# Residential Code Initiatives: Range of Alternatives

Plan Commission Workshop

ShapingSpokaneHousing.com



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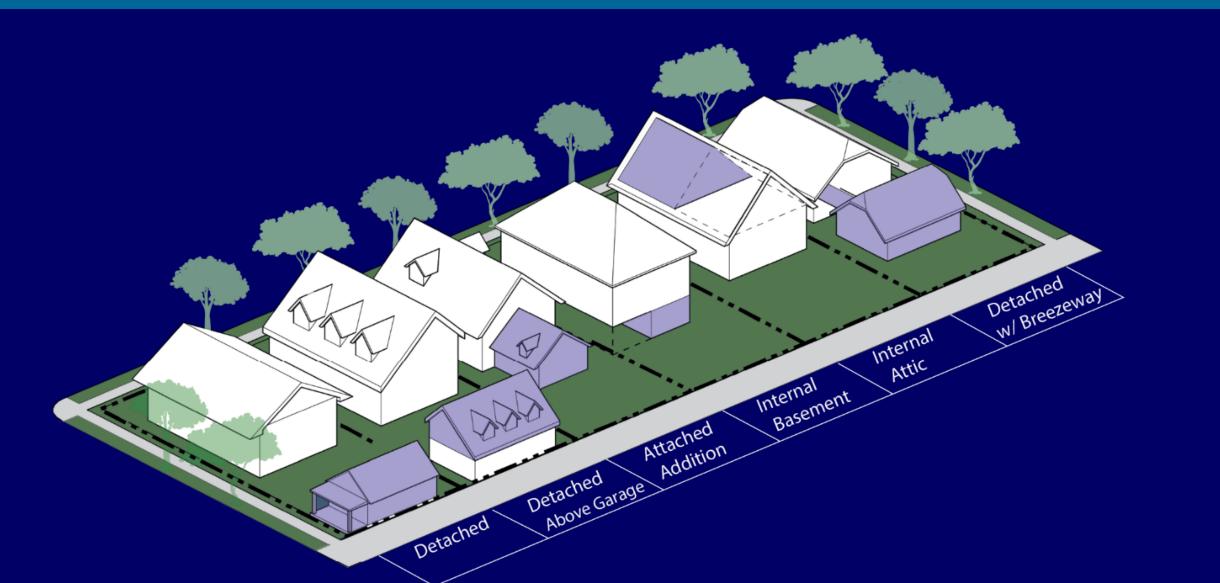
# Workshop Agenda

- Accessory Dwelling Units
  - Internal ADU changes
  - Detached ADU
    - o Review option to expand detached ADUs max. size from 600 to 800 sq. ft.
    - o Explore other options to limit detached ADU size
      - E.g., limited by Building Coverage and Floor Area Ratio
    - o Consider option for alternative max. size (1,000 1,200 sq ft)
      - Discussion: Maximum Detached ADU size
    - o Increased height and setback plane
      - Discussion: Height and setback plane
- Short Plat Application Process
  - Revisit proposal reviewed by Plan Commission at January 12 workshop
    - Discussion: Short Plat Process Proposal



# 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)

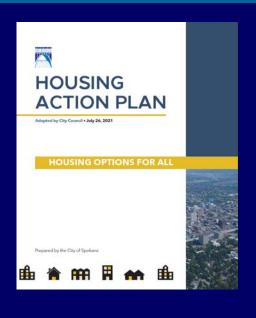
• • • City Council Implementation Plan Strategy III.2

Proclamation Addressing Housing Emergency 2.g

RCW 36.70A.600 Increasing residential building capacity



#### ADU Guidance



CITY OF SPOKANE

#### PROCLAMATION

WHEREAS, the City of Spokane offers an exceptional quality of life for families seeking a work-life balance, and historically, Spokane's housing market has plugged along at a slow, affordable growth rate that has kept demand relatively manageable and housing attainable; and

WHEREAS, the National Association of REALTORS® has determined that Spokuse will be among the top 10 housing markets in the United States as a Top-10 rost-COVID Real Estate Market, v.g. (Spokane County has had a housing inventory reduction of 94% since January of 2010 and is currently suffering from the lowest level of housing upply in history while home sales prices exadeted by 47% in that same period of time; and

WHEREAS, as home prices continue to escalate at record levels, more and more buyers are being squeezed out of the marketplace, especially for those seeking to buy their first home or transition down to a smaller home; and

WHEREAS, Spokane City's housing stock mostly consists of single-family detached homes and lacks housing diversity, specifically, Spokane has a low supply of middle housing (town homes, triplexes, and duplexes) which is a critical need among various homeowners in various stages of homeownership.

WHEREAS, Spokane County's apartment vacancy rates have been declining gradually since 2018, and as of March 2021, are at an all-time low of just 0.6%, which has prompted an unprecedented rise in zental rates during a time when many treants are seeing a decrease in wages due to the COVID-19 pandemic; and

WHEREAS, Washington State Governor Jay Inside declared an eviction moratorium on March 18, 2020 in response to the state of emergency due to the onset of the COVID-19 pundemic, and following extensions, the state-wide monatorium expired on June 30, 2021, placing significant sitross on a large number of tenants who have fallen behind on rent payments; and

WHEREAS, a key initiative of my administration is ensuring there are a variety of bousing types in sufficient quantity that are safe and affordable for all income levels to meet the diverse bousing needs of current and future residents; and

WHEREAS, the City of Spokane has developed a Housing Action Plan to consider actions that will promote greater housing diversity, affordability, and access and providing guidance for City staff, elected officials, and decision-makers; and

Spokane Housing Action Plan Strategy A5, p. 33

Revise ADU standards to allow for additional flexibility

City Council
Implementation Plan
III.2, Housing Action Plan
Appx. A, p. A-7

Proclamation
Addressing Housing
Emergency 2.g

#### Ease ADU requirements:

- Off-street parking
- No owner-occupancy after 3 years of ADU occupancy, except short term rentals
- Reduce parking requirements from 1 stall per ADU to none
  - Remove the owner-occupancy requirement
- Add flexibility to size and dimensional standards



### Change and Increase Internal ADU Size/Calc's

17C.300.110(B) Agenda Packet p. 8



Standard	Existing	Proposed
Minimum size	250 sf	None
Maximum size	800 sf and ≤50% of house footprint	800 sf regardless of house footprint
Convert full basement exceeding 800 sf?	No	Yes
Maximum bedrooms	None	2

#### Attached/Internal 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

17C.300.110(B) Agenda Packet p. 8

Standard	Existing	Proposed
Minimum size	250 sf	None
Maximum size	800 sf and ≤50% of house footprint	800 sf regardless of house footprint
Convert full basement exceeding 800 sf?	No	Yes
Maximum bedrooms	None	2



### 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)



### 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





### 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

Draft Option	Agenda Packet Page	Proposal
110.C.1	9	Remove Owner Occupancy Completely
110.C.2	10	Remove Owner Occupancy in All R-Zones, Except Short-Term Rentals
110.C.3	11	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 ½ mile of frequent transit, which includes much of the city.





### ADU-7 Relax parking requirement for ADUs

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- State law exempts minimum parking requirements for ADUs within ½ mile of frequent transit, which includes much of the city.

Draft Option	Agenda Packet Page	Proposal
130.A5.1	13	Remove All Parking Requirements
130.A5.2	13	Remove Some Parking Requirements (Studio & 1 BR Units)



#### 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

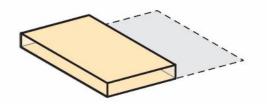
# Building Coverage (Accessory Structures)

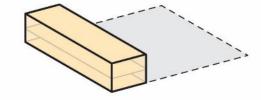
- Retaining **existing 15%** building coverage maximum for accessory structures on **lots >5,500** sq. ft.
- New 20% building coverage maximum for lots <5,500 sq. ft. with ADU

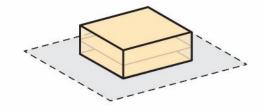
City	Max size	Add'l standard
Wenatchee	800 sf	<50% of house size
Bellevue	800 sf	<40% of house size
Vancouver	800 sf	<15% of lot area
Anacortes	900 sf	
Everett	1000 sf	<10% of lot area
Seattle	1000 sf	
Bozeman, MT	600 sf	
Boise, ID	700 sf	<10% of lot area
Bend, OR	800 sf	<10% of lot area
Portland, OR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

### Floor Area Ratio (FAR)

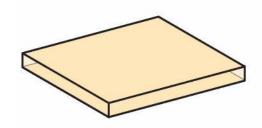
FAR 0.5

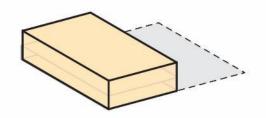


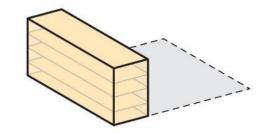


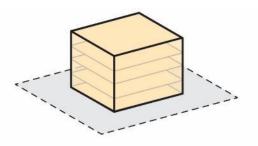


FAR 1.0









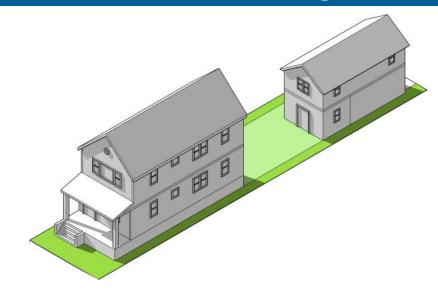
#### ADU-3. Provide a FAR bonus for ADUs

17C.300.110(B) Agenda Packet p. 8

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.
  - Median floor area 2,261 sf (2020 US Census)



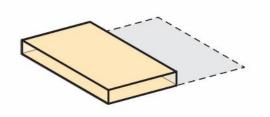
Lot size	ADU + house FAR 0.5	ADU + house FAR 0.6, lots <7,200 sf
3,000 sf	1,500 sf	1,800 sf
4,350 sf	2,175 sf	2,610 sf
5,000 sf	2,500 sf	3,000 sf
7,200 sf	3,600 sf	No change
10,000 sf	5,000 sf	No change

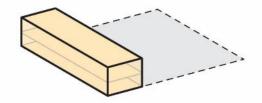
## Building Coverage

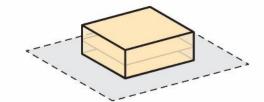
100% Coverage

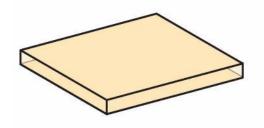
50%

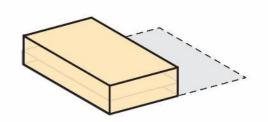
25%

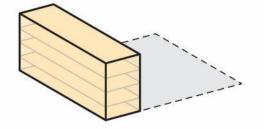


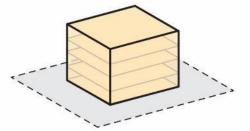












### Building Coverage & FAR

100% Coverage

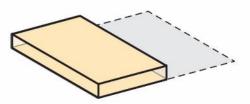
50%

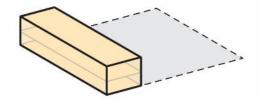
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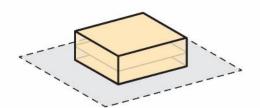
FAR 0.5

FAR 0.5

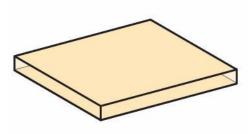
FAR 0.5



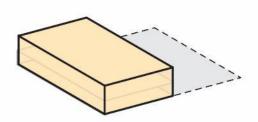




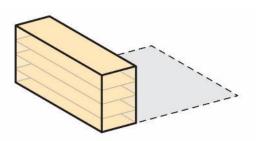
FAR 1.0



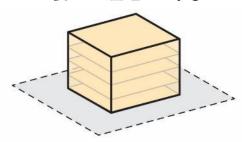
FAR 1.0



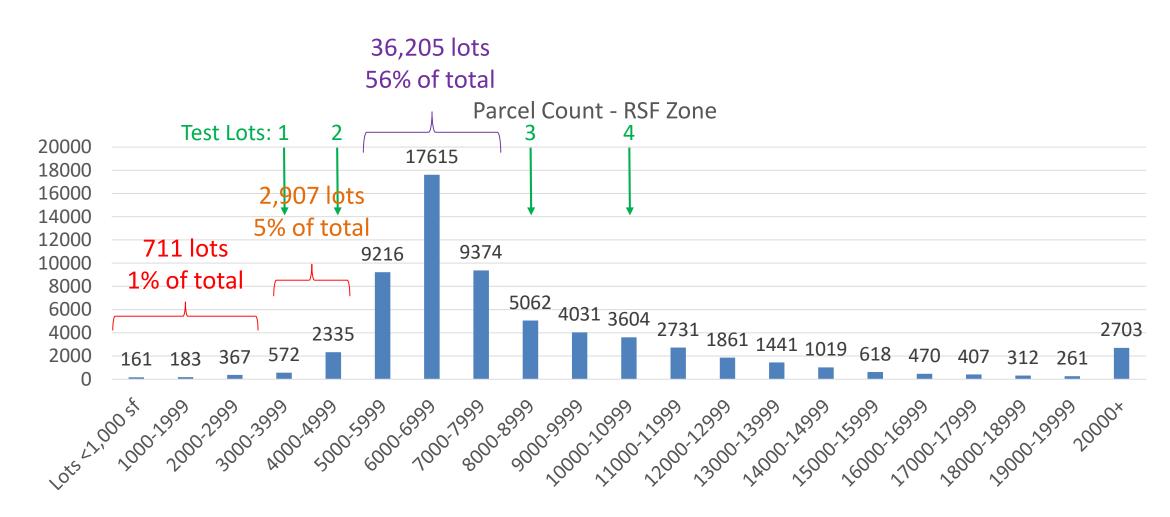
FAR 1.0



FAR 1.0



### Existing Lot Sizes (2022)



Note: Excludes lots located in two or more zoning districts



• MAKERS analyzed proposed changes to dimensional standards on four representative lots suggested by staff





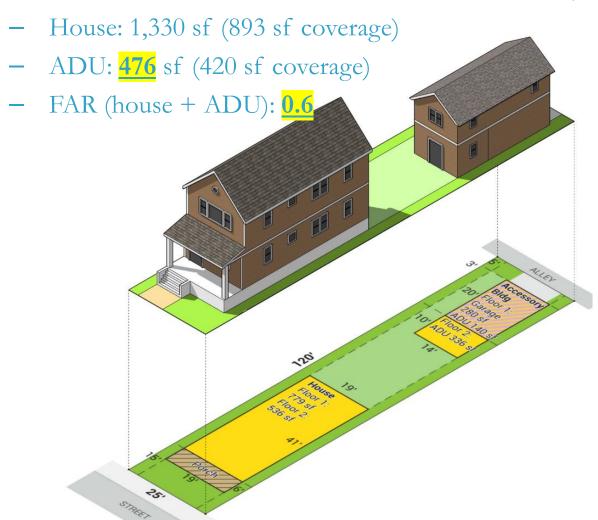




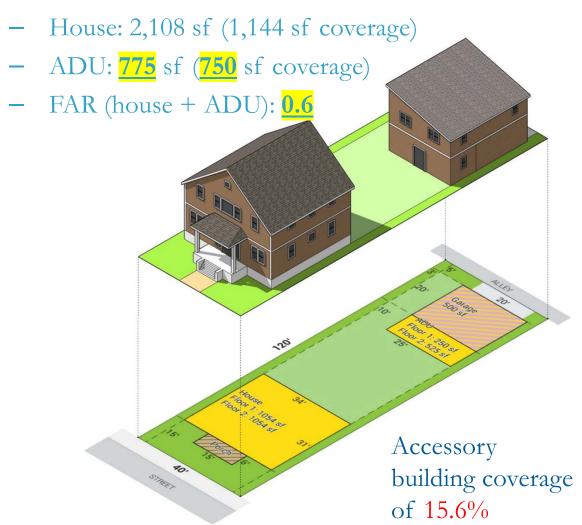


### Detached ADU Building Coverage & FAR

#### **3,000 sf lot** (25'x120')



#### **4,800 sf lot** (40'x120')



### Detached ADU Floor Area & Building Coverage

RSF zone smaller lots:

FAR = 0.6

Detached Accessory Structures =  $\underline{20\%}$ 

	Lot size	Floor Area		Building Coverage		
Tes		Maximum ADU + house proposal	Floor Area remaining after 1,200 sf house	Max. total coverage	Max. detached ADU coverage proposal	Coverage remaining after 1,200 sf house
1	) 3,000 sf	1,800 sf (FAR 0.6)	600 sf	1,500 sf (50%)	600 sf (20%)	300 sf
	4,350 sf	2,610 sf (FAR 0.6)	1,410 sf	2,006 sf (46%)	870 sf (20%)	806 sf
2	<b>4,8</b> 00 sf	2,880 sf (FAR 0.6)	1,680 sf	2,175 sf (45%)	960 sf (20%)	975 sf

### Detached ADU Floor Area & Building Coverage

RSF zone smaller lots:

FAR = 0.7

Detached Accessory Structures =  $\underline{20\%}$ 

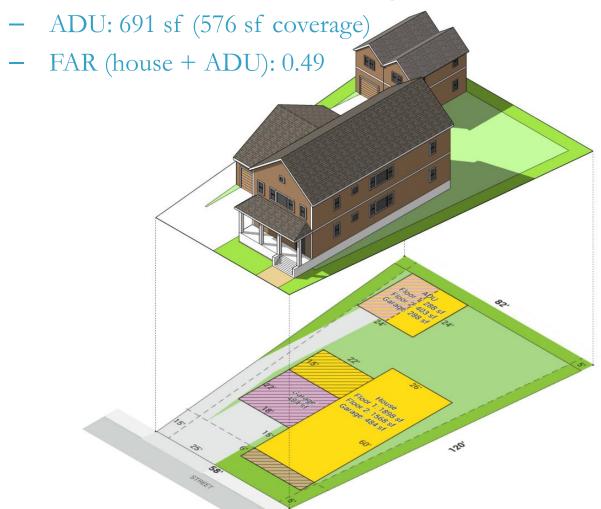
	Lot size	Floor Area		Building Coverage		
Tes:		Maximum ADU + house proposal	Floor Area remaining after 1,200 sf house	Max. total coverage	Max. detached ADU coverage proposal	Coverage remaining after 1,200 sf house
1	) 3,000 sf	<b>2,100</b> sf (FAR <b>0.7</b> )	<b>900</b> sf	1,500 sf (50%)	600 sf (20%)	300 sf
	4,350 sf	<b>3,045</b> sf (FAR <b>0.7</b> )	<b>1,845</b> sf	2,006 sf (46%)	870 sf (20%)	806 sf
2	<b>4,8</b> 00 sf	<b>3,360</b> sf (FAR <b>0.7</b> )	<b>2,160</b> sf	2,175 sf (45%)	960 sf (20%)	975 sf



### Detached ADU Building Coverage & FAR

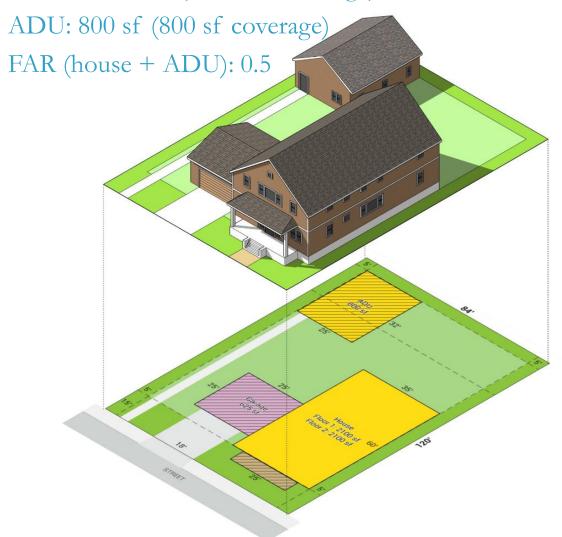
#### **8,520 sf lot** (71'x120')

- House: 3,450 sf (2,442 sf coverage)



#### **10,080sf lot** (84'x120')

- House: 4,028 sf (2,875 sf coverage)



### Detached ADU Building Coverage & FAR

RSF zone larger lots:

FAR = 0.5

Detached Accessory Structures = 15%

	Lot size	Floor Area		Building Coverage		
Tes lots		Maximum ADU + house existing/proposed	Floor Area remaining after 2,400 sf house	Max. total coverage	Max. detached ADU coverage (no change proposed)	Coverage remaining after 2,400 sf house
	7,200 sf	3,600 sf (FAR 0.5)	1,200 sf	3,020 sf (42%)	1,080 sf (15%)	620 sf
3	8,520 sf	4,260 sf (FAR 0.5)	1,860 sf	3,482 sf (41%)	1,278 sf (15%)	1,082 sf
4	) 10,808 sf	5,404 sf (FAR 0.5)	3,004 sf	4,282 sf (40%)	1,621 sf (15%)	1,882 sf



#### ADU-1. Increase allowed size for detached ADUs

#### **Direction for Hearing Draft**

Detached accessory dwelling unit (DADU) floor area maximum size

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

Spokane Housing
Action Plan
Strategy A5, p. 33

Revise ADU standards to allow for additional flexibility.

City Council
Implementation
Plan
III.2, Housing Action
Plan Appx. A, p. A-7

Ease ADU requirements:

- Off-street parking
- No owner-occupancy after 3 years of ADU occupancy, except short term rentals

Proclamation
Addressing
Housing
Emergency 2.g

- Reduce parking requirements from 1 stall per ADU to none
- Remove the owneroccupancy requirement
- Add flexibility to size and dimensional standards



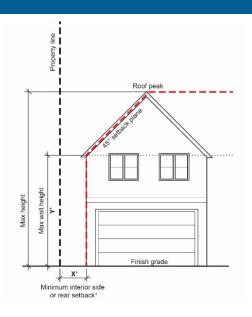
### ADU-4. Setbacks & wall/roof height

Detached ADU over garage

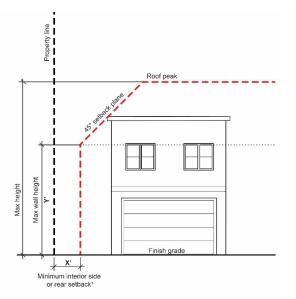
Existing standard: maximum wall height 16'; max roof peak 23'

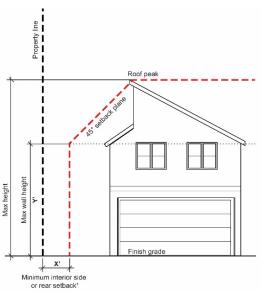
#### Proposal:

- 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











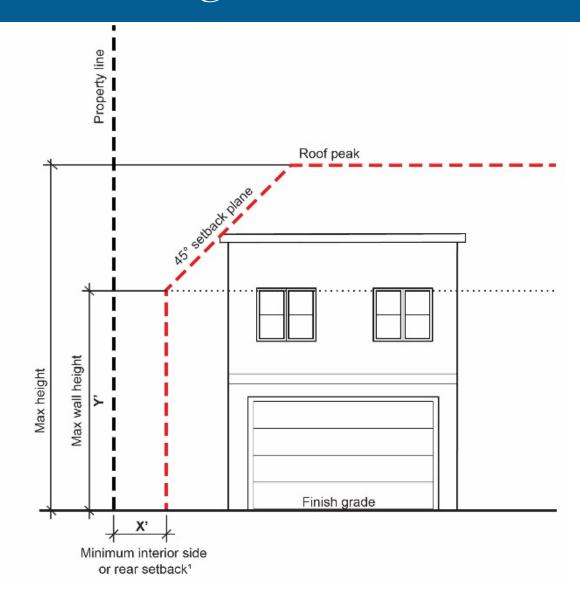
### ADU-4. Setbacks & wall/roof height

Detached ADU over garage

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

#### Proposed 4' exception language:

"A detached ADU over a detached accessory structure with flat or terraced roof forms with a slope less than 3:12 that conform to the 45-degree setback plane may be granted a wall height exception up to four feet."





### ADU-4. Setbacks & wall/roof height

#### Direction for Hearing Draft

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
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Spokane Housing
Action Plan
Strategy A5, p. 33

Revise ADU standards to allow for additional flexibility.

City Council
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III.2, Housing Action
Plan Appx. A, p. A-7

Ease ADU requirements:Off-street parking

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Proclamation
Addressing
Housing
Emergency 2.g

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# Short Subdivision Applications - Components

Chapter 17G.080 SMC







Land Survey



Application & Fees



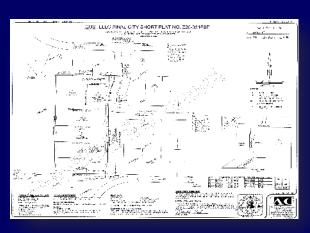
Public Process & Decision



Appropriate Provisions for Utilities & Streets



Final Review & Acceptance

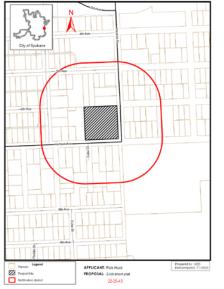


Final Plat



#### Preliminary Short Subdivision - Notification

- Proposal to reduce time and/or cost
  - 2-lot short plat: no mailed or posted public notice
  - 3-9 lots: mailed public notice only
- Processing time is reduced when notification is modified for some projects
- Reduced fees for certain short plat application (may be combined or coordinated with Council decision)





Notification Map

Posted Sign



Housing Action Plan Strategy A3 (p. 30)



City Council Implementation Plan Strategy I.6



Proclamation Addressing Housing Emergency 2.c



#### Preliminary Short Subdivision - Notification

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  - 2-lot short plat: no mailed or posted public notice
  - 3-9 lots: mailed public notice only
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Spokane Housing Action Plan Strategy A3, p. 30	Continue to streamline and simplify changes to the City's permit process, as necessary
City Council Implementation Plan I.6, Housing Action Plan Appx. A, p. A-4	Create and promote a <b>user- friendly permit process</b>
Proclamation Addressing Housing Emergency 2.c	Reduce fee and made an administrative permit



### Proposed Hearing Items

Accessory Dwelling Units	Chapter 17C.300 SMC
Lot Size Transitions	SMC 17C.110.200
Short Plat Notification	Chapters 17G.060, 17G.080 SMC

