

Building Opportunity & Choices for All

2022 INTERIM ZONING PILOT PROJECT

TRIPLEXES AND FOURPLEXES

Definition: A residential building that contains three or four dwelling units on one lot. The units share a common wall or common floor/ceiling.

Through the Building Opportunities and Choices for All pilot program, triplexes and fourplexes are permitted on all residential lots in Spokane, excluding the Residential Agricultural (RA) zone. Building height, setbacks, and lot coverage are applied uniformly regardless of the number of units in the building.

Key zoning code changes include:

- Increased height
- No floor area ratio (FAR)
- Increased building coverage.



NOTE: Images are for illustrative purposes only. Please speak with a member of Development Services for information on your specific property.

Development Standards

Minimum Lot Dimensions				
	RSF/RSF-C	RTF	RMF	RHD
Minimum Lot Area	4,350 sf	1,800 sf	1,800 sf	-
Minimum Lot Width	40 ft	36 ft	25 ft	25 ft
Minimum Lot Depth	80 ft	40 ft	25 ft	25 ft
Minimum Front Lot Line	40 ft	30 ft	25 ft	25 ft
Primary Structure				
	RSF/RSF-C	RTF	RMF	RHD
Maximum Building Coverage	60%	60%	-	-
Maximum Roof Height [1]	40 ft	40 ft	40 ft	40 ft
Maximum Wall Height	30 ft	30 ft	-	-
Floor Area Ratio (FAR)	-	-	-	-

Notes:
 [1] Base zone height may be modified according to SMC 17C.110.215, Height.

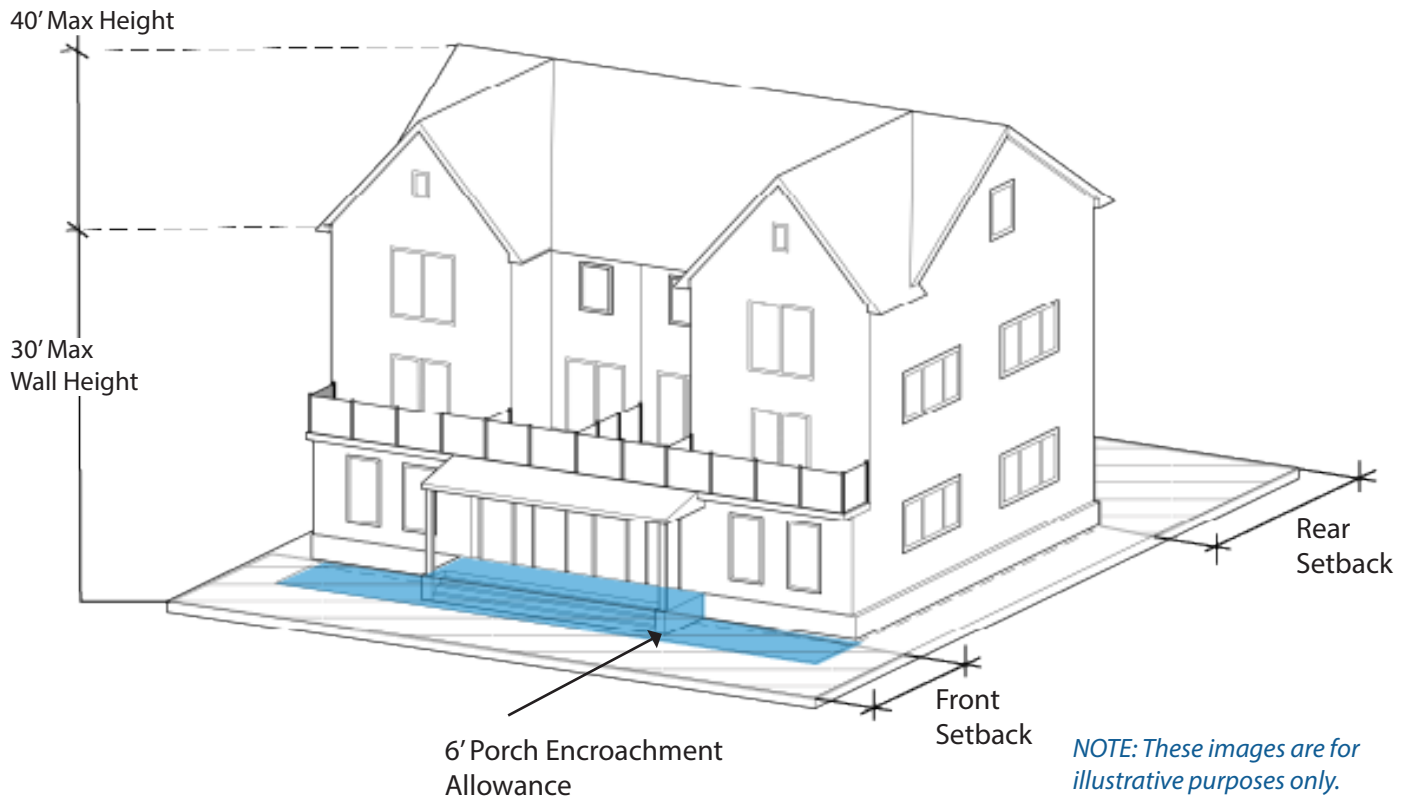


TRIPLEXES & FOURPEXES: CONTINUED

Additional Standards:

- Porches may extend up to six feet into the front setback.
- 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.
- Front setback capped at 15 feet.

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



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Additional requirements may apply:

- Commercial Building Review
- Stormwater Review
- Landscaping
- Solid Waste Management
- Fire suppression*
- Curb cuts/Streets
- Water
- Upsized utility connections
- Street trees

Predevelopment meetings are available upon request.

**NFPA 13D fire sprinklers are required but in some cases can be installed by a licensed plumber.*

Source:

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

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

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