



Pocket Residential Development

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Spokane Municipal Code § 17C.110.360

[Text] = Hyperlink

Purpose

The purpose of Pocket Residential Development (PRD) is to:

- Stimulate new compact infill housing that is compatible in scale and character to established surrounding residential areas.
- Create broader range of building forms for residential development and allow for frontage on to a private drive, alley, or walkway.

What zones can this tool be used in?

Zoning	RA	RSF, RSF-C, RTF, RMF, RHD, O, OR, CC, CA, NR, CB, and GC
PRD	✗	✓

[Zoning Map]

Minimum Development Size:

RSF and RSF-C Zones: 8,700 sf. RTF Zone: 4,200 sf.

RMF and RHD Zones: 2,900 sf.

O, OR, CC, NR, CB, and GC Zones: No minimum

Maximum Development Size (RA, RSF, RTF): 1-1/2 acres

There is no maximum size in RMF, RHD, or Commercial zones. PRDs over one and a half acres in RSF or RTF must be approved as a planned unit development.

What housing types are allowed?

The housing types allowed in a PRD are those allowed in the underlying zone. [Housing Types Allowed Table]

How do I apply for a PRD?

1. Attend a Predevelopment Conference [Pre-Development Info Sheet] / [Pre-development Conference Application]
2. Follow the processes outlined in the Predevelopment Conference to achieve your specific development goals.

Density

Min. and Max. Density: As allowed in the underlying zone.

Development Density Calculation:

$$\text{Density} = \left(\frac{\text{Number of Units}}{\text{Net Development Area}} \right)$$

[Calculate Residential Density]

Development Standards

Min. Lot Size within Development: No minimum lot size.

Max. Building Height: As allowed in the underlying zone.

Max. Building Coverage (All Buildings in Development)

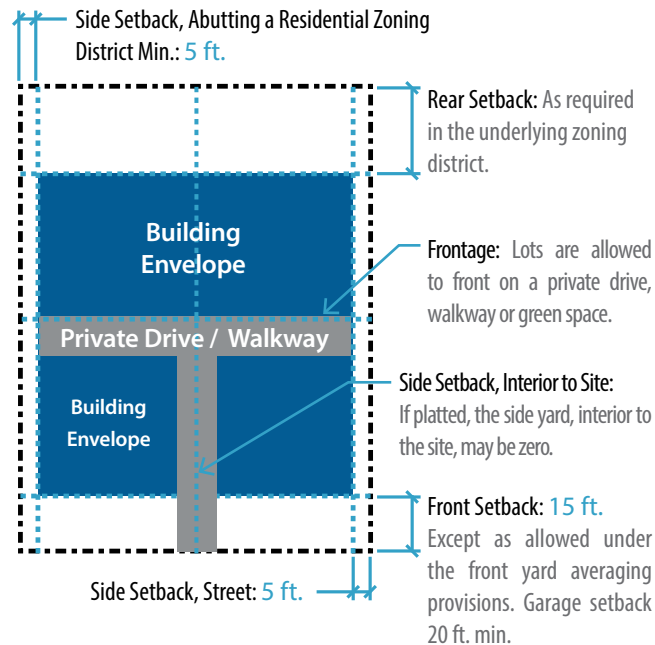
RSF, RSF-C, RTF, RMF, RHD: Varies by zone

O, OR, CC, NR, CB, and GC: Unlimited

Required Outdoor Area:

PRDs shall comply with the required outdoor area standards as required by the underlying zone. [Development Standards Table]

Example Development Setbacks:



Design Standards

PRDs must adhere to design standards relating to: Ground Level Access, Parking Lots, Lighting, Fencing, and Residential Building Design. [PRD Design Standards] In RMF, RHD and Commercial zones, multifamily design standards apply.



▲ Detached Residences with Frontage on Walkway | Kendall Yards - Spokane, WA



▲ Attached Residences | Kendall Yards - Spokane, WA

References:

Spokane Municipal Code (SMC)

[Lot Size Requirements - SMC § 17C.110.200]

[Pocket Residential Development - SMC § 17C.110.360]

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.