



# Infill Code Revisions Summary

## Infill Code Revisions

### Infill Development:

*Development of vacant lots and parcels within an already built up area.*



### Why is infill important?

#### Housing Affordability<sup>1,2</sup>

**55,000 HOUSEHOLDS**  
IN THE SPOKANE AREA  
PAID MORE THAN  
**30%**  
OF THEIR INCOME  
ON HOUSING IN 2015

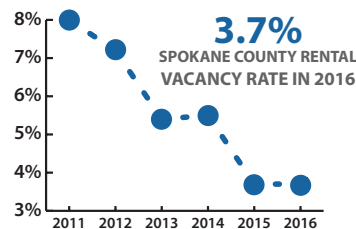


**1 IN 3 HOUSEHOLDS**  
IN SPOKANE COUNTY  
STRUGGLE FINANCIALLY

#### Housing Availability<sup>3</sup>

**12 YEAR**

**RECORD LOW RENTAL  
VACANCY RATES IN 2016**



#### Housing Diversity<sup>4</sup>

**4 OUT OF 5 HOUSING UNITS**  
PERMITTED BETWEEN 2006 AND 2015  
WERE EITHER SINGLE FAMILY UNITS  
OR LARGE APARTMENTS

**LIMITING CHOICES**



### Scheduled Open Houses:

- 05.03.2018 | 4-6pm West Central Community Center
- 05.09.2018 | 12-2pm Chase Gallery, City Hall

### Plan Commission: Public Hearing, June 2018.

#### Citations:

- 1: Spokane County United Way's Asset Limited Income Constrained Employed (ALICE) Study
- 2: Washington Commerce Department's Housing Needs Assessment
- 3: American Community Survey 1-year estimates, 2016
- 4: City of Spokane Building Permit Data

### Four project topics

*This project addresses the following concerns:*

#### Lot Width



Allows for smaller required distances around homes and fewer driveways across sidewalks.

#### Wall Heights



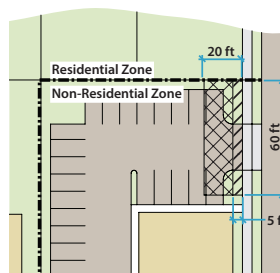
Allow greater building wall height to allow a full third story.

#### Attached Housing



Remove the requirement to double the distance between the building and the side lot line.

#### Parking Setbacks



Additional parking spaces near residential zoning, along the side lot line.



# Proposed Updates to Attached Housing

## Infill Code Revisions

### Proposed Updates to Lot Width

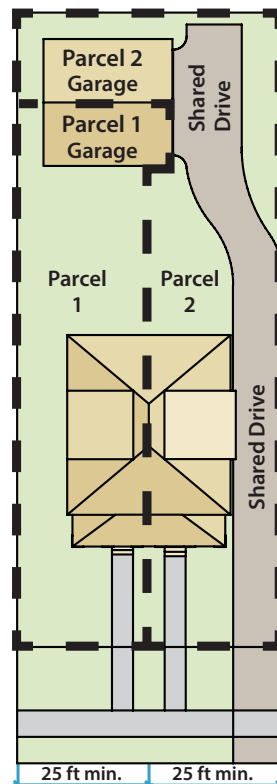
Duplexes in the RTF, RMF and RHD are currently already allowed to have a minimum lot width of 25 ft. Lot widths for detached houses in RTF, RMF and RHD zoning must be a minimum of 36 ft and attached houses must be a minimum of 36 ft or 16 ft with alley parking and no street curb cut.

#### Proposed Regulation | Changes shown in **BLUE**

The proposed regulation described in the table below changes the minimum lot widths from 36 ft to 25 ft in order to not favor one development type over another. The minimum front lot line standard for detached houses is also adjusted from 30 ft to 25 ft for the same reason.

Housing Type	Zoning District		
	RTF	RMF	RHD
Attached Houses Min. Lot Width	36 ft <b>25 ft</b>	36 ft <b>25 ft</b>	36 ft <b>25 ft</b>
Detached Houses Min. Lot Width	36 ft <b>25 ft</b>	25 ft	25 ft
Detached Houses Min. Front Lot Line	30 ft <b>25 ft</b>	25 ft	25 ft

#### Example Lot Layout ► No Alley Access and Curb Cut RTF | Attached Duplexes



#### ▲ Attached Dwelling | Manito Park

Townhouse-style dwellings have a property line splitting the building along a shared wall. Allowing narrower lot widths and smaller distances between building exteriors and property lines would encourage this type of development in desired areas.

### Proposed Updates to Side Setbacks



#### ▲ Attached Dwellings | West Central

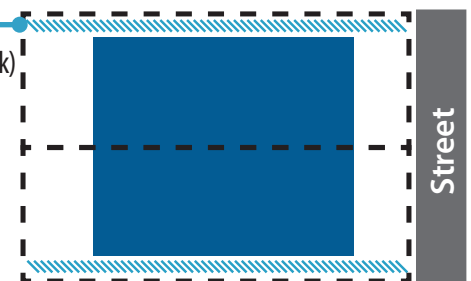
The code currently requires attached housing side setbacks on the side opposite the common wall to be double the side setback standard of the base zone. Attached houses are the only housing type required to double this setback. The proposed update removes the requirement to double the side setback allowing for more efficient use of land for this type of development.

#### Attached Housing Side Setbacks

##### Proposed Language

The side-building setback on the side containing the common wall is reduced to zero.

Side Setback Min. 3 ft  
(Same as the standard setback)



##### KEY

- Property Line
- Side Setback, Opposite Common Wall
- Buildable Envelope

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# Proposed Updates to Wall Heights and Parking Area Setbacks

## Infill Code Revisions

### Proposed Updates to Wall Heights

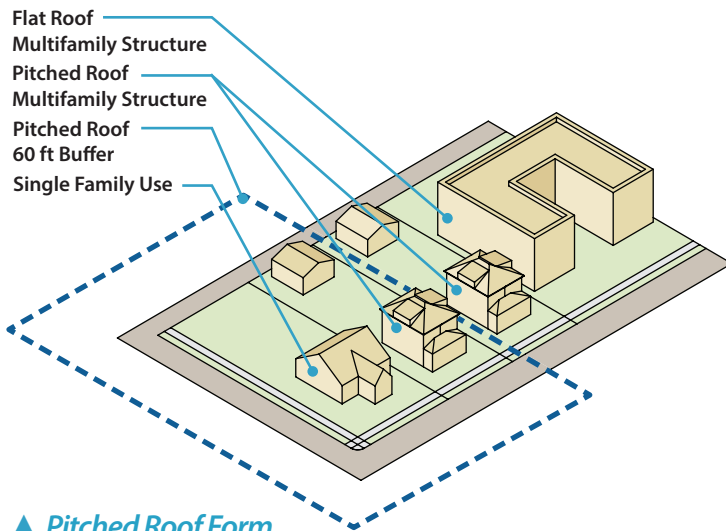
An update to Spokane's rules relating to the maximum wall height requirement for Residential Multifamily (RMF) zoning district. The proposed update would remove the maximum primary building wall height and require buildings within 60 ft of a single-family use to have a minimum of a 4:12 roof pitch.

### Proposed Update to Primary Building Heights

Changes shown in **BLUE**

#### Primary Building Height

Zoning	RA,RSF, RSF-C, RTF	RMF	RHD
Maximum Roof Height	35 ft	35 ft	35 ft typ.
Maximum Wall Height	25 ft	30 ft---	---



#### ▲ Pitched Roof Form

On lots neighboring single-family uses, design standards, multi-dwelling structures require pitched roof forms within the first 60 feet. In other locations, removing the wall height requirement makes it easier to build a full third story, which saves space for other purposes.



#### ▲ Contemporary Condos on Hillside | Browne's Addition

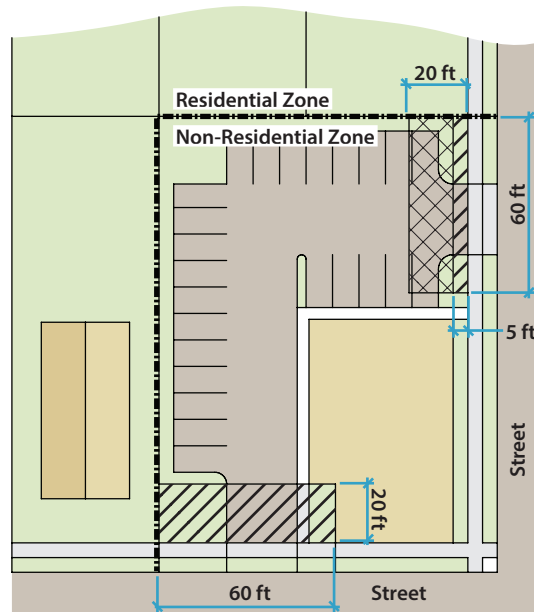
Under the proposal multi-dwelling buildings with alternative roof forms would be allowed to more easily add a third story in locations farther than 60 feet from a single-family use.

### Proposed Updates to Parking Area Setbacks

The existing parking area setback on sites abutting residential zoning districts provides a transition adjacent to residential front yards. This parking area setback has a dimension 20 feet in depth from the street, with a width of 60 feet from the residential zoning district boundary.

The proposed setback would apply the side street lot line setback instead where there is not an adjacent front yard. This would allow parking spaces on a commercial or industrial site adjacent to the area where parking spaces are also allowed on the abutting residential lot.

#### ▼ Parking Area Setbacks Diagram



#### KEY

- Zone Boundary Line
- ▨ Proposed Parking Area Setback
- ▩ Existing Parking Area Setback