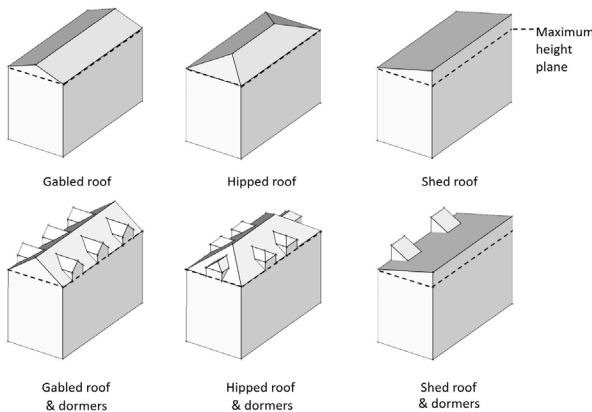




WHAT CHANGED?

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?

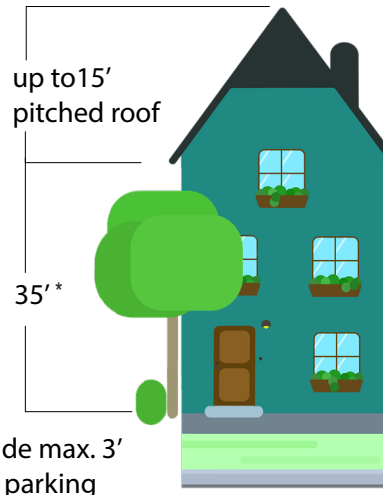
The changes are intended to make more efficient use of available land near existing services and facilities, effectively reducing additional expenses for taxpayers.

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.

Pitched roof + parking in structure: up to 53 ft.



*In the RMF zone within 40 feet of a RSF zone, wall height is limited to 30 feet.

PROJECTIONS ABOVE HEIGHT LIMIT FOR FLAT ROOFS

RMF and RHD-35 Zones



*In the RMF zone within 40 feet of a RSF zone, wall height is limited to 30 feet.

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.



Infill Code Amendments

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.

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.

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



HOUSING OPTIONS BUILD COMMUNITY

INFILL CODE AMENDMENTS

Effective February 27, 2019



Planning & Development Services

P: 509.625.6300 | E: bdsinfo@spokanecity.org