic activity.</i>
Strategic Initiative:	See above Alignment with Urban Experience
Deadline:	1/14/2019
Outcome: (deliverables, delivery duties, milestones to meet)	City and developer agreement on Urban Utility Installation Program reimbursement assistance of up to \$40,000 for a Water/ Fire right-of-way improvement for 1312 & 1318 W 1st Ave
<p><u>Background/History:</u> <i>Provide brief history e.g. this is the 3rd and final 5 year extension of the contract which was put in place in 2007.</i></p> <p>This last spring and summer Council passed ORD C35632 and Administrative Policy 065-18-01 for the implementation of the Urban Utility Installation Program Assistance.</p>	
<p><u>Executive Summary:</u></p> <p>The Pre-application was received by Watts Automotive building at 1312 & 1318 W 1st Ave for Urban Utility Installation assistance. This project is an adaptive reuse and will be a brewery and restaurant.</p> <p>That application for the Urban Utility Installation Program for assistance of up to the maximum available for a qualified project expenses, which is up to \$40,000. This approval is based upon the application meeting the following four criteria and is contingent upon the execution of an agreement between you and the City of Spokane.</p> <ul style="list-style-type: none"> • Projects must have a commercial or multi-family use post redevelopment. • Projects must be located in a Target Investment Area and/or in a designated Center & Corridor Zoned area, or be a Historically Used Commercial structure, a Neighborhood Retail Zoned Property, and/or a listed Historic Property. • For those properties which qualify, water and sewer right-of-way installation assistance may be eligible to increase up to a total of forty thousand dollars (\$40,000), when other improvements meet additional City Strategic priorities such as Historically Listed Properties, as well as stormwater and/or conservation priorities. • Any financial assistance and reimbursement awarded to individual projects under this program is limited to those investments made within the public right-of-way. 	
<p><u>Budget Impact:</u></p> <p>Approved in current year budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Other budget impacts: (revenue generating, match requirements, etc.)</p>	
<p><u>Operations Impact:</u></p> <p>Consistent with current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requires change in current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Specify changes required: ORD amendment</p> <p>Known challenges/barriers:</p>	

Briefing Paper (Sustainable Resources Committee)

Division & Department:	Finance																
Subject:	Loomis Term Extension Agreement																
Date:	1/10/19																
Contact (email & phone):	Michelle Hughes mhuges@spokanecity.org																
City Council Sponsor:																	
Executive Sponsor:																	
Committee(s) Impacted:	Urban Development																
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative																
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)																	
Strategic Initiative:																	
Deadline:																	
Outcome: (deliverables, delivery duties, milestones to meet)	Finalize 1 year contract renewal period with Loomis																
Background/History: Currently the City of Spokane's Loomis contract is expired.																	
<ul style="list-style-type: none"> <i>The City issued an informal RFP for armored car services in November of 2016 with Loomis US being the apparent successful bidder.</i> <i>In June of 2017 the City amended the contract to include services to the Parks Department and the Solid Waste Department. The original contract was a minor contract and due the increased costs of the amendment it now exceeds the minor contract limits.</i> <i>The 1 year annual renewal will be funded as follows:</i> <table style="margin-left: 40px; border: none;"> <thead> <tr> <th style="text-align: left;">Department</th> <th style="text-align: left;">Estimated Cost</th> </tr> </thead> <tbody> <tr> <td>My Spokane</td> <td>\$ 7,500</td> </tr> <tr> <td>Parking</td> <td>\$ 5,000</td> </tr> <tr> <td>Parks Department</td> <td>\$20,000</td> </tr> <tr> <td>Muni Court</td> <td>\$10,000</td> </tr> <tr> <td>SW Disposal</td> <td>\$ 6,500</td> </tr> <tr> <td>Police Records</td> <td><u>\$ 5,000</u></td> </tr> <tr> <td> Total</td> <td> \$54,000</td> </tr> </tbody> </table> 		Department	Estimated Cost	My Spokane	\$ 7,500	Parking	\$ 5,000	Parks Department	\$20,000	Muni Court	\$10,000	SW Disposal	\$ 6,500	Police Records	<u>\$ 5,000</u>	 Total	 \$54,000
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Police Records	<u>\$ 5,000</u>																
 Total	 \$54,000																
Budget Impact: Approved in current year budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Annual/Reoccurring expenditure? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If new, specify funding source: Other budget impacts: (revenue generating, match requirements, etc.)																	
Operations Impact: Consistent with current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Requires change in current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Specify changes required: Known challenges/barriers:																	



TERM EXTENSION AMENDMENT

Effective November 16 2018, the parties hereto agree that the following paragraphs shall serve to amend the Agreement, dated January 1, 2017, by and between Loomis Armored US, LLC ("LOOMIS") and the City of Spokane ("CUSTOMER") (the "Agreement").

The Agreement is hereby amended as follows:

1. The parties agree to extend the term of the Agreement for one (1) additional year, ending on December 31, 2019.

THIS AMENDMENT shall, in no other way, alter, delete, waive or amend any other rights and responsibilities as between CUSTOMER and LOOMIS, with regard to the Agreement. All other terms and conditions contained in the agreement, except as set forth above, shall continue, without alteration, in full force and effect as long as this addendum is in force.

CUSTOMER

By _____
Printed Name _____
Title _____
Date _____

LOOMIS

By _____
Printed Name _____
Title _____
Date _____

Briefing Paper

Urban Experience

Division & Department:	City Council
Subject:	Expansion of locations eligible for the multi-family tax exemption program
Date:	January 14, 2019
Contact (email & phone):	bstuckart@spokanecity.org 625 6258
City Council Sponsor:	Ben Stuckart
Executive Sponsor:	N/A
Committee(s) Impacted:	Urban Experience; PIES
Type of Agenda item:	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	Strategic Plan
Strategic Initiative:	Encouraging Private Investment; Planning for Growth; Available Housing
Deadline:	N/A
Outcome: (deliverables, delivery duties, milestones to meet)	Additional affordable and market-rate housing

Executive Summary:

The Multi-Family Tax Exemption (MFTE) program is the most powerful tool the city offers to encourage development of affordable and market-rate multifamily housing. Interest in the program has picked up. The City expanded MFTE in 2017 to the Lower South Hill and saw an increase in projects utilizing the incentive. As Spokane continues to see low rental vacancy rates and lack of available housing at every income level, expanding MFTE will hopefully lead to additional development of housing units throughout the city.

The proposed areas of expansion are shaded in blue on the attached map.

Budget Impact:

TOTAL COST: N/A

Approved in current year budget? ☐ Yes ☐ No ☒ N/A

Annual/Reoccurring expenditure? ☐ Yes ☒ No ☐ N/A

If new, specify funding source:

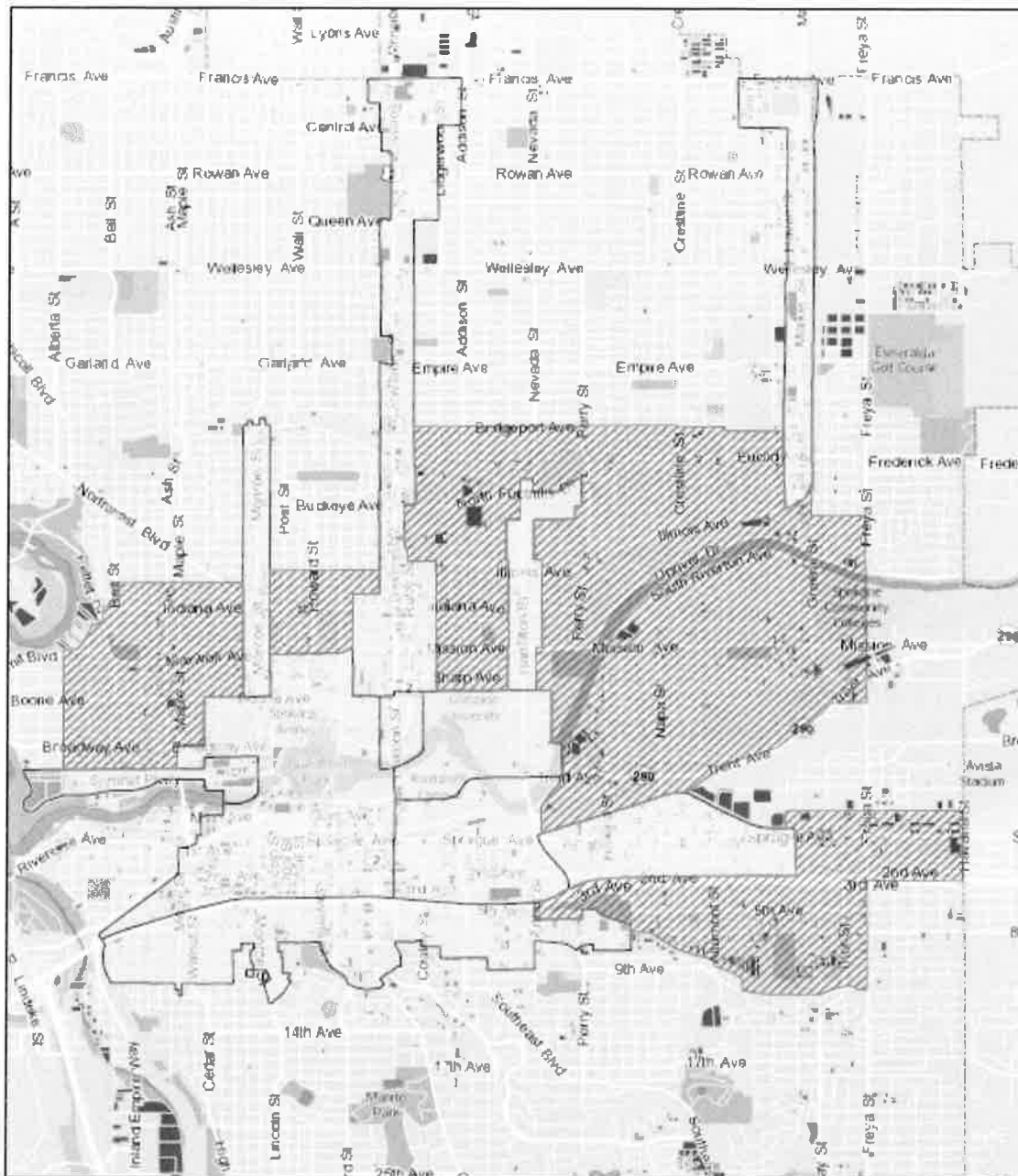
Other budget impacts: (revenue generating, match requirements, etc.):

Operations Impact:

Consistent with current operations/policy? ☐ Yes ☒ No ☐ N/A

Requires change in current operations/policy? ☒ Yes ☐ No ☐ N/A

Specify changes required: Known challenges/barriers: None



- PROPOSED MFTE -

Legend
 [Light Gray Box] Current MFTE Areas
 [Medium Gray Box] Proposed Areas 2019
 [Dark Gray Box] Potential areas likely to be MFTE



1/7/2019

Scale: 1:10,000

ORDINANCE NO. C-_____

An ordinance amending section 10.10.026 (Sitting, Lying on Sidewalk in a Designated Zone) of the Spokane Municipal Code.

WHEREAS, the City of Spokane finds that the acts of sitting or lying down are universal consequences of being human and therefore should not be subject to criminalization unless the act of sitting or lying down willfully obstructs the accessibility of public or private property including public sidewalks, sidewalk fixtures, buildings, parking areas, or loading docks; and

WHEREAS, the City of Spokane also finds this section provides an opportunity to engage in proactive community policing to ensure individuals violating this section have access to community services such as emergency shelter, drug or mental health counseling or treatment, or other interventional services they may need.

NOW THEREFORE, the City of Spokane does ordain:

Section 1. That section 10.10.026 of the Spokane Municipal Code is hereby amended to read as follows:

Section 10.10.026 Sitting, Lying on Sidewalk in a Designated Zone

A. ~~((Prohibition.~~

4.)) No person may sit or lie down upon a public sidewalk~~((, or))~~; upon ~~((a blanket, chair, stool, or))~~ any ~~((other))~~ object placed upon a public sidewalk~~((,))~~; any drinking fountain, trash container, planter, bicycle rack, or any other sidewalk fixture not designed primarily for the purpose of sitting; in any entrance to or exit from any building or parking lot; or on any loading dock ~~((during))~~between the hours ~~((between))~~of six a.m. and midnight in the zone ~~((designated))~~ described in paragraph D of this section.

~~((2. At all times it is unlawful to sit or lie on any drinking fountain, trash container, planter, bicycle rack, or any other sidewalk fixture not designed primarily for the purpose of sitting.))~~

~~((3. At all times it is unlawful to sit or lie in any entrance to or exit from any building or parking lot, or on any loading dock.))~~

B. Exceptions.

The prohibition in subsection (A) of this section does not apply to any person:

1. sitting or lying down due to a medical emergency or due to a sensory, mental, or physical disability;
2. who, as the result of a sensory, mental, or physical disability, utilizes a wheelchair, walker, or similar device to move about the public sidewalk;

3. operating or patronizing a business with permission to occupy the sidewalk;
4. participating in or attending a parade, festival, performance, rally, demonstration, meeting, or similar event conducted on the public sidewalk pursuant to a special event or other applicable permit;
5. sitting on a chair or bench ~~((supplied by a public agency or by the abutting private property owner pursuant to the appropriate permit or license))~~which is permanently affixed in the area of a sidewalk or other publicly-accessible space; ((or))
6. sitting within fifteen (15) feet of a bus stop ((zone)) while waiting for public or private transportation;

~~((7. sitting on privately owned sidewalk fixture with the permission of the owner));~~

~~((8.))~~7. engaging in constitutionally protected expressive activities which would, if not constitutionally protected, would otherwise be ((restricted)) prohibited by ((the limitations in subsection (A) of)) this section((-)); or

~~((9.))~~8. who is homeless during a time frame when shelter space is unavailable.

- C. ~~((No))~~A person ((shall be))who is subject to enforcement under this section ((unless the person engages in conduct prohibited by this section within the entirety of the zone designated in this section after having been))shall be first notified by a law enforcement officer that ((the))his or her conduct violates this section and ((has been))shall be given a reasonable amount of time to comply((or has refused to comply)). If the individual fails or refuses to comply in a reasonable time or engages in prohibited conduct in another location within the designated zone, a law enforcement officer may ~~((than))~~then take action to enforce this section.
- D. The zone where such conduct is prohibited is established in the map set forth in Attachment A.
- E. This section does not permit any conduct which is prohibited by SMC 10.10.025 ~~((regarding))~~ (interference with pedestrian or vehicular traffic).
- F. ~~((It is the intent of the city council that homeless individuals))~~A person subject to enforcement under this section shall be directed to emergency shelters, given a summons to appear in community/drug/mental health court, or directed to any other necessary interventional services.

~~((G. A violation of SMC 10.10.026 is a misdemeanor.))~~

~~((H.))~~G. The provisions of this section are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, section, or portion of this section, or the invalidity of the application thereof to any person or circumstance

does not affect the validity of the remainder of this section, or the validity of its application to other persons or circumstances.

PASSED by the City Council on _____.

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date

ORDINANCE NO. C-_____

An ordinance repealing ordinance C-35708 (an ordinance immediately suspending the enforcement of section 10.10.026 of the Spokane Municipal Code and declaring an emergency); and declaring an emergency.

WHEREAS, the City Council enacted ordinance C-35708 on December 10, 2018; and

WHEREAS, Ordinance C-35708 suspended the enforcement of SMC 10.10.026 (sitting and lying in designated zone), pending the opening of sufficient numbers of shelter beds for people experiencing homelessness; and

WHEREAS, since that time, 200 additional shelter beds have been made available for people experiencing homelessness; and

WHEREAS, despite the additional shelter beds, the continued existence of the suspension ordinance is creating confusion in the community about the scope of the law; and

WHEREAS, at this point, there are significant public health and safety issues present in some areas of downtown Spokane which require an immediate response and which have been caused, in part, by confusion over what conduct is legal, and what is prohibited in downtown Spokane; and

WHEREAS, the City Council intends to remove any public confusion by repealing the suspension ordinance, effective immediately.

NOW THEREFORE, the City of Spokane does ordain:

Section 1. That ordinance C-35708 (Dec. 10, 2018) is hereby repealed in its entirety.

Section 2. That the City Council finds that an urgency and emergency exists such that this ordinance is necessary for the immediate preservation of the public peace, health, or safety, and shall therefore be effective immediately upon passage, pursuant to section 19 of the City Charter.

PASSED by the City Council on _____.

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date

DRAFT

Briefing Paper

Urban Experience Committee

Division & Department:	Business & Development / Planning and Developer Services
Subject:	WSDOT North Spokane Corridor Project – Master Agreement for City Services related to construction of City infrastructure to facilitate continued construction of the North Spokane Corridor
Date:	January 14, 2019
Author (email & phone):	Louis Meuler (lmeuler@spokanecity.org , 625-6096)
City Council Sponsor:	
Executive Sponsor:	
Committee(s) Impacted:	Urban Experience / Public Infrastructure
Type of Agenda item:	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget , Comp Plan, Policy, Charter, Strategic Plan)	Washington State Connecting Washington Transportation Funding Package Washington State North Spokane Corridor Project Website: http://www.wsdot.wa.gov/Projects/US395/NorthSpokaneCorridor/default.htm and www.NSCPlace.com
Strategic Initiative:	
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	Council approval of a Master Agreement between WSDOT and the City of Spokane for future utility work to design and/or construct City utility projects to allow for continued construction of the North Spokane Corridor in an amount not to exceed \$15 million.
Background/History: The North Spokane Corridor has been funded for construction as a part of the Washington State Connecting Washington transportation package. The City needs to move or protect City infrastructure that is in the path of the North Spokane Corridor. This master agreement allows for future Task Orders that will specify work needed to be completed to allow for the NSC project. Task orders that are new revenue to the City are to be addressed approved administratively. Task orders that require the City expending City funds will be adopted through the City Council.	
Executive Summary: <i>A Master Agreement between the City of Spokane and the Washington State Department of Transportation for services needed to facilitate the continued construction of the North Spokane Corridor.</i>	
Budget Impact: Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input type="checkbox"/> No If new, specify funding source: WA State Connecting Washington Transportation Package Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impact: Consistent with current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Requires change in current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Briefing Paper

Utility Billing – Urban Experience

Division & Department:	Public Works & Utility Billing Program
Subject:	To provide an actual due date on bills & increase days to pay.
Date:	January 14, 2019
Author (email & phone):	Corin Morse (cmorse@spokanecity.org)
City Council Sponsor:	N/A
Executive Sponsor:	Scott Simmons, Public Works Director
Committee(s) Impacted:	N/A
Type of Agenda item:	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment:	N/A
Strategic Initiative:	Utility Bill Enhancements
Deadline:	N/A
Outcome:	Providing customers with an actual due date on bill and to provide an additional 10 days to pay before considered to be past due.
Background/History:	
<ul style="list-style-type: none"> Utility bills provide customers with repayment terms of, “10 days from postmark date” currently without an actual due date which can cause confusion. Customers have requested an actual due date on their bill as well. 	
Executive Summary:	
<ul style="list-style-type: none"> The days to pay allowed with City of Seattle, Tacoma, Vancouver, Inland Power and Avista is an average of 15 - 21 days from the billing date. On average, 2% of customers pay between 1-10 days and 62% pay from 11-20 days from the utility bill date. The current payment instruction of “10 days from postmark date” will be replaced with an actual due date that is 20 days from the date of the bill during Q1/2019. The above change will require an amendment to SMC Section 13.01.0314 and 04.02.140. 	
Budget Impact: N/A	
Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input type="checkbox"/> No If new, specify funding source: Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impact:	
Consistent with current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Requires change in current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Specify changes required: Amendment to SMC Section 13.01.0314 and 04.02.140. Known challenges/barriers: N/A	

ORDINANCE C- _____

An Ordinance relating to payment of City Utility bills; amending sections 4.02.140 and 13.01.0314 of the Spokane Municipal Code.

NOW, THEREFORE, the City of Spokane does ordain:

Section 1: That section 4.02.140 of the Spokane Municipal Code is amended to read as follows:

4.02.140 Time for Payment

The director establishes the period for payment of utility bills, which is at least ~~((ten))~~ twenty days after date of issuance of the bill.

Section 2: That section 13.01.0314 of the Spokane Municipal Code is amended to read as follows:

13.01.0314 Miscellaneous

A. Payments.

Bills are due and payable ~~((ten))~~ twenty calendar days after the date of issuance reflected on the bill.

B. Delinquent Charge.

Except where limited by law, a delinquent charge of one percent per month is assessed on any unpaid amounts ~~((beginning with the next regular billing cycle))~~ after a bill is due, or ~~((thirty))~~ twenty days after billing ~~((whichever is first))~~.

PASSED by the City Council on _____.

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date

City of Spokane
Utility Bill Days to Pay & Due Date
Briefing Paper



December 3, 2018

Overview:

Utility bills currently provide our customers with repayment terms of, "10 days from postmark date" which can be confusing to customers vs. having an actual due date on the bill.

It has also been identified that customers must be provided a minimum of 15 days to pay from the bill date, per **WAC 480-110-375**.

The City of Seattle, Tacoma, Vancouver, Inland Power and Avista allow 15 and up to 21 days to pay. An average of 62% of COS utilities customers pay between 11 – 20 days after the bill is generated.

Conclusion:

It is recommended to provide customers with a full 20 days from the billing date before being considered past due as well to show an actual due date on the bill. Attached is a sample of the revisions that would launch January, 2019, pending SMC amendment approval.

The above change to allow 20 days to pay vs. 10 days will require an amendment of the SMC, Section 04.02.140:

Proposed Revision

Section 04.02.140 Time for Payment

The director establishes the period for payment of utility bills, which is at least ~~ten~~ twenty days after date of issuance of the bill.

Date Passed: Monday, March 26, 2007

Effective Date: Sunday, May 6, 2007

Recodification ORD C33995 Section 1

Title 04 Administrative Agencies and Procedures

WHEN PAYING IN PERSON PRESENT BOTH PARTS AND RETAIN THIS PART FOR YOUR RECORDS

Acct No: 136192 Deposits: 0.00

3314 E 25TH AVE NEW C

Previous Bill: 16.26

Payments: 11/14 16.26CR

Beginning Balance: 0.00

Adjustments: 0.00

Current Charges: 16.26

Total Due: 16.26

Bill Date: Nov 17, 2018

Previous Bill Date: Oct 17, 2018

CURRENT BILL SUMMARY:

Refuse 0.00

Sewer 0.00

Water 16.26

Water/Wastewater Capital 0.00

Utility 0.00

Total: 16.26

DETAIL	Date	Qty	Charge	Description	Amount
	11/17	1		WATER SERVICE CHARGE	16.26

HOLIDAY SCHEDULE - City Hall will be closed on Tuesday, December 25th & Tuesday, January 1st for the Christmas & New Year holidays. There will be no refuse pickup on those days, and pickup is a day late for the remainder of each week. Have a safe and happy holiday!

YARD WASTE REMINDER - The City does not pick up or charge for yard waste during December, January & February. Yard waste charges are included in the December bill, but reflect use only through the month of November.

WATER CONSUMPTION

Meter	Read	Reads	Usage
Number	Date	Days	Current Previous Units Gallons Method

Total Use All Meters SERVICE CHARGES ONLY ** WATER OFF **

Charge	Detail	Units	Gallons	Rate	Charge
--------	--------	-------	---------	------	--------

CITY OF SPOKANE

UTILITIES BILLING DIVISION
STREET LEVEL-CITY HALL
808 W. SPOKANE FALLS BLVD
SPOKANE, WA 99201-3333

Acct No: 136192 PIN#: 863807

3314 E 25TH AVE NEW C

Bill Date Nov 17, 2018

DUE DATE:

10 DAYS FROM POSTMARK DATE **Now**

Bill Amount \$ 1 6 2 6

UHELP \$

Urban Forest \$

Total Enclosed \$

136192111



MARKHAM HOMES INC
PO BOX 14130
SPOKANE VALLEY, WA 99214-0130



CITY OF SPOKANE
808 W. SPOKANE FALLS BLVD.
SPOKANE, WA 99256-0001

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CMO

WHEN PAYING IN PERSON PRESENT BOTH PARTS AND RETAIN THIS PART FOR YOUR RECORDS

Acct No: 136192 Deposits: 0.00 Bill Date: Nov 17, 2018
3314 E 25TH AVE NEW C Previous Bill Date: Oct 17, 2018
Previous Bill: 16.26 **CURRENT BILL SUMMARY:**
Payments: Refuse 0.00
Sewer 0.00
Beginning Balance: 16.26 Water 16.26
Adjustments: 0.00 Water/Wastewater Capital 0.00
Current Charges: 16.26 Utility 0.00

Total Due: 32.52 Total: 16.26

DETAIL	Date	Qty	Charge	Description	Amount
	11/17	1		WATER SERVICE CHARGE	16.26

WORKING SMOKE ALARMS SAVE LIVES! During October, National Fire Prevention Month, take a moment to make sure your home is safe. Test your smoke alarms and ensure everyone knows the steps to take if there is a fire. Contact the Fire Department Prevention Division if you have questions, 509-625-7058.

WATER CONSUMPTION

Meter	Read	Reads	Usage	
Number	Date	Days	Current Previous	Units Gallons Method

Total Use All Meters SERVICE CHARGES ONLY ** WATER OFF **
Charge Detail Units Gallons Rate Charge

CITY OF SPOKANE

UTILITIES BILLING DIVISION
STREET LEVEL-CITY HALL
808 W. SPOKANE FALLS BLVD
SPOKANE, WA 99201-3333

Acct No: 136192 PIN#: 863807

3314 E 25TH AVE NEW C
Bill Date Nov 17, 2018

DUE DATE:

Dec 07, 2018 **Δ FUTURE**

Bill Amount \$

3 2 5 2

UHELP \$

Urban Forest \$

Total Enclosed \$

136192111



MARKHAM HOMES INC
PO BOX 14130
SPOKANE VALLEY, WA 99214-0130



CITY OF SPOKANE
808 W. SPOKANE FALLS BLVD.
SPOKANE, WA 99256-0001

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ESA

Briefing Paper

Urban Development Committee

Division & Department:	Neighborhood & Business Services - Planning
Subject:	Infill Code Revisions – Attached Housing and Multifamily Zones
Date:	1/14/2019
Author (email & phone):	Nathan Gwinn ngwinn@spokanecity.org 625-6893
City Council Sponsor:	CP Stuckart
Executive Sponsor:	Heather Trautman
Committee(s) Impacted:	Urban Experience
Type of Agenda item:	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	Comprehensive Plan Policies LU 2.1, 2.2, 3.1, 3.2, 3.6, 5.5, 7.1; TR 18; H 1.9, H 1.10, H 1.11, H 1.14, H 1.18, H 1.19; DP 2.12; and PRS 1.4 City Council Resolution No. 2016-0094
Strategic Initiative:	Available Housing, Economic Growth, Grow Targeted Areas
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	ORD C35730, C35731, & C35732 for updated development code to: <ul style="list-style-type: none"> Address housing affordability and choice, Expand opportunities for homeownership, Make building target densities near centers for efficiency easier Clearer standards, easier permit approval Make infill more compatible with surrounding neighborhoods
Background/History: <ul style="list-style-type: none"> On November 21, 2016, City Council passed Res. 2016-0094 recognizing the Infill Development Steering Committee Summary Report and Recommendation as a guide for future program development and potential regulatory implementation measures. In spring 2018, the Planning Department and City Plan Commission prepared and revised additional draft regulations to implement the portions of the Steering Committee's report that recommended changing existing code provisions for attached housing (such as townhouses). The Plan Commission at their meeting November 28, 2019, unanimously recommended approval of the proposed regulations, including changes to building height for all development in the RMF and RHD zone, as well as changes for attached houses related to lot dimensions, building coverage, design standards and parking. Staff briefed Council at study sessions June 14 and December 13, 2018, and at the October 8, 2018, Urban Experience Committee. Additional information can be found on the project webpage: my.spokanecity.org/projects/infill-housing-strategies-infill-development/ and the. 	
Executive Summary: <ul style="list-style-type: none"> The proposal is three ordinances (C35730, C35731, and C35732, see advance agenda packet for January 7, 2019) which make text amendments to Spokane Municipal Code Chapters 17C.110, 17C.230, and 17G.080. A hearing on the ordinances is scheduled following the UE Committee meeting for the Council's regular legislative agenda on January 14, 2019. The amendments encourage development of attached homes in RMF and RHD zones, as opposed to multifamily development. Changes would make attaining development easier for these high-density areas, at the levels designated by the comprehensive plan. 	
Budget Impact: Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input type="checkbox"/> No If new, specify funding source:	

Other budget impacts: (revenue generating, match requirements, etc.)

Operations Impact:

Consistent with current operations/policy?

☒

Yes

☐

No

Requires change in current operations/policy?

☐

Yes

☒

No

Specify changes required:

Known challenges/barriers:

Spokane City Plan Commission
Findings of Fact, Conclusions, and Recommendation
Proposed Text Amendment to Spokane Municipal Code Chapters 17C.110,
17C.230, and 17G.080

A recommendation from the City Plan Commission to the City Council to APPROVE proposed amendments to the Development Code. The proposal is related to dimensional standards for attached housing and multifamily development in residential zones, amending Spokane Municipal Code (SMC) 17C.110.200, 17C.110.215, 17C.110.310, 17C.110.360, 17C.230.100, 17C.230.130, 17C.230.140, and 17G.080.065.

Findings of Fact:

- A. The City of Spokane's Comprehensive Plan encourages the efficient use of land in proximity to Centers and Corridors designated on the Land Use Plan Map (Goal LU 3), provides minimum and maximum residential densities (Land Use Chapter, Section 3.4), and provides opportunities for a variety of housing types that are safe and affordable for all income levels (Goal H1).
- B. City of Spokane Comprehensive Plan, Land Use Chapter, Policy LU 2.2, Performance Standards, states: *Employ performance and design standards with sufficient flexibility and appropriate incentives to ensure that development is compatible with surrounding land uses.*
- C. City of Spokane Comprehensive Plan, Land Use Chapter, Policy LU 3.1, Coordinated and Efficient Land Use, states: *Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and by focusing growth in areas where adequate services and facilities exist or can be economically extended.*
- D. City of Spokane Comprehensive Plan, Land Use Chapter, Goal LU 5, Development Character, states: *Promote development in a manner that is attractive, complementary, and compatible with other land uses.*
- E. City of Spokane Comprehensive Plan, Land Use Chapter, Policy LU 7.1, Regulatory Structure, states: *Develop a land use regulatory structure that utilizes a variety of mechanisms to promote development that provides a public benefit.*
- F. City of Spokane Comprehensive Plan, Transportation Chapter, Goal TR 18, Parking, states: *Develop and administer vehicle parking policies that appropriately manage the demand for parking based upon the urban context desired.*
- G. City of Spokane Comprehensive Plan, Housing Chapter, Policy H 1.18, Distribution of Housing Options, states: *Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.*
- H. City of Spokane Comprehensive Plan, Urban Design and Historic Preservation Chapter, Policy DP 2.12, Infill Development states: *Encourage infill construction and*

area redevelopment that complement and reinforce positive commercial and residential character.

- I. According to the Washington Commerce Department's 2015 Housing Needs Assessment, more than 24,000 of homeowner households at every income level assessed in the Spokane Urbanized Area paid more than 30 percent of their income on housing, a status defined as "cost-burdened." More than 28,000 renter households were also cost-burdened. Together these represented a third of the total number of households. Only 43 percent of households earning less than \$31,500 (50% of area median income) had access to affordable and available housing.
- J. According to American Community Survey ("ACS") 1-year estimates, rental vacancies in Spokane County in 2017 were at the lowest level for at least 13 years, at 2.4 percent, falling from a high of 8 percent in 2011. The city of Spokane's rental vacancy rate also reached a 13-year low of 2.4 percent in 2017, which was down from a high of 9.7 percent in 2009 for that period.
- K. According to 2012-2016 ACS 5-year estimates, more than 10 percent of all households in the city of Spokane had no vehicle, while 36 percent of households in the city had one vehicle. More than 9 percent of all households were renter-occupied with no vehicle.
- L. In 2016, a Plan Commission subcommittee ("committee") was formed to identify local issues and develop strategies to overcome obstacles to infill development that would enable and promote high-quality development on vacant land. During a public engagement process that solicited community input, the committee learned of interest in construction of attached housing, such as townhouses, and identified potential barriers that are making it difficult or impossible to achieve the densities and housing options envisioned in the Comprehensive Plan.
- M. The committee prepared a series of recommendations that included proposed regulatory changes, including amendments to update dimensional and other standards such as smaller lot sizes to support attached housing and more efficient use of land (SMC 17C.110.200). The Spokane City Council adopted Resolution 2016-94 on November 21, 2016, recognizing the committee's summary report and recommendation as a guide for future program development and potential regulatory implementation measures.
- N. In January 2018, the City Council adopted, and in February 2018, the Mayor signed Ordinance C35575, which carried out committee recommendations related to lower-density residential zones by providing alternative residential development standards in those areas.
- O. On March 14, April 11, April 25, May 9, September 12, September 26, October 10, and October 24, 2018, the Spokane City Plan Commission held workshops to study the separate proposed amendments to SMC Title 17 regarding primarily higher-density residential zones.
- P. Public open houses were held May 3 and May 9, 2018, at West Central Community Center and Spokane City Hall, seeking public feedback on the proposal to amend chapters 17C.110 and 17C.230. The City provided notice of the open house meeting

by advertising on its website and via email notice to neighborhood councils and interested parties.

- Q. On May 18, 2018, pursuant to RCW 36.70A.106, the City notified the Washington Department of Commerce of its intent to adopt proposed changes to SMC Title 17. On May 23, 2018, the City received an acknowledgement letter from the Department of Commerce.
- R. On June 27, 2018, the responsible official issued a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance for the proposed amendments to chapters 17C.110 and 17C.230 SMC. The public comment period for the SEPA determination ended on July 11, 2018.
- S. On July 4, 2018, the City caused notice of the proposed amendments to chapters 17C.110 and 17C.230 SMC and announcement of the Plan Commission's July 11, 2018 hearing to be published in the City's Official Gazette. The Notice and announcement was also published in the Spokesman-Review on June 27 and July 4, 2018.
- T. On July 11, 2018, the City Plan Commission held a public hearing on the proposed amendments, where the Plan Commission heard testimony from the public. During the hearing, the Plan Commission entertained a number of proposals to amend the draft regulations. The Plan Commission voted to consider several of the amendments and asked staff to research regarding the proposed amendments and their impacts. The Plan Commission continued the hearing to November 14, 2018, for the purposes of allowing additional public comment and testimony on the proposed amendments.
- U. On October 31, 2018, the responsible official issued an amended SEPA Checklist and Revised Determination of Non-Significance for the proposed amendments to chapters 17C.110, 17C.230, and 17G.080 SMC. The public comment period for the SEPA determination ended on November 14, 2018.
- V. On November 7, 2018, the City caused notice of the additional proposed amendments to chapters 17C.110, 17C.230, and 17G.080 SMC and announcement of the November 14 continued hearing to be published in the City's Official Gazette. The Notice and announcement was also published in the Spokesman-Review on October 31 and November 7, 2018.
- W. Prior to the continued Plan Commission hearing on November 14, 2018, staff prepared a report providing staff's analysis of the proposed amendments, copies of which were circulated to the Commissioners.
- X. On November 14, 2018, the City Plan Commission held a continued public hearing on the proposed amendments, where the Plan Commission heard testimony. Deliberations were continued to the Commission's November 28, 2018 meeting.
- Y. As a result of the City's efforts, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given an opportunity to comment.

- Z. During deliberations, the Plan Commission considered the proposed text amendments using the criteria set forth in SMC 17G.025.010.
- AA. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the amendments.
1. With respect to maximum building coverage, the Plan Commission finds that it is necessary to increase the standards in SMC Table 17C.110-3 for all attached housing development from 50 percent to up to 70 percent for lots in RMF, and from 60 percent to up to 80 percent for lots in RHD.
 2. With respect to maximum wall height, the Plan Commission finds that the existing standard should be maintained in the RMF zone within 40 feet of a common boundary with a RSF zone, and that SMC 17C.110.200 and 17C.110.215 should be amended to continue the existing maximum wall height regulation of 30 feet in those locations.
 3. With respect to roof forms and maximum roof height, the Plan Commission finds that the exception to allow limited height exceptions above the roof height in RMF and RHD-35 zones of 15 feet for pitched roofs should include other roof types in addition to gabled and hipped roofs, as long as a minimum of one roof plane intersects the maximum height plane (such as for shed roofs), and that draft changes for SMC 17C.110.215 should be amended to allow those roof types and establish a sense of "top" per SMC 17C.110.455 (multi-family design standards).
 4. With respect to maximum roof height, the Plan Commission finds that new exceptions should be added in SMC 17C.110.215 to allow limited projections for parapets, railings, and fences and walls in the RMF and RHD zones to extend above the height limit.
 5. With respect to minimum parking requirements for attached housing development, the Plan Commission finds that the 30- and 50-percent parking reductions proposed for the RMF and RHD zones in SMC 17C.230.130 are necessary to add additional housing units and remove an impediment to development.
- BB. There is an immediate need in the city of Spokane for housing, particularly affordable housing. The Plan Commission heard testimony that the requirement for off-street parking increases the cost of development, making it an impediment to providing affordable housing. The proposed amendments will remove an impediment to providing affordable housing by reducing parking requirements to create opportunities for development that achieves the Residential 15-30 and Residential 15+ densities envisioned for these areas in the Comprehensive Plan.
- CC. The proposed amendments respond to looming crises due to the number of houses that need to be constructed, while creating additional opportunities to compatibly increase affordable housing and respond to demands of citizens of every income level experiencing a shortage of housing, as indicated by comments received and the historic low vacancy rates.

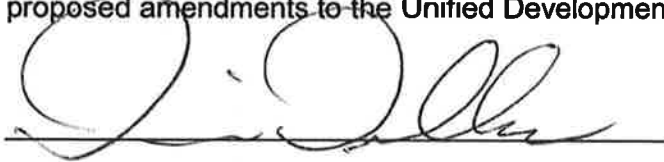
Conclusions:

With regard as to whether the proposed amendments to chapters 17C.110, 17C.230, and 17G.080 SMC, as amended, meet the approval criteria of SMC 17G.025.010(G) for text amendments to the Development Code, the Plan Commission concludes:

1. The proposed amendments are consistent with the applicable provisions of the City's Comprehensive Plan.
2. The proposed amendments bear a substantial relation to public health, safety, welfare, and protection of the environment.

Recommendation:

By a vote of 8 to 0, the Plan Commission recommends to the City Council APPROVAL of the proposed amendments to the Unified Development Code, with changes as deliberated.

A handwritten signature in black ink, appearing to read 'D. Dellwo', is written over a horizontal line.

**Dennis Dellwo, President
Spokane Plan Commission**

December 12, 2018

ORDINANCE NO. _____

An ordinance relating to dimensional standards for attached housing and multifamily development in residential zones, amending Spokane Municipal Code (SMC) sections 17C.110.200, 17C.110.215, 17C.110.310, and 17C.110.360.

The City of Spokane does ordain:

Section 1. That SMC section 17C.110.200 is amended to read as follows:

17C.110.200 Lot Size

A. Purpose.

The standards of this section allow for development on lots, but do not legitimize lots that were divided in violation of chapter 17G.080 SMC, Subdivisions. The required minimum lot size, lot depth, lot width and frontage requirements for new lots ensure that development will, in most cases, be able to comply with all site development standards. The standards also prevent the creation of very small lots that are difficult to develop at their full density potential. Finally, the standards also allow development on lots that were reduced by condemnation or required dedications for right-of-way.

B. Existing Lot Size.

1. Development is prohibited on lots that are not of sufficient area, dimension and frontage to meet minimum zoning requirements in the base zone. Except:
 - a. one single-family residence may be developed on a lot that was legally created under the provisions of chapter 58.17 RCW, Plats – Subdivisions – Dedications, or applicable platting statutes;
 - b. a PUD lot may be less than the minimum size of the base zone, if such lot is delineated on a PUD plan, which has been approved by the hearing examiner. All use and development standards of the zone wherein such lot is located, shall be complied with, unless modified through the PUD process by the hearing examiner. A PUD shall comply with the requirements of subsection (C) of this section.
2. No lot in any zone may be reduced so that the dimension, minimum lot area, frontage or area per dwelling unit is less than that required by this chapter, except as modified through the PUD process by the hearing examiner.
3. Lots Reduced by Condemnation or Required Dedication for Right-of-way. Development that meets the standards of this chapter is permitted on lots, or combinations of lots, that were legally created and met the minimum size requirements at the time of subdivision, but were reduced below one or

more of those requirements solely because of condemnation or required dedication by a public agency for right-of-way.

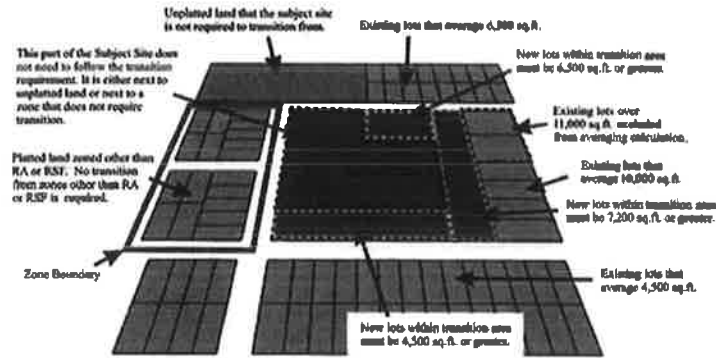
C. Land Division.

All new lots created through subdivision must comply with the standards for the base zone listed in Table 17C.110-3.

1. Transition Requirement.

For sites two acres or greater, transition lot sizes are required to be included as a buffer between existing platted land and new subdivision subject to the requirements of this section. The purpose of this section is to transition lot sizes between the proposed and existing residential developments in order to facilitate compatible development and a consistent development pattern. In the RA and RSF zones, the minimum lot size is subject to transitioning of lots sizes. Lots proposed within the initial eighty feet of the subject property are required to transition lot sizes based on averaging under the following formulas:

- a. Transitioning is only required of properties adjacent to or across the right-of-way from existing residential development. "Existing residential development" in this section shall mean existing lots created through subdivision or short plat.
- b. Lot size in the transition area is based on the average of the existing lot size in subdivisions adjacent to, or across the street from, the subject property. Lots greater than eleven thousand square feet are not counted in the averaging.
- c. If the existing average lot size is greater than seven thousand two hundred square feet, then the lot size in the transition area can be no less than seven thousand two hundred square feet.
- d. If the existing average lot size is less than seven thousand two hundred square feet, then the lot size in the transition area can be equal to or greater than the average.
- e. If the subject site shares boundaries with more than one subdivision, the minimum lot size in the transition area shall be based on the average lot sizes along each boundary. When two boundaries meet, the lot size shall be based on the larger of the two boundaries. See example below; and



- f. If the subject site shares a boundary with property zoned other than RA or RSF, then there are no transition requirements along that boundary.
 - g. After the first set of lots in the transition area, lot sizes may be developed to the minimum lot size of the base zone, i.e., four thousand three hundred fifty square feet in the RSF zone.
2. Planned unit developments, combined with a subdivision, may reduce the minimum lot size, lot width, lot depth and frontage requirements in the RA and RSF zones pursuant to SMC 17G.070.030(C)(1), except in the transition area required by subsection (C)(1) of this section.
- D. **Ownership of Multiple Lots.**
Where more than one adjoining lot is in the same ownership, the ownership may be separated as follows:
1. If all requirements of this chapter will be met after the separation, including lot size, density and parking, the ownership may be separated through either a boundary line adjustment (BLA) or plat, as specified under chapter 17G.080 SMC, Subdivisions.
 2. If one or more of the lots does not meet the lot size standards in this section, the ownership may be separated along the original plat lot lines through a boundary line adjustment (BLA).
- E. **New Development on Standard Lots.** New development on lots that comply with the lot size standards in this section are allowed subject to the development standards and density requirements of the base zone as required under Table 17C.110-3.
- F. **Lot Frontage.** All residential lots shall front onto a public street and meet the minimum lot frontage requirements of Table 17C.110-3. Except, that frontage on a public street is not required for lots created through alternative residential subdivision under SMC 17G.080.065, and lots approved in a planned unit

development or a manufactured home park may have lots or spaces fronting onto private streets, subject to the decision criteria of SMC 17H.010.090.

TABLE 17C.110-3 DEVELOPMENT STANDARDS [1]					
DENSITY STANDARDS					
	RA	RSF & RSF-C	RTF	RMF	RHD
Density - Maximum	4,350 (10 units/acre)	4,350 (10 units/acre)	2,100 (20 units/acre)	1,450 (30 units/acre)	--
Density - Minimum	11,000 (4 units/acre)	11,000 (4 units/acre)	4,350 (10 units/acre)	2,900 (15 units/acre)	2,900 (15 units/acre)
MINIMUM LOT DIMENSIONS LOTS TO BE DEVELOPED WITH:					
Multi-Dwelling Structures or Development					
	RA	RSF & RSF-C	RTF	RMF	RHD
Minimum Lot Area				2,900 sq. ft.	2,900 sq. ft.
Minimum Lot Width				25 ft.	25 ft.
Minimum Lot Depth				70 ft.	70 ft.
Minimum Front Lot Line				25 ft.	25 ft.
Compact Lot Standards [2]					
Minimum Lot Area [3]		3,000 sq. ft.			
Minimum Lot Width		36 ft.			
Minimum Lot Depth		80 ft.			
Minimum Front Lot Line		30 ft.			
Attached Houses <u>as defined in SMC 17A.020.010</u>					
Minimum Lot Area [3]	7,200 sq. ft.	4,350 sq. ft.	1,600 sq. ft.	((1,600)) 1,450 sq. ft.	None

Minimum Lot Width	40 ft.	40 ft.	36 ft. or 16 ft. with alley parking and no street curb cut	Same	Same
Minimum Lot Depth	80 ft.	80 ft.	50 ft.	((25 ft.)) None	((25 ft.)) None
Minimum Front Lot Line	40 ft.	40 ft.	Same as lot width	Same as lot width	Same as lot Width
Detached Houses					
Minimum Lot Area [3]	7,200 sq. ft.	4,350 sq. ft.	1,800 sq. ft.	1,800 sq. ft.	None
Minimum Lot Width	40 ft.	40 ft.	36 ft.	25 ft.	25 ft.
Minimum Lot Depth	80 ft.	80 ft.	40 ft.	25 ft.	25 ft.
Minimum Front Lot Line	40 ft.	40 ft.	30 ft.	25 ft.	25 ft.
Duplexes					
Minimum Lot Area			4,200 sq. ft.	2,900 sq. ft.	None
Minimum Lot Width			25 ft.	25 ft.	25 ft.
Minimum Lot Depth			40 ft.	40 ft.	25 ft.
Minimum Front Lot Line			25 ft.	25 ft.	25 ft.
PRIMARY STRUCTURE					
Maximum Building Coverage					
	RA	RSF & RSF-C	RTF	RMF	RHD
Lots 5,000 sq. ft. or larger	40%	2,250 sq. ft. +35% for portion of lot over 5,000 sq. ft.	2,250 sq. ft. +35% for portion of lot over 5,000 sq. ft.	50%	60%
Lots 3,000 - 4,999 sq. ft.	1,500 sq. ft. + 37.5% for portion of lot over 3,000 sq. ft.				
Lots less than 3,000 sq. ft.	50%				

Attached housing as defined in SMC 17A.020.010, lots any size	Same as above			Up to 70%	Up to 80%
Building Height					
Maximum Roof Height (([5]))	35 ft. [5]	35 ft. [5]	35 ft. [5]	35 ft. [6]	35 ft. [6]
Maximum Wall Height	25 ft.	25 ft.	25 ft.	((30 ft.)) = [6]	--
Floor Area Ratio (FAR)					
FAR	0.5	0.5 [4]	0.5 [4]	--	--
Setbacks					
Front Setback [7, 8]	15 ft.				
Side Lot Line Setback – Lot width more than 40 ft.	5 ft.				
Side Lot Line Setback – Lot width 40 ft. or less	3 ft.				
Street Side Lot Line Setback [7]	5 ft.				
Rear Setback [9, 10]	25 ft.	25 ft. [11]	15 ft.	10 ft.	10 ft.
Required Outdoor Area					
Required Outdoor Area for attached and detached houses. Minimum dimension (See SMC 17C.110.223)	250 sq. ft. 12 ft. x 12 ft.	250 sq. ft. 12 ft. x 12 ft.	250 sq. ft. 12 ft. x 12 ft.	200 sq. ft. 10 ft. x 10 ft.	48 sq. ft. 7 ft. x 7 ft.
ACCESSORY STRUCTURES					
	RA	RSF & RSF-C	RTF	RMF	RHD
Maximum Roof Height	30 ft.	20 ft.	20 ft.	35 ft.	35 ft.

Maximum Wall Height	30 ft.	15 ft.	15 ft.	35 ft.	35 ft.
Maximum Coverage [12]	20%	15%	15%	See Primary Structure	See Primary Structure
Front Setback	20 ft.				
Side Lot Line Setback – Lot width 40 ft. or wider [13]	5 ft.				
Side Lot Line Setback – Lot width less than 40 ft. [13]	3 ft.				
Street Side Lot Line [14]	20 ft.				
Rear [13]	5 ft.				
Rear with Alley	0 ft.				

Notes:

--- No requirement

[1] Plan district, overlay zone, or development standards contained in SMC 17C.110.310 through 360 may supersede these standards.

[2] See SMC 17C.110.209, Compact Lot Standards.

[3] For developments two acres or greater, lots created through subdivision in the RA, RSF and the RSF-C zones are subject to the lot size transition requirements of SMC 17C.110.200(C)(1).

[4] In the RSF-C and RTF zones, and sites in the RSF zone qualifying for compact lot development standards, described in SMC 17C.110.209, FAR may be increased to 0.65 for attached housing development only.

[5] No structure located in the rear yard may exceed twenty feet in height.

[6] Base zone height may be modified according to SMC 17C.110.215, Height.

[7] Attached garage or carport entrance on a street is required to be setback twenty feet from the property line.

[8] See SMC 17C.110.220(D)(1), setbacks regarding the use of front yard averaging.

[9] See SMC 17C.110.220(D)(2), setbacks regarding reduction in the rear yard setback.

[10] Attached garages may be built to five feet from the rear property line except, as specified in SMC 17C.110.225(C)(6)(b), but cannot contain any living space.

[11] In the RSF-C zone and sites in the RSF zone qualifying for compact lot development standards, described in SMC 17C.110.209, the rear setback is 15 feet.

[12] Maximum site coverage for accessory structures is counted as part of the maximum site coverage of the base zone.

[13] Setback for a detached accessory structure and a covered accessory structure may be reduced to zero feet with a signed waiver from the neighboring property owner, except, as specified in SMC 17C.110.225(C)(5)(b).

[14] The setback for a covered accessory structure may be reduced to five feet from the property line.

Section 2. That SMC section 17C.110.215 is amended to read as follows:

17C.110.215 Height

A. Purpose.

The height standards promote a reasonable building scale and relationship of one residence to another and they promote privacy for neighboring properties. The standards contained in this section reflect the general building scale and placement of houses in the City's neighborhoods.

B. Height Standards.

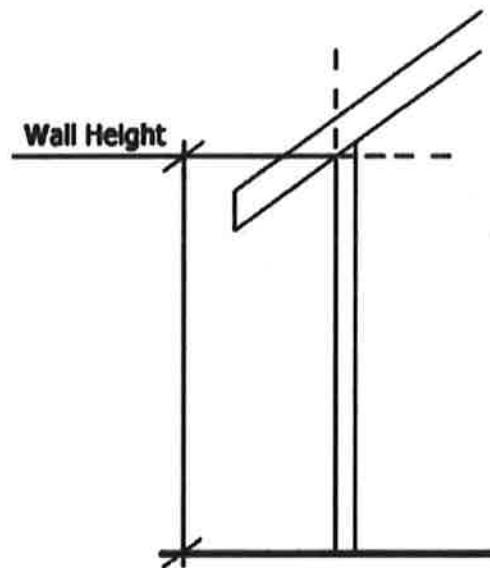
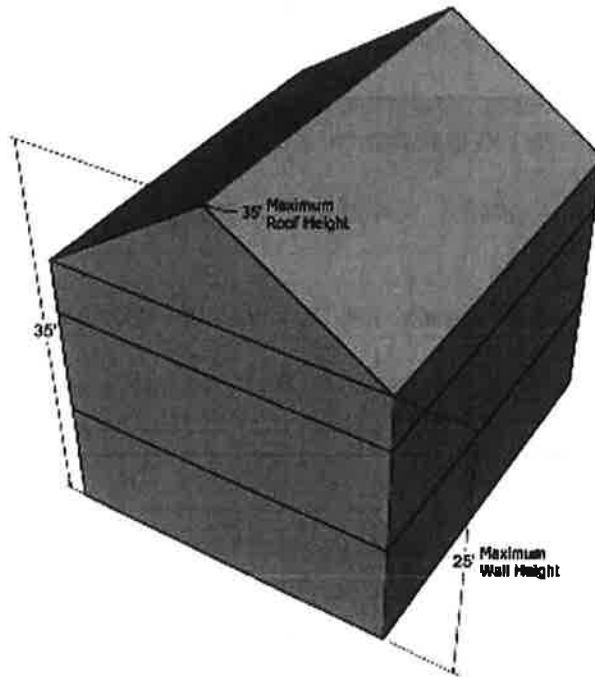
The maximum height standards for all structures are stated in Table 17C.110-3. The building height shall be measured using the following method:

1. The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing grade or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. For determining structure height, the exterior wall shall include a plane between the supporting members and between the roof and the ground. The vertical distance between the existing grade, or finished grade, if lower, and the parallel plane above it shall not exceed the maximum height of the zone.
2. When finished grade is lower than existing grade, in order for an upper portion of an exterior wall to avoid being considered on the same vertical ~~((plan))~~ plane as a lower portion, it must be set back from the lower portion a distance equal to two times the difference between the existing and finished grade on the lower portion of the wall.
3. Depressions such as window wells, stairwells for exits required by other codes, "barrier free" ramps on grade, and vehicle access driveways into garages shall be disregarded in determining structure height when in combination they comprise less than fifty percent of the facade on which they are located. In such cases, the grade for height measurement purposes shall be a line between the grades on either side of the depression.
4. No part of the structure, other than those specifically exempted or excepted under the provisions of the zone, shall extend beyond the plan of the maximum height limit.
5. Underground portions of the structure are not included in height calculations. The height of the structure shall be calculated from the point at which the sides meet the surface of the ground.
6. For purposes of ~~((measure))~~ measuring building height in residential zones, the following terms shall be interpreted as follows:

- a. "Grade" means the ground surface contour (see also "existing grade" and "finished grade").
- b. "Fill" means material deposited, placed, pushed, pulled or transported to a place other than the place from which it originated.
- c. "Finished grade" means the grade upon completion of the fill or excavation.
- d. "Excavation" means the mechanical removal of earth material.
- e. "Existing grade" means the natural surface contour of a site, including minor adjustments to the surface of the site in preparation for construction.

TABLE 17C.110.215-1 MAXIMUM HEIGHT	
Maximum Wall Height [1]	25 ft.
Maximum Roof Height [2]	35 ft.
[1] The height of the lowest point of the roof structure intersects with the outside plane of the wall. [2] The height of the ridge of the roof. See "Example A" below.	

((G-)) Example A



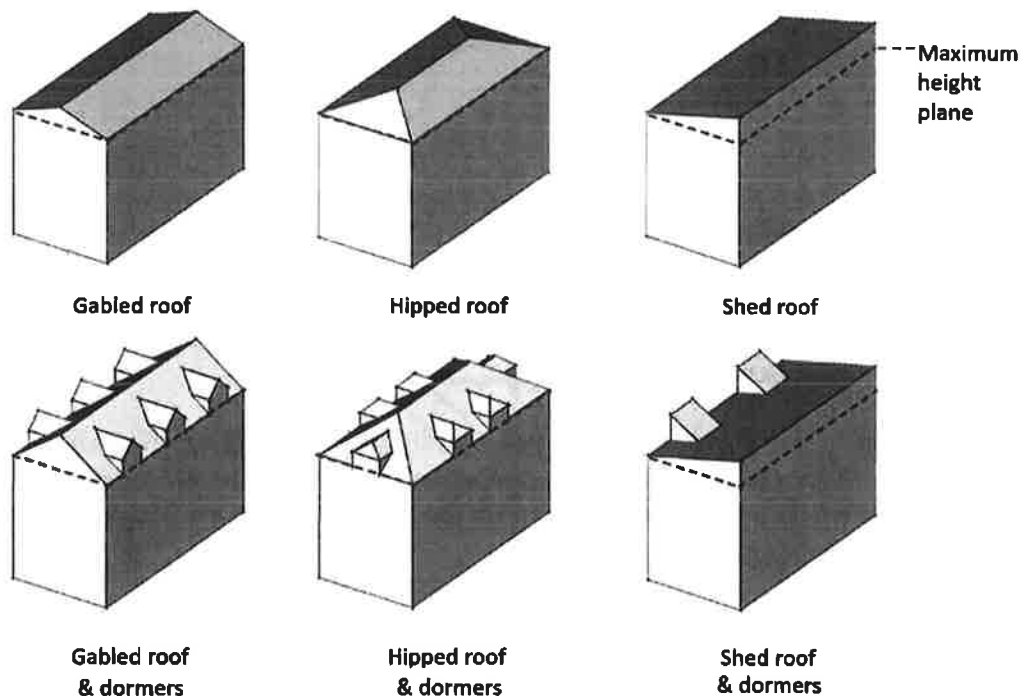
C. Exceptions to the maximum height standard are stated below:

1. Exceptions to the maximum structure height in the RMF and RHD zones are designated on the official zoning map by a dash and a height listed after the zone map symbol (i.e., ((CB)) RHD-150). Changes to the height limits in the RMF and RHD zones require a rezone. Height limits are ((~~thirty feet,~~))

thirty-five feet, forty feet, fifty-five feet, seventy feet, or one hundred fifty feet depending on location.

2. In RMF and RHD zones where the maximum structure height is thirty-five feet, pitched roof structures are allowed an additional fifteen feet above the maximum height standard stated in Table 17C.110-3, provided that the roof incorporates all of the following:
- a. pitched roof forms having slopes between 4:12 and 12:12; and
 - b. a minimum of one roof plane that intersects the maximum height plane (see Figure 17C.110-A for eligible examples); and
 - c. establishes sense of “top” per SMC 17C.110.455.

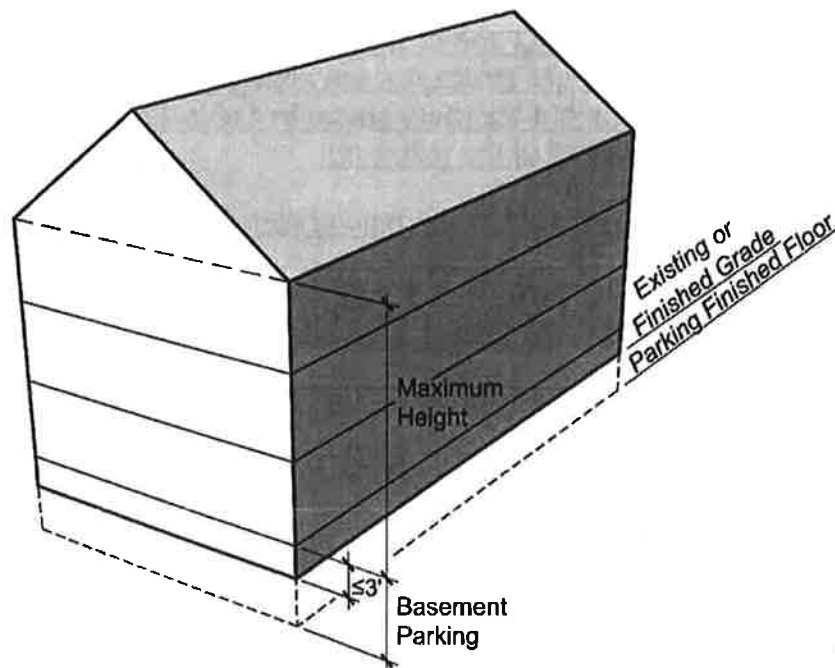
Figure 17C.110-A: Roof Type Examples for Height Exception.



[Note: Add the graphic above.]

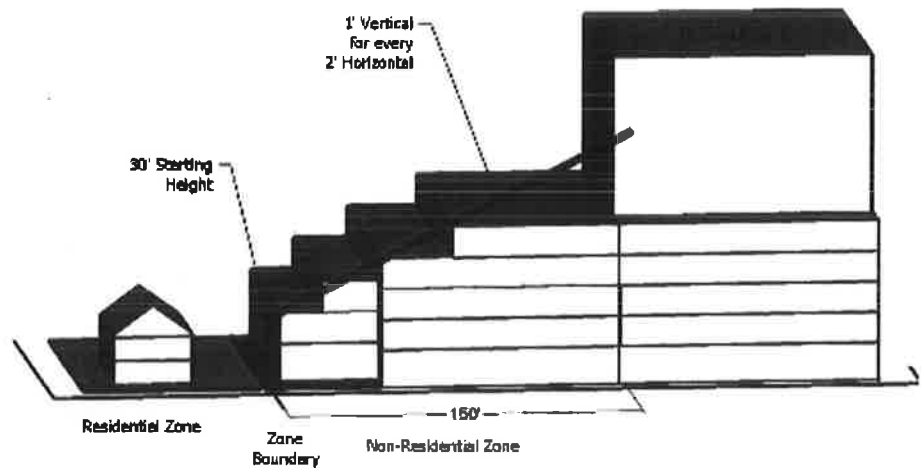
3. In the RMF and RHD zones, height does not include up to three feet of the above-grade portions of basement parking, where the elevation of the first residential finished floor is three feet or less above the lowest elevation of the existing grade or finished grade, whichever is lower. See Figure 17C.110-D.

Figure 17C.110-D: Basement Parking Excluded from Height.



[Note: Add the graphic above.]

- ((2)) 4. Buildings and structures over fifty feet in height must follow the design, setback and dimensional standards found in chapter 17C.250 SMC, Tall Building Standards.
- ((3)) 5. Adjacent to Single-family and Two-family Residential Zones.
To provide a gradual transition and enhance the compatibility between the more intensive commercial zones and adjacent single-family and two-family residential zones:
- a. for all development within one hundred fifty feet of any single-family or two-family residential zone the maximum building height is as follows:
- i. Starting at a height of thirty feet ((;)) at the residential zone boundary additional building height may be added at a ratio of one to two (one foot of additional building height for every two feet of additional horizontal distance from the closest single-family or two-family residential zone). The building height transition requirement ends one hundred fifty feet from the single-family or two-family residential zone and then full building height allowed in the zone applies.



6. In the RMF zone within forty feet of a common boundary with a RSF zone, the maximum wall height is thirty feet.

((4)) 7. Projections Allowed.

Chimneys, flagpoles, satellite receiving dishes and other similar items with a width, depth or diameter of three feet or less may extend above the height limit, as long as they do not exceed three feet above the top of the highest point of the roof. If they are greater than three feet in width, depth or diameter, they are subject to the height limit.

8. In addition to the projections allowed under subsection (7) above, in the RMF and RHD zones, the following projections above the roof height are allowed:

- a. Parapets and rooftop railings may extend four feet above the height limit.
- b. Walls or fences located between individual rooftop decks may extend six feet above the height limit if the wall or fence is set back at least four feet from the edges of the roof.
- c. Stairway enclosures that provide rooftop access and cumulatively cover no more than ten percent of the roof area may extend up to ten feet above the height limit, provided that the enclosures are setback at least fifteen feet from all roof edges on street facing facades.

((5)) 9. Farm Buildings.

Farm buildings such as silos, elevators and barns are exempt from the height limit as long as they are set back from all lot lines at least one foot for every foot in height.

((6)) 10. Utility power poles and public safety facilities are exempt from the height limit.

((7)) 11. Radio and television antennas are subject to the height limit of the applicable zoning category.

((8)) 12. Wireless communication support towers are subject to the height requirements of chapter 17C.355A SMC, Wireless Communication Facilities.

((9)) 13. Uses approved as a conditional use may have building features such as a steeple or tower which extends above the height limit of the underlying zone. Such building features must be set back from the side property line adjoining a lot in a residential zone a distance equal to the height of the building feature or one hundred fifty percent of the height limit of the underlying zone, whichever is lower.

D. Special Height Districts.

Special height districts are established to control structure heights under particular circumstances such as preservation of public view or airport approaches. See chapter 17C.170 SMC, Special Height Overlay Districts.

E. Accessory Structures.

The height of any accessory structure located in the rear yard, including those attached to the primary residence, is limited to twenty feet in height, except a detached ADU above a detached accessory structure may be built to twenty-three feet in height.

Section 3. That SMC section 17C.110.310 is amended to read as follows:

17C.110.310 Attached Housing, Detached Houses on Lots Less than Forty Feet Wide, and Duplexes

A. Purpose.

Attached housing, detached houses on narrow lots and duplexes allow for energy-conserving housing and a more efficient use of land. See definition of attached housing under chapter 17A.020 SMC.



B. Qualifying Situations.

Sites located in the ((RSF)) RA through the RHD zones. All lots must be under the same ownership or a signed and recorded agreement to participate in an attached housing development must be submitted to the City by all property owners at the time of building permit application.

C. Lot Development Standards.

Each house must be on a lot that complies with the lot development standards in the base zone as provided in Table 17C.110-3.

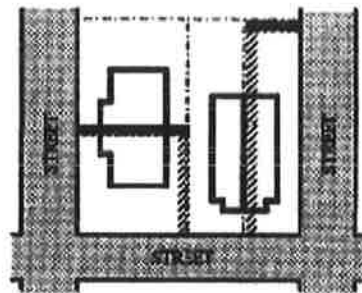
D. Building Setbacks for Attached Housing.

1. Interior Lots.

On interior lots, the side building setback on the side containing the common wall is reduced to zero. ((The side building setbacks on the side opposite the common wall must be double the side setback standard of the base zone.))

2. Corner Lots.

On corner lots, either the rear setback or non-street side setback may be reduced to zero. However, the remaining street side lot line setback must comply with the requirements for a standard side or rear setback.



On corner lots, either the rear setback or the nonstreet side setback can be reduced to zero. However, the remaining nonstreet setback must comply with the requirements for a standard rear setback.

————— Rear lot line

/////// Nonstreet side lot line

E. Design Standards.

This section is subject to the provisions of SMC 17C.110.015, Design Standards Administration.

1. A multi-family residential building of three or more units ~~((is))~~ and attached housing in the RMF and RHD zones are subject to the design standards of SMC 17C.110.400 through 17C.110.465.
2. For detached houses on lots forty feet or less wide ~~((and attached housing))~~ and duplexes, where permitted, in the RSF, RSF-C, RTF, RMF and RHD zones, as well as attached housing in the RA, RSF, RSF-C, and RTF zones, the following design standards must be met:
 - a. All street-facing facades must have landscaping along the foundation. There must be at least one three-gallon shrub for every three lineal feet of foundation. (R)
 - b. Sixty percent of the area between the front lot line and the front building line must be landscaped. At a minimum, the required landscaped area must be planted with living ground cover. Up to one-third of the required landscaped area may be for recreational use, or for use by pedestrians. Examples include walkways, play areas, or patios. (R)
 - c. ~~((Generous))~~ Use of planting materials and landscape structures such as trellises, raised beds and fencing to unify the overall site design is encouraged, with plantings consistent with L3 open area landscaping standard of SMC 17C.200.030. (P)
 - d. Front facade.
Fire escapes, or exterior stairs that provide access to an upper level are not allowed on the front facade of the building. (R)
 - e. Duplexes and attached houses on corner lots ~~((shall))~~ should be designed so each unit is oriented towards a different street. This gives the structure the overall appearance of a house when viewed from either street. (R)
 - f. Detached houses on lots forty feet or less wide and both units of a duplex or attached houses must meet the following standards to ensure that the units have compatible elements. Adjustments to this paragraph are prohibited, but modifications may be requested through a design departure. The standards are:
 - i. Entrances. Each of the units must have its address and main entrance oriented toward a street frontage. Where an existing house is being converted to two units, one main entrance with internal access to both units is allowed. (R)

- ii. Each unit must have a covered, main entry-related porch or stoop area of at least fifty square feet with no dimension less than five feet. (R)
- iii. Buildings must be modulated along the public street at least every thirty feet. Building modulations must step the building wall back or forward at least four feet. (R)
- iv. Reduce the potential impact of new duplex and attached housing development on established and historic neighborhoods by incorporating elements and forms from nearby buildings. This may include reference to architectural details, building massing, proportionality, and use of high-quality materials such as wood, brick, and stone. (P)
- v. Create a human scale streetscape by including vertical and horizontal patterns as expressed by bays, belt lines, doors and windows. (P)
- g. Garages are subject to the garage limitation standards of SMC 17C.110.208(E). (R)
- h. Where off-street parking for two or more dwellings will be developed on abutting lots that are each less than forty feet in width, only one curb cut and sidewalk crossing for each two lots may be permitted, to promote pedestrian-oriented environments along streets, reduce impervious surfaces, and preserve on-street parking and street tree opportunities. (P)

F. Number of Units.

- 1. RA, RSF and RSF-C Zones.
A maximum of two houses may be with a common wall. Structures made up of three or more attached houses are prohibited unless approved as a planned unit development.
- 2. RTF Zone.
Up to eight attached houses may have a common wall. Structures made up of nine or more attached houses are prohibited unless approved as a planned unit development.
- 3. RMF and RHD zones.
There is no limit to the number of attached houses that may have common walls.

Section 4. That SMC section 17C.110.360 is amended to read as follows:

17C.110.360 Pocket Residential Development

A. Purpose.

The purpose of the pocket residential development is to:

1. Encourage greater efficiency of land use by allowing compact infill development on aggregate sites.
2. Stimulate new housing that is compatible in scale and character to established surrounding residential areas.
3. Produce a broader range of building forms for residential development.
4. Expand opportunities for affordable home ownership.
5. Promote high quality housing of a character compatible with existing neighborhoods.
6. Encourage adequate, usable open space.

B. Applicability.

Pocket residential development is permitted within the RSF, RSF-C, RTF, RMF, RHD, O, OR, CC, NR, CB, and GC zones.

C. Application Procedure.

Pocket residential development is allowed outright with a building permit. When pocket residential development involves subdivision of land, the application shall be processed in accordance with the procedures of chapter 17G.080 SMC, Subdivisions.

D. Basic Development Standards.

1. **Maximum Building Height.**
The maximum height of structures within a pocket residential development is as allowed in the underlying zone.
2. **Maximum Building Coverage.**
The maximum building coverage of the aggregate buildings located upon the parent site shall not exceed the maximum building coverage permitted by the underlying zone. Maximum building coverage is not limited in the O, OR, CC, NR, CB, and GC zones.
3. **Setbacks.**
Setbacks in a pocket residential development are measured from the exterior boundary of the parent site. The following setbacks are required except in commercial and center and corridor zones where the setbacks are as required in the underlying zoning district.

- a. **Front Setback.**
The front yard requirement for the parent site shall be fifteen feet except as allowed under the front yard averaging provisions of SMC 17C.110.220(D)(1).
- b. **Side Setback, Abutting a Residential Zoning District.**
If the side yard of the site is adjacent to other residentially zoned property the side yard shall be a minimum of five feet.
- c. **Side Setback, Interior to Parent Site.**
If platted, the side yard, interior to the parent site, may be zero, provided, however, that any structure located upon a lot created under SMC 17G.080.065 shall comply with applicable building and fire code and the setbacks applicable to the underlying site development plan.
- d. **Side Setback, Street.**
The street side yard requirement for the parent site shall be a minimum of five feet.
- e. **Rear Setback of the Parent Site.**
Twenty-five feet or as required in the underlying zoning district.

4. **Minimum and Maximum Parent Site Size:**

- a. The minimum parent site size for a pocket residential development is as follows:
 - i. RSF and RSF-C zone: Eight thousand seven hundred square feet.
 - ii. RTF zone: Four thousand two hundred square feet.
 - iii. RMF, RHD zones: Two thousand nine hundred square feet.
 - iv. O, OR, CC, NR, CB, and GC zones: No minimum parent site size.
- b. The maximum parent site size for a pocket residential development is as follows:
 - i. RSF, RSF-C, and RTF zones: One and a half acres. Pocket residential developments in the RSF, RSF-C, and RTF zones over one and a half acres must be approved as a planned unit development.

ii. RMF, RHD, O, OR, CC, NR, CB, and GC zones: No maximum parent site size.

5. **Density.**
The maximum density allowed in a pocket residential development is limited to that allowed in the underlying zoning district in which the parent site is located, except as permitted by SMC 17C.110.330(C) for transitional sites.
6. **Frontage and Access.**
Frontage on a public street is not required for lots created in a pocket residential development. Private streets or private access may be used to provide lot frontage when a private street or private access is approved in accordance with chapter 17H.010 SMC. The parent site shall have frontage on a public street sufficient for adequate access and utilities.
7. **Parking.**
The minimum required off-street parking for a pocket residential development shall comply with the required parking standards of the underlying zone for residential uses in chapter 17C.230 SMC Parking and Loading.
8. **Required Outdoor Area.**
Pocket residential developments shall comply with the required outdoor area standards of the underlying zone in accordance with SMC 17C.110.223 and Table 17C.110-3 Development Standards. Common outdoor areas designated to meet this requirement will be permanently maintained by the owner or an appropriate property management entity, if under singular ownership. ~~((In the event that the development is subdivided or condominium platted, a homeowners' association is required to be created for the maintenance of the common open space within the development.))~~ This requirement shall be included in deed restrictions as required in SMC 17G.080.065(D).
9. **Permitted Housing Types.**
The housing types allowed in a pocket residential development are those allowed in the underlying zone in accordance with Table 17C.110-2.
10. **Lot Size.**
There is no minimum lot size for lots created within a pocket residential development.

E. **Design Standards.**

This section is subject to the provisions of SMC 17C.110.015, Design Standards Administration. A multi-family residential building of three or more units and attached housing in the RMF and RHD zones are subject to the design standards of SMC 17C.110.400 through 17C.110.470.

1. **Ground Level Access.**

In order to create the appearance of individual homes, rather than apartments, each attached dwelling unit shall have its own individual access from grade. Stacked units are permitted to have one main entrance with an internal stair accessed from grade to internal individual unit entrances.

Individual Access from Grade



Example of Individual Access for Each Unit



Example of Individual Access with Shared Open Space



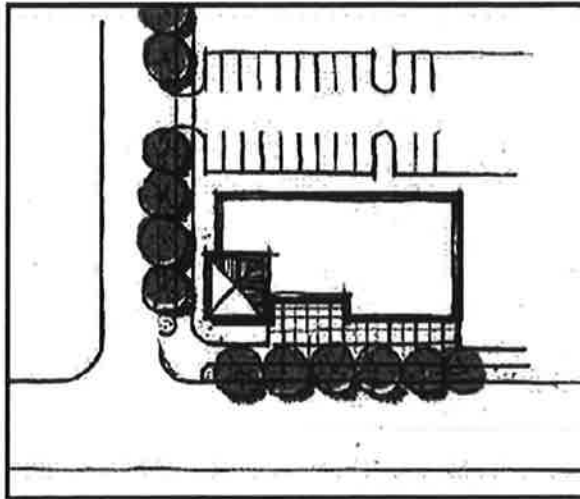
2. **Parking Lots.**

To ensure that parking is as unobtrusive as possible the following standards must be met:

a. **Alley Access.**

If the development abuts an alley, parking must be accessed from the alley.

Example of Surface Parking Accessed from Alley



- b. Screening: Surface parking lots shall be screened both from the street and adjacent residential development by landscape type L2 see-through buffer in SMC 17C.200.030, Landscape Types. Decorative walls or fences no more than forty-two inches in height may be used in lieu of shrubs. Parking is not allowed in a required front yard setback area.

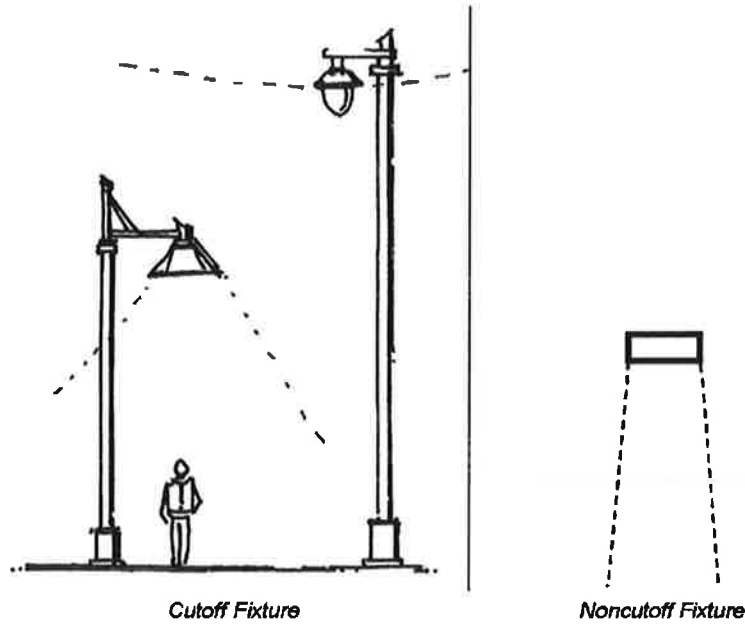
Planting Material Screen



Example of Surface Parking Screened from Street



- c. Paving: All surface parking shall be improved in accordance with the standards of SMC 17C.230.140.
- 3. Lighting.
To diminish the amount of glare and spillover from lighting, the following standards shall apply:
 - a. Intensity: Exterior lighting fixtures shall not exceed one foot-candle in intensity.
 - b. Cutoffs Required: Lighting fixtures shall comply with the standards of SMC 17C.220.080



4. Fencing: To ensure a residential atmosphere, fencing higher than forty two inches shall not be permitted along any street frontage.

Residential Fencing



Residential Fence Along Street Frontage No Higher than 42 inches



5. Residential Building Design.

This section is subject to the provisions of SMC 17C.110.015, Design Standards Administration. For pocket residential development, the following design standards must be met:

- a. All street-facing facades must have landscaping along the foundation. There must be at least one three-gallon shrub for every three lineal feet of foundation. (R)
- b. Sixty percent of the area between the front lot line and the front building line must be landscaped. At a minimum, the required landscaped area must be planted with living ground cover. Up to one-third of the required landscaped area may be for recreational use, or for use by pedestrians. Examples include walkways, play areas, or patios. (R)
- c. Use of planting materials and landscape structures such as trellises, raised beds and fencing to unify the overall site design is encouraged, with plantings consistent with L3 open area landscaping standard of SMC 17C.200.030.(P)
- d. Front facade. Fire escapes, or exterior stairs that provide access to an upper level are not allowed on the front facade of the building. (R)
- e. Duplexes and attached houses on corner lots shall be designed so each unit is oriented towards a different street. This gives the structure the overall appearance of a house when viewed from either street. (R)
- f. All units must meet the following standards. Adjustments to this paragraph are prohibited, but modifications may be requested through a design departure. The standards are:
 - i. Entrances. Each of the units fronting on the street must have its address, windows, and main entrance oriented toward a street frontage. Units that are on the interior of a parent site may be oriented toward a private access or shared open space. Where an existing house is being converted to two units, one main entrance with internal access to both units is allowed. (R)
 - ii. Each unit must have a covered, main entry-related porch or stoop area of at least fifty square feet with no dimension less than five feet. (R)
 - iii. Attached units must be modulated along the public street at least every thirty feet. Building modulations must step the building wall back or forward at least four feet. (R)

- iv. Reduce the potential impact of new Pocket Residential Development on established and historic neighborhoods by incorporating elements and forms from nearby buildings. This may include reference to architectural details, building massing, proportionality, and use of high-quality materials such as wood, brick, and stone. (P)
- v. Create a human scale streetscape by including vertical and horizontal patterns as expressed by bays, belt lines, doors and windows. (P)

ORDINANCE NO. _____

The City of Spokane does ordain:

Section 1. That SMC section 17C.230.100 is amended to read as follows:

17C.230.100 General Standards

A. Where the Standards Apply.

The standards of this chapter apply to all parking areas in RA, RSF, RTF, RMF, RHD, O, OR, NR, NMU, CB, GC, Downtown, CC, industrial, and FBC zones, whether required by this code or put in for the convenience of property owners or users. Parking areas include those accessory to a use, part of a commercial parking use, or for a park and ride facility in the basic utilities use category. Some zoning categories have unique parking standards as provided in Table 17C.230-1.

B. Occupancy.

All required parking areas must be completed and landscaped prior to occupancy of any structure except as provided in chapter 17C.200 SMC, Landscaping and Screening.

C. Calculations of Amounts of Required and Allowed Parking.

1. When computing parking spaces based on floor area, floor area dedicated for parking is not counted.
2. The number of parking spaces is computed based on the uses on the site. When there is more than one use on a site, the required or allowed parking for the site is the sum of the required or allowed parking for the individual uses. For joint use parking, see SMC 17C.230.110(B)(2).
3. If the maximum number of spaces allowed is less than or equal to the minimum number required, then the maximum number is automatically increased to one more than the minimum.
4. If the maximum number of spaces allowed is less than one, then the maximum number is automatically increased to one.
5. When the calculation of required or allowed parking results in a decimal fraction, the number of parking spaces required or allowed is rounded up to the next whole number.

D. Use of Required Parking Spaces.

Required parking spaces must be available for the use of residents, customers, or employees of the use. Fees may be charged for the use of required parking spaces, except for group living and residential household living uses. Required parking spaces may not be assigned in any way to a use on another site, except

for joint parking situations. Required parking spaces must be made available to employees; it cannot be restricted only to customers. See SMC 17C.230.110(B)(2). Also, required parking spaces may not be used for the parking of equipment or storage of goods or inoperable vehicles.

E. Proximity of Parking to Use.

1. Required parking spaces for all industrial and commercial zones, except center and corridor zones, must be located on the site of the use or in parking areas whose closest point is within four hundred feet of the site. In center and corridor zones, parking is required to be located within six hundred feet of the use.
2. Required parking spaces for uses in the RA, RSF, RTF, and RMF zones must be located on the site of the use. Required parking for the uses in the RHD zone must be located on the site of the use or in parking areas whose closest point is within four hundred feet of the site.

F. Stacked Parking.

Stacked or valet parking is allowed if an attendant is present to move vehicles. If stacked parking is used for required parking spaces, some form of guarantee must be filed with the City ensuring that an attendant will always be present when the lot is in operation. The requirements for minimum or maximum spaces and all parking area development standards continue to apply for stacked parking.

G. On-Street Parking.

The minimum number of required parking spaces may be reduced by the number of on-street parking spaces immediately adjacent to a site's public right-of-way frontages, located on the same side of the street. The street must be paved, with sidewalks that are ADA accessible. Each complete twenty linear foot section of right-of-way where parallel parking is permitted is considered a parking space. Where parallel, diagonal or other on-street parking is marked on the street or officially designated by other means; the number of complete parking spaces that are adjacent on the same side of the street to the site's frontage are counted. An on-street parking space shall not be counted if it is restricted in its use as a designated loading, taxi or other special use zone or if parking is prohibited for more than five hours any twenty four-hour period. When calculating the number of required bicycle parking spaces per SMC 17C.230.200, the number of vehicle off-street parking spaces that would be required before this reduction is applied is the figure that is used.

H. Curb Cuts.

Curb cuts and access restrictions are regulated by the City engineering services department. Other zoning standards or design guidelines may apply.

Section 2. That SMC section 17C.230.130 is amended to read as follows:

17C.230.130 Parking Exceptions

- A. In center and corridor downtown, and FBC CA1, CA2, and CA3 zones any new building or building addition with a floor area less than three thousand square feet shall have no parking requirement.
- B. In the neighborhood retail zone, any existing building, new building, or building addition, having a floor area less than three thousand square feet shall have no parking requirement. In addition, if a building has a floor area of five thousand square feet or less, the parking requirement will be determined after deducting the three thousand square foot exemption from the building's floor area. For example, the parking requirement for a four thousand square foot building would be based on one thousand square feet of floor area – i.e., a four thousand square foot building size minus the three thousand square foot exemption.
- C. The director may approve ratios that are higher than the maximum or lower than the minimum if sufficient factual data is provided to indicate that a different amount is appropriate. The applicant assumes the burden of proof. Approval of parking above the maximum shall be conditioned upon increasing the amount of required landscaping by thirty percent. Approval of parking below the minimum shall be conditioned upon the project contributing towards a pedestrian and transit supportive environment both next to the immediate site and in the surrounding area. When determining if a different amount of parking is appropriate, the director shall consider the proximity of the site to frequent transit service, the intensity of the zoning designation of the site and surrounding sites, and the character of the proposed use.
- D. If property owners and businesses establish a parking management area program with shared parking agreements, the director may reduce or waive parking requirements.
- E. Except in the residential single-family and residential two-family zones, existing legal nonconforming buildings that do not have adequate parking to meet the standards of this section are not required to provide off-street parking when remodeling which increases the amount of required parking occurs within the existing structure.
- F. Attached Housing.

The following exceptions apply only to attached housing (defined in SMC 17A.020.010) in the RMF and RHD zones. Distances are measured in a straight line between the zone/overlay boundary to the lot line of the site containing the development.

- 1. On a lot at least partially within one thousand three hundred twenty feet of CC, CA, or DT zone or CC3 zoning overlay, the minimum number of off-street vehicle parking spaces required is fifty percent less than the minimum required for Residential Household Living in Table 17C.230-2.

2. On a lot farther than one thousand three hundred twenty feet of a CC, CA, or DT zone or CC3 zoning overlay, the minimum number of off-street vehicle parking spaces required is thirty percent less than the minimum required for Residential Household Living in Table 17C.230-2.

TABLE 17C.230-2 PARKING SPACES BY USE [1] (Refer to Table 17C.230-1 for Parking Space Standards by Zone) CU = Conditional Use			
RESIDENTIAL CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Group Living		1 per 4 residents	None
Residential Household Living		1 per unit plus 1 per bedroom after 3 bedrooms; 1 per Accessory Dwelling Unit (ADU); Single Resident Occupancy (SRO) are exempt	None
COMMERCIAL CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Adult Business		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Commercial Outdoor Recreation		20 per acre of site	30 per acre of site
Commercial Parking		Not applicable	None
Drive-through Facility		Not applicable	None
Major Event Entertainment		1 per 8 seats or per CU review	1 per 5 seats or per CU review
Office	General Office	1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
	Medical/Dental Office	1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area

Quick Vehicle Servicing		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Retail Sales and Service	Retail, Personal Service, Repair-oriented	1 per 330 sq. ft. of floor area	1 per 200 sq. ft. of floor area
	Restaurants and Bars	1 per 250 sq. ft. of floor area	1 per 60 sq. ft. of floor area
	Health Clubs, Gyms, Lodges, Meeting Rooms and similar continuous entertainment, such as Arcades and Bowling Alleys	1 per 330 sq. ft. of floor area	1 per 180 sq. ft. of floor area
	Temporary Lodging	1 per rentable room; for associated uses such as Restaurants, see above	1.5 per rentable room; for associated uses such as Restaurants, see above
	Theaters	1 per 4 seats or 1 per 6 feet of bench area	1 per 2.7 seats or 1 per 4 feet of bench area
	Retail sales and services of large items, such as appliances, furniture and equipment	1 per 1,000 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Mini-storage Facilities		Same as Warehouse and Freight Movement	Same as Warehouse and Freight Movement
Vehicle Repair		1 per 750 sq. ft. of floor area	1 per 200 sq. ft. of floor area
INDUSTRIAL CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Industrial Services, Railroad Yards, Wholesale Sales		1 per 1,000 sq. ft. of floor area	1 per 200 sq. ft. of floor area

Manufacturing and Production		1 per 1,000 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Warehouse and Freight Movement		1 per 1,000 sq. ft. of floor area for the first 3,000 sq. ft. of floor area and then 1 per 3,500 sq. ft. of floor area thereafter	1 per 200 sq. ft. of floor area
Waste-related		Per CU review	Per CU review
INSTITUTIONAL CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Basic Utilities		None	None
Colleges		1 per 600 sq. ft. of floor area exclusive of dormitories, plus 1 per 4 dorm rooms	1 per 200 sq. ft. of floor area exclusive of dormitories, plus 1 per 2.6 dorm room
Community Service		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Daycare		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Medical Centers		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Parks and Open Areas		Per CU review for active areas	Per CU review for active areas
Religious Institutions		1 per 100 sq. ft. of main assembly area or per CU review	1 per 60 sq. ft. of main assembly area
Schools	Grade, Elementary, Junior High	1 per classroom	2.5 per classroom
	High School	7 per classroom	10.5 per classroom
OTHER CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Agriculture		None or per CU review	None or per CU review

Aviation and Surface Passenger Terminals		Per CU review	Per CU review
Detention Facilities		Per CU review	Per CU review
Essential Public Facilities		Per CU review	Per CU review
Wireless Communication Facilities		None or per CU review	None or per CU review
Rail Lines and Utility Corridors		None	None
[1] The director may approve different amounts of parking spaces under the exceptions listed in SMC 17C.230.130.			

Section 3. That SMC section 17C.230.140 is amended to read as follows:

17C.230.140 Development Standards

- A. Purpose
The parking area layout standards are intended to promote safe circulation within the parking area and provide for convenient entry and exit of vehicles.
- B. Where These Standards Apply
The standards of this section apply to all vehicle areas whether required or excess parking.
- C. Improvements
 - 1. Paving.
In order to control dust and mud, all vehicle areas must be surfaced with a minimum all-weather surface. Such surface shall be specified by the city engineer. Alternatives to the specified all-weather surface may be provided, subject to approval by the city engineer. The alternative must provide results equivalent to paving. All surfacing must provide for the following minimum standards of approval:
 - a. Dust is controlled.
 - b. Stormwater is treated to City standards; and
 - c. Rock and other debris is not tracked off-site.

The applicant shall be required to prove that the alternative surfacing provides results equivalent to paving. If, after construction, the City determines that the alternative is not providing the results equivalent to

paving or is not complying with the standards of approval, paving shall be required.

2. Striping.

All parking areas, except for stacked parking, must be striped in conformance with the parking dimension standards of subsection (E) of this section, except parking for single-family residences, duplexes, and accessory dwelling units.

3. Protective Curbs Around Landscaping.

All perimeter and interior landscaped areas must have continuous, cast in place, or extruded protective curbs along the edges. Curbs separating landscaped areas from parking areas may allow stormwater runoff to pass through them. Tire stops, bollards or other protective barriers may be used at the front ends of parking spaces. Curbs may be perforated or have gaps or breaks. Trees must have adequate protection from car doors as well as car bumpers. This provision does not apply to single-family residence, duplexes and accessory dwelling units.

D. Stormwater Management

Stormwater runoff from parking lots is regulated by the engineering services department.

E. Parking Area Layout

1. Access to Parking Spaces.

All parking areas, except stacked parking areas, must be designed so that a vehicle may enter or exit without having to move another vehicle.

2. Parking Space and Aisle Dimensions.

a. Parking spaces and aisles in RA, RSF, RSF-C, RTF, RMF, RHD, FBC CA4, O, OR, NR, NMU, CB, GC, and industrial zones must meet the minimum dimensions contained in Table 17C.230-3.

b. Parking spaces and aisles in Downtown CC, and FBC CA1, CA2, CA3 zones must meet the minimum dimensions contained in Table 17C.230-4.

c. In all zones, on dead end aisles, aisles shall extend five feet beyond the last stall to provide adequate turnaround.

3. Parking for Disabled Persons.

The city building services department regulates the following disabled person parking standards and access standards through the building code and the latest ANSI standards for accessible and usable buildings and facilities:

- a. Dimensions of disabled person parking spaces and access aisles.
 - b. The minimum number of disabled person parking spaces required.
 - c. Location of disabled person parking spaces and circulation routes.
 - d. Curb cuts and ramps including slope, width and location; and
 - e. Signage and pavement markings.
4. A portion of a standard parking space may be landscaped instead of paved, as follows:
- a. The landscaped area may be up to two feet of the front of the space as measured from a line parallel to the direction of the bumper of a vehicle using the space, as shown in Figure 17C.230-3. Any vehicle overhang must be free from interference from sidewalks, landscaping, or other required elements.

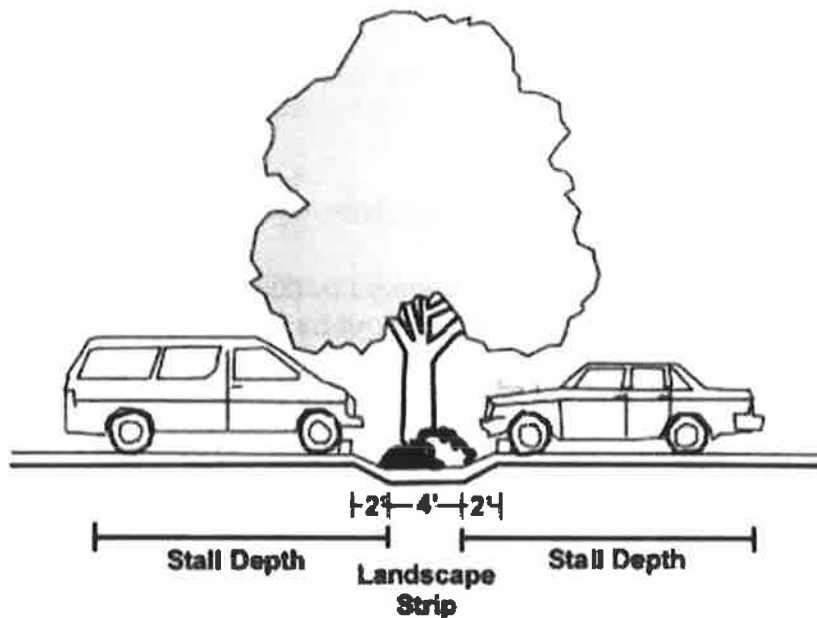


Figure 17C.230-3 Landscaped area at front of parking space

- b. Landscaping must be ground cover plants; and
 - c. The landscaped area counts toward parking lot interior landscaping requirements and toward any overall site landscaping requirements. However, the landscaped area does not count toward perimeter landscaping requirements.
5. Engineering Services Department Review

The engineering services department reviews the layout of parking areas for compliance with the curb cut and access restrictions of chapter 17H.010 SMC.

Table 17C.230-3
RA, RSF, RSF-C, RTF, RMF, RHD, FBC CA4, O, OR, NMU, CB, GC and Industrial Zones
Minimum Parking Space and Aisle Dimensions [1, 2]

Angle (A)	Width (B)	Curb Length (C)	1-way Aisle Width (D)	2-way Aisle Width (D)	Stall Depth (E)
0° (Parallel)	8 ft.	20 ft.	12 ft.	22 ft.	8 ft.
30°	8 ft. 6 in.	17 ft.	12 ft.	22 ft.	15 ft.
45°	8 ft. 6 in.	12 ft.	12 ft.	22 ft.	17 ft.
60°	8 ft. 6 in.	9 ft. 9 in.	16 ft.	22 ft.	18 ft.
90°	8 ft. 6 in.	8 ft. 6 in.	22 ft.	22 ft.	18 ft.

Notes:

[1] See Figure 17C.230-4.

[2] Dimensions of parking spaces for the disabled are regulated by the building code.
See SMC 17C.230.140(E)(3).

Table 17C.230-4
Downtown, CC, NR, FBC CA1, CA2, and CA3 Zones
Minimum Parking Space and Aisle Dimensions [1, 2]

Angle (A)	Width (B)	Curb Length (C)	1-way Aisle Width (D)	2-way Aisle Width (D)	Stall Depth (E)
0° (Parallel)	8 ft.	20 ft.	12 ft.	20 ft.	8 ft.
30°	8 ft. 6 in.	17 ft.	12 ft.	20 ft.	15 ft.
45°	8 ft. 6 in.	12 ft.	12 ft.	20 ft.	17 ft.
60°	8 ft. 6 in.	9 ft. 9 in.	16 ft.	20 ft.	17 ft. 6 in.
90°	8 ft. 6 in.	8 ft. 6 in.	20 ft.	20 ft.	16 ft.

Notes:

[1] See Figure 17C.230-4.

[2] Dimensions of parking spaces for the disabled are regulated by the building code. See SMC 17C.230.140(E)(3).

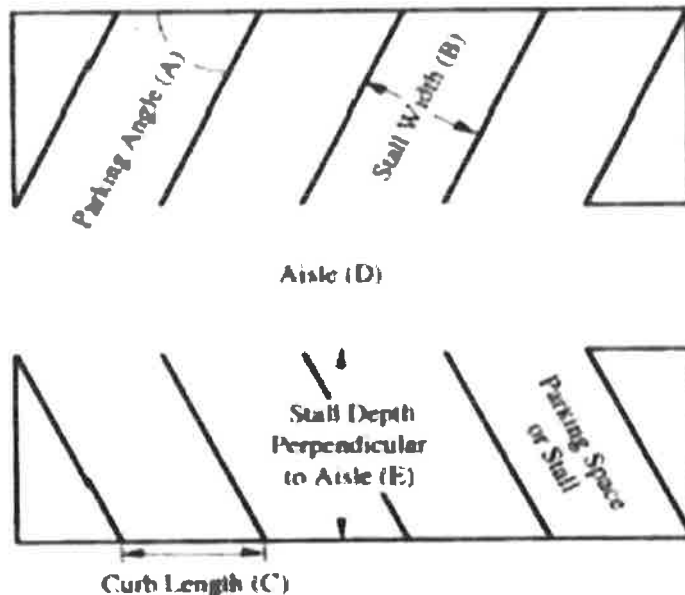
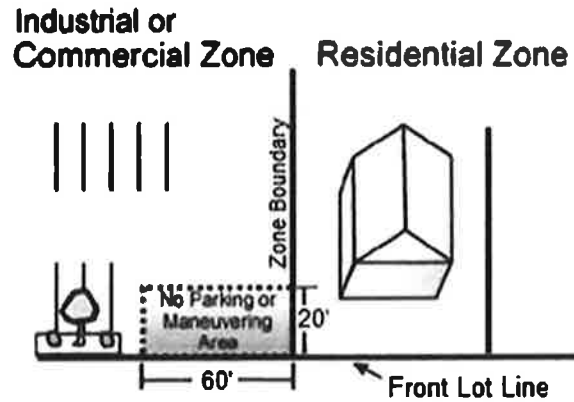


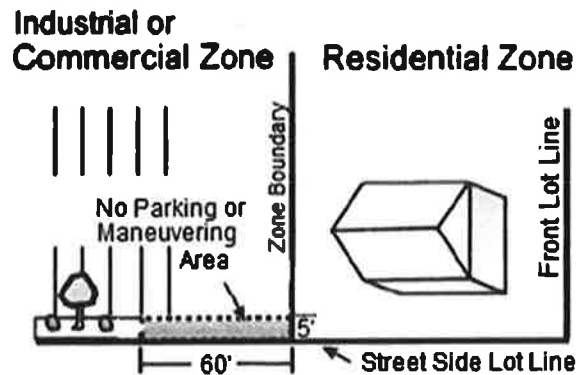
Figure 17C.230-4 Parking Dimension Factors

F. Parking Area Setbacks and Landscaping

1. For parking areas on sites abutting residential zoning districts, parking spaces or maneuvering areas for parking spaces, other than driveways that are perpendicular to the street, are ~~((not allowed within the first twenty feet from a street lot line for the first sixty feet from the boundary of))~~ required to be setback a distance equal to the setback specified in SMC 17C.230.145(C)(1) of the adjacent residential zoning district for the first sixty feet from the zoning district boundary (Figure 17C.230-5).



A. Setback adjacent to front lot line.



B. Setback adjacent to street side lot line.

Figure 17C.230-5 Parking Area Setback

[Note: Add the graphic above.]

2. All landscaping must comply with the standards of chapter 17C.200 SMC, Landscaping and Screening.

ORDINANCE NO. _____

An ordinance relating to alternative residential subdivisions, amending Spokane Municipal Code (SMC) sections 17G.080.065.

The City of Spokane does ordain:

Section 1. That SMC section 17G.080.065 is amended to read as follows:

17G.080.065 Alternative Residential Subdivisions

A. Purpose.

The purpose of these provisions is to allow for the creation of lots for alternative residential development as described in SMC 17C.110.300, including attached housing, cottage housing, and similar developments with multiple dwelling units on a parent site, while applying only those site development standards applicable to the parent site as a whole, rather than to individual lots resulting from the subdivision.

B. Applicability.

The types of ~~((existing))~~ development that may use the alternative residential subdivision are:

1. Cottage housing projects approved under SMC 17C.110.350;
2. Housing developed under SMC 17C.110.360 Pocket Residential Development; or
3. A similar existing development that consists of multiple dwelling units on a single parcel or site, provided that such existing structures shall comply with applicable building and fire code.

C. Application Procedure.

Alternative residential subdivisions of nine or fewer lots shall be processed as short plats and all others shall be processed as subdivisions according to the associated permit types in SMC chapter 17G.060.

D. General Regulations.

1. An alternative residential subdivision shall meet development standards applicable to the underlying site development plan approval, if any, the basic development standards and design standards of SMC 17C.110.350 Cottage Housing, ~~((or))~~ SMC 17C.110.360 Pocket Residential Development, or design standards of SMC 17C.110.400 through 17C.110.465 for attached housing in RMF and RHD zones, and the

provisions of this section. As a result of the alternative residential subdivision, development on individual lots may be nonconforming as to some or all of the development standards based on analysis of the individual lot. So long as the parent site meets the criteria of the underlying site development plan or the dwelling units are already in existence, each lot will be deemed to be in conformance. If existing dwelling units do not comply with development standards (i.e.: minimum building setbacks, maximum density, etc.), a lot may be created for each existing dwelling unit. Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent site;

2. Alternative residential subdivisions shall be subject to all applicable requirements of Title 17 SMC, except as otherwise modified by this section;
3. Each lot's area and width for purposes of subdivision may be as small as the footprint of the individual dwelling unit;
4. Portions of the parent site not subdivided for individual lots shall be owned in common by the owners of the individual lots, or by a homeowners association comprised of the owners of the individual lots located within the parent site. ~~((A homeowners' association is required to be created for the maintenance of any shared required outdoor area or other open space, shared parking areas, and other common use areas, buildings, and utilities within the development.))~~ This requirement shall be included in deed restrictions as required in paragraph 7;
5. Maximum building coverage of the aggregate buildings located upon the parent site shall not exceed the maximum building coverage permitted by the underlying zone;
6. Except for existing nonconforming development, building setbacks shall be as required for the zone as applied to the underlying parent site as a whole. There shall be no setback required from individual lot lines which are interior to the perimeter of the parent site; provided, however, that any structure located upon a lot created hereunder shall comply with the setbacks applicable to the underlying site development plan;
7. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions identifying the rights and responsibilities of property owners and/or the homeowners association shall be executed for use and maintenance of common garage, parking and vehicle access areas; on-site recreation; landscaping; utilities; common open space; exterior building facades and roofs; and other similar features, and shall be recorded with the county auditor's office. Separation requirements for utilities must be met. Each alternative residential subdivision shall make

adequate provisions for ingress, egress and utilities access to and from each lot created by reserving such common areas or other easements over and across the parent site as deemed necessary to comply with all other design and development standards generally applicable to the underlying site development plan ((;)) .

8. Notes shall be placed on the plat recorded with the county auditor's office to acknowledge the following:

- a. Approval of the design and layout of the development was granted by the review of the development, as a whole, on the parent site by the site development plan approval (stating the subject project file number if applicable);
- b. Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent site as a whole, and shall conform to the approved site development plan;
- c. If a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction or replacement of the structure(s) shall conform to the approved site development plan;
- d. Additional development of the individual lots may be limited as a result of the application of development standards to the parent site.

E. Conflicts.

Any conflicts between the provisions of this section and the text of other sections in the Unified Development Code shall be resolved in favor of the text of this section.