WHAT CHANGED?
The proposed changes address development of vacant lots and parcels in already built-up areas – also called “infill development.”

- Pocket Residential Development
  - No maximum size in RMF, RHD, and Commercial zones
  - No homeowners’ association requirement for common open space in pocket residential areas

- Attached Housing (townhomes on separate lots)
  - Design Standards for attached houses
  - Parking allowances for attached houses

- The maximum allowed building height for certain zones

HOW DO THE CHANGES AFFECT ME?
The changes are intended to make more efficient use of available land near existing services and facilities, effectively reducing additional expenses for taxpayers.

HEIGHT LIMIT CHANGES
RMF and RHD-35 Zones
Permitted buildings may be constructed to three full stories in multifamily zones with a height limit of 35 feet, with provisions for pitched roofs and other limited projections above that height.

PROJECTIONS ABOVE HEIGHT LIMIT FOR FLAT ROOFS
RMF and RHD-35 Zones

Changes to Maximum Size of Pocket Residential Developments
RMF, RHD, O, OR, CC, NR, CB, and GC Zones

There is no longer a maximum development size in the zones noted above.
CHANGES TO ATTACHED HOUSING
RMF and RHD Zones

The design standards changed from being specific to attached housing to being considered “Multifamily Design Standards.”

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.

Multi-Family Residential Building: A common wall dwelling or apartment house that consists of three or more dwelling units.

Both use Multifamily Design Standards in RMF and RHD zones.

CHANGES TO PARKING
(ATTACHED HOUSES ONLY)
RMF and RHD Zones

The minimum parking requirements changed from 1 space per unit plus 1 space per bedroom after 3 bedrooms, to:
30% less, regardless of location
50% less if near transit-served Centers & Corridors

FOR MORE INFORMATION:

On Your Specific Zone:
maps.spokanecity.org
(Select the “Planning” tab and choose “Zoning”)

On Infill Strategies:
my.spokanecity.org/projects/infill-housing-strategies-infill-development

On Spokane Housing:
my.spokanecity.org/housing

On Commercial Property Listings:
www.selectspokane.com

Feel free to visit the web page for this project at
my.spokanecity.org/projects

You can also send an email to Business and Development Services at bdsinfo@spokanecity.org