



# Proposed Revisions to Cottage Housing

Revisions to Spokane's rules relating to Cottage Housing to allow for additional ownership options, flexibility in development types, and larger unit sizes.

Spokane Municipal Code § 17C.110.350

## What is Cottage Housing?

Cottage housing provides enhanced design and livability in a grouping of small, single family dwelling units clustered around a common outdoor space and developed with a coherent plan for the entire site. The intent of cottage housing is to support the diversity of housing, increase the variety of housing types for smaller households, and provide the opportunity for small detached single-family dwelling units within existing neighborhoods.

## Proposed Revisions to Cottage Housing

### Subdivision of Cottage Developments

**Proposed Regulation:** To increase ownership options, the proposed update would allow subdivision of cottage units in addition to existing rental or condominium options. A homeowners' association would be required to be created for the maintenance of common open spaces, parking area and common buildings.

### Development, Cluster, & Cottage Sizes

**Proposed Regulation:** Allow smaller clusters and larger cottage units.

**Cluster Size:** 4 or more units

**Minimum Development Size:** 14,500 sq. ft.

**Maximum Detached Unit Floor Area:** 1,200 sq. ft.

**Maximum Detached Unit Footprint:** 1,000 sq. ft.

**Maximum Attached Units Combined Total Floor Area:** 2,000 sq. ft.

**Maximum Carriage Unit Floor Area\*:** 800 sq. ft.

*\*(Carriage units are housing units located above a garage structure)*

### Attached Units and Carriage Units

**Proposed Regulation:** The proposed change would allow a mix of detached units, attached units, and carriage houses. A maximum of two units may be attached in a single structure.

### Common and Private Open Space Requirements

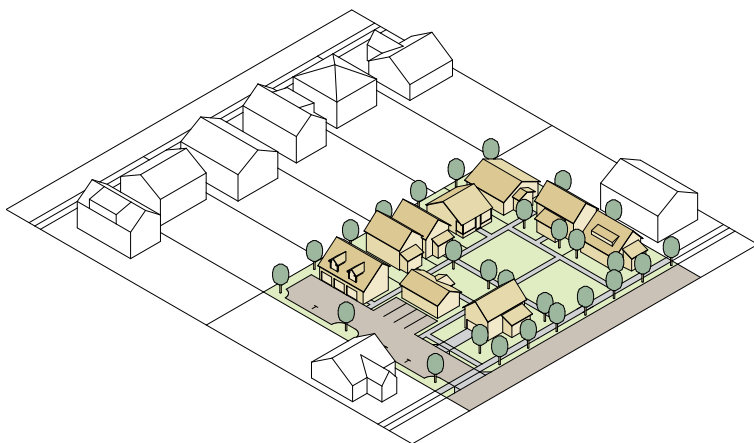
**Proposed Regulation:**

**Minimum Common Open Space Area:** 300 sq. ft. per unit  
(Minimum dimension of 20 ft. on any side.)

**Minimum Private Open Space Area:** 200 sq. ft. per unit  
(Minimum dimension of 10 ft. on any side and oriented toward the common open space)

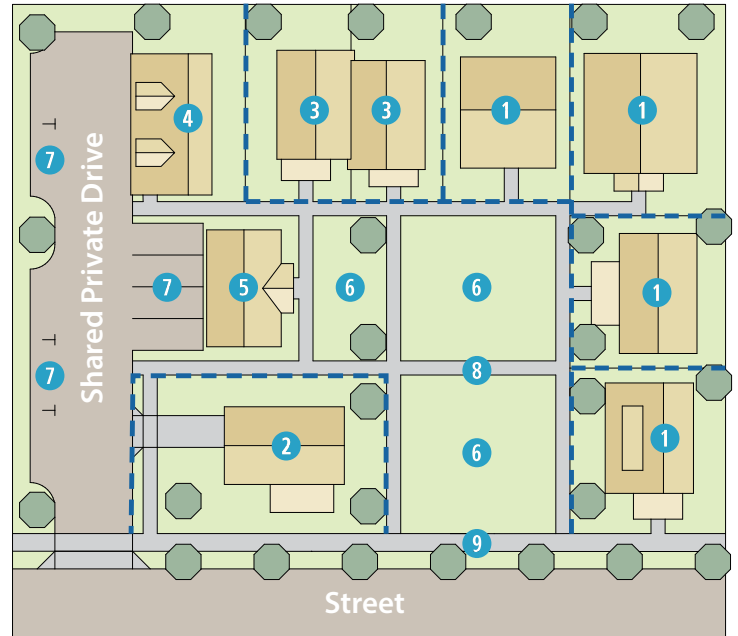
**Common Open Space Setback:** 10 ft.

(Porches are allowed to extend up to 6 ft. within this setback)



## ▲ Cottage Housing within an Existing Neighborhood

## ▼ Cottage Housing Mid-Block Lot Diagram

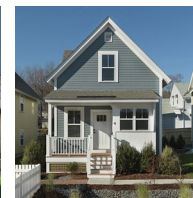


**Zoning:** RSF | **Lot Size:** 30,000 sq. ft. (150 ft. x 200 ft.) | **Density per Acre:** 11.62

### Diagram Key



1 Cottage Unit



2 Cottage Unit & Attached Garage



3 Attached Cottage Unit



4 Detached Garage with Carriage Unit



5 Community Building



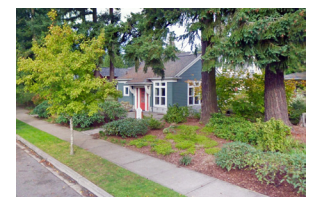
6 Common Open Space



7 Parking Spaces



8 Internal Sidewalk



9 Public Sidewalk

*Note: This document is only a summary of the major proposed changes.*

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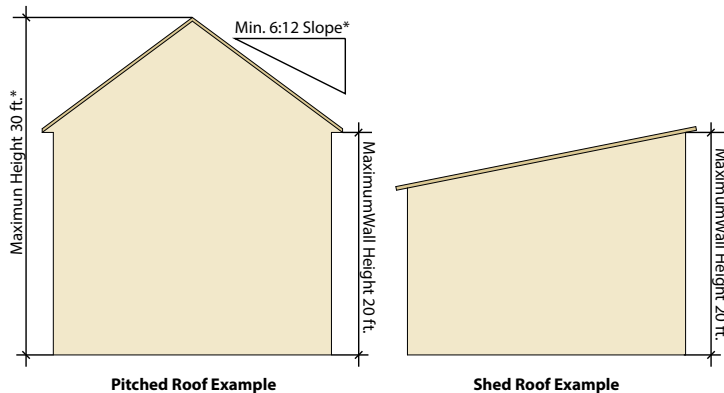


## Proposed Revisions to Cottage Housing

**Proposed Regulations:** These standards and guidelines provide the framework to ensure compatibility with surrounding land uses. This page only highlights the regulations that impact the surrounding properties. Internally focused regulations are not shown here.

### Height

The height for all structures with cottage housing units shall not exceed twenty feet. Structures with cottage housing units having pitched roofs with a minimum slope of 6:12 may extend up to thirty feet at the ridge of the roof. Height requirements for accessory structures are listed in Table 17C.110-3.



### Setbacks

Setbacks for all structures from the exterior side and front property lines shall be the setbacks of the underlying zone. The exterior rear yard setback shall be fifteen feet.

### Parking

- Parking requirements for cottage housing developments are as stated for residential uses in chapter 17C.230 SMC, Parking and Loading, except as modified in this subsection.
- Parking, garages, and vehicular maneuvering areas, excluding driveways, shall be set back a minimum of 20 feet from a public street lot line.
- All parking shall be separated and screened from adjacent public streets, residential areas, and the common open space by landscaping and/or architectural screen, consistent with landscape type L2 see through buffer.
- Parking areas shall be located to the side or rear of cottage clusters and not between a public street and cottage housing structures. Parking may be located between structures and an alley.
- Garage doors and/or carport openings shall not face a public right-of-way except where alley access is provided.

### Design Standards and Guidelines

Design standards are in the form of **requirements (R)**, **presumptions (P)**, and **considerations (C)**. Regardless of which term is used, an applicant must address each guideline.

### Orientation and Building Facades:

- Each building abutting a public street shall have a minimum of four listed building elements, features, and treatments incorporated into the street-facing facade. (R)
- Parking lots, garages, and solid, blank wall facades shall not dominate common areas or other public areas. (R)

### Orientation and Building Facades (Continued):

- Each of the units abutting a public street must have its address, windows, and main entrance oriented toward the street frontage. (R)
- Attached unit homes abutting public streets shall be designed to appear like a detached single-family home. Attached unit homes on corner lots shall be designed so each unit is oriented towards a different street.

### Open Space and Landscaping:

- All street-facing facades must have landscaping along the foundation. There must be at least one three-gallon shrub for every three lineal feet of foundation. (R)
- At least fifty percent of the units in the development shall abut a common open space. A cottage housing unit is considered to "abut" an area of open space if there is no structure between the unit and the open space. (P)
- No more than one driveway per cottage cluster should be permitted, except along an alley or where clusters front onto more than one street. (P)

### Patios and Porches:

- Cottage housing units shall have a covered, unenclosed porch or entry at least sixty square feet in size with a minimum depth of six feet and minimum width of eight feet. (R)
- If the cottage housing unit is fronting on a public street then at least one primary entry porch shall be located to face the street. If the unit is not fronting on a public street then the covered porch shall be located on the side of the home that serves as the main entry from a common open space. (R)

### Exterior Building Lighting:

- To diminish the amount of glare and spillover from lighting, the following standards shall apply: (R) Intensity: Exterior lighting fixtures shall not exceed one foot-candle in intensity. Cutoffs Required: Lighting fixtures shall comply with the standards of SMC 17C.220.080.

### Variety in Design and Architectural Features:

- Attached units must be modulated along the public street at least every thirty feet. Building modulations must step the building wall back or forward at least four feet. (R)
- Reduce the potential impact of new cottage housing development on established and historic neighborhoods by incorporating elements and forms from nearby buildings. This may include reference to architectural details, building massing, proportionality, and use of high-quality materials such as wood, brick, and stone. (P)
- Create a human scale streetscape by including vertical and horizontal patterns as expressed by bays, belt lines, doors and windows. (P)
- Design of garage structures and carports shall be similar to the style, materials, color, detailing, articulation, fenestration, etc. of the cottage housing units. (R)
- Carriage unit homes shall not comprise more than fifty percent of the total dwelling units in a cottage housing development. (P)

*Note: This document is only a summary of the major proposed changes.*



# Proposed Revisions to Pocket Residential Development

Spokane Municipal Code § 17C.110.360

## What is the Purpose of Pocket Residential Development (PRD)?

- Expand opportunities for affordable home ownership.
- PRD allows for housing units on individual lots to be built with their frontage on to a private drive or walkway rather than on a street. This results in greater efficiency of land use by allowing effective development of difficult sites at levels prescribed by the Comprehensive Plan.
- Stimulate new compact infill housing that is compatible in scale and character to established surrounding residential areas.
- Create a broader range of building forms for residential development.

## Proposed Revisions to PRD

### Applicability and Application Procedure

**Proposed Regulation:** To allow new lots and private access on sites between 8,700 sq. ft. (about 0.2 acres) and 1.5 acres consistent with the number of housing units permitted per acre in the comprehensive plan. The proposed update would allow a PRD outright within the RSF Zone without the need for a rezone to RSF-C.

**Applicability:** Pocket residential development is permitted within the RSF, RSF-C, RTE, RMF, RHD, O, OR, CC, NR, CB, and GC zones.

**Application Procedure:** Pocket residential development is allowed outright with a building permit except when a subdivision of land is proposed (These provisions allow for one single-family residence per lot in the RSF zone, a PRD would create new lots through subdivision).

When pocket residential development involves subdivision of land, the application shall be processed in accordance with the procedures of chapter 17G.080 SMC, Subdivisions.

### Parking

**Proposed Regulation:** The minimum required off-street parking for a pocket residential development shall comply with the required parking standards of the underlying zone for residential uses in chapter 17C.230 SMC Parking and Loading.



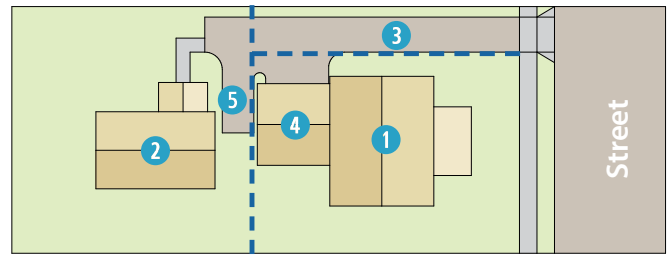
▲ Detached Residences with Frontage on a Common Walkway  
Kendall Yards - Spokane, WA

## Diagrams Key

- 1 Unit Fronting onto a Street
- 2 Unit Fronting onto a Private Street, Drive, or Walkway
- 3 Area Owned in Common
- 4 Garage
- 5 Parking Pad

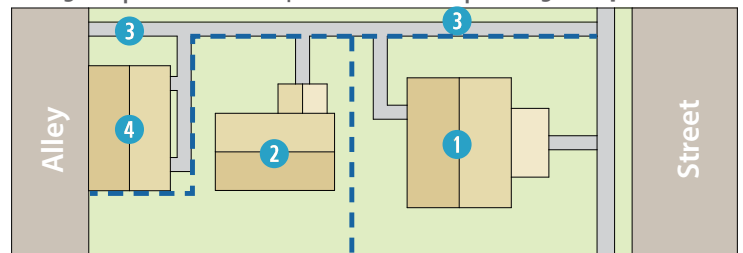
-- Internal Property Line

Zoning: RSF | Lot Size: 9,000 sq. ft. (60 ft. x 150 ft.) | Housing Units per Acre: 9.68

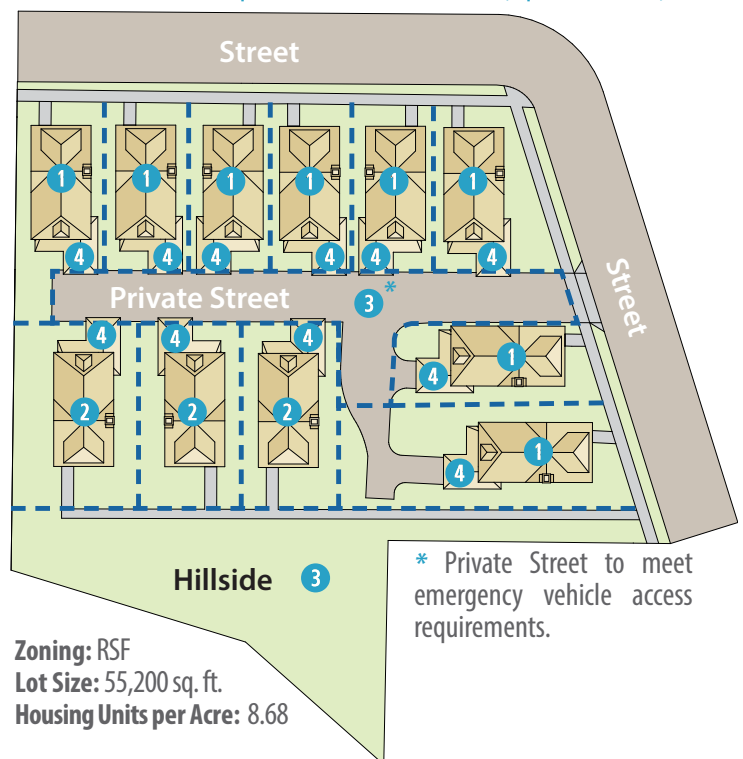


### ▲ PRD in RSF Zone | Mid-Block Lot | Tandem Layout

Zoning: RSF | Lot Size: 9,000 sq. ft. (60 ft. x 150 ft.) | Housing Units per Acre: 9.68



### ▲ PRD in RSF Zone | Mid-Block Lot with Alley | Tandem Layout



Zoning: RSF  
Lot Size: 55,200 sq. ft.  
Housing Units per Acre: 8.68

### ▲ PRD in RSF Zone | Large Lot Layout

Note: This document is only a summary of the major proposed changes.

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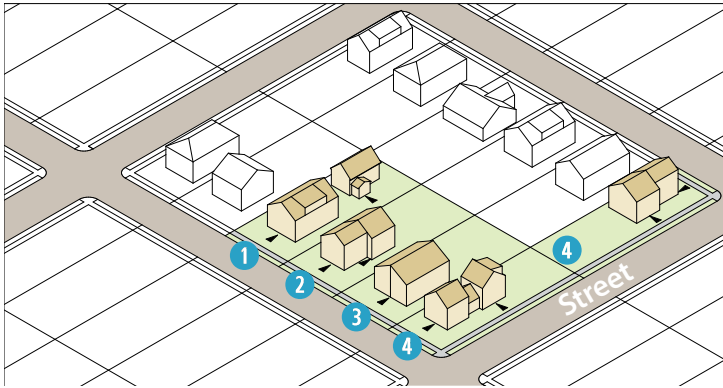




# Proposed Revisions to Pocket Residential Development

Spokane Municipal Code § 17C.110.360

## ▼ Examples of Two Unit Developments on a Lot over 8,700 SF



### Diagram Key



1 Detached Units | Tandem Configuration



2 Attached Units | Tandem Configuration



3 Attached Units | Side-by-side House with Shared Entry



▲ Attached houses (joined at garage visible in left image) divided into volumes similar in form to nearby detached houses.

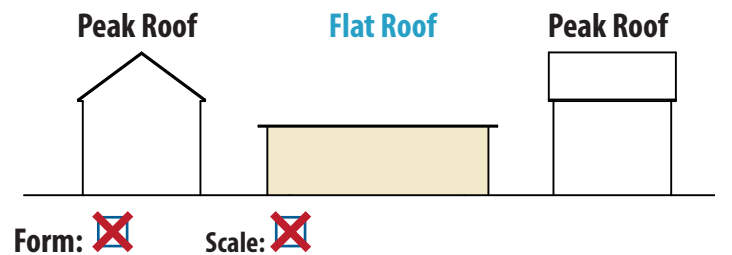
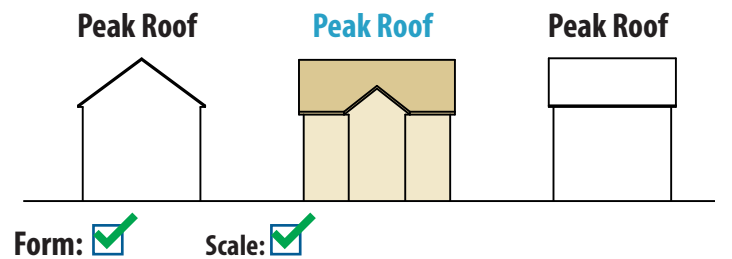
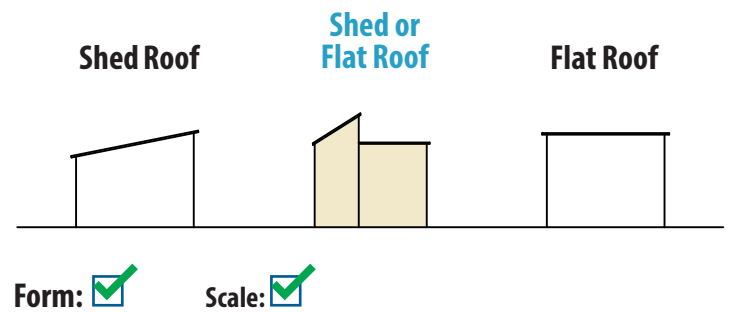
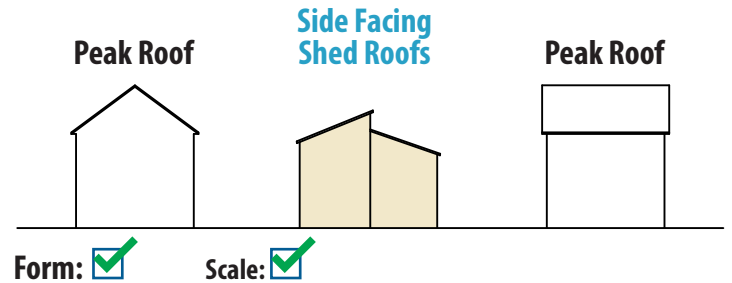
◀ Attached houses joined with less obvious internal wall.



4 Attached Units | Corner Lot with an Entry at each Street Frontage

**Proposed New Diagram for Existing Regulation:** To improve the compatibility with surrounding established and historic neighborhoods, PRD must incorporate elements and forms from nearby buildings.

## ▼ Examples of Contextual Form and Massing



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