

ORDINANCE NO. C 34912

AN ORDINANCE relating to Pocket Residential Development standards; adopting a new section 17C.110.360 to chapter 17C.110.

WHEREAS, there is a need for flexibility in the development of land for residential uses that are consistent with the Comprehensive Plan; and

WHEREAS, Pocket Residential Development is allowed on sites that do not exceed one and a half acres in size so that the development does not overwhelm the existing neighborhood where the development is located; and

WHEREAS, the development standards for Pocket Residential Development are consistent with the underlying zoning standards for allowed density, height, structure type and building setbacks; and

WHEREAS, design standards are required so as to assure compatibility of Pocket Residential Development with existing developed neighborhoods consistent with Comprehensive Plan Policy LU 5.5 Compatible Development which states, "*Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types;*" and

WHEREAS, the Planning Services Department gathered public input at open house meetings on November 15 and 16 and December 1, 2011; and

WHEREAS, the Planning Services Department encouraged public participation and provided information on the amendments on its website (<http://www.spokaneplanning.org>); and

WHEREAS, the City of Spokane Plan Commission held workshops throughout the process; and

WHEREAS, a State Environmental Policy Act (SEPA) Checklist was prepared and a Determination of Nonsignificance (DNS) was issued on May 29, 2012 for the proposed amendments;

WHEREAS, public notice was published in the Spokesman Review on May 30, 2012 and June 6, 2012 giving notice of the Plan Commission public hearing and of the released SEPA Checklist and DNS; and

WHEREAS, the Plan Commission held a public hearing on the recommended amendments on June 13, 2012; and

WHEREAS, the Plan Commission recommended, by a vote of 6-0, approval of the amendments on July 11, 2012; and

WHEREAS, the public has had opportunities to participate throughout the process and all persons desiring to comment were given an opportunity to be heard; --
Now, Therefore

The City of Spokane does ordain:

Section 1. That there is adopted a new section 17C.110.360 to chapter 17C.110 of the Spokane Municipal Code to read as follows:

17C.110.360 Pocket Residential Development

A. Purpose.

The purpose of the Pocket Residential Development is to:

1. Encourage greater efficiency of land use by allowing compact infill development on aggregate sites.
2. Stimulate new housing that is compatible in scale and character to established surrounding residential areas.
3. Produce a broader range of building forms for residential development.
4. Expand opportunities for affordable home ownership.
5. Promote high quality housing of a character compatible with existing neighborhoods.
6. Encourage adequate, usable open space.

B. Applicability.

Pocket Residential Development is permitted within the RSF-C, RSF, RTF, RMF, RHD, O, OR, CC, NR, CB, and GC zones.

C. Application Procedure.

Pocket Residential Development is allowed outright except when a subdivision of land is proposed. When Pocket Residential Development involves subdivision of land, the application shall be processed in accordance with the procedures of the Subdivision Code, chapter 17G.080 SMC.

D. Basic Development Standards.

1. Maximum Building Height.

The maximum height of structures within a Pocket Residential Development is as allowed in the underlying zone.

2. **Maximum Building Coverage.**
The maximum building coverage within a Pocket Residential Development site is forty percent in the RA, RSF, RSF-C, RTF zones; fifty percent in the RMF zone and sixty percent in the RHD zone. Maximum building coverage is not limited in the O, OR, CC, NR, CB, and GC zones.
3. **Setbacks.**
Setbacks in a Pocket Residential Development are measured from the exterior boundary of the site. The following setbacks are required except in Commercial and Center and Corridor Zones where the setbacks are as required in the underlying zoning district.
 - a. **Front Setback.**
The front yard requirement for the site shall be fifteen feet except as allowed under the front yard averaging provisions of SMC 17C.110.220.D.1.
 - b. **Side Setback, Abutting a Residential Zoning District.**
If the side yard of the site is adjacent to other residentially zoned property the side yard shall be a minimum of five feet.
 - c. **Side Setback, Interior to Site.**
If platted, the side yard, interior to the site, may be zero.
 - d. **Side Setback, Street.**
The street side yard requirement for the site shall be a minimum of five feet.
 - e. **Rear Setback of the Site.**
Twenty five feet or as required in the underlying zoning district.
4. **Minimum and Maximum Site Size:**
 - a. The minimum site size for a Pocket Residential Development is as follows:
 - i. RSF-C and RSF zone: Eight thousand seven hundred square feet.
 - ii. RTF zone: Four thousand two hundred square feet.
 - iii. RMF, RHD zones: Two thousand nine hundred square feet.
 - iv. O, OR, CC, NR, CB, and GC zones: No minimum site size.

- b. The maximum site size for a Pocket Residential Development is one and a half acres. Pocket Residential Developments over one and a half acres must be approved as a planned unit development.
 5. Density.

The maximum density allowed in a Pocket Residential Development is limited to that allowed in the underlying zoning district in which the site is located. The density of a Pocket Residential Development is based on the gross site area including area set aside for public or private street rights-of-way and tracts of land dedicated for stormwater facilities.
 6. Frontage.

Frontage on a public street is not required for lots created in a Pocket Residential Development. Private streets or private access may be used to provide lot frontage when a private street or private access is approved in accordance with SMC 17H.010.090 and a street design variance request is approved in accordance with SMC 17H.010.020.
 7. Parking.

The minimum required off-street parking for a Pocket Residential Development is one stall for each dwelling unit
 8. Required Outdoor Area.

Pocket Residential Developments shall comply with the required outdoor area standards of the underlying zone in accordance with SMC 17C.110.223 and Table 17C.110-3 Development Standards. Common outdoor areas designated to meet this requirement shall be permanently maintained by and conveyed to a homeowners' or property owners' association as regulated by law.
 9. Permitted Housing Types.

The housing types allowed in a Pocket Residential Development are those allowed in the underlying zone in accordance with Table 17C.110-2.
 10. Lot Size.

There is no minimum lot size for lots created within a Pocket Residential Development.
- E. Design Standards:
1. Ground Level Access.

In order to create the appearance of individual homes, rather than apartments, each dwelling unit shall have its own individual access from grade. Stacked units with internal stairways accessed from grade are permitted.

Individual Access from Grade



Example of Individual Access for Each Unit



Example of Individual Access with Shared Open Space



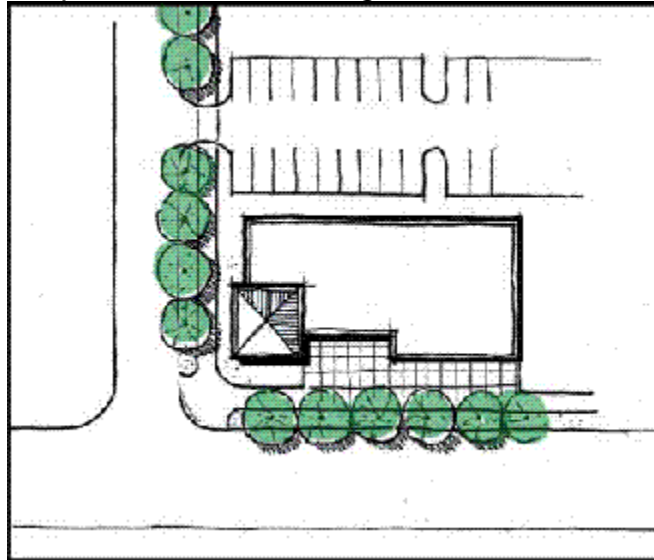
2. Parking Lots.

To ensure that parking is as unobtrusive as possible the following standards must be met:

a. Alley Access.

If the development abuts an alley, parking must be accessed from the alley.

Example of Surface Parking Accessed From Alley



- b. Screening: Surface parking lots shall be screened both from the street and adjacent residential development by a combination of trees and shrubs. Trees shall be at least two inches in caliper at the time of planting and no more than thirty feet apart. Shrubs shall be at least thirty inches in height at the time of planting. Decorative walls or fences no more than forty two inches in height may be used in lieu of shrubs. Parking is not allowed in a required front yard setback area.

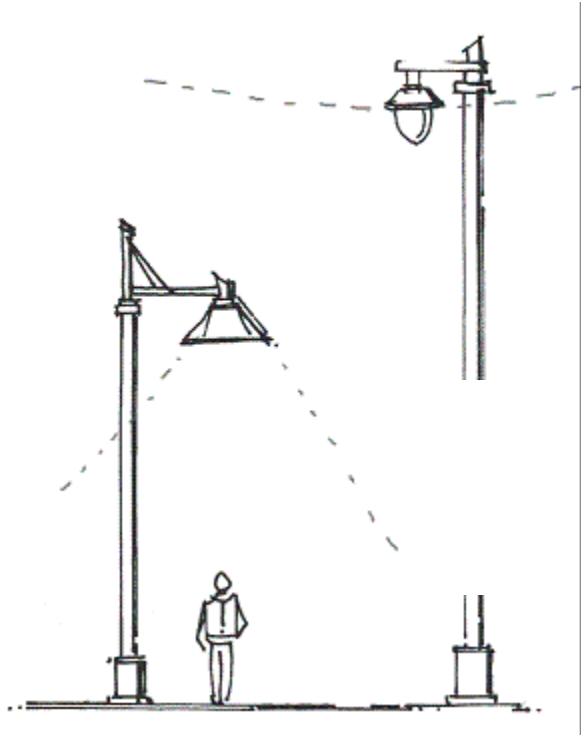
Planting Material Screen



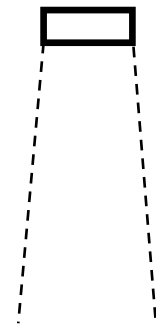
Example of Surface Parking Screened From Street



- c. Paving: All surface parking shall be improved in accordance with the standards of SMC 17C.230.140.
3. Lighting.
To diminish the amount of glare and spillover from lighting, the following standards shall apply:
 - a. Intensity: Exterior lighting fixtures shall not exceed one foot-candle in intensity.
 - b. Cutoffs Required: Lighting fixtures shall comply with the standards of SMC 17C.220.080



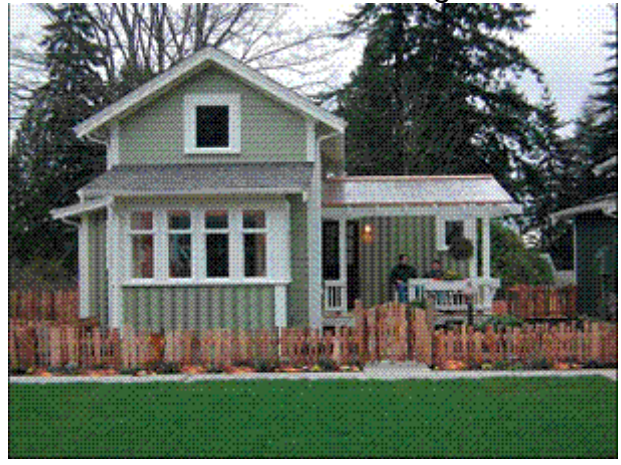
Cutoff Fixture



Noncutoff Fixture

- 4. Fencing: To ensure a residential atmosphere, fencing higher than forty two inches shall not be permitted along any street frontage.

Residential Fencing



Residential Fence along Street Frontage No Higher Than 42 inches



5. Residential Building Design.

This section is subject to the provisions of SMC 17C.110.015, Design Standards Administration. For Pocket Residential Development, the following design standards must be met:

- a. 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)
- b. Sixty percent of the area between the front lot line and the front building line must be landscaped. At a minimum, the required landscaped area must be planted with living ground cover. Up to one-third of the required landscaped area may be for recreational use, or for use by pedestrians. Examples include walkways, play areas, or patios. (R)
- c. Generous use of planting materials and landscape structures such as trellises, raised beds and fencing to unify the overall site design is encouraged.(P)
- d. Front facade. Fire escapes, or exterior stairs that provide access to an upper level are not allowed on the front facade of the building. (R)
- e. Duplexes and attached houses on corner lots shall be designed so each unit is oriented towards a different street. This gives the structure the overall appearance of a house when viewed from either street. (R)

f. All units must meet the following standards. Adjustments to this paragraph are prohibited, but modifications may be requested through a design departure. The standards are:

i. Entrances. Each of the units must have its address and main entrance oriented toward a street frontage. Units that are on the interior of a site may be oriented toward a private access or shared open space. Where an existing house is being converted to two units, one main entrance with internal access to both units is allowed. (R)

ii. Each unit must have a covered, main entry-related porch or stoop area of at least fifty square feet with no dimension less than five feet. (R)

iii. Buildings 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)

iv. Reduce the potential impact of new Pocket Residential 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)

v. Create a human scale streetscape by including vertical and horizontal patterns as expressed by bays, belt lines, doors and windows. (P)

ADOPTED BY THE CITY COUNCIL ON _____

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date