



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^{1,2}

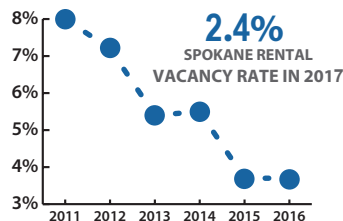
55,000 HOUSEHOLDS
IN THE SPOKANE AREA
PAID MORE THAN
30%
OF THEIR INCOME
ON HOUSING IN 2015



1 IN 3 HOUSEHOLDS
IN SPOKANE COUNTY
STRUGGLE FINANCIALLY

Housing Availability³

13 YEAR
RECORD LOW RENTAL
VACANCY RATES IN
2017



Housing Diversity⁴

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



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, 2017

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.

Height



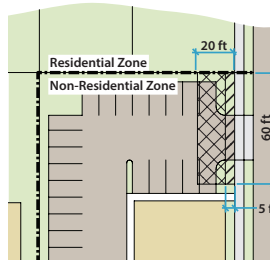
Allow greater building height to allow a full third story.

Attached Housing



Remove the requirement to double the distance between the building and the side lot line, as well as other changes to encourage townhouses.

Parking



Allow additional parking spaces near residential zoning, along the side lot line. Reduce minimum parking requirements for townhouse projects.

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Code Amendments for Attached Houses and Multifamily Zones

Q: What's "infill" development and why is the City promoting it?

A: The City of Spokane's Comprehensive Plan defines infill as development of vacant lots and parcels within an already built up area. This type of development can bring residences and destinations closer together, making it easier for people to walk, bike, use transit, and find housing options in desired locations. Bringing active uses to vacant land helps support neighborhood business centers while preserving some open spaces for homes and the community.

Q: What's changing?

A: The Infill Development Steering Committee recommended code changes to address identified barriers to development while ensuring neighborhood compatibility. In this second round of code amendments, the City is introducing several changes to provide flexibility in developing attached houses and additional dwelling units in higher-density, residential zones. With a few exceptions, the affected zones are Residential Multifamily (RMF) and Residential High Density (RHD).

Q: How will this affect neighbors?

A: The Development Code text amendments may enable some sites to use more space for additional units through height increases and changes to lot standards. However, the number of housing units per acre designated by the Comprehensive Plan would not be changed by this proposal. The built form of projects will continue to adhere to design standards of the code. Multifamily design standards include specifications for new development such as open spaces, architectural details, windows facing the street, and roof form near single-family residences. The changes would provide simpler administration and greater flexibility for smaller forms of housing and for-sale development.

Q: What changes did the City make with the passage of ORD C35730, C35731, and C35732?

A: The City Plan Commission voted to include several items in this package of code amendments related to building height for all kinds of homes, as well as a number of standards to help encourage attached homes (such as townhouses).

- **Building height in RMF and RHD zones.** Allow buildings in multifamily zones up to 50 feet with pitched roofs, and 35 feet for flat roofs. Maintain a 30-foot wall height in the RMF zone within 40 feet of a Residential Single-Family zone. Other incentives are included for rooftop use and parking in the structure.
- **Attached house standards in RMF and RHD zones.** Switch the design standards applied to attached housing to match the design standards for multifamily development.
- **Change minimum parking requirements for attached houses in RMF and RHD zones.** Normally, one space is required for each unit, plus one space per bedroom over three. Reductions to these minimums apply when on-street parking is available or when requested because of transit proximity. Within these zones, a 30 percent reduction now applies, or a 50 percent reduction if the project is within ¼ mile of a Center or Corridor.
- **Visit my.spokanecity.org/projects/infill-housing-strategies-infill-development/ to see the full changes.** These changes are effective February 27, 2019.



Attached Housing / Duplex

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Spokane Municipal Code § 17C.110.310

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Definition

Attached Housing: Two or more dwelling units that are single-family residences on individual lots attached by a common wall at a shared property line. These include: Townhouses, Row houses, and other similar structures.

Duplex: A building that contains two primary dwelling units on one lot. The units must share a common wall or common floor/ceiling.

What zones can these tools be used in?

	RA	RSF	RSF-C	RTF	RMF	RHD
Attached Housing	✓	✓	✓	✓	✓	✓
Duplex	✗	✗	✗	✓	✓	✓

[Housing Types Allowed Table]

Lot Development Standards

Each house must be on a lot that complies with the lot development standards in the base zone as provided in [SMC Table 17C.110-3].

Number of Attached Units:

RA, RSF and RSF-C Zones
>2 Requires a PUD



RTF Zone
>8 Requires a PUD



RMF and RHD Zones
No limit to the number of attached houses that may have common walls.



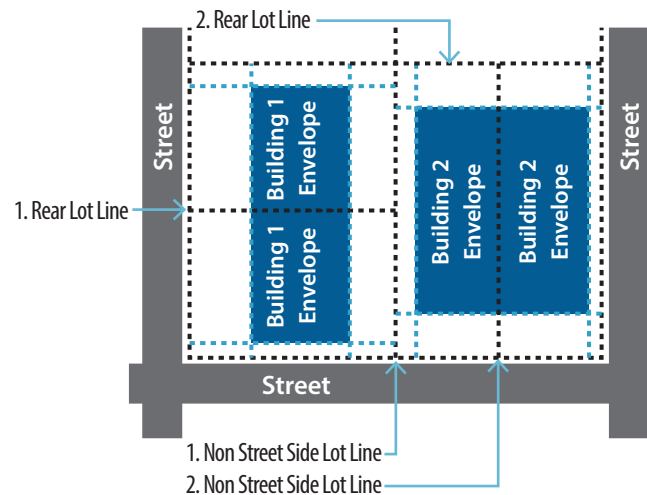
Setbacks

Setbacks:

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

Corner lots - Either the rear setback or non-street side setback may be reduced to zero. However, the remaining street side lot line setback must comply with the requirements for a standard side or rear setback.

Example Site Setbacks:



Design Standards

Attached Housing and Duplexes: Attached Housing and Duplexes in RA, RSF, or RTF zones are subject to the design standards of [SMC 17C.110.310]. Attached Housing and Duplexes in RMF or RHD zones are subject to design standards of [SMC 17C.110.400-465].

Multi-family: Multi-family residential buildings containing three or more units are subject to the design standards of [SMC 17C.110.400-465].



▲ Browne's Addition Townhouse Style Units | Spokane, WA



▲ Kendall Yards Townhouse Style Units | Spokane, WA

References:

Spokane Municipal Code (SMC)

[Attached Housing, Detached Houses on Lots Less Than Forty Feet Wide, And Duplexes SMC § 17C.110.310]

Design Inspiration

[Portland - Infill Design Toolkit]

[Portland Courtyard Housing Design Competition]

General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. Generally, all points of the building reviewed under the Residential building code will be required to be within 150 feet of a curb for fire access, or will require fire suppression sprinklers.



Pocket Residential Development

Planning & Development Services | P: 509.625.6300 | E: bdsinfo@spokanecity.org

Spokane Municipal Code § 17C.110.360

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Purpose

The purpose of Pocket Residential Development (PRD) is to:

- Stimulate new compact infill housing that is compatible in scale and character to established surrounding residential areas.
- Create broader range of building forms for residential development and allow for frontage on to a private drive, alley, or walkway.

What zones can this tool be used in?

Zoning	RA	RSF, RSF-C, RTF, RMF, RHD, O, OR, CC, CA, NR, CB, and GC
PRD	✗	✓

[Zoning Map]

Minimum Development Size:

RSF and RSF-C Zones: 8,700 sf. RTF Zone: 4,200 sf.

RMF and RHD Zones: 2,900 sf.

O, OR, CC, NR, CB, and GC Zones: No minimum

Maximum Development Size (RA, RSF, RTF): 1-1/2 acres

There is no maximum size in RMF, RHD, or Commercial zones. PRDs over one and a half acres in RSF or RTF must be approved as a planned unit development.

What housing types are allowed?

The housing types allowed in a PRD are those allowed in the underlying zone. [Housing Types Allowed Table]

How do I apply for a PRD?

- Attend a Predevelopment Conference
[Pre-Development Info Sheet] / [Pre-development Conference Application]
- Follow the processes outlined in the Predevelopment Conference to achieve your specific development goals.

Density

Min. and Max. Density: As allowed in the underlying zone.

Development Density Calculation:

$$\text{Density} = \left(\frac{\text{Number of Units}}{\text{Net Development Area}} \right)$$

[Calculate Residential Density]

Development Standards

Min. Lot Size within Development: No minimum lot size.

Max. Building Height: As allowed in the underlying zone.

Max. Building Coverage (All Buildings in Development)

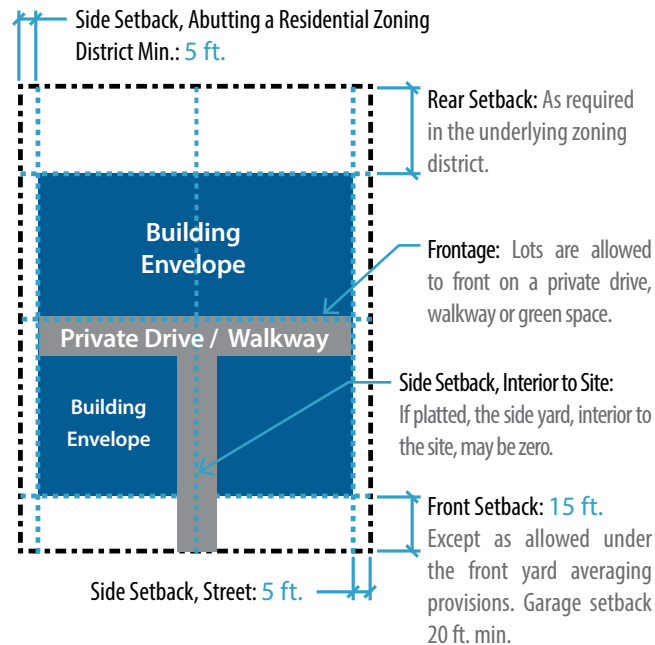
RSF, RSF-C, RTF, RMF, RHD: Varies by zone

O, OR, CC, NR, CB, and GC: Unlimited

Required Outdoor Area:

PRDs shall comply with the required outdoor area standards as required by the underlying zone. [Development Standards Table]

Example Development Setbacks:



Design Standards

PRDs must adhere to design standards relating to: Ground Level Access, Parking Lots, Lighting, Fencing, and Residential Building Design. [PRD Design Standards] In RMF, RHD and Commercial zones, multifamily design standards apply.



▲ Detached Residences with Frontage on Walkway | Kendall Yards - Spokane, WA



▲ Attached Residences | Kendall Yards - Spokane, WA

References:

Spokane Municipal Code (SMC)

[Lot Size Requirements - SMC § 17C.110.200]

[Pocket Residential Development - SMC § 17C.110.360]

Design Inspiration

[Portland - Infill Design Toolkit]

[Portland Courtyard Housing Design Competition]

General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. Generally, all points of the building reviewed under the Residential building code will be required to be within 150 feet of a curb for fire access, or will require fire suppression sprinklers.



Residential Zoning: Overview

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Spokane Municipal Code (SMC) § 17C.110.030

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The residential zones—[RA](#), [RSF](#), [RSF-C](#), [RTF](#), [RMF](#), and [RHD](#)—allow a wide-range of residential building types. Below is a general summary of some of the basic regulatory parameters governing the intensity and scale of development allowed in each residential zone. [Characteristics of Residential Zones SMC § 17C.110.030]

The images are examples of projects in each zone—the upper images highlighting development at the upper limit of allowed building scale and the lower images showing projects at the lower end of intended development intensity.



RA Residential Agricultural		RSF / RSF-C Residential Single Family RSF-Compact		RTF Residential Two-Family		RMF Residential Multi-Family		RHD Residential High Density	
Allowed Density (1)		Allowed Density (1)		Allowed Density (1)		Allowed Density (1)		Allowed Density (1)	
Max:	1 unit per 4,350 sf. or 10 units per acre	Max:	1 unit per 4,350 sf. or 10 units per acre	Max:	1 unit per 2,100 sf. or 20 units per are	Max:	1 unit per 1,450 sf. or 30 units per acre	Max:	No Maximum
Min:	1 unit per 11,000 sf. or 4 units per acre	Min:	1 unit per 11,000 sf. or 4 units per acre	Min:	1 unit per 4,350 sf. or 10 units per acre	Min:	1 unit per 2,900 sf. or 15 units per acre	Min:	1 unit per 2,900 sf. or 15 units per acre
Min. Lot Size:	7,200 sf.	Min. Lot Size:	4,350 sf./RSF-C 3,000 sf.	Min. Lot Size:	Varies	Min. Lot Size:	Varies	Min. Lot Size:	Varies
Max. Building Height:	35 ft.	Max. Building Height:	35 ft.	Max. Building Height:	35 ft.	Max. Building Height:	35 ft. Typ.	Max. Building Height:	35 ft. Typ.
Minimum Building Setbacks (2):		Minimum Building Setbacks (2):		Minimum Building Setbacks (2):		Minimum Building Setbacks (2):		Minimum Building Setbacks (2):	
Front / Side:	15 ft. / 5 ft.	Front / Side:	15 ft. / 5 ft.	Front / Side:	15 ft. / 5 ft.	Front / Side:	15 ft. / 5 ft.	Front / Side:	15 ft. / 5 ft.
Rear:	25 ft.	Rear:	25 ft. (15 ft. in places)	Rear:	15 ft.	Rear:	10 ft.	Rear:	10 ft.
Building Coverage (3): 40%		Building Coverage (3): 2,250 sq. ft. + 35% for portion of lot over 5,000 sq. ft.		Building Coverage (3): 2,250 sq. ft. + 35% for portion of lot over 5,000 sq. ft.		Building Coverage (3): 50% Attached houses up to 70%		Building Coverage (3): 60% Attached houses up to 80%	
Outdoor Area Per Unit: 250 sf. Min. dimension: 12 ft. x 12 ft.		Outdoor Area Per Unit: 250 sf. Min. dimension: 12 ft. x 12 ft.		Outdoor Area Per Unit: 200 sf. Min. dimension: 12 ft. x 12 ft.		Outdoor Area Per Unit: 200 sf. Min. dimension: 10 ft. x 10 ft.		Outdoor Area Per Unit: 48 sf. Min. dimension: 7 ft. x 7 ft.	

(1) [Accessory Dwelling Units (ADUs)] and [Transitional Sites] can exceed the maximum allowed density.

(2) Minimum required side setback for sites with less with than a 40 ft. lot width: 3 ft. Minimum | Garage setback: 20 ft.

(3) Maximum building coverage for small lots: Lots 3,000 - 4,999 sf. = 1,500 sf. + 37.5% for portion of lot over 3,000 sf. | Lots less than 3,000 sf. = 50%

[Development Standards Table SMC § 17C.110-3]

General standards are shown. Refer to the Land Use Code for exceptions and specific regulations.