Residential Single-family Compact Zoning: Overview

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:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Building Coverage</th>
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<tbody>
<tr>
<td>&gt; 5,000 sf.</td>
<td>2,250 sq. ft. + 35% for portion of lot over 5,000 sq. ft.</td>
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<td>3,000 - 4,999 sf</td>
<td>1,500 sq. ft. + 37.5% for portion of lot over 3,000 sq. ft.</td>
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<td>&lt; 3,000 sf.</td>
<td>50%</td>
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Example Site Setbacks:

Min. Side Setback: 5 ft.
Lots with less than a 40 ft. width have a min. side setback of 3 ft.

Min. Rear Setback: 15 ft.

Min. Front Setback: 15 ft.
except as allowed under the front yard averaging provisions.
Garage setback 20 ft. min.

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]

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]