



# Attached Housing / Duplex

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## Definition

**Attached Housing:** Two or more dwelling units that are single-family residences on individual lots attached by a common wall at a shared property line. These include: Townhouses, Row houses, and other similar structures.

**Duplex:** A building that contains two primary dwelling units on one lot. The units must share a common wall or common floor/ceiling.

## What zones can these tools be used in?

	RA	RSF	RSF-C	RTF	RMF	RHD
Attached Housing	✓	✓	✓	✓	✓	✓
Duplex	✗	✗	✗	✓	✓	✓

[Housing Types Allowed Table]

## Lot Development Standards

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

## Number of Attached Units:

**RA, RSF and RSF-C Zones**

>2 Requires a PUD



**RTF Zone**

>8 Requires a PUD



**RMF and RHD Zones**

No limit to the number of attached houses that may have common walls.



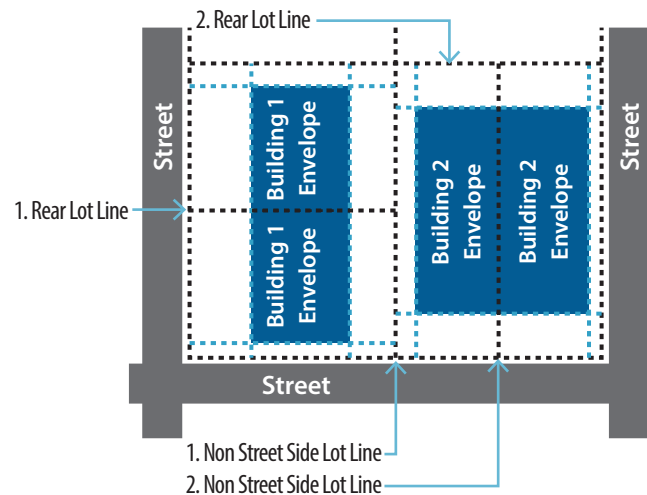
## Setbacks

### Setbacks:

**Interior lots** - The side building setback on the side containing the common wall is reduced to zero.

**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.

### Example Site Setbacks:



## Design Standards

**Attached Housing and Duplexes:** Attached Housing and Duplexes in RA, RSF, or RTF zones are subject to the design standards of [SMC 17C.110.310]. Attached Housing and Duplexes in RMF or RHD zones are subject to design standards of [SMC 17.C.110.400-465].

**Multi-family:** Multi-family residential buildings containing three or more units are subject to the design standards of [SMC 17C.110.400-465].



▲ Browne's Addition Townhouse Style Units | Spokane, WA



▲ Kendall Yards Townhouse Style Units | Spokane, WA

### References:

**Spokane Municipal Code (SMC)**

[Attached Housing, Detached Houses on Lots Less Than Forty Feet Wide, And Duplexes SMC § 17C.110.310]

### Design Inspiration

[Portland - Infill Design Toolkit]

[Portland Courtyard Housing Design Competition]

General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. Generally, all points of the building reviewed under the Residential building code will be required to be within 150 feet of a curb for fire access, or will require fire suppression sprinklers.