

# **DRAFT POCKET RESIDENTIAL DEVELOPMENT (New section of SMC)**

## **Title 17C Land Use Standards**

### **Chapter 17C.110 Residential Zones**

#### **New Section: Chapter 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 40 percent in the RA, RSF, RSF-C, RTF zones; 50 percent in the RMF zone and 60 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 (5').

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 (5').

e. Rear Setback of the site: Twenty five feet (25') 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 (8,700) square feet.

ii. RTF zone: Four thousand two hundred (4,200) square feet.

iii. RMF, RHD zones: Two thousand nine hundred (2,900) square feet.

iv. O, OR, CC, NR, CB, and GC zones: No minimum site size.

b. Pocket residential developments over 1.5 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.

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**ASSOCIATED CODE AMENDMENT**

**Section 17H.010.090 Private Streets and Private Access**

A. Residential private streets are allowed only in conjunction with an approved planned unit development, binding site plan or mobile home park. Lots within a Pocket Residential Development may have frontage on a private street or private access. The written conditions of

approval for the project must permit lot frontage on a private street or private access.

- B. Private streets and private access require the approval of the director of engineering services. New private streets are allowed only when street connectivity is unachievable, such as property that is isolated by topography or the configuration of existing lots and streets.
- C. Pedestrian access shall be provided from the private street or private access to an existing or future street or public pathway if vehicular access cannot be provided.
- D. Private streets or private access shall not obstruct traffic circulation or cut off future development from public access or utilities.
- E. Streets must be public if they are designed to connect to an adjacent site, or will serve lots on an adjacent site.
- F. Private streets shall be constructed in accordance with the design standards for public streets. Private access shall be improved in accordance with the development standards for parking lots as provided in SMC Section 17C.230.140.
- G. Private streets or private access require private water and sewer systems.
- H. Private streets or private access shall be owned in common by the owners of the property served by the private streets/private access or by a homeowners' association. The tract shall be designated on the plat as a special purpose tract. Private access may be designated by a recorded easement. A maintenance agreement shall be recorded with the Spokane county auditor that commits the owner(s) to maintain all elements of the private street. Accessibility (snow plowing, etc) shall be maintained at all times for emergency vehicles.
- I. Transitions from public to private streets should not occur mid-block. Where a mid-block transition is unavoidable, a public turn-around designed to meet city standards shall be provided.

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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 Section 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*



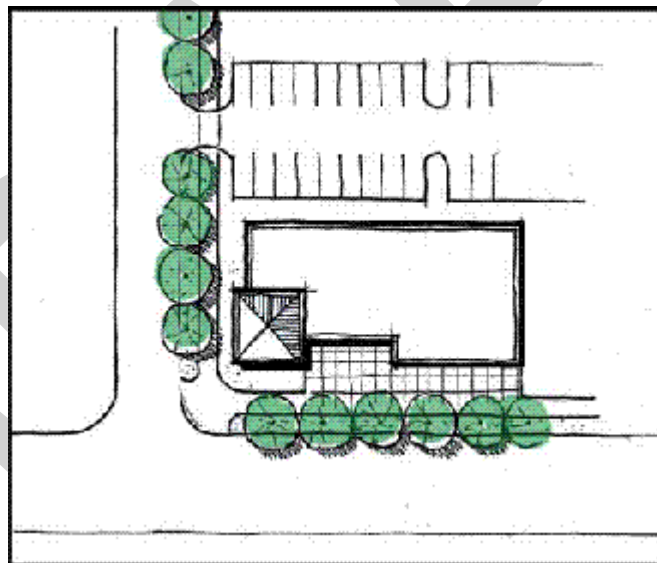
*Example of Individual Access with Shared Open Space*



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 (2") in caliper at the time of planting and no more than thirty feet (30') apart. Shrubs shall be at least thirty inches (30") in height at the time of planting. Decorative walls or fences no more than forty eight 42" 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*

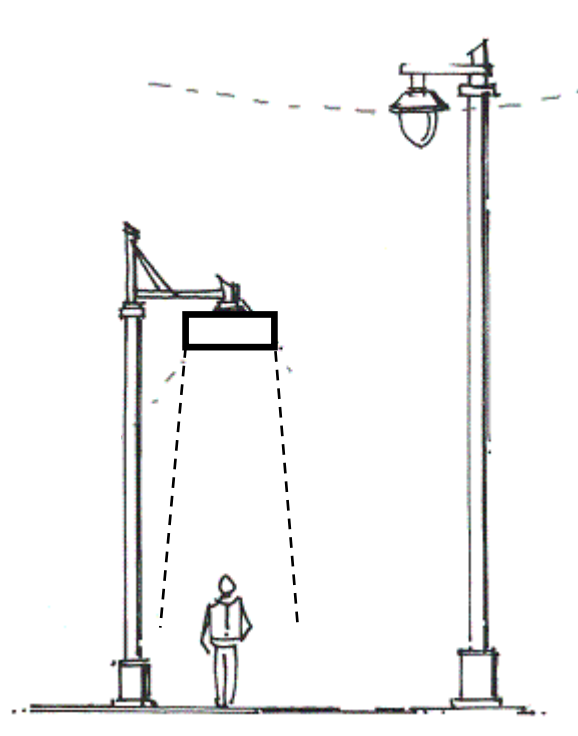


c. Paving: All surface parking shall be improved in accordance with the standards of SMC 17C.230.140.

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 (42") 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 3 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 50 square feet with no dimension less than 5 feet. (R)

iii. Buildings must be modulated along the public street at least every 30 feet. Building modulations must step the building wall back or forward at least 4 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)

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