



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 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: The proposed update would allow a PRD outright within the RSF Zone without the need for a rezone to RSF-C.

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

RSF Minimum Development Size: 8,700 sq. ft.

Maximum Development Size: 1-1/2 acres

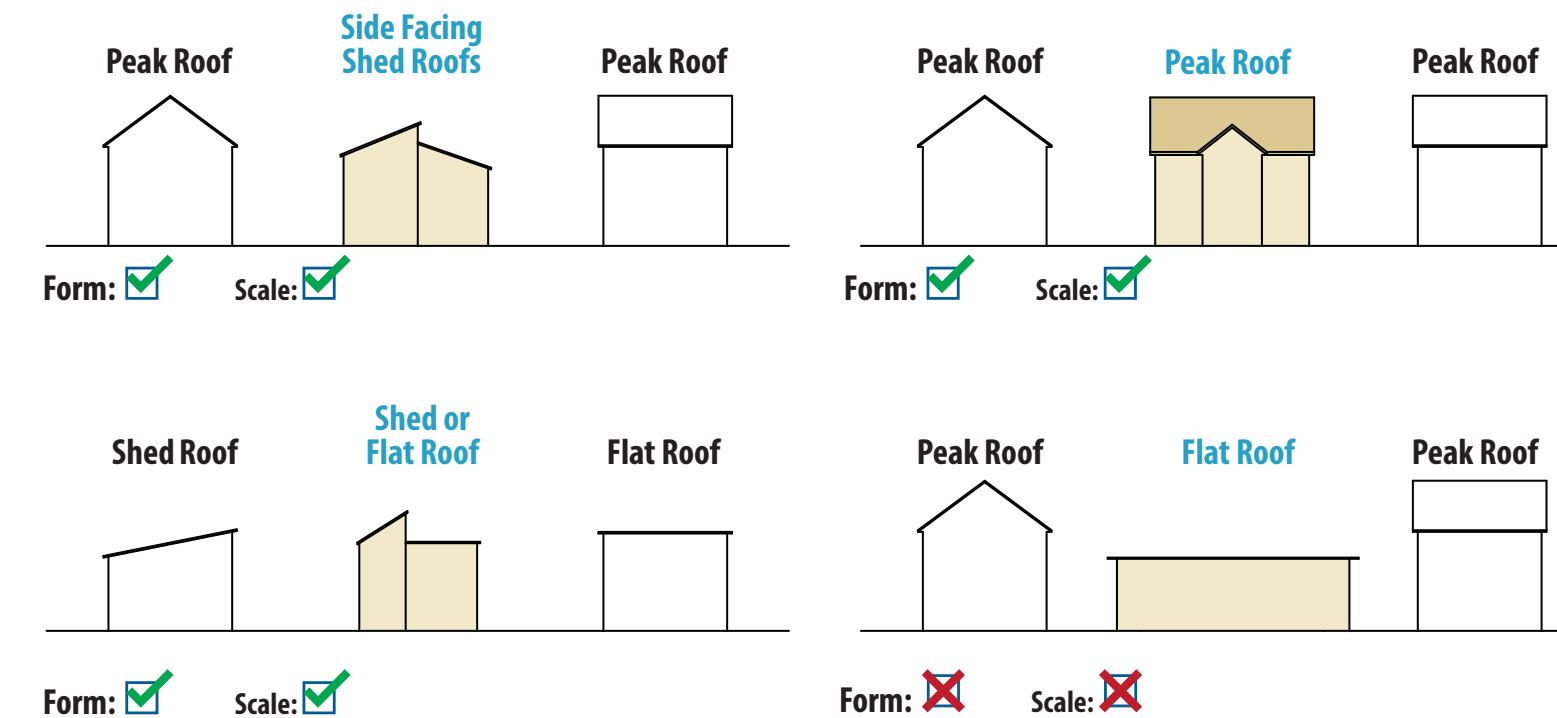
Application Procedure: PRD is allowed outright with a building permit except when a subdivision of land is proposed (These provisions allow for one single-family residence per lot in the RSF zone, a PRD would create new lots through subdivision).

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. (A minimum of one parking space per unit plus one per bedroom after 3 bedrooms.)

Residential Building Design

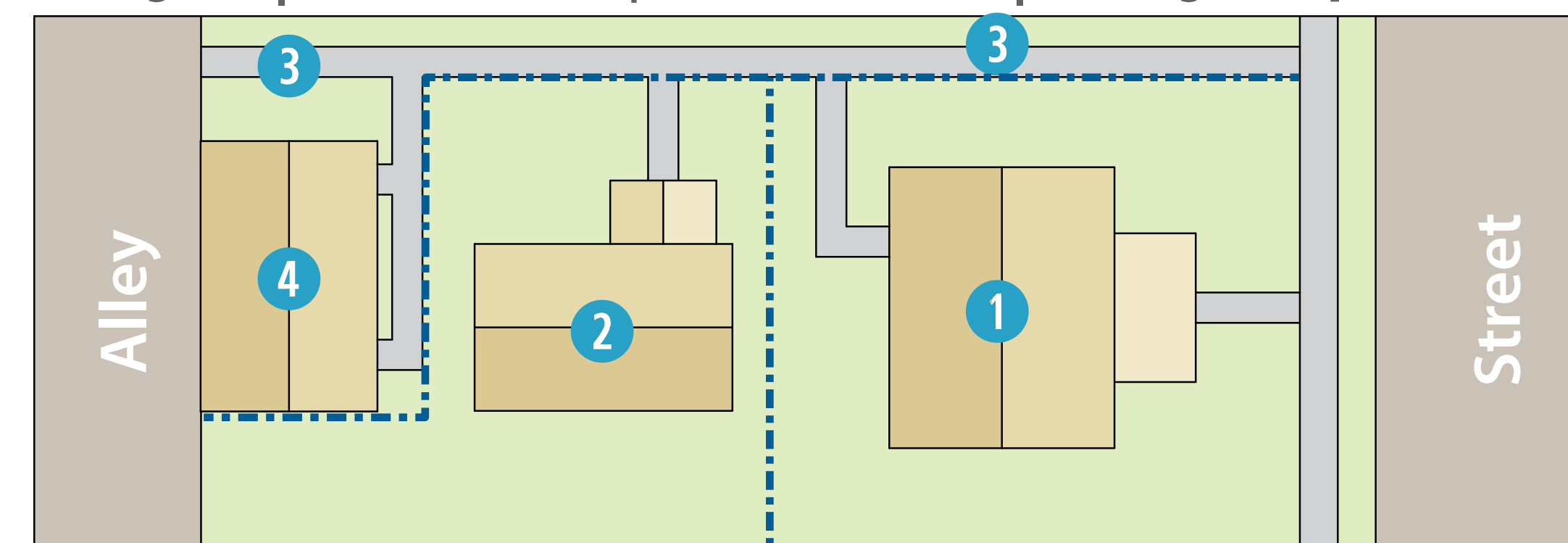
To improve the compatibility with surrounding established and historic neighborhoods, PRD must incorporate elements and forms from nearby buildings.



Diagrams A-C Key

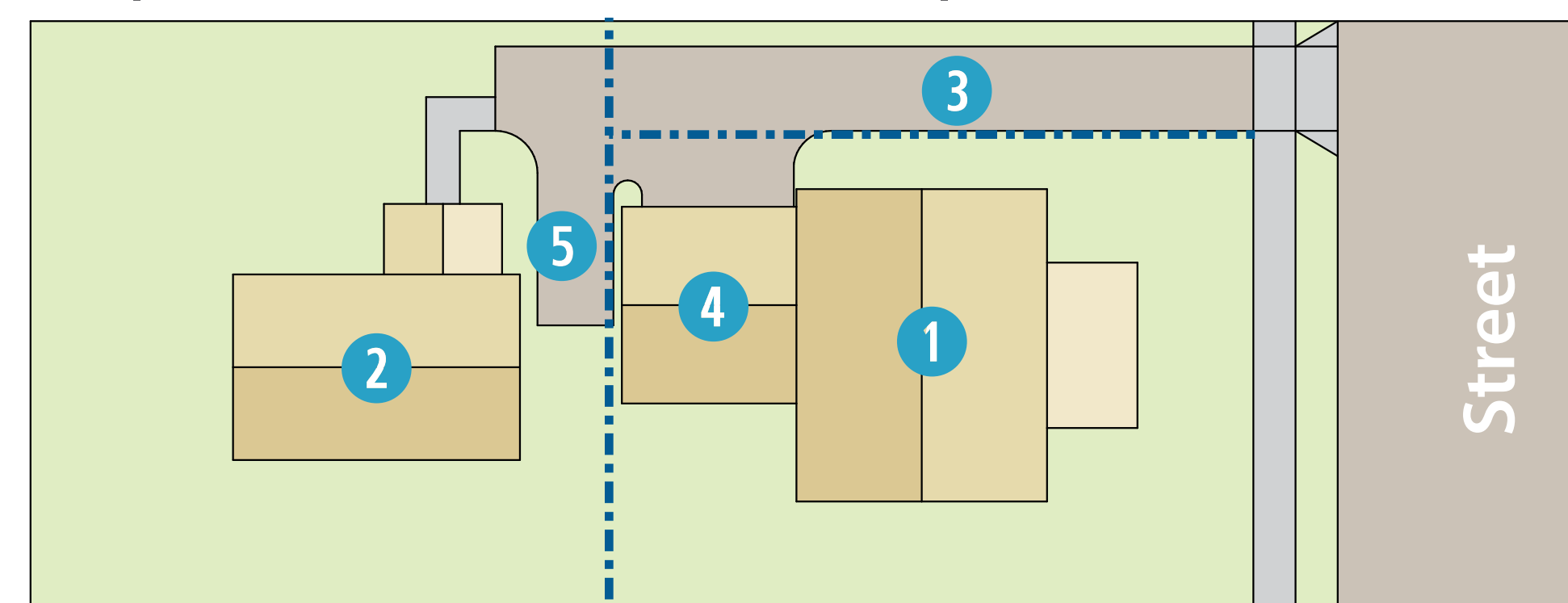
- 1 Unit Fronting onto a Street
- 2 Unit Fronting onto a Private Street, Drive, or Walkway
- 3 Area Owned in Common
- 4 Garage
- 5 Parking Pad
- Internal Property Line

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

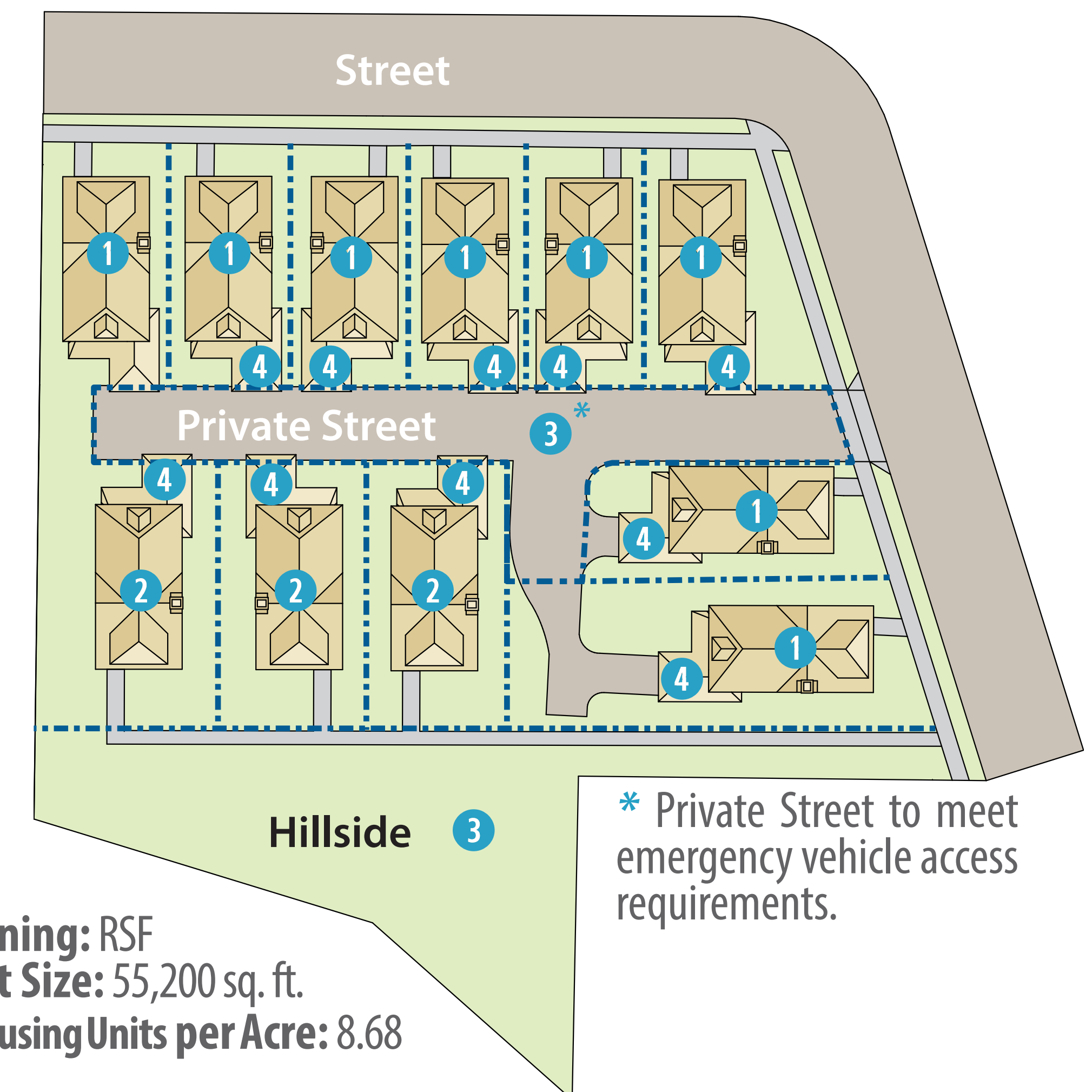


▲ **A: PRD in RSF Zone | Mid-Block Lot with Alley | Tandem Layout**

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

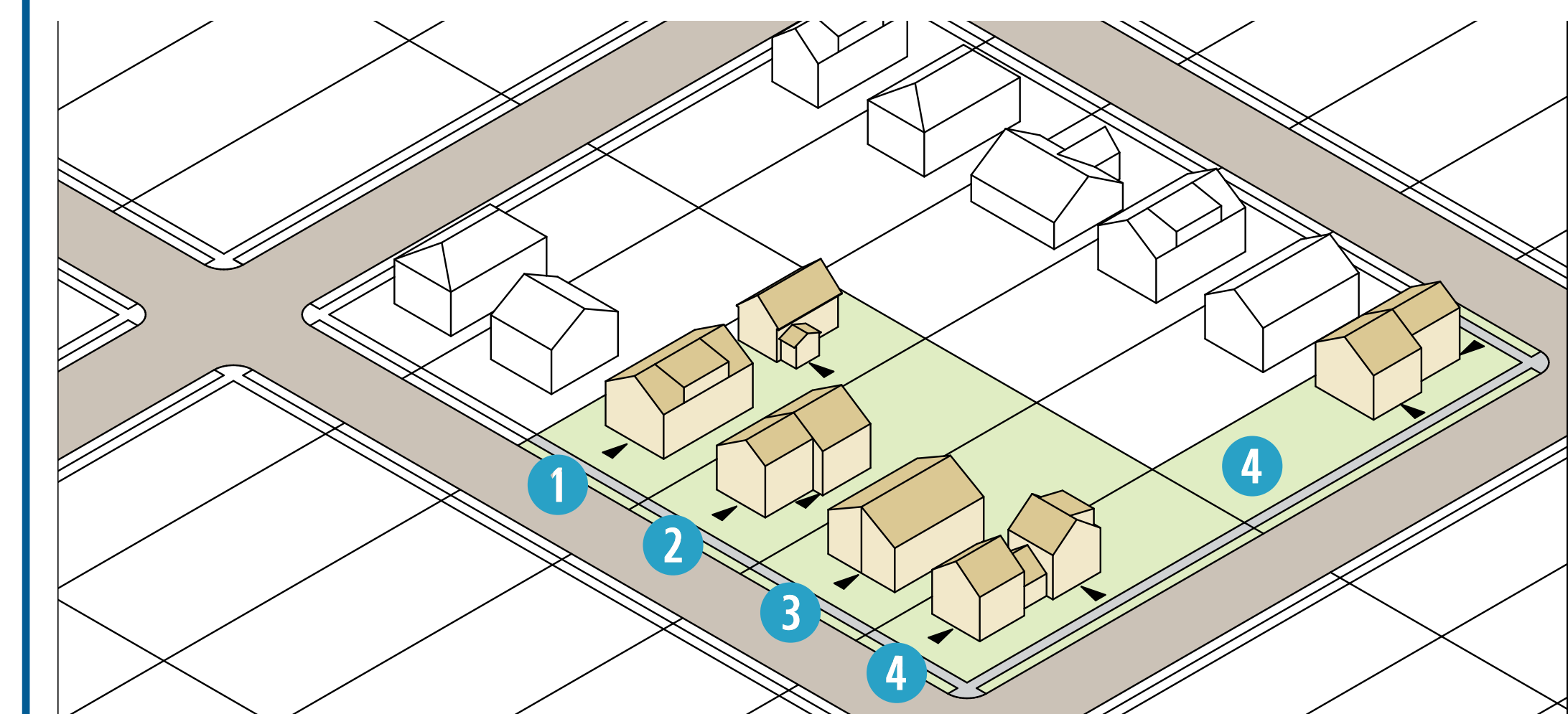


▲ **B: PRD in RSF Zone | Mid-Block Lot | Tandem Layout**



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

▲ **C: PRD in RSF Zone | Large Lot Layout**



▲ **D: PRD in RSF Zone | Contextual Two Unit Site Configurations**

Diagram D Key

- 1 Detached Units | Tandem Configuration
- 2 Attached Units | Tandem Configuration
- 3 Attached Units | Side-by-side Rowhouse with Shared Entry
- 4 Attached Units | Corner Lot with an Entry at each Street Frontage

Planning & Development Services

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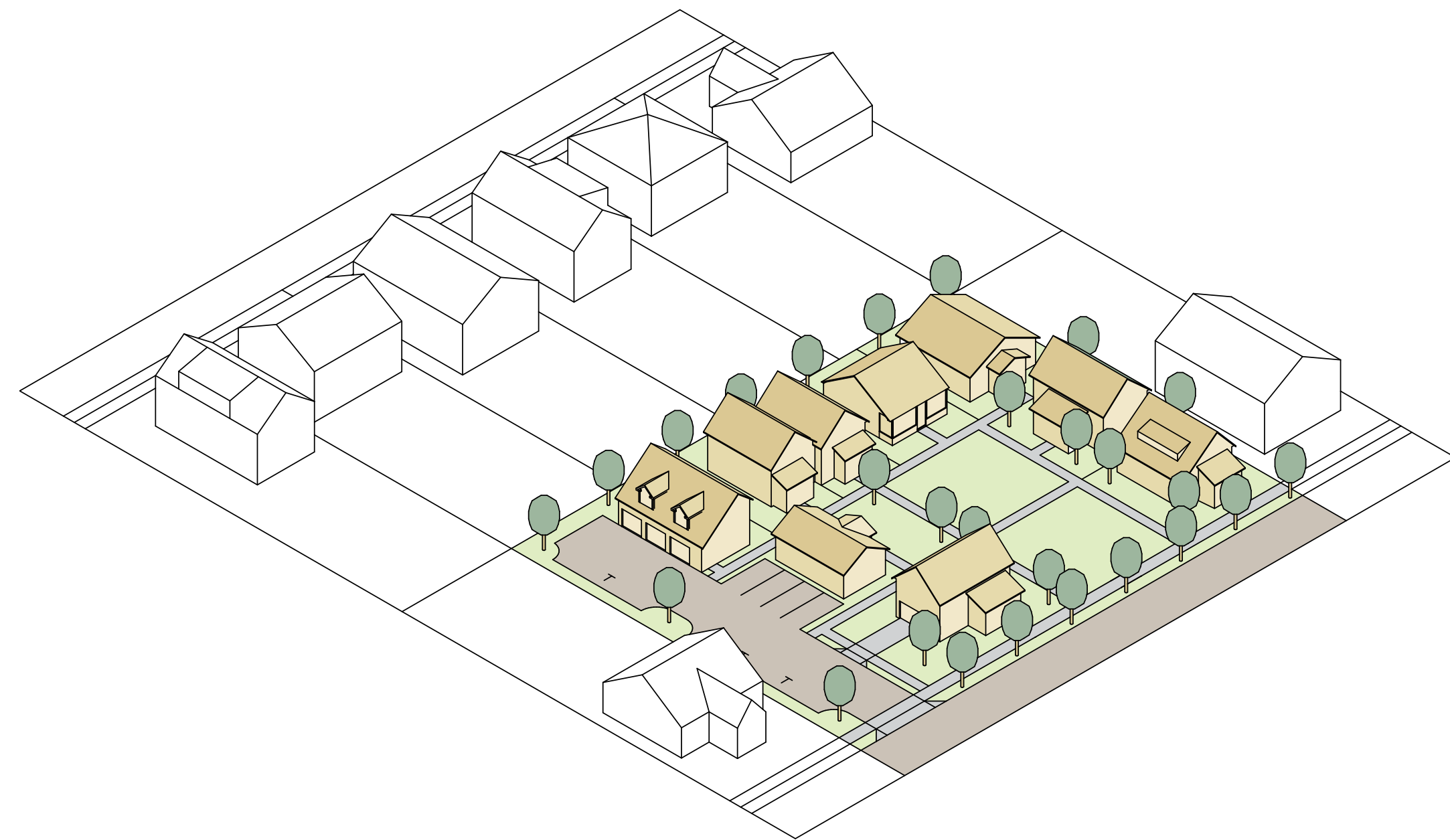


Proposed Revisions to Cottage Housing

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

Allow Subdivision Option in 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.

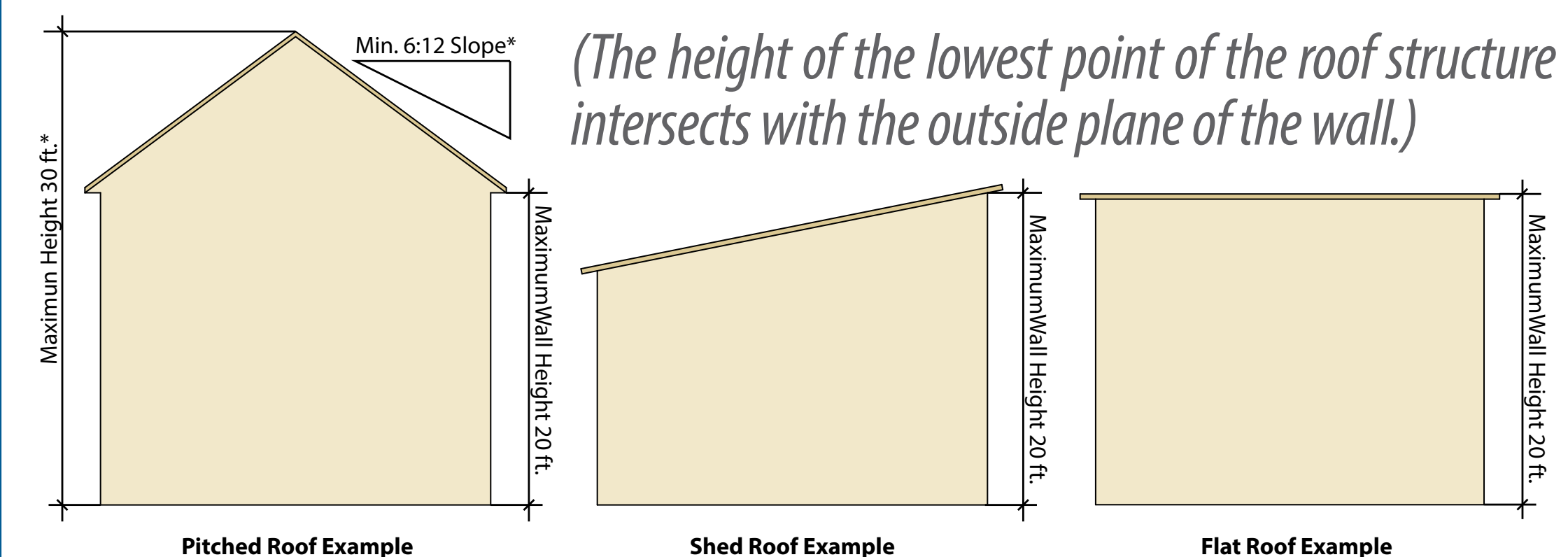
(Porches are allowed to extend up to 6 ft. within this setback)

Height

Proposed Regulation:

Maximum wall height for Cottage Housing Units: 20 ft.

Maximum Height for Buildings with Minimum Roof Slope of 6:12: 30 ft.



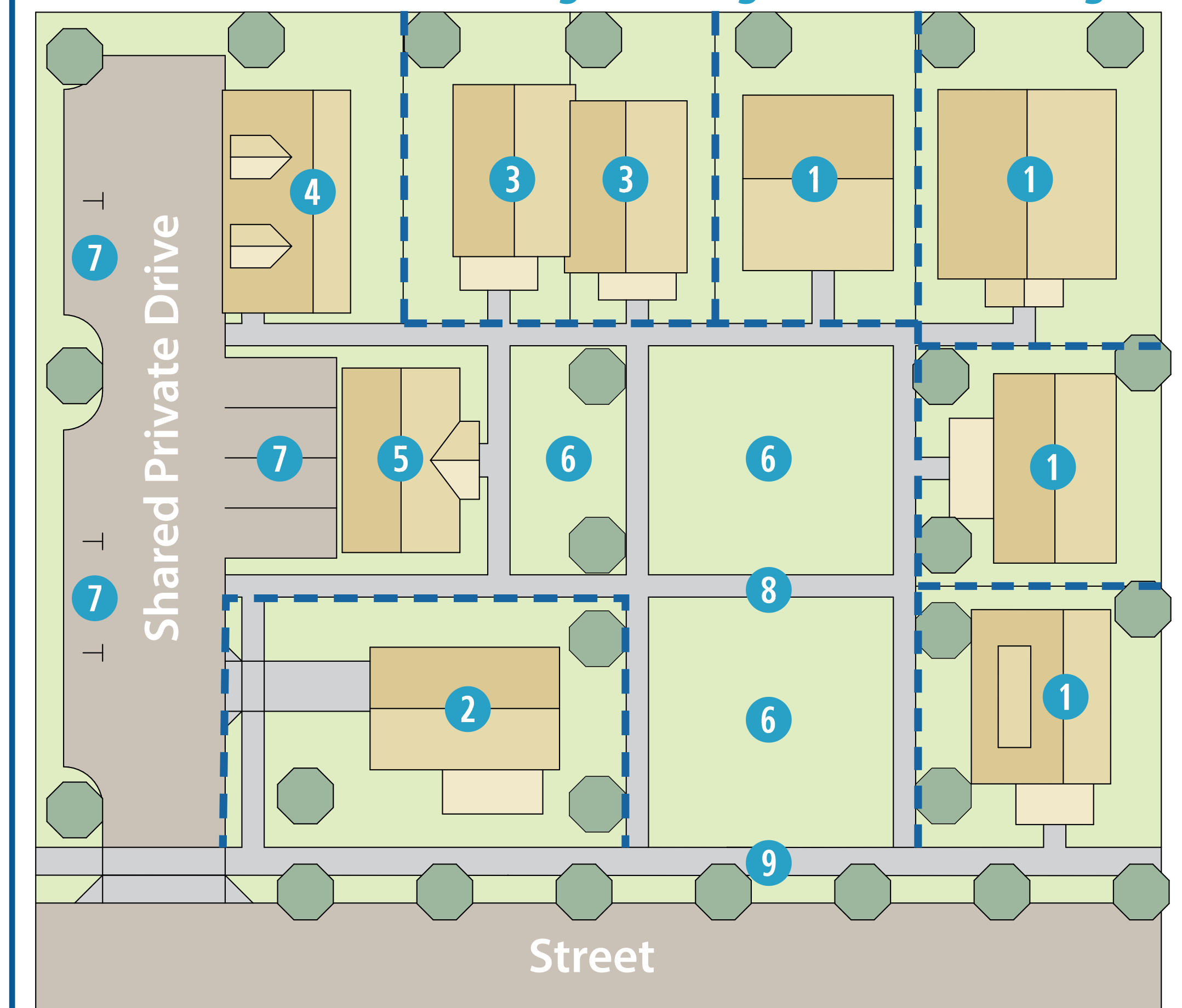
Design Standards and Guidelines

Proposed Regulation: There have been a number of improvements to the standards and guidelines section that include language bolstering contextual infill development. Some topics that are covered in these standards and guidelines include:

- Orientation and Building Facades
- Open Space and Landscaping
- Patios and Porches
- Exterior Building Lighting
- Variety in Design and Architectural Features

To learn more about these standards please reach out to City Planning staff.

▼ Cottage Housing Mid-Block Lot Diagram



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

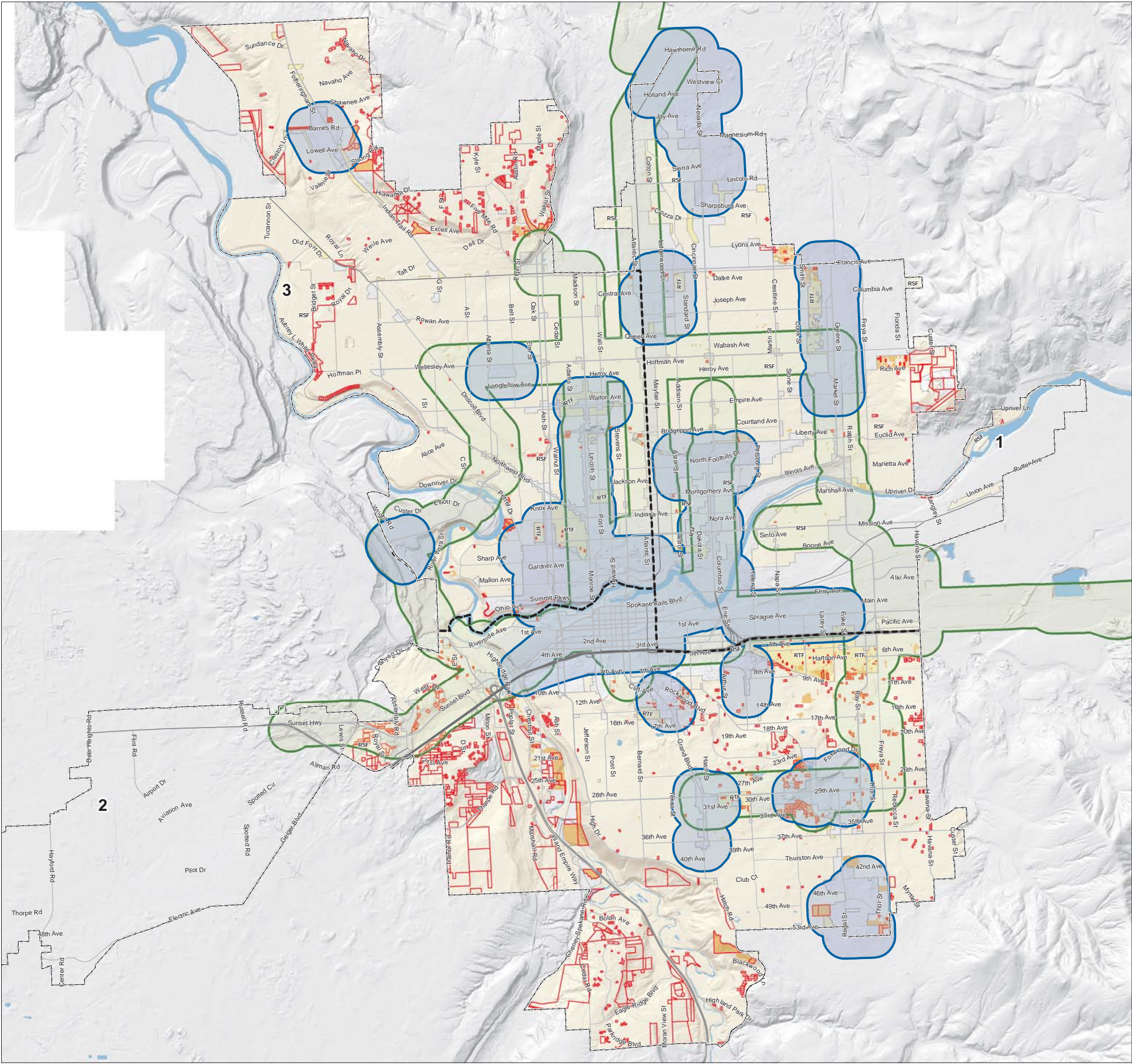
Diagram Key



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Options to Achieve Complementary Residential Development



Vote for preferred areas to allow reduced lot sizes:

Centers and Corridors 1/4 Mile Buffer

High Frequency Transit 1/4 Mile Buffer

Both CC + HFT 1/4 Mile Buffers

