

City of Spokane - SMC Listing History

1/30/2025 9:26 AM

Start Date :	8/27/2022 12:00:00 AM
EndDate :	12/28/2023 12:00:00 AM
Date Passed :	7/18/2022 12:00:00 AM
Ordinance :	ORD C36232 Section 7
Heading :	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 residential 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).