Residential Code Initiatives: Range of Alternatives

Plan Commission Workshop

ShapingSpokaneHousing.com
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
Land Use – Vision & Values

• Vision
  “Growth will be managed to allow a mix of land uses that fit, support, and enhance Spokane’s neighborhoods, protect the environment, and sustain the downtown area and broaden the economic base of the community.”

• Values
  – Acquiring and preserving the natural areas inside and outside the city
  – Controlling urban sprawl in order to protect outlying rural areas
  – Developing and maintaining convenient access and opportunities for shopping, services, and employment
  – Protecting the character of single-family neighborhoods
  – Guaranteeing a variety of densities that support a mix of land uses
  – Utilizing current residential lots before developing raw land
Alignment with Comprehensive Plan Policies

- **LU 3.6—Compact Residential Patterns**
  - Allow more compact and affordable housing in all neighborhoods, in accordance with design guidelines.

- **LU 1.1—Neighborhoods**
  - Utilize the neighborhood concept as a unit of design for planning housing, transportation, services, and amenities.

- **LU 1.3—Single-Family Residential Areas**
  - Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated Centers and Corridors.
If your household earns...

- $19,560 (30% of AMI)
- $32,600 (50% of AMI)
- $52,260 (80% of AMI)
- $65,200 (100% of AMI)
- $78,240 (120% of AMI)

Then you can afford...

- $489 PER MONTH
- $815 PER MONTH
- $1,304 PER MONTH
- $1,630 PER MONTH
- $1,956 PER MONTH

Housing types generally affordable to these households are...

- Single-Family Detached
- Single-Family Attached
- Multifamily

Common characteristics...

LESS EXPENSIVE
- Predominantly renter occupied & existing construction
- Government subsidized

MORE EXPENSIVE
- Predominantly owner occupied & new construction

Source: ECONorthwest. Note: All values are in 2019 inflation-adjusted dollars.
Increase housing supply, options, and affordability for all incomes.
SHAPING SPOKANE HOUSING
A Continuum of Housing Options
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)
Public Engagement

Project Page:
ShapingSpokaneHousing.com

<table>
<thead>
<tr>
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<tr>
<td>Plan Commission Workshop</td>
<td>Nov. 10, 2021</td>
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<td>Plan Commission Workshop</td>
<td>Dec. 8, 2021</td>
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<td>Community Assembly</td>
<td>Jan. 6, 2022</td>
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<td>Virtual Open Houses</td>
<td>Jan. 25 and 27, 2022</td>
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<td>Winter Market @ the Pavilion</td>
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<td>Land Use Subcommittee</td>
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New Residential Development
LT-1. Eliminate requirement

LT-2. Transition lots can’t be smaller than 75% of block average

LT-3. Not required for Planned Unit Developments or across right-of-ways

Housing Action Plan Strategy A1 (p. 25)
City Council Implementation Plan Strategy III.10
Proclamation Addressing Housing Emergency 2.h
Lot Size Transition requirement applies to subdivisions on sites larger than 2 acres in Residential Agriculture and Residential Single-Family

• **Existing standard:**
  - Within 80-foot buffer surrounding property
  - Where existing average lot size is:
    • Greater than 7,200 square feet, transition lot size cannot be less than 7,200 square feet
    • Less than 7,200 square feet, transition lot size can be equal to or greater than average
  - Includes RA or RSF zoned lots across right-of-ways

• **Proposal: eliminate**
Lot Transition 2. 75% of Block Average

- **Existing standard:**
  - Where existing average lot size is:
    - Greater than 7,200 square feet, transition lot size cannot be less than 7,200 square feet
    - Less than 7,200 square feet, transition lot size can be equal to or greater than average

- **Proposal:**
  - Maintain 80-foot property buffer for lot size transitioning
  - Average is based upon that block only
  - Lot size transition cannot be less than 75% of block average
  - Does not include RA or RSF property across right-of-way
  - Not required for Planned Unit Developments
Lot Transition 3. Eliminate PUD/Across ROW

• Existing standard:
  - Where existing average lot size is:
    • Greater than 7,200 square feet, transition lot size cannot be less than 7,200 square feet
    • Less than 7,200 square feet, transition lot size can be equal to or greater than average

• Proposal:
  - Maintain existing standards
  - Does not include RA or RSF property across right-of-way
  - Not required for Planned Unit Developments
Vision

“Affordable housing of all types will be available to all community residents in an environment that is safe, clean, and healthy. ...”

Values

- Keeping housing affordable
- Encouraging [and] maintaining pride in home ownership
- Developing a good mix of housing types
- Encouraging housing for the low-income and homeless throughout the entire city
- Preserving existing houses
- Rehabilitating older neighborhoods
Alignment with Comprehensive Plan Policies

• H 1 Housing Choice and Diversity
  – Provide opportunities for a variety of housing types that is safe and affordable for all income levels to meet the diverse housing needs of current and future residents.

• H 1.18 Distribution of Housing Options
  – Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.

• H 1.20 Accessory Dwelling Units
  – Allow one accessory dwelling unit as an ancillary use to single-family homes in all designated residential areas as an affordable housing option.
## Housing Choices – Residential Zones

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Accessory Dwelling Unit</th>
<th>Attached Housing</th>
<th>Cottage Housing</th>
<th>Duplex</th>
<th>Group Living</th>
<th>Manufactured Home</th>
<th>Mobile Home Park</th>
<th>Multi-family Residential Building</th>
<th>Pocket Residential Development</th>
<th>Single-Family Residential (Detached)</th>
<th>Transitional Sites</th>
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Accessory Dwelling Units (ADUs)

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

**ADU-1.** Increase allowed size for detached ADUs to 800 sf

**ADU-2.** Remove minimum lot size for new ADUs

**ADU-3.** Provide a FAR bonus for ADUs

**ADU-4.** Integrate strategic adjustments to setbacks & wall/roof height

**ADU-5** Remove ADU owner occupancy requirement in RTF, RMF, and RHD

**ADU-6** Modify owner-occupancy requirement in RSF zones

**ADU-7** Relax parking requirement for ADUs

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- 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
Detached accessory dwelling unit (DADU) floor area maximum size

- Existing standard: 600 sf
- **Proposal: increase to 800 sf**

**Building Coverage** (Accessory Structures)

- Retaining **existing 15%** building coverage maximum for accessory structures on **lots >5,500** sq. ft.
- **New 20%** building coverage maximum for **lots <5,500** sq. ft. with ADU

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<tr>
<th>City</th>
<th>Max size</th>
<th>Add’l standard</th>
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<tbody>
<tr>
<td>Wenatchee</td>
<td>800 sf</td>
<td>&lt;50% of house size</td>
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<td>Bellevue</td>
<td>800 sf</td>
<td>&lt;40% of house size</td>
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<tr>
<td>Vancouver</td>
<td>800 sf</td>
<td>&lt;15% of lot area</td>
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<tr>
<td>Anacortes</td>
<td>900 sf</td>
<td></td>
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<tr>
<td>Everett</td>
<td>1000 sf</td>
<td>&lt;10% of lot area</td>
</tr>
<tr>
<td>Seattle</td>
<td>1000 sf</td>
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</tr>
<tr>
<td>Bozeman, MT</td>
<td>600 sf</td>
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<tr>
<td>Boise, ID</td>
<td>700 sf</td>
<td>&lt;10% of lot area</td>
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<tr>
<td>Bend, OR</td>
<td>800 sf</td>
<td>&lt;10% of lot area</td>
</tr>
<tr>
<td>Portland, OR</td>
<td>800 sf</td>
<td>&lt;75% of house size</td>
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Accessory Dwelling Unit (ADU)

minimum lot size

• Existing standard: 5,000 sf
• Proposal: eliminate

About 5% of R-zone lots are between 3,000 and 5,000 sf.

15-20% accessory unit coverage and FAR limits would make it difficult to add an ADU on lots under 3,000 sf.

<table>
<thead>
<tr>
<th>City</th>
<th>Minimum lot size to add ADU</th>
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<tbody>
<tr>
<td>Wenatchee</td>
<td>None</td>
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<tr>
<td>Bellevue</td>
<td>None</td>
</tr>
<tr>
<td>Vancouver</td>
<td>4,500 sf</td>
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<td>Anacortes</td>
<td>None</td>
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<td>Everett</td>
<td>None</td>
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<tr>
<td>Seattle</td>
<td>3,200 sf (DADU)/none (AADU)</td>
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<tr>
<td>Bozeman, MT</td>
<td>5,000 sf</td>
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<td>Boise, ID</td>
<td>None</td>
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<tr>
<td>Bend, OR</td>
<td>None</td>
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<tr>
<td>Portland, OR</td>
<td>3,200-5,000 sf (depends on zone)</td>
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Floor Area Ratio (FAR)

FAR 0.5

FAR 1.0
ADU-3. Provide a FAR bonus for ADUs

Existing standard: Floor area ratio (FAR) 0.5 for RSF and RTF zones

Proposal: FAR 0.6 for lots under 7,200 sf with an ADU

- Existing FAR makes it difficult to fit both a house and an ADU on a smaller lot.
- Average floor area for new detached houses in USA is 2,400 sf.

<table>
<thead>
<tr>
<th>Lot size (sf)</th>
<th>ADU + House FAR 0.5</th>
<th>ADU + House FAR 0.6</th>
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<tr>
<td>3,000</td>
<td>1,500</td>
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<td>4,350</td>
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<td>7,200</td>
<td>3,600</td>
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<td>10,000</td>
<td>5,000</td>
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Detached ADU over garage

Existing standard: maximum wall height 16’; max roof peak 23’

Proposal:

- Maximum wall height 17’ | 25’ max roof peak
- 45° setback plane at 17’ above side or rear setback
- Require roofline oriented to street if within 10’ of lot side
- Increase flexibility for ADU roof design
**Existing standard:**

ADU roof pitch must be the same as the predominant roof pitch of the primary dwelling

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<td>130.A7.1</td>
<td>21</td>
<td>Remove Roof Pitch Requirement Completely</td>
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<tr>
<td>130.A7.2</td>
<td>22</td>
<td>Remove Roof Pitch Requirement Only on Visible Street Frontage (Figure 17C.300-A)</td>
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</tbody>
</table>
Existing standard: ADU or house must be occupied by owner

- **Proposal ADU-5**: remove owner occupancy requirement in RTF, RMF, and RHD zones
- **Proposal ADU-6**: require owner occupancy for three years after construction in RSF zones
Existing standard: ADU or house must be occupied by owner

• **Proposal ADU-5**: remove owner occupancy requirement in RTF, RMF, and RHD zones

• **Proposal ADU-6**: require owner occupancy for three years after construction in RSF zones

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<td>Remove Owner Occupancy Completely</td>
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<td>110.C.2</td>
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<td>Remove Owner Occupancy in All R-Zones, Except Short-Term Rentals</td>
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<tr>
<td>110.C.3</td>
<td>18</td>
<td>Retain 3-Year Owner Occupancy in RA &amp; RSF Zones</td>
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</tbody>
</table>
Existing: one space per ADU

Proposal: no required parking for studio and 1-bedroom ADUs

• Parking requirements can make it physically impossible to site an ADU on a residential lot.
• Existing rules allow on-street parking to count towards parking minimums.
• State law exempts minimum parking requirements for ADUs within ¼ mile of frequent transit, which includes much of the city.
**Existing: one space per ADU**

**Proposal: no required parking for studio and 1-bedroom ADUs**

- Parking requirements can make it physically impossible to site an ADU on a residential lot.
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