

Co-Living Code Update

HB 1998: Co-living Housing Implementation

Plan Commission – October 8, 2025

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What is Co-living?

A residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building.

Examples:

- Single Room Occupancy (SROs)
- Rooming/Boarding/Lodging House
- Private Dormitories



Sleeping Units

“A single unit that provides rooms or spaces for one or more persons, includes permanent provisions for sleeping and can include provisions for living, eating, and either sanitation or kitchen facilities, but not both.”

Adoption Timeline



SEPA Determination of Non-Significance Issued: October 2, 2025

Comments due: October 21, 2025, by 5 PM

Public comment or questions can be sent to bwhitmarsh@spokanecity.org at any time



We strengthen communities

Presentation Overview

- Required Code Updates
- Updates for consideration
- Staff feedback
- Plan Commission discussion
 - Building Code
 - Other jurisdiction examples

Co-Living Guidance

GROWTH MANAGEMENT SERVICES

Required Code Updates

- Updating definitions to be in conformance with RCW 36.70A.535 (SMC 17C.020);
- Allowing co-living in all zones except Residential Agriculture and portions of the industrial zones (SMC 17C.111.115);
- Sleeping units counted as 0.25 dwelling units for calculating density (SMC 17C.111.210);
- Clarifying applicability of design standards for co-living (SMC 17C.111.300 and SMC 17C.111.400);
- Removing conflicting language from the Group Living use description (SMC 17C.190.100); and
- Expanding the Residential Household Living use to be inclusive of co-living (SMC 17C.190.110).

Code Updates Under Consideration

- No minimum open space requirements for co-living (SMC 17C.111.205);
- Limit or prohibit short-term rentals in co-living developments (SMC 17C.316.040 and SMC 17C.316.050); and
- Additional standards for sleeping units, kitchens, or bathrooms.

What We Have Heard: Density

Should only have density maximums (17C.111.210)

F. Sleeping Units in Co-Living Development.

When calculating allowed density for co-living housing, sleeping units are treated as one-quarter of a dwelling unit. For example, when a calculation results in a density of four dwelling units on a site, a density of 16 sleeping units is allowed on the site.

If calculating allowed density for co-living development, multiply the result of the density maximum calculation by four.

What We Have Heard: Sleeping Units

Clarify that sleeping units are only allowed in co-living developments
(17A.020.190)

AAA. Sleeping Unit (Co-living).

A single unit that provides rooms or spaces for one or more persons, includes permanent provisions for sleeping and can include provisions for living, eating, and either sanitation or kitchen facilities, but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

What We Have Heard: Short-Term Rentals

- Regulate co-living as Residential Household Living
- Retain existing limits on short-term rentals
 - 20% in residential zones
 - 30% in non-residential zones

Building Code

- Bathrooms
 - Occupancy: For every 10 people allowed, one toilet and one sink or fixture for washing is required
- Kitchen
 - No requirements

Example Additional Standards

- A. Sleeping units shall be subject to the following standards:
 - 1. All sleeping units shall be no more than 300 square feet.
 - 2. Sleeping units may include kitchenettes, but shall not include kitchens.
 - 3. Sleeping units must include a private bathroom.
 - 4. All sleeping units must have access by interior or covered exterior walkway to a shared kitchen.
- B. Shared kitchens shall be subject to the following standards:
 - 1. At least one shared kitchen shall be provided for every fifteen sleeping units.
 - 2. As least one shared kitchen shall be provided on each floor that also contains sleeping units.

Source: South Sound Housing Affordability Partners Model Code

Next Steps



Public comment or questions can be sent to bwhitmarsh@spokanecity.org at any time

Reach Out to Learn More

Website:

<https://my.spokanecity.org/projects/co-living-housing-code-update/>

Contact Us:

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