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.

Through the Building Opportunities and Choices for All pilot program, attached homes are allowed in all residential zones and provide more flexibility to encourage their construction. Key zoning code changes include:

- Reduced lot sizes and widths
- No building coverage
- No Floor Area Ratio (FAR)
- Increased height

**Development Standards**

<table>
<thead>
<tr>
<th>Minimum Lot Dimensions</th>
<th>RSF/RSF-C</th>
<th>RTF</th>
<th>RMF</th>
<th>RHD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>1,280 sf</td>
<td>1,280 sf</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>16 ft</td>
<td>16 ft</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Minimum Lot Depth</td>
<td>80 ft</td>
<td>50 ft</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Minimum Front Lot Line</td>
<td>Same as lot width</td>
<td>Same as lot width</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Primary Structure</th>
<th>RSF/RSF-C</th>
<th>RTF</th>
<th>RMF</th>
<th>RHD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Building Coverage</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Maximum Roof Height [1]</td>
<td>40 ft</td>
<td>40 ft</td>
<td>40 ft</td>
<td>40 ft</td>
</tr>
<tr>
<td>Maximum Wall Height</td>
<td>35 ft</td>
<td>35 ft</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Floor Area Ratio (FAR)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

Notes:

[1] Base zone height may be modified according to SMC 17C.110.215, Height.
**Additional Standards:**
- Some rooftop projections are allowed on flat roofs
- No limit to the number of consecutive attached houses
- Porches may extend up to six feet into the front setback.
- Front setback capped at 15 feet.
- On interior lots, the side lot line setback for the side containing the common wall is reduced to zero.
- All development approved under the Building Opportunity and Choices for All pilot program must meet the design standards outlined in Section 17C.400.030 Pilot Low-Intensity Residential Design Standards.

*Standards not listed in the ordinance remain as currently stated in the permanent code.*

**Additional requirements may apply:**
- Commercial Building Review
- Stormwater Review
- Landscaping
- Solid Waste Management
- Street trees
- Curb cuts/Streets
- Water
- Structures with livable space taller than 30-feet will require Fire Review to ensure appropriate aerial access

**Predevelopment meetings are available upon request**

*Source: [Pilot Low-Intensity Residential Development Standards SMC § 17C.400.010]*

Questions? Call: 509-625-6300 Email: developmentcode@spokanecity.org

Updated August 2022