Residential Code Initiatives: Range of Alternatives

Virtual Open House

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Email: DevelopmentCode@spokanecity.org
Web: my.spokanecity.org/projects/shaping-Spokane-housing
1. To **gather input** provided by residents and interested parties on draft amendments.
   - This informs decision makers in their consideration of the proposed revisions

2. To **share information** about other opportunities to provide comment
   - Where to access draft documents and code illustration
   - Information on upcoming events (e.g. open houses, committee meetings, public hearings)

Visit the project webpage at: [my.spokanecity.org/projects/shaping-spokane-housing](http://my.spokanecity.org/projects/shaping-spokane-housing)
Introduction to Residential Development Code Amendment Process (10 min.)

Accessory Dwelling Units, Duplexes in More Areas, Attached Housing, and Lot Size Transition (10 min.)

Q&A (30 min.)

Short Subdivisions, Short-Term Rentals, and Environmental Review Thresholds (10 min.)

Q&A (30 min.)
Guiding Documents

• Comprehensive Plan
  ▪ Adopted 2001
  ▪ Annual Amendment Cycle
  ▪ Periodic Updates
    ○ Last Updated in 2017
    ○ Next Major Update Due 2026

• Housing Action Plan and Related Documents
  ▪ Adopted July 2021 (Resolution No. 2021-0062)
  ▪ Appendix A: City Council Implementation Plan
  ▪ Proclamation of Housing Emergency
Housing Options – Continuum of Different Types
Past Residential Code Amendments

• 2006 Residential Code to Implement Comprehensive Plan
  ▪ Cottage Housing, Attached Housing
  ▪ Detached Accessory Dwelling Units

• 2012 Infill Housing Task Force
  ▪ RSF-Compact Zone | Garage Wall Limitations
  ▪ Pocket Residential Development (Except RA & RSF Zones)

• 2014 Unit Lot Subdivisions - Pre-Existing Development

• 2018 – 2019 Infill Development Code Revisions
  ▪ Cottage Housing
  ▪ Pocket Residential and Compact Lots Added to RSF Zone
  ▪ Attached Homes, Parking Transitions
  ▪ Height Exceptions, Wall Height in Higher-Density Zones (RMF & RHD)

For more info visit my.spokanecity.org/projects > Infill Housing Strategies
Proposed Amendments

Phase 1 - Now

• More Flexibility - New Residential Development
  • Lot Sizes, Duplexes, Attached Housing (Townhouses), Accessory Dwelling Units
  • Short Term Rentals in Commercial Zones
• Streamlined Permitting
  • Updated Subdivision and Environmental Review Thresholds

Phase 2

• Changes may require Comprehensive Plan amendments
  • Additional housing types (plexes)
  • Additional density/zones
  • Increase number of homes faith institutions can build affordable to low-income households (<80% median family income)
Proposed Amendments

New Residential Development

- Accessory Dwelling Units
- Duplexes
- Attached Homes
- Lot Size Transitions

Permit Processes

- Short Plats
- Short Term Rentals
- State Environmental Policy Act (SEPA)
New Residential Development
Accessory Dwelling Units (ADUs)

Chapter 17C.300 SMC
Accessory Dwelling Units (ADUs)

- More flexible size/dimension
- Add flexibility to design/roof form
- Reduce parking requirements
- Explore removing owner occupancy/covenant requirement

Housing Action Plan Strategy A5 (p. 33)
City Council Implementation Plan Strategy III.2
Proclamation Addressing Housing Emergency 2.g
RCW 36.70A.600 Increasing residential building capacity
Duplex

A building that contains two primary dwelling units on one lot. The units must share a common wall or common floor/ceiling.

Attached House

Two or more dwelling units that are single-family residences on individual lots attached by a common wall at a shared property line.
Duplexes in Residential Single Family Zones

• What areas are appropriate?
  ? Close to centers/transit
  ? New larger developments only
  ? Corner lots only, where streets intersect
  ? All lots

• Updated design standards

On corner lots, each unit oriented towards a different street

- Housing Action Plan Strategy A1 (pp. 22-24)
- City Council Implementation Plan Strategy III.3
- Proclamation Addressing Housing Emergency 2.i
- RCW 36.70A.600 Increasing residential building capacity
Attached Housing (Townhouses)

- In RSF and RSF-C zones change max. number allowed to more than 2 without PUD process
- Option to add siting and design standards:
  - Distance near adjacent rear lot lines
  - No front yard vehicle access

Housing Action Plan Strategy A1 (pp. 22-24)

Proclamation Addressing Housing Emergency 2.b
Lot Size Transition in RA & RSF Zones

• Lot Size Transition requirement applies to subdivisions on sites larger than 2 acres in Residential Agriculture and Residential Single-Family

• Option to eliminate requirement

• If retained:
  - Transition lots can’t be smaller than 75% of block average
  - Exceptions adjacent to natural topography/vegetation
  - Open space buffer
  - Not required for Planned Unit Developments

Housing Action Plan Strategy A1 (p. 25)
City Council Implementation Plan Strategy III.10
Proclamation Addressing Housing Emergency 2.h
Q & A

New Residential Development
Short Subdivision Applications - Components

Chapter 17G.080 SMC

- Land Application & Fees
- Land Survey
- Application & Fees
- Public Process & Decision
- Appropriate Provisions for Utilities & Streets
- Final Review & Acceptance
- Final Plat

Images: Creative Commons, Spokane County
• City is exploring how to reduce time and/or cost of notification process
• Reduce cost of notification methods
  ▪ Two lot short plat no notice, or
  ▪ Different method, such as mailed notice only
• Processing time is reduced when notification is removed for some projects

Housing Action Plan Strategy A3 (p. 30)
City Council Implementation Plan Strategy I.6
Proclamation Addressing Housing Emergency 2.c
Short Term Rentals

- Allowed in residential zones with a permit
- Changes will allow STRs in all zoning districts where residential uses are permitted without being classified as hotel/motel use

- Goal to…
  - Legalize units already operating
  - Comply with Building & Fire code requirements
  - Guides decision about appropriate mix of STRs in the housing supply
    - Further code changes to address affect on housing supply

City Council Implementation Plan Strategy II.7

- Housing Action Plan Strategy B5 (p. 43)

- City Council Implementation Plan Strategy II.6
• WAC 197-11-800(1) permits flexible thresholds for minor new construction (residential and non-residential) to be exempt from SEPA review.

• Projects **over** the threshold are required to complete SEPA review and notice.

<table>
<thead>
<tr>
<th>Construction Type</th>
<th>SMC 17E Exemption Level</th>
<th>197-11-800 WAC Max. Allowed by State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family residential</td>
<td>20 units</td>
<td>30 units</td>
</tr>
<tr>
<td>Multifamily residential</td>
<td>20 units</td>
<td>60 units</td>
</tr>
<tr>
<td>Agricultural structure</td>
<td>20,000 SF</td>
<td>40,000 SF</td>
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<tr>
<td>Office, school, commercial, recreational, service, or storage buildings and related parking</td>
<td>12,000 SF and 40 parking spaces</td>
<td>30,000 SF and 90 parking spaces</td>
</tr>
<tr>
<td>Fill or excavation</td>
<td>500 cubic yards</td>
<td>1,000 cubic yards</td>
</tr>
</tbody>
</table>
State Environmental Policy Act (SEPA)

• Under consideration:
  ▪ Adopt max. exemption levels permitted in WAC 197-11-800(1)?
  ▪ Only adopt residential?
  ▪ Adopt max. exemptions levels but maintain current fill/excavation?

• Process involves 60-day public comment period for agencies, tribes, and interested parties
  ▪ City is beginning early engagement with tribes and adjacent jurisdictions
  ▪ Will be informed by best practices from other WA cities

✓ Housing Action Plan Strategy A3 (p. 30)
✓ Proclamation Addressing Housing Emergency 2.d
✓ RCW 36.70A.600 Increasing residential building capacity
Q & A

Permit Processes
Comments or Request to Be Placed on Mailing List: DevelopmentCode@spokanecity.org

Staff Contacts:
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- Amanda Beck abeck@spokanecity.org 509-625-6414

Project webpage
- my.spokanecity.org/projects/shaping-Spokane-housing
Upcoming

• Project webpage with videos & blogs
  - my.spokanecity.org/projects/shaping-spokane-housing

• Open House Thursday, Jan. 27 from 4pm-5:30pm

• Plan Commission
  - January 26 at 2:00 p.m. Workshop to cont. discussion about Accessory Dwelling Units, Lot Size Transition, Duplexes, and Attached Homes

• Plan Commission and City Council Hearings
  - To Be Scheduled