

City of Spokane - SMC Listing History

1/30/2025 9:23 AM

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| Start Date : | 10/24/2022 12:00:00 AM |
| EndDate : | 12/28/2023 12:00:00 AM |
| Date Passed : | 10/24/2022 12:00:00 AM |
| Ordinance : | ORD C36296 Section 1 |
| Heading : | 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, except that this chapter shall not supersede the provisions of Chapter 17C.180 SMC (Airfield Overlay Zones). 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.

f. Airfield overlay zones as set forth in Chapter 17C.180 SMC and chapter 17C.182 SMC.

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 [2] | 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 <u>SMC 17C.110.215</u> , Height. | | | | | |
| [2] A private shared driveway providing access to the rear of a grouping of attached houses also meets the requirement for alley parking. | | | | | |

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.

4. 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.

5. 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.