

Residential Code Initiatives: Range of Alternatives

Plan Commission Workshop

[ShapingSpokaneHousing.com](https://shapingSpokaneHousing.com)



Nate Gwinn & Amanda Beck | Assistant Planner IIs

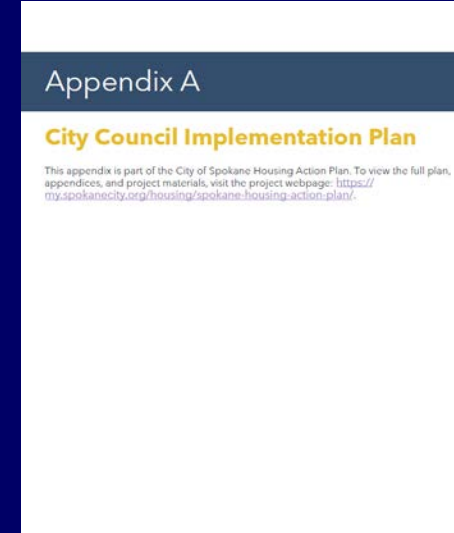
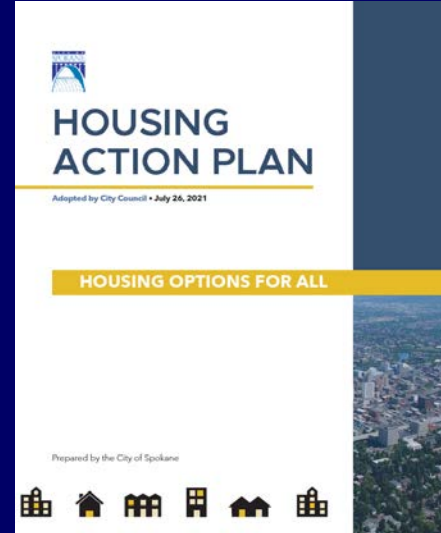
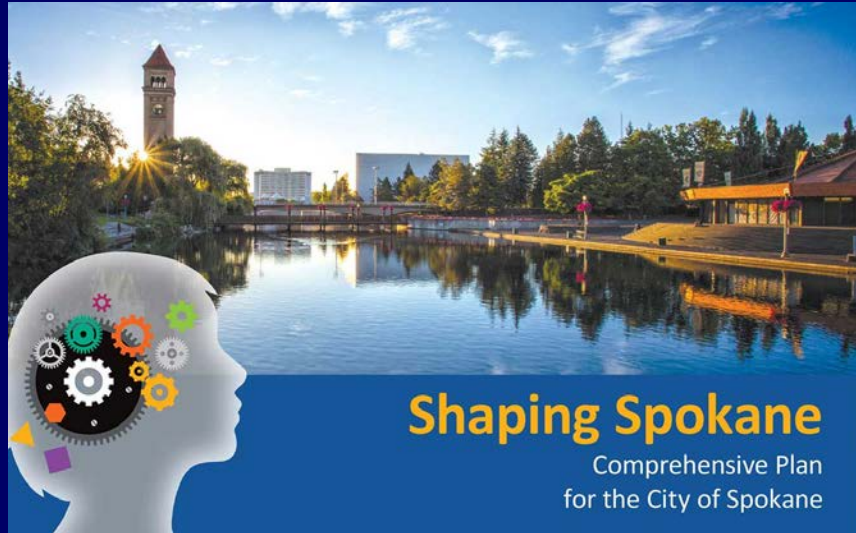
Community & Economic Development — Planning Services

DevelopmentCode@spokanecity.org

February 23, 2022



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**



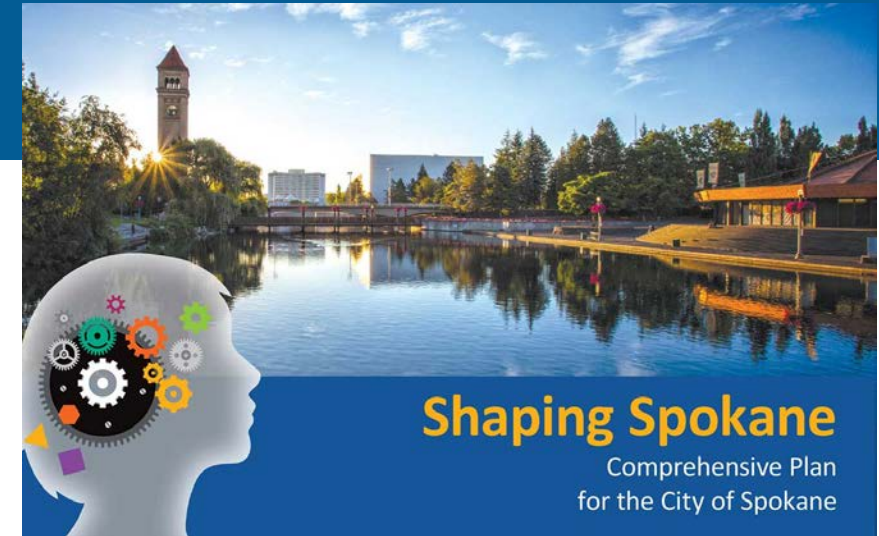
Land Use – Vision & Values

- 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.”

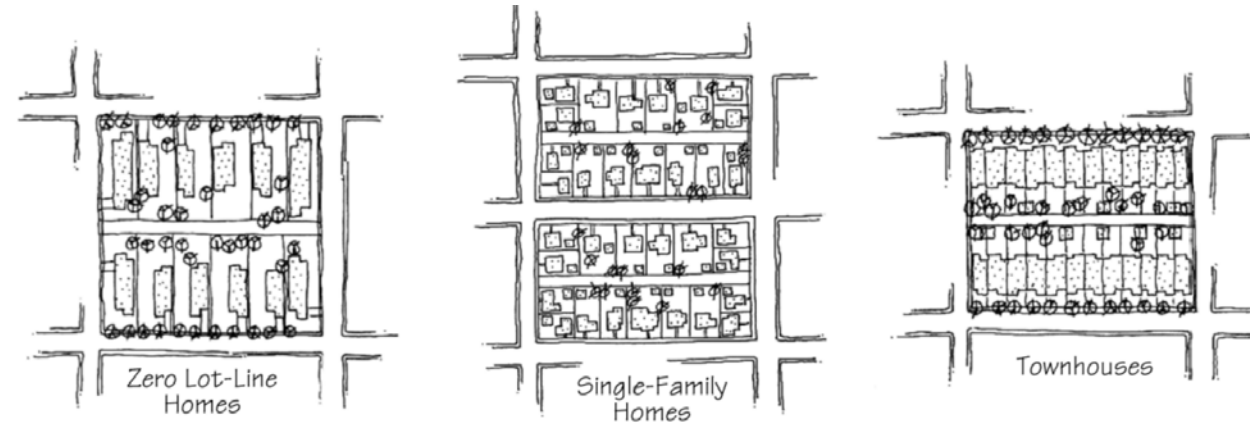
- Values

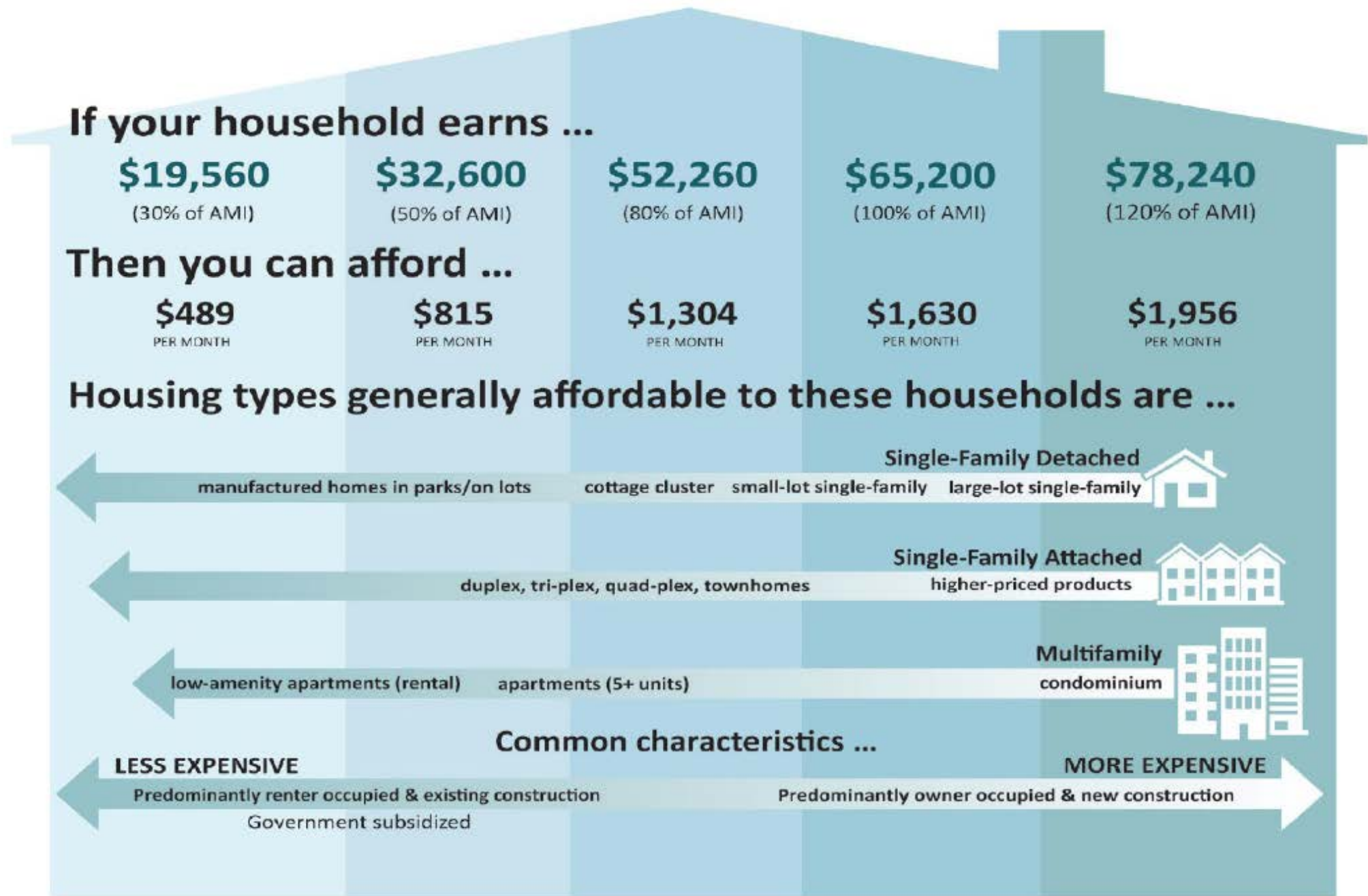
- Acquiring and **preserving the natural areas** inside and outside the city
- **Controlling urban sprawl** in order to protect outlying rural areas
- Developing and maintaining **convenient access and opportunities** for shopping, services, and employment
- **Protecting the character** of single-family 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.





Source: ECONorthwest. Note: All values are in 2019 inflation-adjusted dollars.



Image: Sightline



Priority A

**Increase housing
supply, options, and
affordability for all
incomes.**



Image Courtesy Visit Spokane

Proposed Amendments

New Residential Development



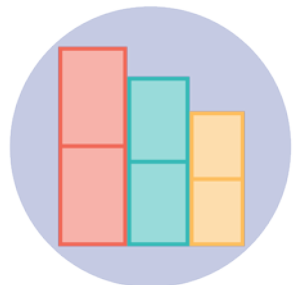
Accessory Dwelling Units



Duplexes

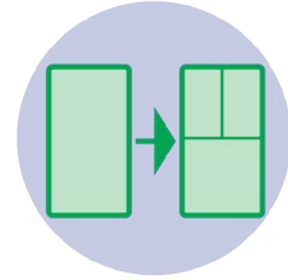


Attached Homes



Lot Size Transitions

Permit Processes



Short Plats



Short Term Rentals



State
Environmental
Policy Act (SEPA)

Public Engagement

Project Page:
ShapingSpokaneHousing.com

Plan Commission Workshop Nov. 10, 2021

Plan Commission Workshop Dec. 8, 2021

Community Assembly Jan. 6, 2022

Virtual Open Houses Jan. 25 and 27, 2022

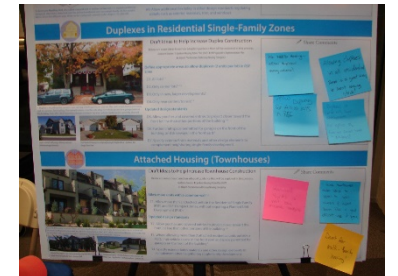
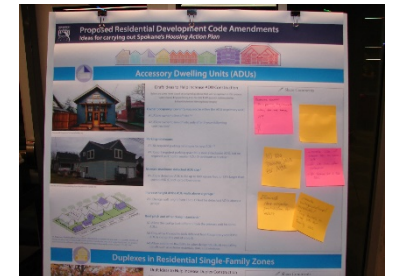
Land Use Subcommittee Feb. 17, 2022

Land Use Subcommittee Nov. 18, 2021

Winter Market @ the Pavilion
Dec. 15 and 22, 2021

Plan Commission Workshop Jan. 12, 2022

Plan Commission Workshop Jan. 26, 2022



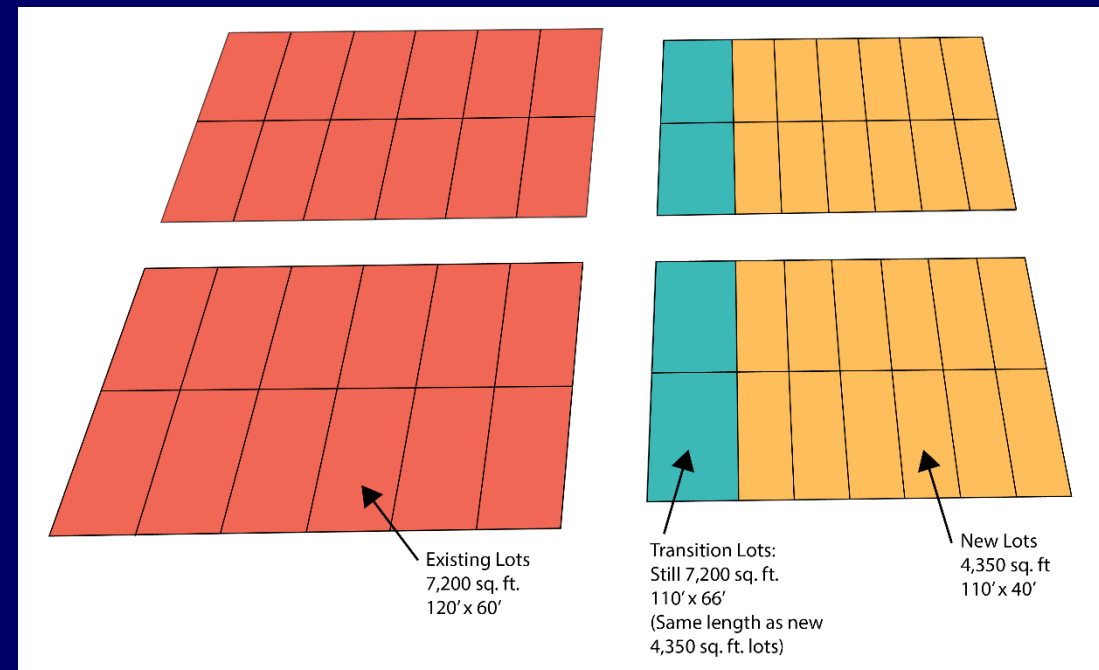
New Residential Development



Lot Size Transition in RA & RSF Zones

SMC 17C.110.200

- 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



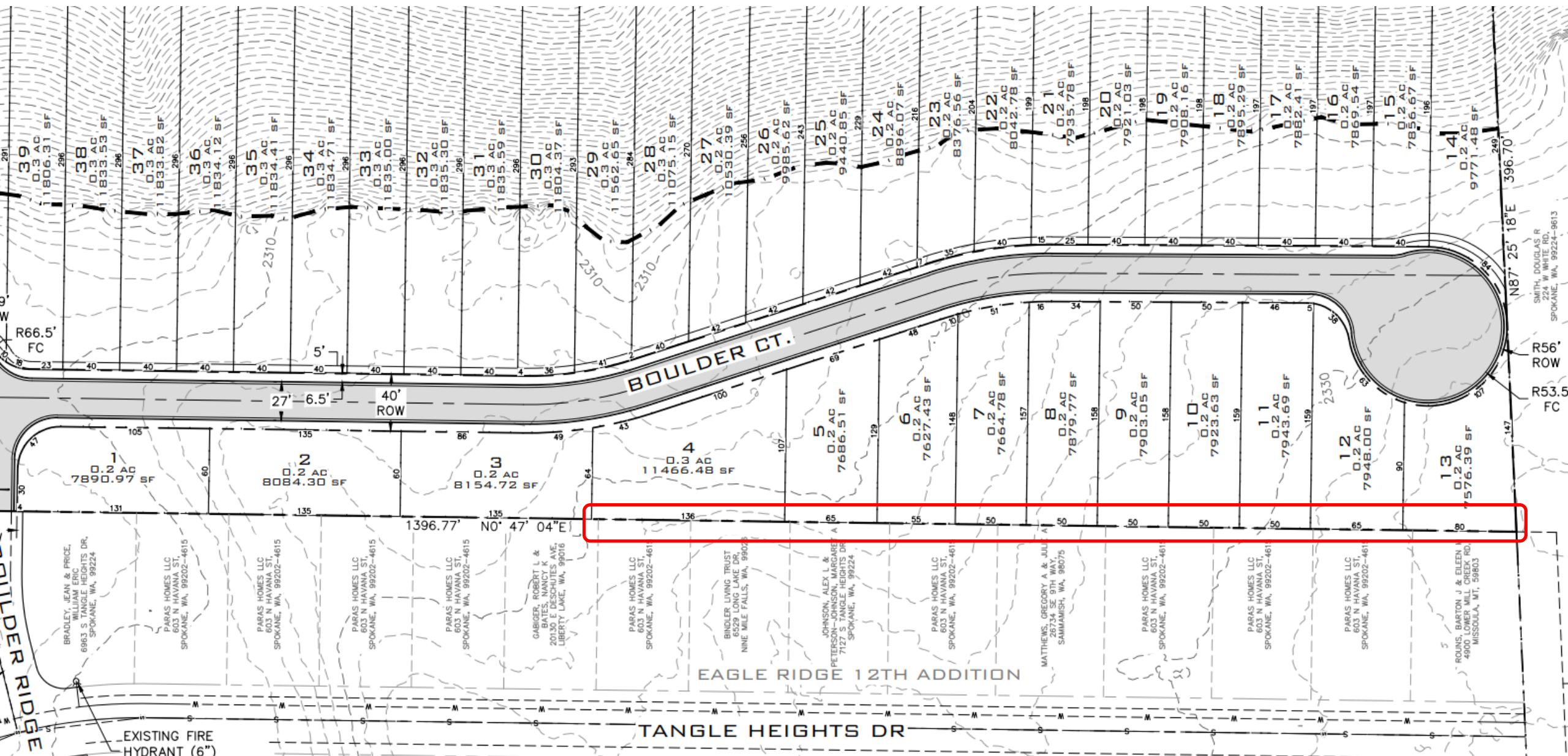
Proclamation Addressing Housing Emergency 2.h



Lot Transition 1. Remove Requirement

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**



Boulder Ridge

EXISTING FIRE
HYDRANT (6")

EAGLE RIDGE 12TH ADDITION

TANGLE HEIGHTS DR

SMITH, DOUGLAS R
224 W WHITE RD.
SPOKANE, WA, 99224-9613

R56'
ROW
R53.5
FC

ROUNS, BARTON J & ELLEN
4900 LOWER MILL CREEK RD.
MISSOULA, MT, 59803

PAROS HOMES LLC
603 N HAVANA ST.
SPOKANE, WA, 99202-4615

PAROS HOMES LLC
603 N HAVANA ST.
SPOKANE, WA, 99202-4615

PAROS HOMES LLC
603 N HAVANA ST.
SPOKANE, WA, 99202-4615

MATTHEWS, GREGORY A & JULIE
26734 SE 9TH WAY,
SAMMAMISH, WA, 98075

PAROS HOMES LLC
603 N HAVANA ST.
SPOKANE, WA, 99202-4615

JOHNSON, ALEX L & JENNIFER
7107 S TANGLE HEIGHTS DR
SPOKANE, WA, 99224

BINGLER LIVING TRUST
6529 LONG LAKE DR.
NINE MILE FALLS, WA, 99028

PAROS HOMES LLC
603 N HAVANA ST.
SPOKANE, WA, 99202-4615

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603 N HAVANA ST.
SPOKANE, WA, 99202-4615

PAROS HOMES LLC
603 N HAVANA ST.
SPOKANE, WA, 99202-4615

BRADLEY, JEAN & PRICE,
WILLIAM ERIC
6963 S TANGLE HEIGHTS DR,
SPOKANE, WA, 99224



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



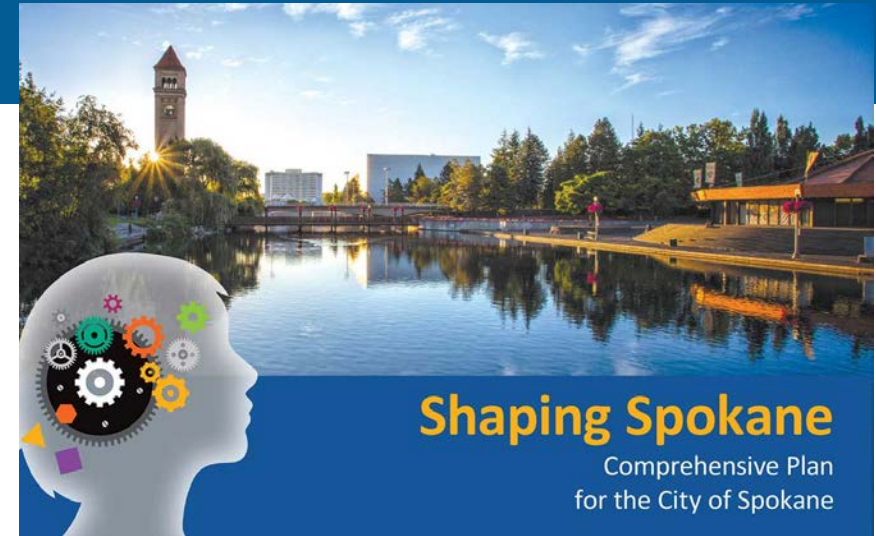
Housing – Vision & Values

- 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

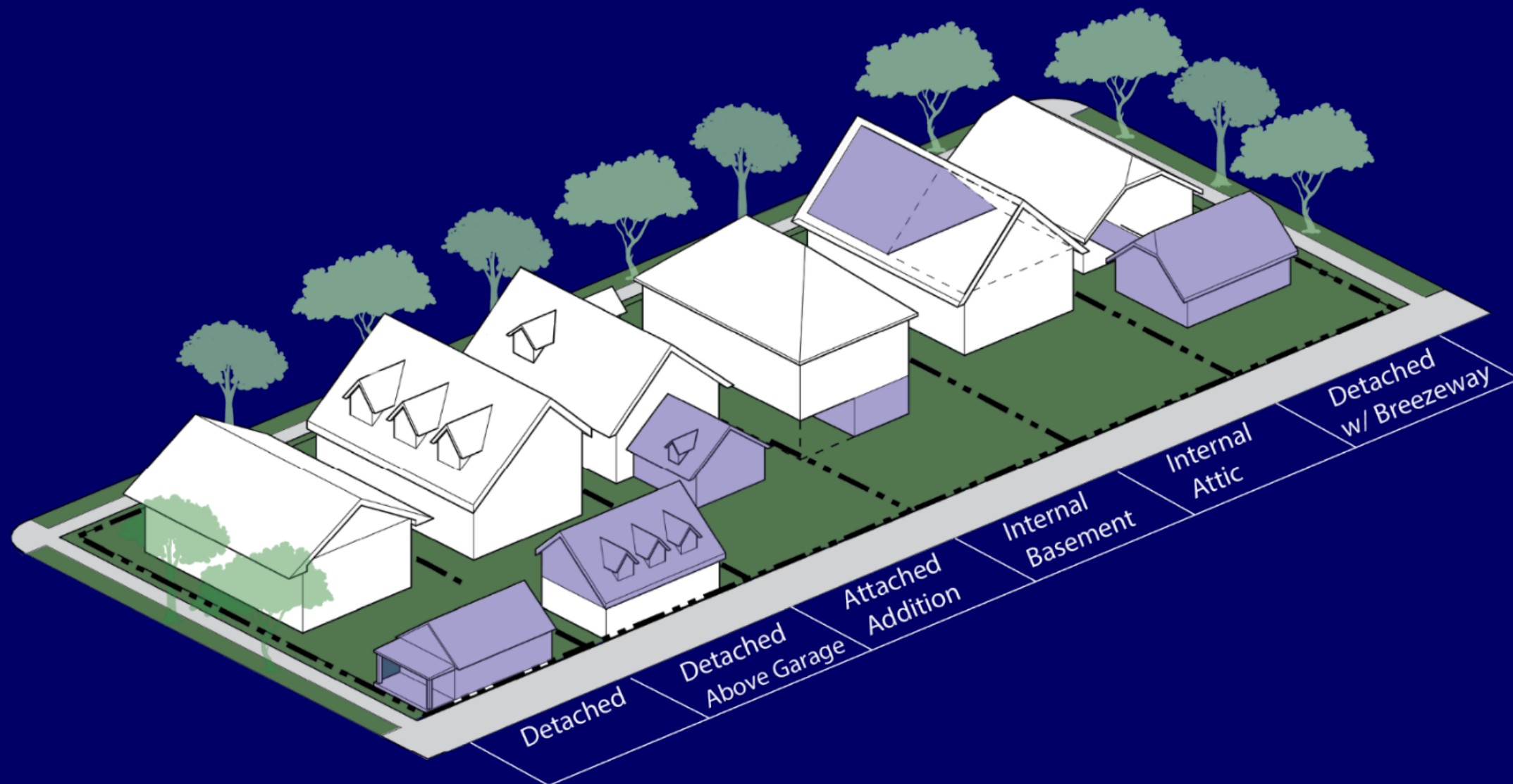


Zoning District	Housing Options											
	Accessory Dwelling Unit	Attached Housing	Cottage Housing	Duplex	Group Living	Manufactured Home	Mobile Home Park	Multi-family Residential Building	Pocket Residential Development	Single-Family Residential (Detached)	Transitional Sites	Zero Lot Line
RA	●	●	●		●	●	●			●	●	●
RSF	●	●	●		●	●	●		●	●	●	●
RSF-C	●	●	●		●	●	●		●	●	●	●
RTF	●	●	●	●	●	●			●	●	●	●
RMF	●	●	*	●	●	●		●	●	●		●
RHD	●	●	*	●	●	●		●	●	●		●
Commercial	●	●	*	●	●	●		●	●	●		*



Accessory Dwelling Units (ADUs)

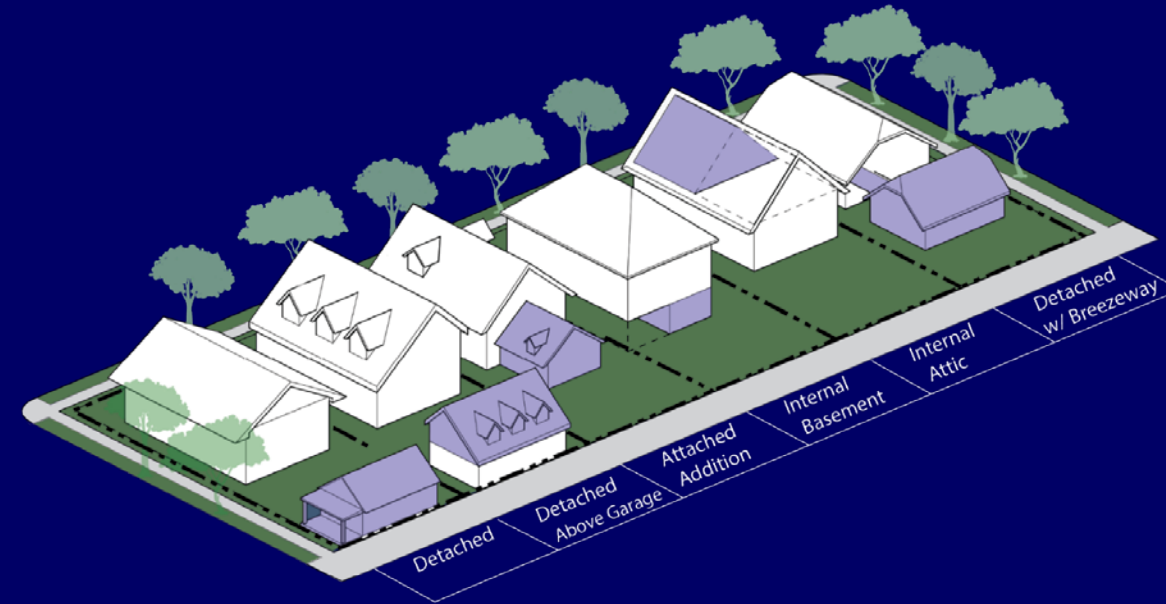
Chapter 17C.300 SMC





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



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



ADU-1. Increase allowed size for detached ADUs

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

City	Max size	Add'l standard
Wenatchee	800 sf	<50% of house size
Bellevue	800 sf	<40% of house size
Vancouver	800 sf	<15% of lot area
Anacortes	900 sf	
Everett	1000 sf	<10% of lot area
Seattle	1000 sf	
Bozeman, MT	600 sf	
Boise, ID	700 sf	<10% of lot area
Bend, OR	800 sf	<10% of lot area
Portland, OR	800 sf	<75% of house size



ADU-2. Remove minimum lot size for new ADUs

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.

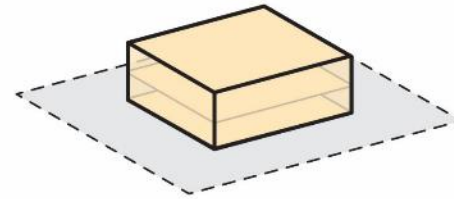
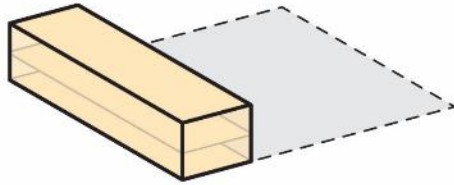
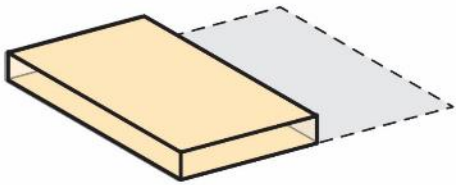
15-20% accessory unit coverage and
FAR limits would make it difficult to
add an ADU on lots under 3,000 sf

City	Minimum lot size to add ADU
Wenatchee	None
Bellevue	None
Vancouver	4,500 sf
Anacortes	None
Everett	None
Seattle	3,200 sf (DADU)/none (AADU)
Bozeman, MT	5,000 sf
Boise, ID	None
Bend, OR	None
Portland, OR	3,200-5,000 sf (depends on zone)

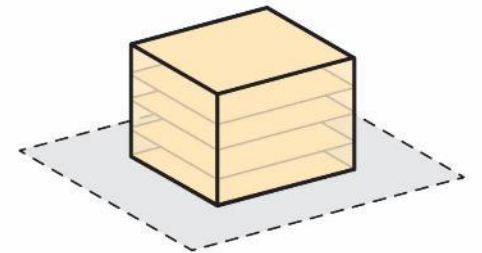
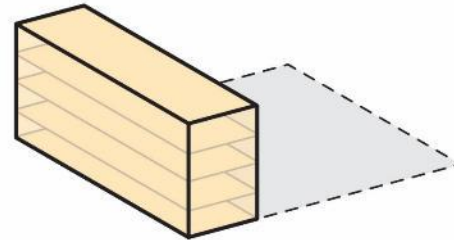
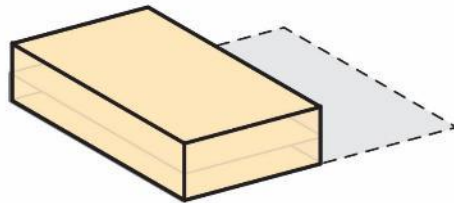
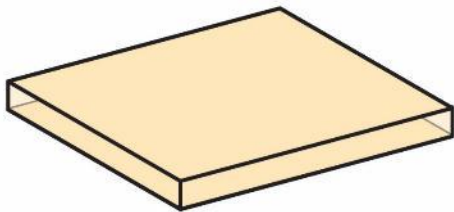


Floor Area Ratio (FAR)

FAR 0.5



FAR 1.0

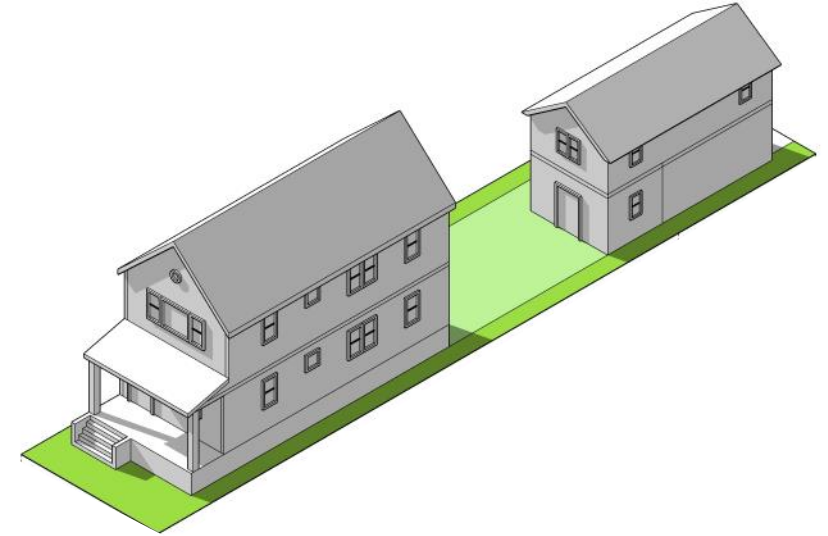




ADU-3. Provide a FAR bonus for ADUs

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.

Lot size	ADU + House FAR 0.5	ADU + House FAR 0.6
3,000 sf	1,500 sf	1,800 sf
4,350 sf	2,175 sf	2,610 sf
5,000 sf	2,500 sf	3,000 sf
7,200 sf	3,600 sf	4,320 sf
10,000 sf	5,000 sf	No change



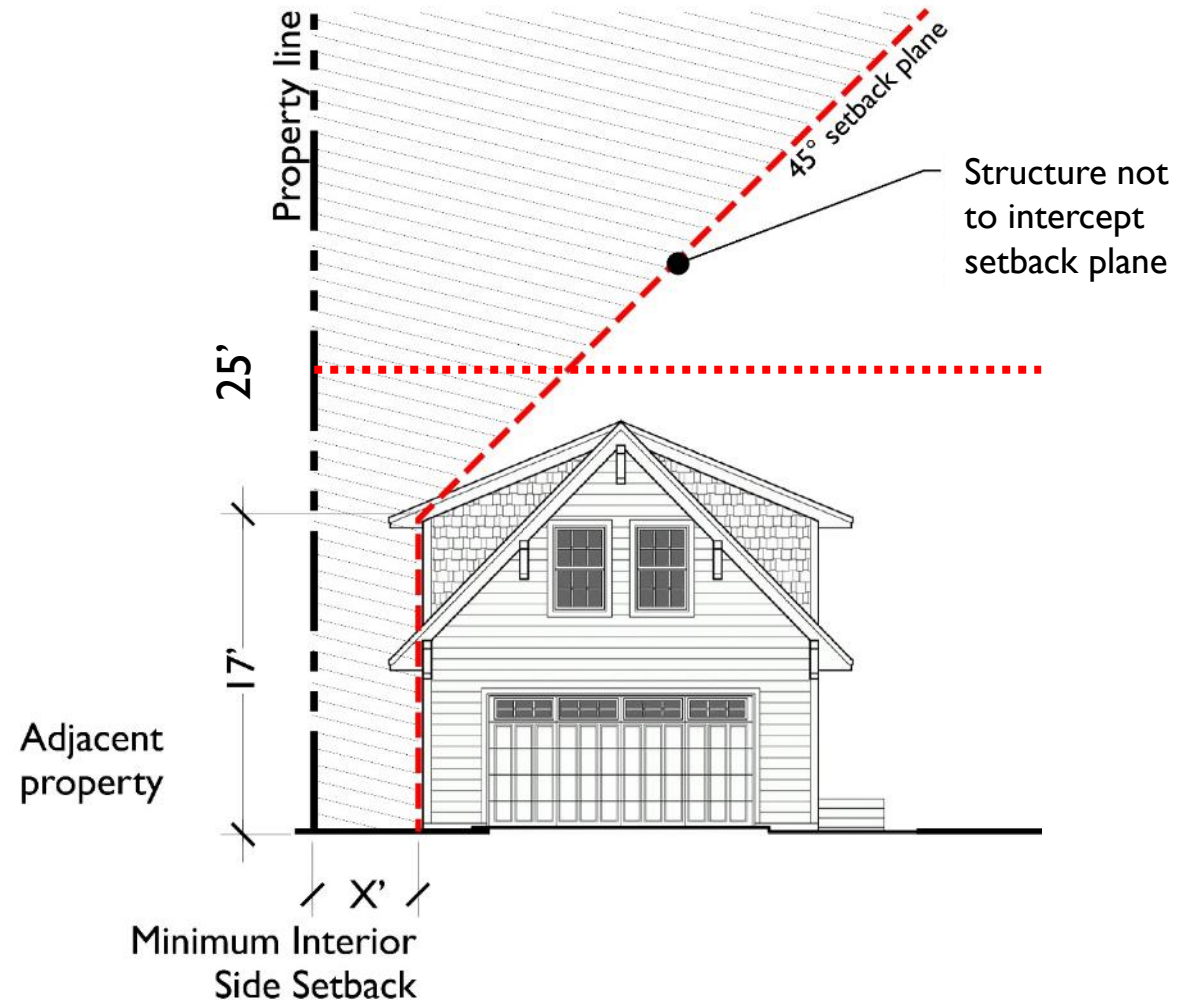
ADU-4. Setbacks & wall/roof height

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



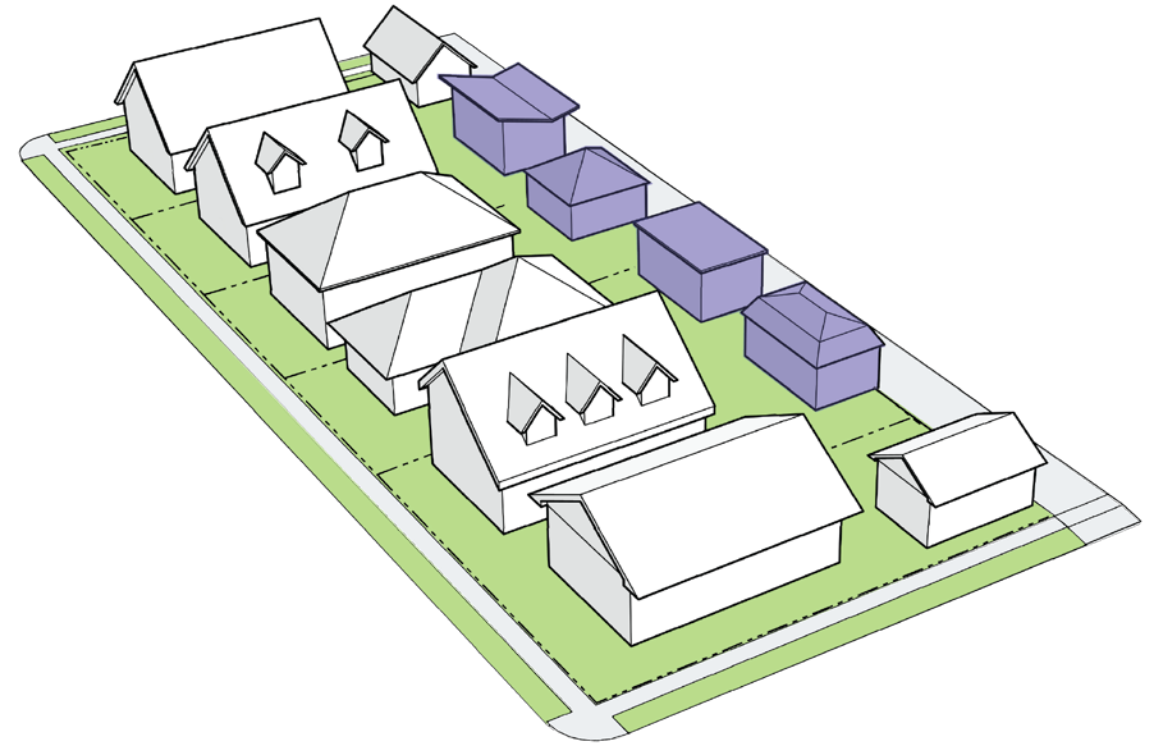


Roof Pitch

Existing standard:

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

Draft Option	Agenda Packet Page	Proposal
130.A7.1	21	Remove Roof Pitch Requirement Completely
130.A7.2	22	Remove Roof Pitch Requirement Only on Visible Street Frontage (Figure 17C.300-A)





ADU-5 & ADU-6: Owner-Occupancy Requirements

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

Draft Option	Agenda Packet Page	Proposal
110.C.1	16	Remove Owner Occupancy Completely
110.C.2	17	Remove Owner Occupancy in All R-Zones, Except Short-Term Rentals
110.C.3	18	Retain 3-Year Owner Occupancy in RA & RSF Zones



ADU-7 Relax parking requirement for ADUs

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 $\frac{1}{4}$ mile of frequent transit, which includes much of the city.





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Draft Option	Agenda Packet Page	Proposal
130.A5.1	20	Remove All Parking Requirements
130.A5.2	20	Remove Some Parking Requirements (Studio & 1 BR Units)