



# Residential Single-family Compact Zoning: Overview

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Spokane Municipal Code § 17C.110.030

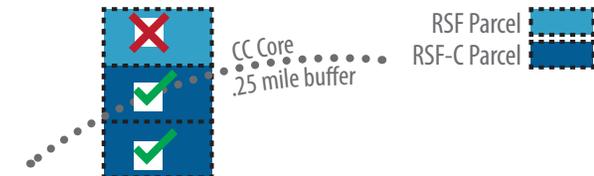
## Purpose

The purpose of Residential Single-family Compact (RSF-C) is to: Allow somewhat smaller lots in appropriate locations and to allow new development flexibility in achieving the maximum density of the residential 4-10 land use designation. This zone also allows Pocket Residential Development.

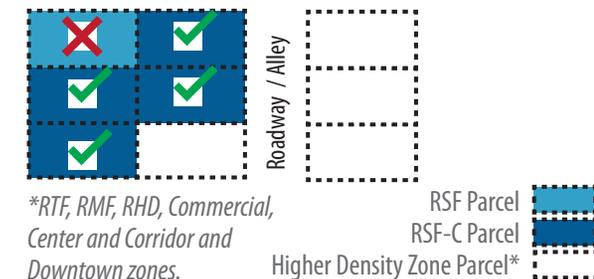
## Where can this zoning be used?

Areas that are designated residential 4-10 on the land use plan map of the comprehensive plan and satisfy one of the conditions listed below. [Land Use Map]

Within .25 mile of a CC Core



Adjacent to or Across from a Higher Density Use



## What housing types are allowed?

One- and two-story attached and detached single-family residences. [Housing Types Allowed Table]

## How to I apply for RSF-C Zoning?

1. Attend a Predevelopment Conference.
  2. Conduct a community meeting regarding the proposed application.
  3. Submit a Type III Land Use Application and fees.
  4. Attend Public Hearing with the Hearing Examiner.
- [Rezone Procedure for Type III Land Use Applications] / [Rezone Application]

## Density

Min. Lot Size: 3000 sf.

Min. Density: 4 Units/Acre Max. Density: 10 Units/Acre

Density Calculation:

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

## Site Development Standards

Max. Roof Height: 35 ft. Max. Wall Height: 25 ft.

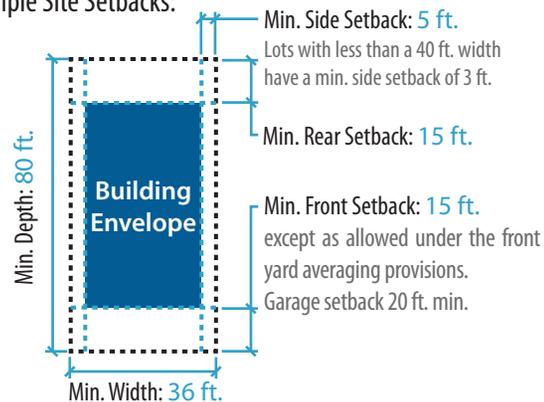
Floor Area Ratio (FAR): 0.5

FAR Attached Housing Development: 0.65

Max. Building Coverage:

Lots ≥ 5,000 sf.	2,250 sq. ft. +35% for portion of lot over 5,000 sq. ft.
Lots 3,000 - 4,999 sf.	1,500 sq. ft. + 37.5% for portion of lot over 3,000 sq. ft.
Lots < 3,000 sf.	50%

Example Site Setbacks:



## Design Standards

Some development within the RSF-C Zoning must adhere to design standards relating to: Entrances, Building Facades, Building Form, and Landscaping. [RSF-C Design Standards]



▲ Small Lot Detached Home | Kendall Yards - Spokane, WA



▲ Attached Dwelling | Manito Park - Spokane, WA

## References:

Spokane Municipal Code (SMC)

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

[Characteristics of Residential Zones - SMC §17C.110.030]

Design Inspiration

[Portland - Infill Design Toolkit]

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.

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