Infill Housing
Self-Guided Tour

For More Information:

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http://www.spokanecity.org/InfillHousing/cottagehousing.htm
1530 W. Cleveland
(Corner of Maple and Cleveland)

**Zoning:** RSF - Residential Single-Family

**Lot Width:** 25’

**Lot Depth:** 120’

**Lot Size:** 3,000 square feet

**Density:** 14.5 units/acre

**Dwelling + Attached Garage:** 785 square feet

**Commentary:** These are nonconforming lots that were platted prior to 1958. This type of subdivision would be allowed today in the Residential Multifamily (RMF) zone. It would also be allowed in the Residential Two Family (RTF) zone for attached housing development.
617 W. Spofford

Zoning: RHD-55 - Residential High-Density
Lot Width: 50’  Lot Depth: 119’  Height: 45’
Building Size: 3,807 Square Feet
Lot Size: 5,919 square feet  Density: 66 units/acre

9 Unit Apartment Building, Ground Level Parking

Commentary: This is a good example of the intensity of infill allowed in the RHD, O, OR, CB, GC, and potentially in the CC zones. The area of this project has been zoned for high density since 1958.
2724 Riverview Drive

**Zoning:** RSF - Residential Single-Family

**Lot Width:** Riverview 88' - Grace 70'

**Land Size:** 10,722 square feet  **Density:** 8 units/acre

Vacant Land - short plat - two 40’ wide single family lots

**Commentary:** The 2006 residential zoning code allows the creation of lots as small as 4,350 sq. ft. on infill sites.
1609 W. Clark

Zoning: RMF - Residential Multi-Family
Lot Width: 27’ and 32’  Lot Depth: 102’
Lot Size: 2,722 and 3,236 square feet  Density: 29 units/acre
Four residential units, each 800 square feet
Commentary: This development involves two buildings, each with two units. The buildings are set back a further distance that those on the adjoining lots. Parking is provided in front of the units.
13th Avenue (between Maple and Ash)

**Zoning:** RSF - Residential Single-Family  
**Lot Width:** 200’  
**Lot Depth:** 125’  
**Lot Size:** about 24,929 square feet  
**Density:** 17 units/acre  
**Existing Townhouses,** originally built in 1890, remodeled in 1996  
**Commentary:** These are nonconforming residential units. They are condominiums.
956 E. Hartson Avenue

**Zoning:** RMF - Residential Multi-Family

**Lot Width:** 88’   **Lot Depth:** 120’

**Lot Size:** 10,538 square feet   **Density:** 24 units/acre

Two Triplexes

**Commentary:** This is an example of the type of infill allowed in the RMF zone. This is two triplexes on two separate lots.
Government Way and Pacific Avenue

**Zoning:** RMF - Residential Multi-Family Vacant Land

**Lot Size (Total):** about 36,073 square feet

**Available Street Frontage:** about 540’

**Potential density:** 30 units/acre and up to 33/acre with approval of bonus density.

**Commentary:** Based on the lot area per unit standards of the zoning code, 24 multifamily units would be allowed on this site.
S. Coeur D’ Alene Street (between 11th and 12th)

**Zoning:** RSF - Residential Single-Family  
**Lot Width:** 142’  
**Lot Depth:** about 300’  
**Lot Size:** 42,397 square feet  
**Density:** 14 units/acre

12 cottages (540 sq. feet) and 2 townhouses (1,200 sq. feet)

**Commentary:** This site is a converted “auto court” temporary lodging site.
3403 S. Cook Street

**Zoning:** RSF - Residential Single-Family

**Lot Size (Total):** 101,494 square feet

**Density:** 10 units/acre

24 unit cottage housing on 3 parcels

**Commentary:** Cottage housing is allowed with a Type II Conditional Use Permit. The approval of this project has been appealed to Spokane County Superior Court.
145 S. Cannon Street

Zoning: NR - 35, Neighborhood Retail
Mixed use building
Lot Width: 150’ Lot Depth: 100’
Lot Size: 14,810 square feet Density: 2.9 units/acre

Commentary: This a mixed use building constructed in Browne’s Addition. It is two stories of residential use over one story of commercial use.
**418 S. Hemlock Street**

**Zoning:** RHD - 35, Residential High-Density  
**Lot Width:** 150’  
**Lot Depth:** 200’  
**Lot Size:** 30,000 square feet  
14 Townhouse Condominiums

**Commentary:** This is another project in Browne’s Addition. These units are about 15 feet wide. They were built as condominiums because the property could not be subdivided into 15 foot wide lots.
**Zoning:** RMF, Residential Multi-Family

**Lot Width:** 50 and 40 feet  
**Lot Depth:** 90 and 135 feet  
**Lot Size:** 10,454 square feet

2 Duplexes

**Commentary:** Permits for these units were applied for before the adoption of the new residential zoning code in 2006. Under the new zoning code, no more than 20% of the land area between the front lot line and the front building line may be paved or used for vehicle areas.