

Building Opportunity and Choices for All



City of Spokane | Planning Services

August 25, 2022

Priority Dates



Pilot Timeline

- Effective date is August 27, 2022
- Pilot ends July 18, 2023, per Ord. C36232





Development and Design Standards

Accessory Dwelling Units

Permanent ADU regulations were approved by City Council on June 27

- Not part of the Building Opportunity and Choices for All interim ordinance

Changes included:

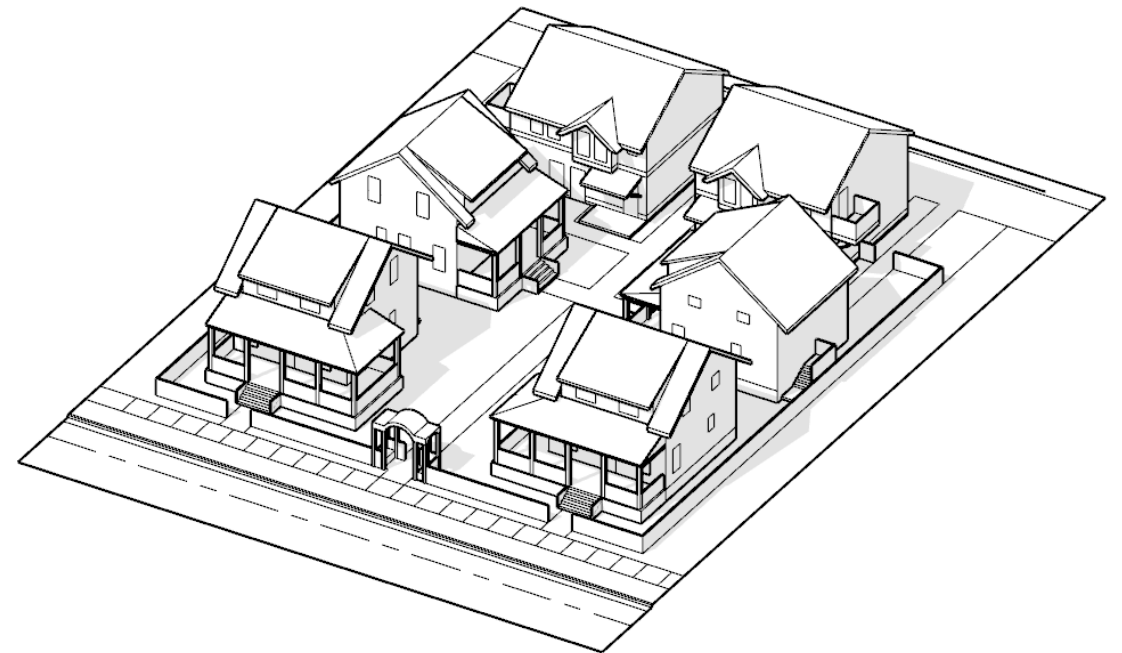
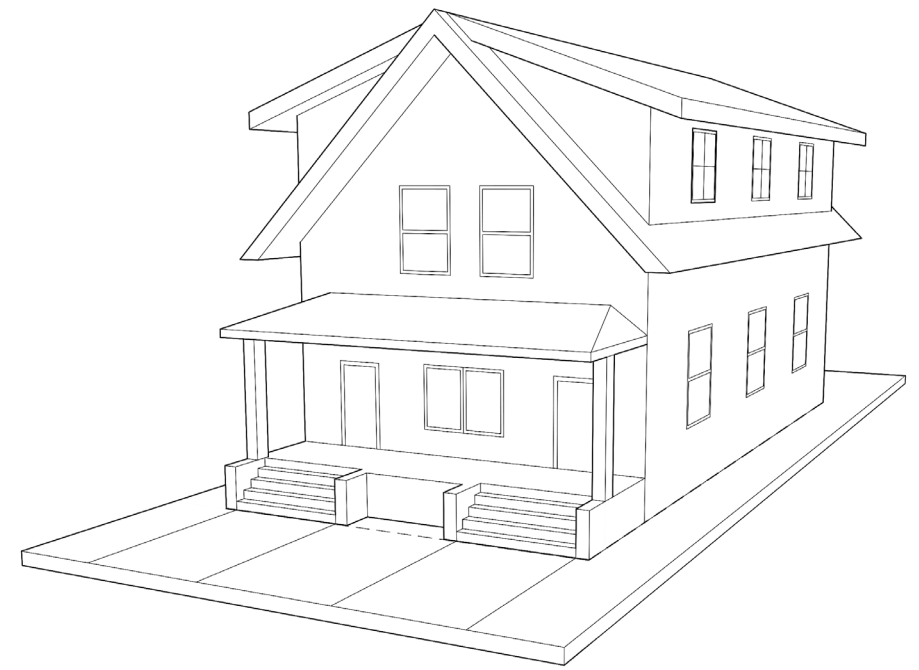
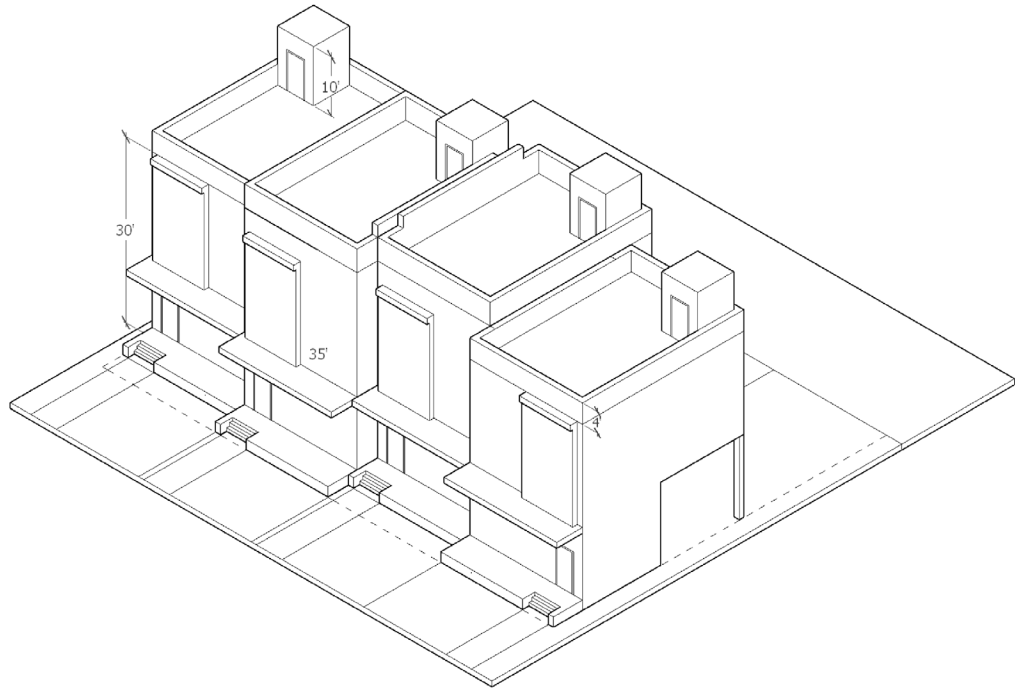
- Increased detached size to 975 sf
- No minimum lot size
- Removed owner occupancy
- Modified parking, dimensional standards, and design elements



Dimensional Standards

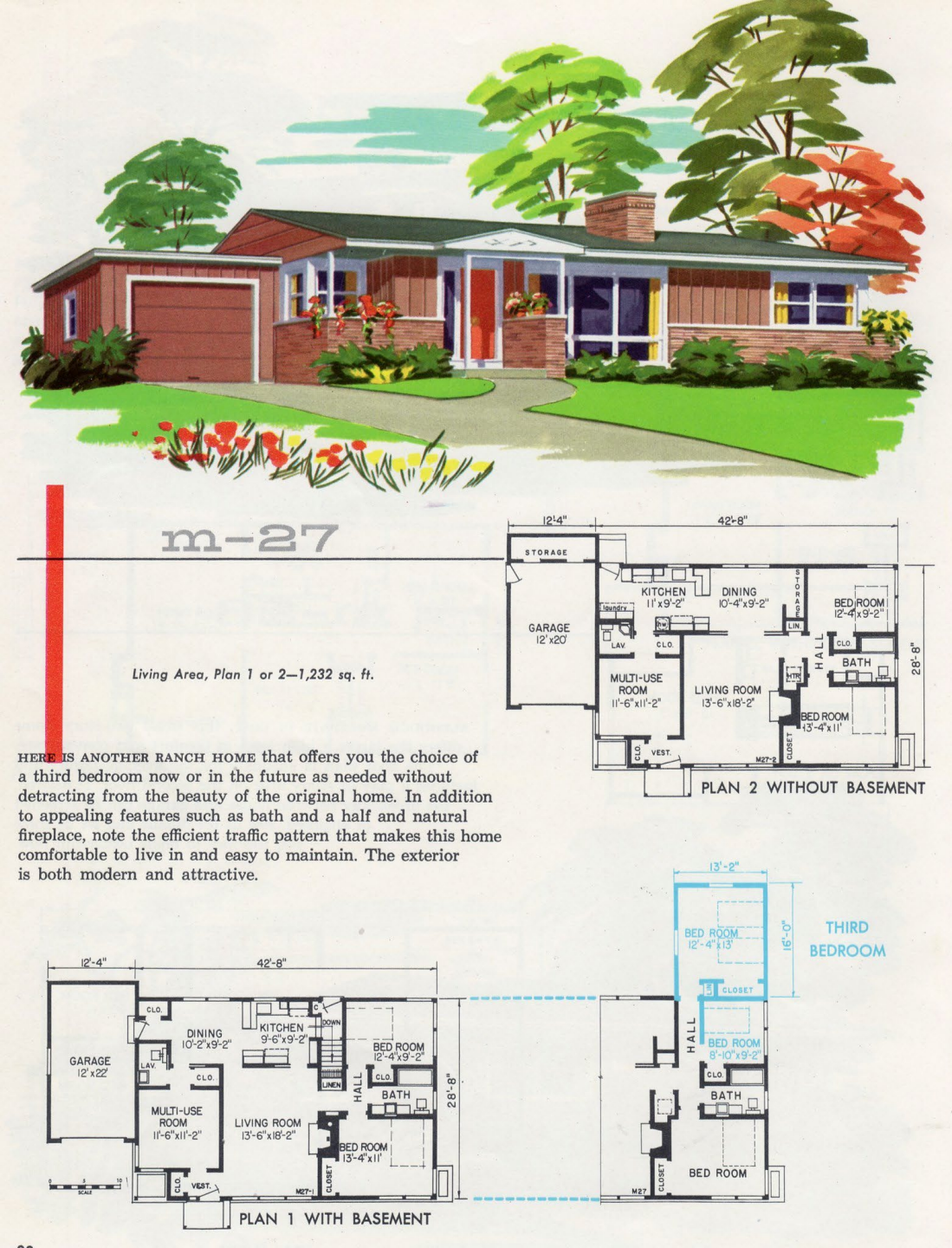


- Allow duplexes up to fourplexes on all residential lots
- Allow attached homes on all residential lots with no cap on number of attached homes
- Adjust lot standards to improve likelihood for all low-scale residential types



Design Standards

- Applies uniform design standards, modified to small scale development, based on existing multifamily standards
 - Landscaping and Front Yards
 - Outdoor Areas
 - Entrances
 - Building Articulation
 - Screening
 - Parking Facilities



Additional Standards

Applicable building, fire, engineering, and utility requirements must still be met

- Commercial building review (3+ units)
- Stormwater review due to increased building coverage
- Fire review for aerial access



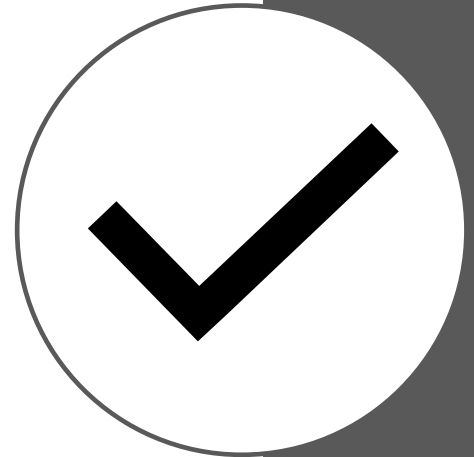
A woman with long dark hair and glasses, wearing a white t-shirt, stands in the center of a meeting room, pointing towards a whiteboard. The whiteboard is covered with numerous colorful sticky notes (pink, yellow, and orange) arranged in a structured manner. Several people are seated around a long white table in the foreground, facing the presenter. They are using laptops and looking towards the whiteboard. The room has large windows on the left, letting in natural light. The overall atmosphere is professional and collaborative.

Build Permanent Changes

1-Year Work Plan

Comprehensive Plan Amendment

- Update comprehensive plan policies
 - Revise residential land use designations
 - Update Land Use Plan Map
-
- This is foundational to permanent code changes
 - City will be educating and engaging with residents and neighborhood councils



1-Year Work Plan

- Municipal Code Amendments
 - Permit more housing types in RSF and RTF zones
 - Update dimensional standards to be less restrictive
 - Update Title 17C.100 to be more user friendly

Purpose

17C.110.015 Design Standards Administration

17C.110.020 List of the Residential Zones

17C.110.030 Characteristics of Residential Zones

17C.110.040 Other Zoning Standards

17C.110.100 Residential Zone Primary Uses

17C.110.110 Limited Use Standards

17C.110.115 Housing Types Allowed

17C.110.120 Accessory Uses

17C.110.125 Nuisance-related Impacts

17C.110.200 Lot Size

17C.110.205 Density

17C.110.208 Lot Dimension Standards

17C.110.209 Compact Lot Standards

17C.110.210 Building Coverage

17C.110.215 Height

17C.110.220 Setbacks

17C.110.223 Required Outdoor Areas

17C.110.225 Accessory Structures

17C.110.230 Fences

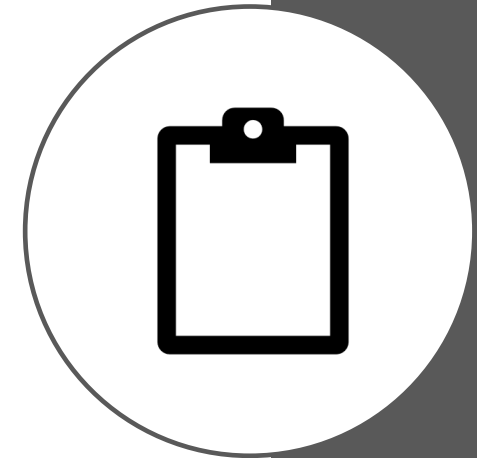
17C.110.235 Demolitions

17C.110.240 Nonconforming Situations

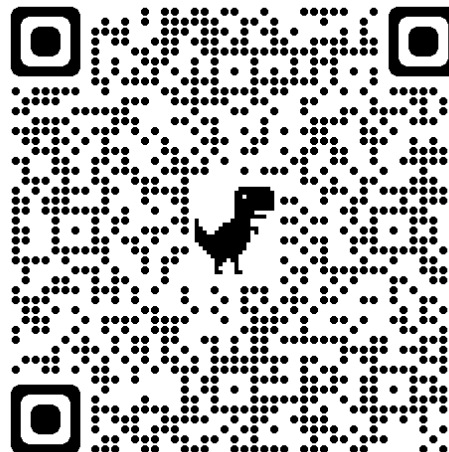
Survey

Thank you for attending the Building Opportunity and Choices for All open house.

As part of the year-long community engagement about the pilot program that will inform permanent changes to the City's comprehensive plan and development code, we want to reach as many groups as possible.



Scan the QR code with your phone or go to:
<https://forms.gle/cMbjpd4H9u5HAoYE9>



Contact Us



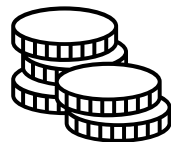
Feedback or
questions on
permanent changes

KayCee Downey, 509-625-6194 or kdowney@spokanecity.org
Amanda Beck, 509-625-6414 or abeck@spokanecity.org
Kevin Freibott, 509-625-6184 or kfreibott@spokanecity.org



Questions about
developing a
specific site

Current Planning, 509-625-6188 or
planningreview@spokanecity.org
Development Services Center, 509-625-6300 or
permitteam@spokanecity.org



MFTE and other
Incentives

Teri Stripes, 509-625-6597 or tstripes@spokanecity.org



Vesting

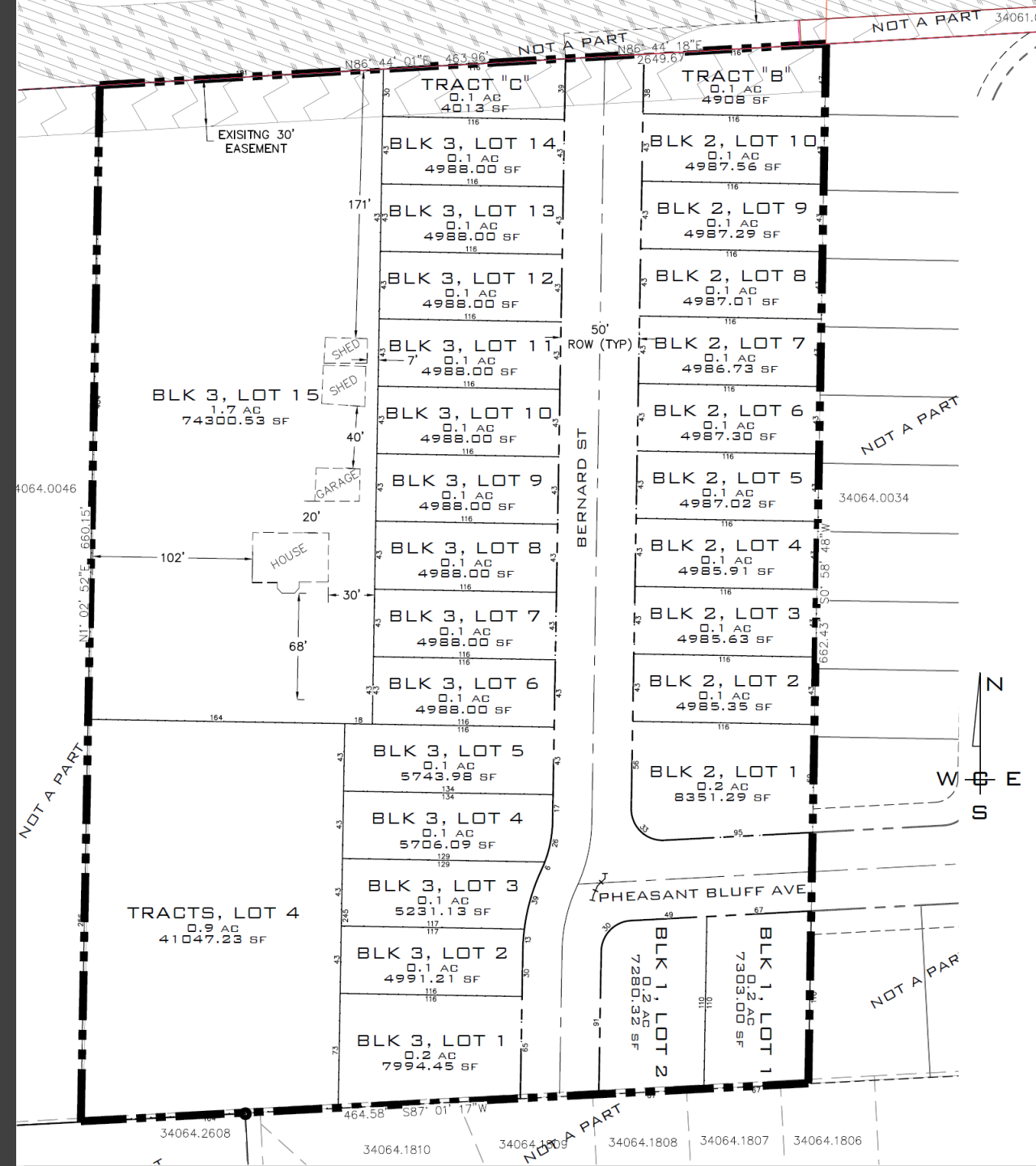
Development on existing lots

- Building permits are vested for **180 days**
- Can submit requests to Building Official for an extension
- Must conform to applicable building, fire, and engineering requirements
- Final plats approved before July 18, 2022 *may* utilize BOCA

Vesting

Development requiring a plat

- Preliminary plats may vest to pilot regulations
- Applications must show the building footprints and state housing type(s)
- Vested for **5 years** per RCW [58.17.170](#)
- Must conform to applicable building, fire, and engineering requirements existing at the time permits are submitted



Vesting

Platting in process

- A new plat is *likely* required **IF**
 - Modifying housing types or densities from approved preliminary
 - Preliminary and/or Final Plat was conditionally approved
- Still need approval from agencies such as WSDOT
- Vested for **5 years** per RCW [58.17.170](#)

