Section 17C.400.010 Pilot Low-Intensity Residential Development Standards

A. Purpose.

Low-intensity residential buildings, including single-family residential buildings, duplexes, multi-family residential structures of three or four units, and attached houses, are all compatible building types within a neighborhood. The standards of this section allow for greater variety of housing and increased capacity for new housing.

B. Definitions

1. Low-intensity residential buildings include the following building types:
    a. Detached single-family residential buildings;
    b. Duplexes;
    c. Multi-family residential structures of three or four units; and
    d. Attached houses.
2. Major transit stop means:
    a. A stop on a high-capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;
    b. A stop on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or
    c. A stop for a bus or other transit mode providing actual fixed route service at intervals of at least fifteen minutes for at least five hours during the peak hours of operation on weekdays.

C. Applicability.

1. In the event of a conflict, the provisions of this chapter supersede the standards and requirements of other sections of Title 17 SMC for residential zones RSF, RTF, RMF, and RHD. Where this chapter does not provide a standard, the standards of applicable sections in Title 17 SMC shall govern, including but not limited to:
    a. Engineering standards as described in Title 17H SMC.
    b. Environmental standards as described in Title 17E SMC.
    c. Off-street parking requirements as described in chapter 17C.230 SMC.
    d. Standards and regulations for an accessory dwelling unit per lot as described in chapter 17C.300 SMC.
    e. All other lot development standards given in Table 17C.110-3 unless provided in Table 17C.400-1 or other provisions of this section.

2. Developments approved under this chapter shall comply with all standards and regulations found herein. Developments may opt to adhere to all of the standards and requirements of the permanent sections of Title 17 SMC, in lieu of this section.

3. Notwithstanding other provisions of Title 17 SMC, a detached single-family residential building, a duplex, or an attached house shall be permitted on all lots in the RSF, RTF, RMF, and RHD zones.

4. Notwithstanding other provisions of Title 17 SMC multi-family residential structures of three or four units shall be permitted on all lots in the RSF, RTF, RMF, and RHD zones.

5. Notwithstanding maximum density standards in Table 17C.110-3, lots that conform to the applicable development standards of this section shall be considered to meet the maximum density requirements.

D. Lot Dimensions.

TABLE 17C.400-1
DEVELOPMENT STANDARDS

MINIMUM LOT DIMENSIONS LOTS TO BE DEVELOPED WITH:					
	RA	RSF & RSF-C	RTF	RMF	RHD
Attached Houses as defined in 17A.020.010 SMC					
Minimum lot area	N/A	1,280 sq. ft.	1,280 sq. ft.	None	None
Minimum lot width with alley parking and no street curb cut	N/A	16 ft.	16 ft.	None	None
Minimum lot width	N/A	36 ft.	36 ft.	None	None
Minimum lot depth	N/A	80 ft.	50 ft.	None	None
Minimum front lot line	N/A	Same as lot width	Same as lot width	None	None
Detached single-family residential buildings, duplexes, multi-family residential structures of three or four units					
Minimum lot area	N/A	4,350 sq. ft.	1,800 sq. ft.	1,800 sq. ft.	None

Minimum lot width	N/A	40 ft.	36 ft.	25 ft.	25 ft.
Minimum lot depth	N/A	80 ft.	40 ft.	25 ft.	25 ft.
Minimum front lot line	N/A	40 ft.	30 ft.	25 ft.	25 ft.
PRIMARY STRUCTURE					
Attached Houses as defined in SMC 17A.020.010					
	RA	RSF & RSF-C	RTF	RMF	RHD
Maximum Building Coverage	N/A	--	--	--	--
Maximum Roof Height [1]	N/A	40 ft.	40 ft.	40 ft.	40 ft.
Maximum Wall Height On Interior Lot of Development	N/A	35 ft.	35 ft.	--	--
Maximum Wall Height	N/A	30 ft.	30 ft.	--	--
Floor Area Ratio (FAR)	N/A	--	--	--	--
Detached single-family residential buildings, duplexes, multi-family residential structures of three or four units					
Maximum Building Coverage	N/A	60%	60%	--	--
Maximum Roof Height [1]	N/A	40 ft.	40 ft.	40 ft.	40 ft.
Maximum Wall Height	N/A	30 ft.	30 ft.	--	--
Floor Area Ratio (FAR)	N/A	--	--	--	--
Notes: -- No requirement [1] Base zone height may be modified according to SMC 17C.110.215, Height.					

E. Additional Standards.

1. Porches, exterior balconies, or other similar areas not enclosed by walls may project up to six feet into the front setback.

2. Setback Averaging.

   Setback averaging outlined in SMC 17C.110.220(D) shall not be greater than fifteen feet for developments approved under this section.

3. The following projections above the roof height maximum are allowed:

   a. Parapets and rooftop railings may extend four feet above the height limit.

   b. Walls or fences located between individual rooftop decks may extend six feet above the height limit if the wall or fence is set back at least four feet from the edges of the roof.

   c. Stairway enclosures that provide rooftop access and cumulatively cover no more than ten percent of the roof area may extend up to ten feet above the height limit, provided that the enclosures are setback at least fifteen feet from all roof edges on the street facing facades.

3. Subdivision of land:

   a. Subdivisions approved under this section shall meet the lot dimensions listed in Table 17C.400-1.

   b. Notwithstanding exemptions provided for within the Spokane Regional Stormwater Manual (SRSM), subdivision of land approved under this section must meet the SRSM, as adopted by reference in SMC 17D.060.030.

   c. Proposed building footprints must be shown on the preliminary plat.

4. Attached Housing.

   a. There is no limit to the number of consecutive attached houses.

   b. On interior lots, the side lot line setback for the side containing the common wall is reduced to zero.

   c. On corner lots, the street side lot line setback must comply with the setback noted in Table 17C.110-3.

   d. There is no Floor Area Ratio (FAR) maximum for attached houses.

F. Design Standards.

Developments approved under this section must meet the design standards in 17C.400.030 SMC.

Section 17C.400.020 Pilot Density

A. Applicability.

Development approved under the provisions of this chapter supersede the applicable standards in SMC 17C.110.205.

B. Calculating Density.

The calculation of density for a subdivision or residential development is net area and is based on the total area of the subject property.

1. Maximum Density

The maximum densities for residential zones are stated in Table 17C.110-3. Maximum density is based on the zone and size of the site. The maximum units allowed on a site is controlled by site development standards.

a. The following formula is used to determine the maximum number of units allowed on the site:

Square footage of site, less the area set aside for right-of-way and tracts of land dedicated for stormwater facilities;

Divided by maximum density from Table 17C.110-3;

Equals maximum number of units allowed.

b. When the calculation of maximum density results in a fraction, the density allowed is rounded up to the next whole number. For example, a calculation in which lot area, divided by minimum unit area equals 4.35 units, the number is rounded up to 5.0 units.

c. All new housing built, or converted from other uses, must be on sites large enough to comply with the density standards.

2. Minimum Density.

The minimum density requirements for residentials zones are stated in Table 17C.110-3. Minimum density is based on the zone and size of the site, and whether there are critical areas (see definitions under chapter 17A.020 SMC). Land within a critical area may be subtracted from the calculation of density.

a. The following formula is used to determine the minimum number of lots required on the site:

Square footage of site, less the area set aside for right-of-way and tracts of land dedicated for stormwater facilities;

Divided by minimum density from Table 17C.110-3;

Equals minimum number of units required.

b. A site that is nonconforming in minimum density may not move further out of conformance with the minimum density standard.

c. All subdivisions are required to comply with the minimum density requirements of the base zone, unless modified by a PUD under SMC 17G.070.030(B)(2).

Section 17C.400.030 Pilot Low-Intensity Residential Design Standards

Development approved under this chapter must address the following design standards, administered pursuant to SMC 17C.110.015, Design Standards Administration:

A. Landscaping.

1. Purpose.

The standards for landscaped areas are intended to enhance the overall appearance of residential developments. Landscaping improves the residential character of the area, breaks up large expanses of paved areas and structures, provides privacy for residents, and provides separation from streets. Landscaped areas also reduce stormwater run-off by providing a pervious surface.

2. Landscaping Implementation.

a. Fifty percent of the area between the front lot line and the front building line must be planted with living ground cover. A patio or porch may be included in the calculation of ground cover area. (R)

b. Landscaping is encouraged to follow the Spokanescape guidelines for design, soil and compost, drip irrigation, planting & mulch, raised beds, maintenance, and plant list. (P)

c. Use of landscape structures such as trellises, raised beds and fencing to unify the overall site design is encouraged. (P)

B. Front Yards.

1. Purpose.

To provide separation between buildings and the public pedestrian realm where the front yard functions as usable outdoor space and provides a clear, welcoming and safe entry for pedestrians from the sidewalk into the building.

2. Front Yards Implementation.

a. Attached houses, duplexes, and low-intensity residential buildings of three or four units shall incorporate a residential front yard between the primary structure and the back of sidewalk. (R)

C. Outdoor Areas.

1. Purpose.

To create usable areas through the use of engaging outdoor spaces for the enjoyment and health of the residents.

2. Outdoor Areas Implementation.

a. Each development shall provide a minimum of forty-eight square feet of outdoor area for each living unit within the building. (R)

b. The outdoor area may be configured as either:

i. A private outdoor area, such as a balcony or patio directly accessible from the unit; or

ii. A common outdoor area accessible by all units in the building. (R)

c. Common outdoor areas shall be easily accessible and visible to residents. (R)

d. Common outdoor areas should provide at least three of the following amenities to accommodate a variety of ages and activities. Amenities may include, but are not limited to: (P)

i. Site furnishings (benches, tables, bike racks, etc.);

ii. Picnic areas;

iii. Patios, plazas or courtyards;

iv. Shaded tot lots;

v. Rooftop gardens; planter boxes, or garden plots; or

vi. Open lawn.

e. Outdoor spaces should not be located adjacent to dumpster enclosures, loading/service areas or other incompatible uses. (C)

D. Entrances.

1. Purpose.

To ensure that entrances are easily identifiable, clearly visible, and accessible from streets and sidewalks to encourage pedestrian activity and enliven the street.

2. Entrances Implementation.

a. Each unit fronting a street must have its address and main entrance oriented toward a street frontage. Where an existing house is being converted to two units, one main entrance with internal access to both units is allowed. (R)

b. Each unit must have a covered, main entry-related porch, or stoop area. (P)

E. Windows.

1. Purpose.

To maintain a lively and active street face.

2. Windows Implementation.

a. Windows shall be provided in façades facing streets, comprising at least fifteen percent of the façade area. (R)

b. Decorative window features are encouraged, such as: (P)

i. Arched or transom windows.

ii. Mullions.

iii. Awnings or bracketed overhands.

iv. Flower boxes.

v. Shutters.

vi. Decorative window trim, pop-outs, or recesses.

F. Building Articulation.

1. Purpose.

To ensure that buildings along any public or private street display the greatest amount of visual interest and reinforce the residential scale and character of the streetscape and neighborhood.

2. Building Articulation Implementation.

a. Buildings must be modulated along the street at least every thirty feet. Building modulations must step the building wall back or forward at least four feet. (R)

b. Moderate the scale of the building to create a human scale streetscape by including vertical and horizontal patterns as expressed by bays, belt lines, doors and windows. (P)

c. Horizontal facades longer than thirty feet should be articulated into smaller units, reminiscent of the residential scale of the neighborhood. At least four of the following methods should be used: (P)

i. Varied building heights.

ii. Use of different materials.

iii. Windows.

iv. Different colors.

v. Offsets.

vi. Projecting roofs (minimum of twelve inches).

vii. Recesses.

viii. Bay windows.

ix. Varied roof forms or orientation.

d. Reduce the potential impact of new attached housing, duplexes, or low-scale residential buildings of three or four units on established and historic neighborhoods by incorporating elements and forms from nearby buildings. This may include reference to architectural details, building massing, proportionality, and use of high-quality materials such as wood, brick, and stone. (P)

G. Screening.

1. Purpose.

The screening standards address specific unsightly features, which detract from the appearance of residential areas.

2. Screening Implementation.

a. Fire escapes, or exterior stairs that provide access to an upper level are not allowed on the front façade of the building. (R)

b. Garbage and Recycling Areas. All exterior garbage cans, garbage collection areas, and recycling collection areas must be screened from the street and any adjacent properties. (R)

c. Screening shall comply with the clear view triangle requirements defined in SMC 17C.110.230(G).

d. Screening must comply with at least one of the following criteria: (R)

i. L1 Visual Screen meeting SMC 17C.200.030(A).

ii. A six-foot high solid masonry wall or sight-obscuring fence five-feet inside the property line with an L2 see-through buffer meeting SMC 17C.200.030(B), between the fence and the property line.

e. Storage areas are not allowed within fifteen feet of a street lot line. (R)

f. Mechanical Equipment. Mechanical equipment located on the ground, such as heating or cooling equipment, pumps, or generators must be screened from the street and any adjoining residential uses by walls, fences or vegetation tall enough to screen the equipment. Mechanical equipment on roofs must be screened from the ground level of any adjoining R-zoned lands. (R)

H. Parking Facilities.

1. Purpose.

To integrate parking facilities with the building and surrounding residential character.

2. Parking Facilities Implementation.

   a. The length of the garage wall facing the street may be up to fifty percent of the length of the street-facing building façade. (R)

   b. Street-facing garage walls must be set back at least two feet from the primary street-facing building façade. (R)

   c. Carports and detached garages shall incorporate roofs of a design similar to the principal structure on the site. (R)

   d. Where off-street parking for attached units or duplexes is provided, only one curb cut and sidewalk crossing for each two dwellings may be permitted, to promote pedestrian-oriented environments along streets, reduce impervious surfaces, and preserve on-street parking and street tree opportunities. (R)

   e. Parking structures, garages, and carports shall not be located between the principal structure and streets. (P)

Section 17C.400.040 Pilot Center and Corridors Development Standards

A. Purpose.

Center and corridor zones implement the comprehensive plan by encouraging concentrated employment, shopping, and residential activities in shared locations. The standards of this section allow for more flexibility for residential development in center and corridor zones in order to improve financial feasibility, increase housing supply, and improve the vibrancy of these areas.

B. Applicability.

1. The provisions of this section apply only to development where a minimum of fifty percent of the floor area will be a residential use.
2. In the event of a conflict, the provisions of this section supersede the standards and requirements of other sections of Title 17 SMC for center and corridor zones CC1, CC2, and CC4. Where this chapter does not provide a standard, the standards of applicable sections in Title 17 SMC shall govern, including but not limited to:
   a. Engineering standards as described in Title 17H SMC.
   b. Environmental standards as described in Title 17E SMC.
   c. Design standards as described in Title 17C.122.060 SMC.

C. Floor Area Ratio (FAR)

1. Minimum floor area ratio
   a. In the CC1 and CC2 zone, a minimum FAR of 1.0 shall be required. In the CC4 zone, a minimum FAR of 0.5 shall be required.
   b. Outdoor public spaces such as plazas, sheltered entries, courtyards, outdoor cafes, or widened sidewalks with seating may be counted toward the minimum FAR.
2. Maximum floor area ratio

   There is no maximum FAR.

D. Maximum Building Height

Table 17C.400-2
CENTER AND CORRIDOR ZONE MAXIMUM BUILDING HEIGHT

CENTER TYPE	CC1	CC2	CC4
Neighborhood Center	55 ft.	55 ft.	55 ft.
District Center or Corridor	70 ft.	70 ft.	55 ft.
Employment Center	150 ft.	150 ft.	70 ft.

E. Building Height Transition Requirement

1. Applicability

This subsection applies to all development in a center and corridor zone within 150 ft. of any RSF or RTF zone.

2. Transition Requirement

Starting at a height of 30 ft. at the residential zone boundary, additional building height may be added at a ratio of 1 to 1 (1 ft. of additional building height for every 1 ft. of additional horizontal distance from the closest RSF or RTF zone).

The transition requirement ends 150 ft. from the RSF or RTF zone boundary. Beyond the transition the maximum building height of the zone applies.

F. Vehicle Parking

1. Applicability

This subsection applies to the residential portion of development on lots wholly or partially within 500 ft. of a major transit stop as defined in 17C.400.010(B)(2).

2. Minimum Parking Spaces

Table 17C.400-3
CENTER AND CORRIDOR ZONE MINIMUM REQUIRED PARKING WITHIN 500 FT OF A MAJOR TRANSIT STOP

Residential Uses	
Total number of residential units	Minimum parking spaces
0-30	None
31-40	0.2 per unit
41-50	0.25 per unit
51+	0.33 per unit
Nonresidential Uses	
CC1, CC2, CC4 [1]	Minimum ratio is 1 stall per 1,000 gross square feet of floor area. Maximum ratio is 4 stalls per 1,000 gross square feet of floor area.

[1] See exceptions in SMC 17C.230.130, CC and Downtown Zone Parking Exceptions.

G. Bicycle Parking

Bicycle parking facilities, either off-street or in the street right-of-way, shall be provided.

1. The number of spaces shall be the largest amount based on either subsections (a) or (b) below.

    a. The number of required bicycle parking spaces shall be ten percent of the number of off-street auto parking spaces being provided, whether the auto parking spaces are required by code or not, not to be less than one bicycle parking space.

    b. A minimum of one bicycle parking space shall be provided for every ten thousand square feet of building area. When a building is less than ten thousand square feet in building area at least one bicycle parking space shall be provided.

2. When any covered automobile parking is provided, all bicycle parking shall be covered.

3. All bicycle parking facilities in the street right-of-way shall conform to City engineering services department standards.