

Residential Code Initiatives: Range of Alternatives

Plan Commission Workshop

ShapingSpokaneHousing.com



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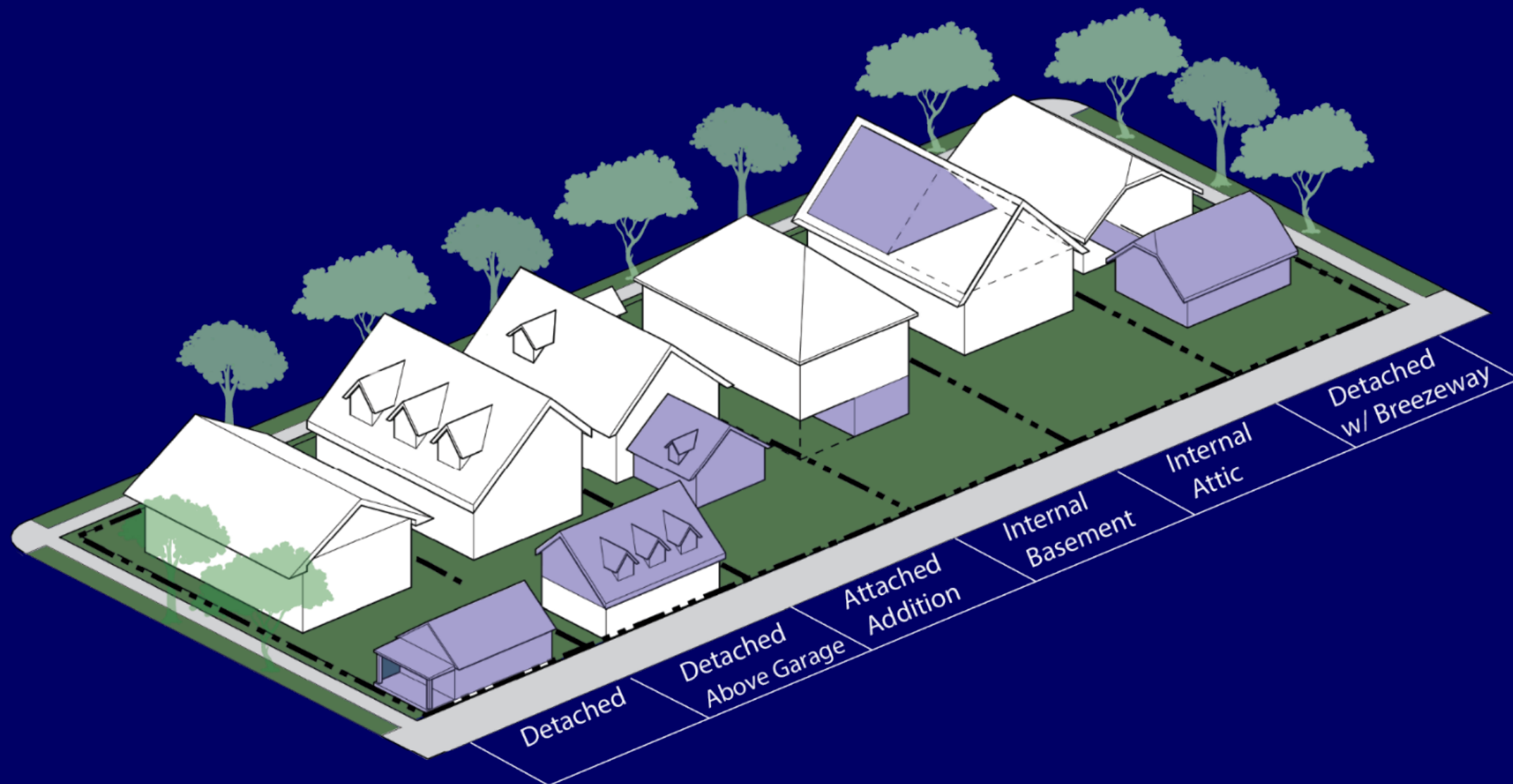
Workshop Agenda

- Accessory Dwelling Units
 - Internal ADU changes
 - Detached ADU
 - Review option to expand detached ADUs max. size from 600 to 800 sq. ft.
 - Explore other options to limit detached ADU size
 - E.g., limited by Building Coverage and Floor Area Ratio
 - Consider option for alternative max. size (1,000 - 1,200 sq ft)
 - **Discussion: Maximum Detached ADU size**
 - 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)

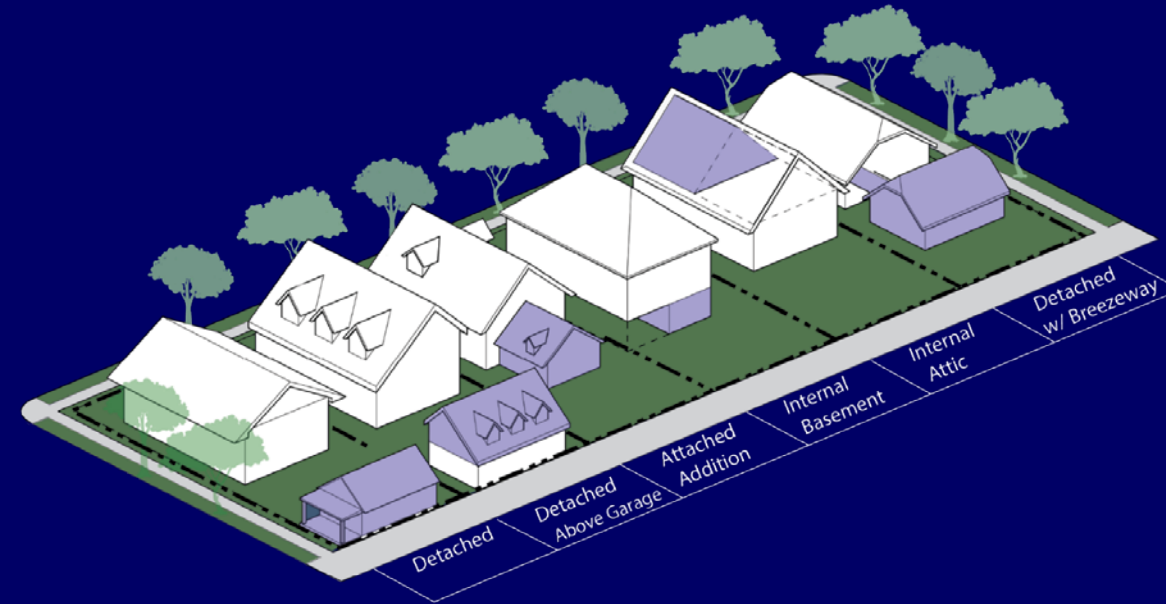
Chapter 17C.300 SMC





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



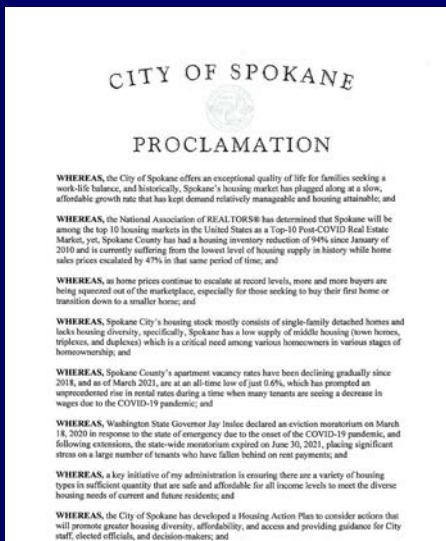
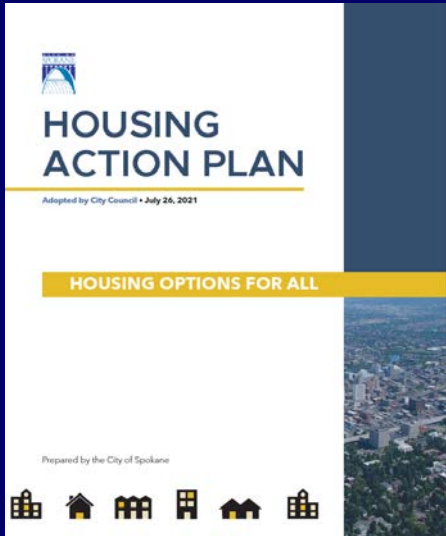
Proclamation Addressing Housing Emergency 2.g



RCW 36.70A.600 Increasing residential building capacity



ADU Guidance



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

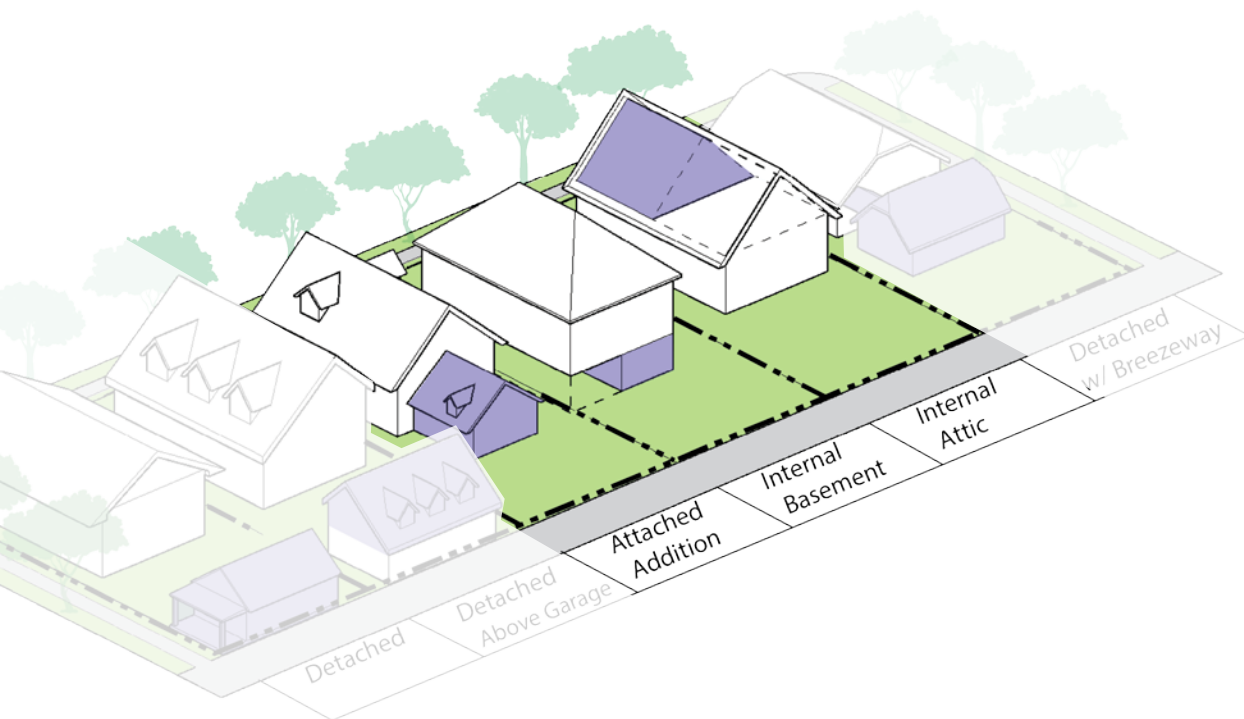
Proclamation Addressing Housing Emergency 2.g

- **Reduce parking requirements** from 1 stall per ADU to none
- **Remove the 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 $\leq 50\%$ of house footprint	800 sf regardless of house footprint
Convert full basement exceeding 800 sf?	No	Yes
Maximum bedrooms	None	2



Attached/Internal ADUs

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

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

Standard	Existing	Proposed
Minimum size	250 sf	None
Maximum size	800 sf and $\leq 50\%$ 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 $\frac{1}{4}$ mile of frequent transit, which includes much of the city.





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Draft Option	Agenda Packet Page	Proposal
130.A5.1	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)

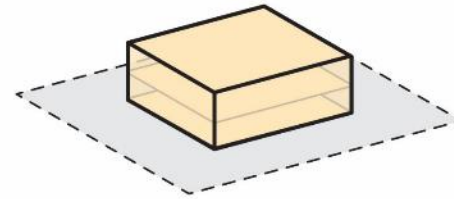
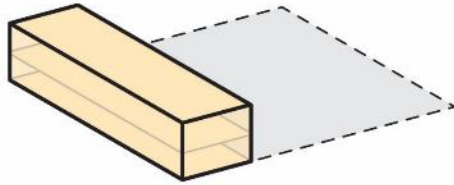
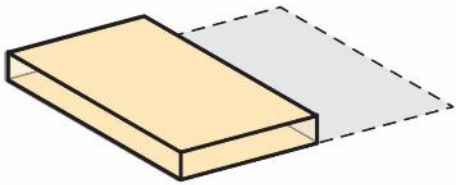
- Retaining **existing 15%** building coverage maximum for accessory structures on **lots >5,500** sq. ft.
- **New 20%** building coverage maximum for **lots <5,500** sq. ft. with ADU

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

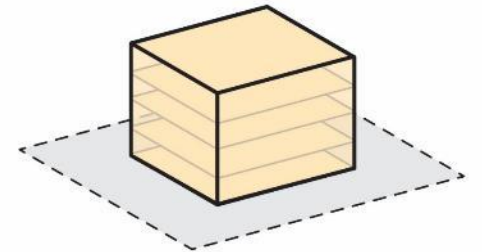
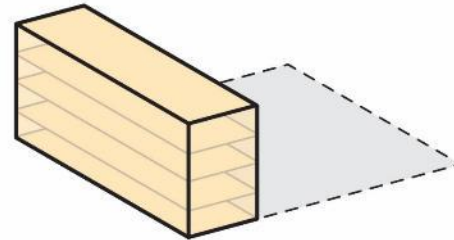
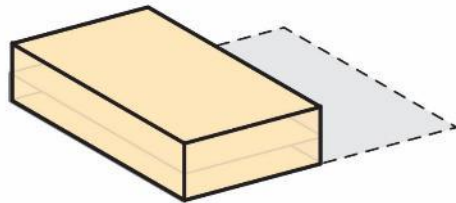
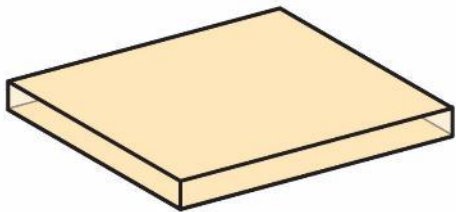


Floor Area Ratio (FAR)

FAR 0.5



FAR 1.0



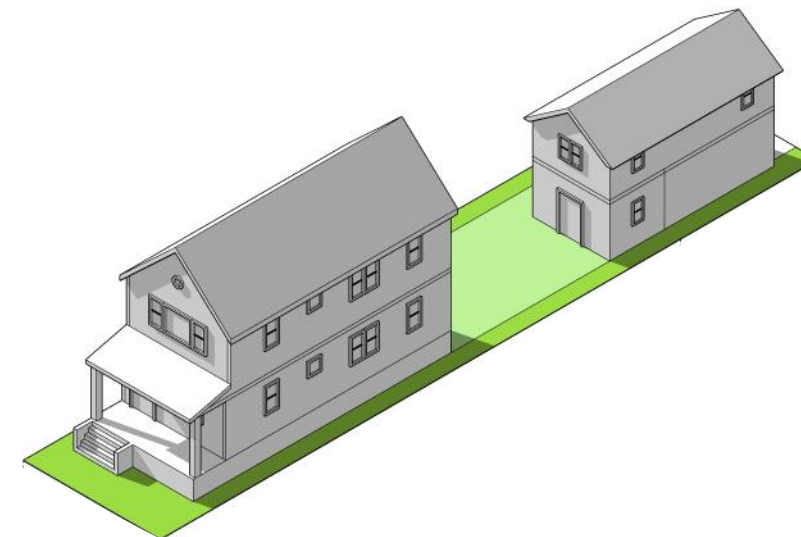


ADU-3. Provide a FAR bonus for ADUs

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



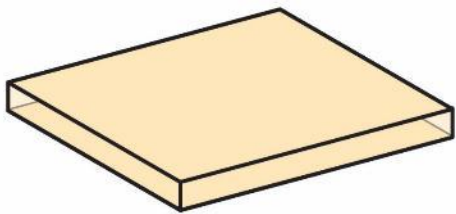
- Existing FAR makes it difficult to fit both a house and an ADU on a smaller lot.
- Average floor area for new detached houses in USA is 2,400 sf.
 - Median floor area 2,261 sf (2020 US Census)

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

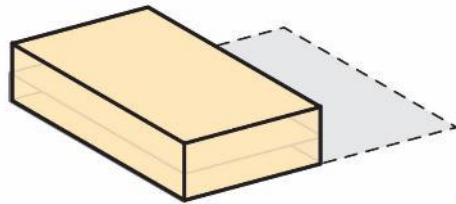
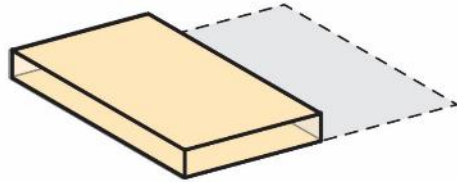


Building Coverage

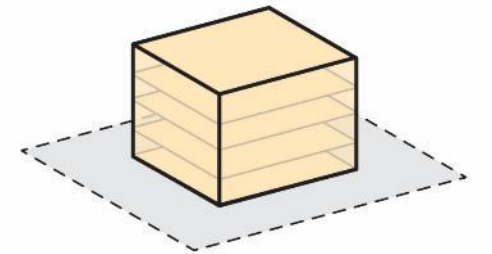
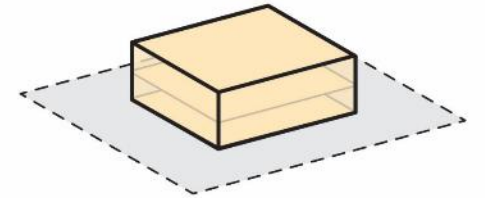
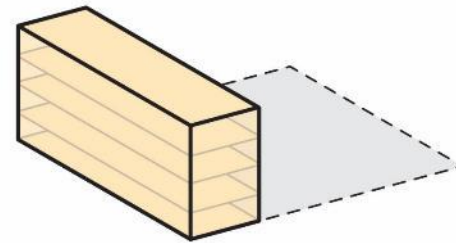
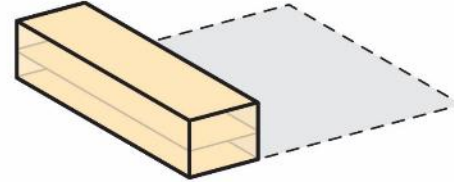
100% Coverage



50%



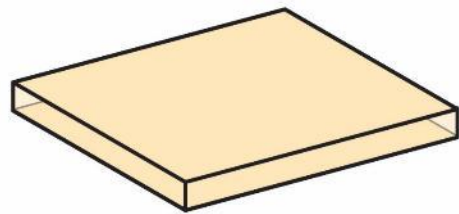
25%





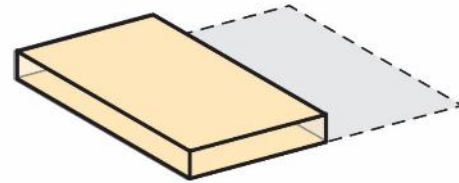
Building Coverage & FAR

100% Coverage

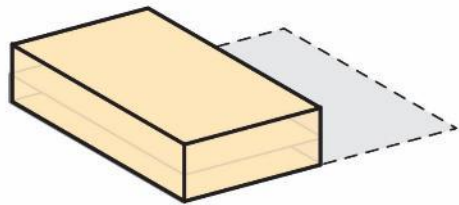


FAR 1.0

50%

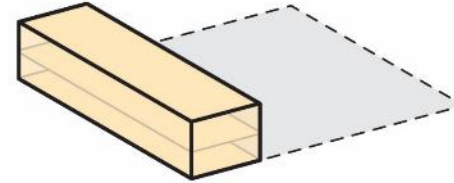


FAR 0.5

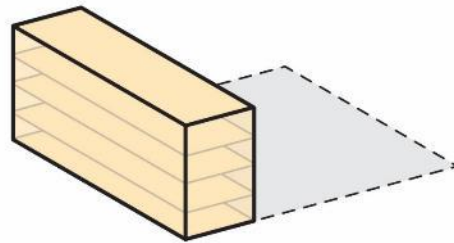


FAR 1.0

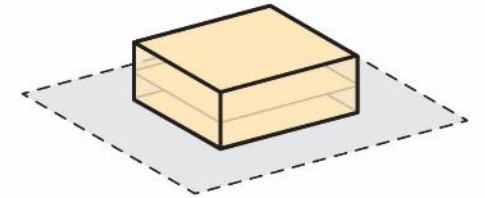
25%



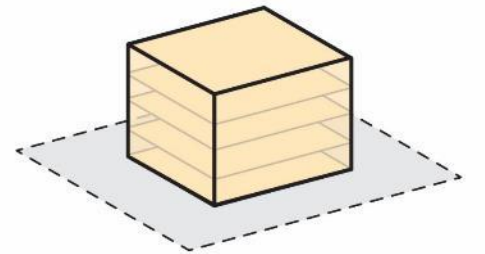
FAR 0.5



FAR 1.0



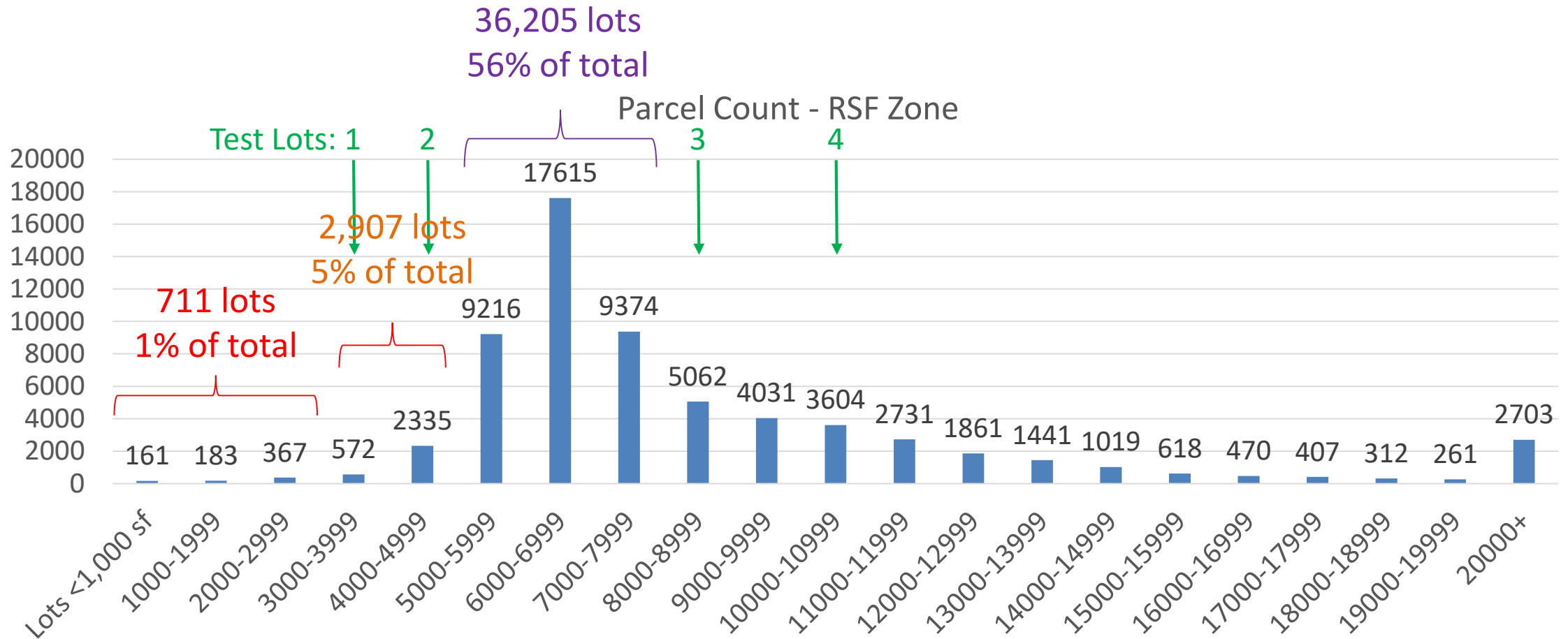
FAR 0.5



FAR 1.0



Existing Lot Sizes (2022)



Note: Excludes lots located in two or more zoning districts

Test Lots

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

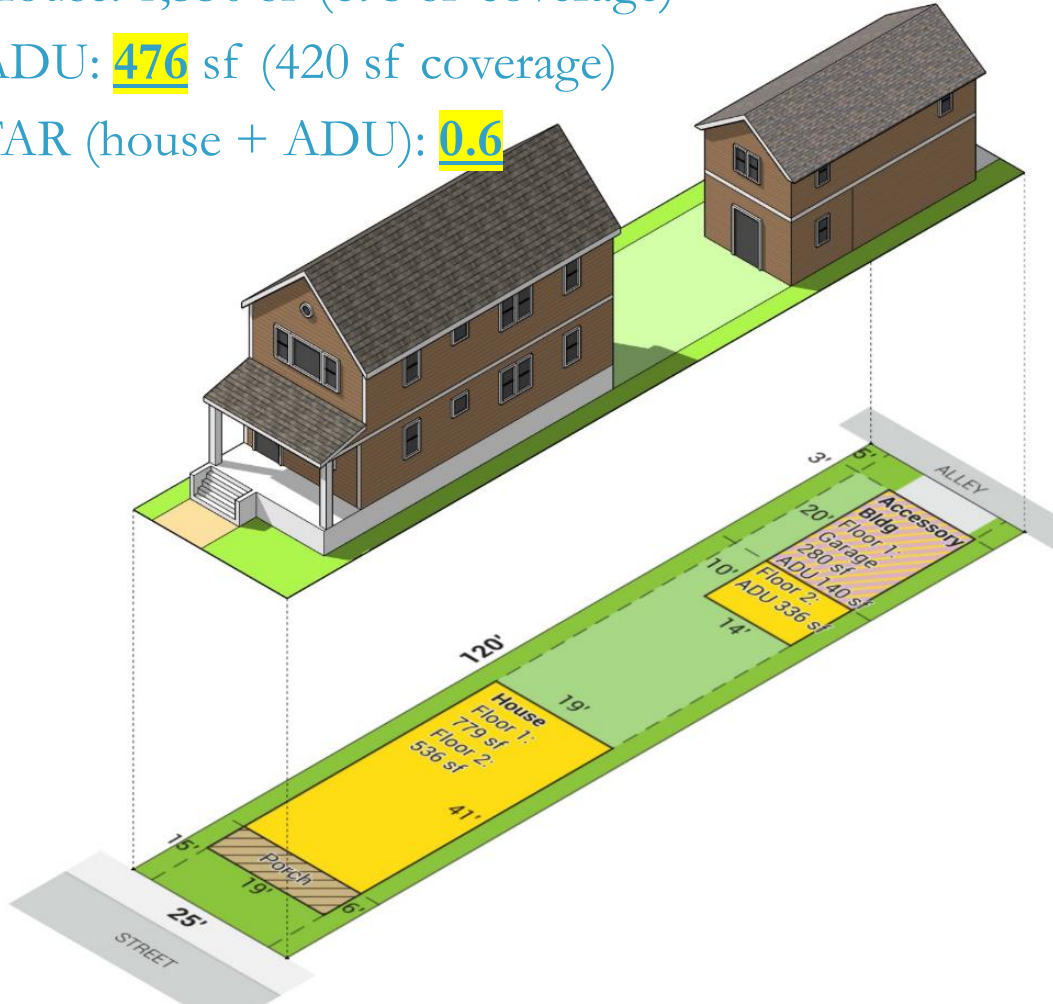




Detached ADU Building Coverage & FAR

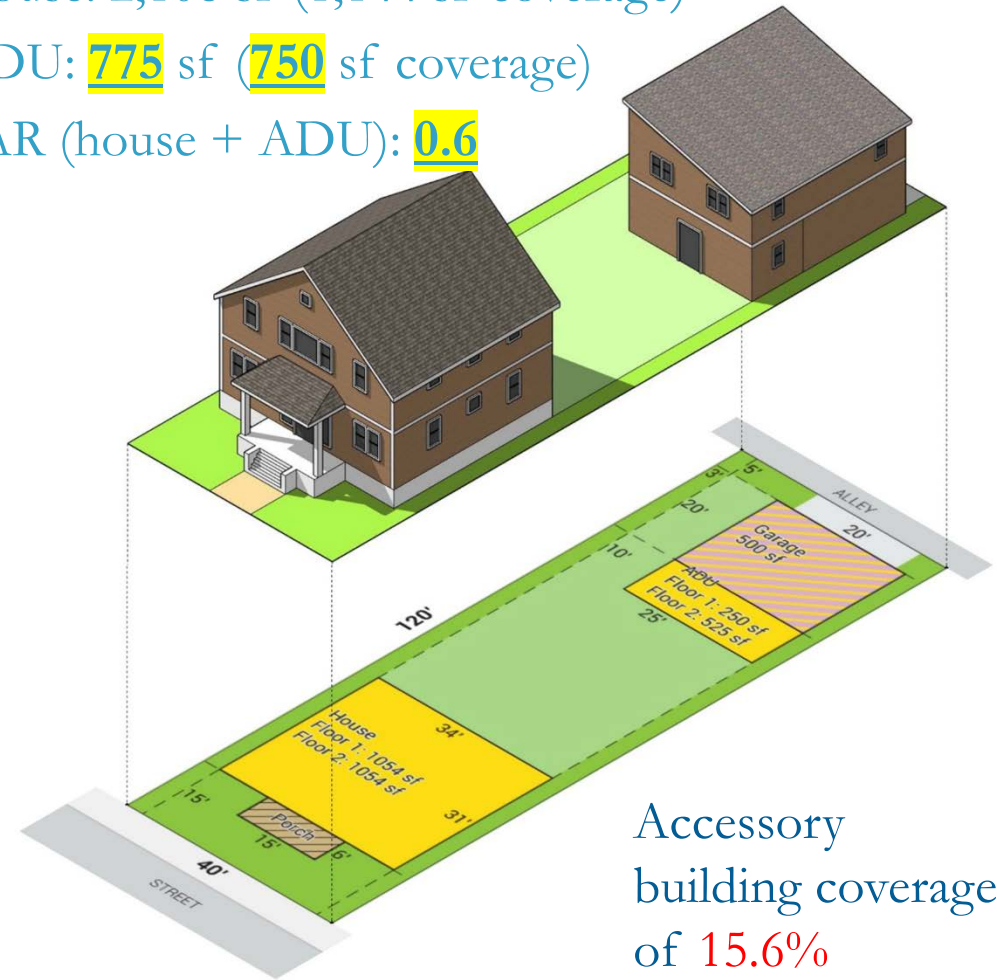
3,000 sf lot (25'x120')

- House: 1,330 sf (893 sf coverage)
- ADU: **476** sf (420 sf coverage)
- FAR (house + ADU): **0.6**



4,800 sf lot (40'x120')

- House: 2,108 sf (1,144 sf coverage)
- ADU: **775** sf (**750** sf coverage)
- FAR (house + ADU): **0.6**



Accessory
building coverage
of 15.6%



Detached ADU Floor Area & Building Coverage

RSF zone smaller lots:

FAR = 0.6

Detached Accessory Structures = 20%

	Lot size	Floor Area		Building Coverage		
Test lots		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	4,800 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

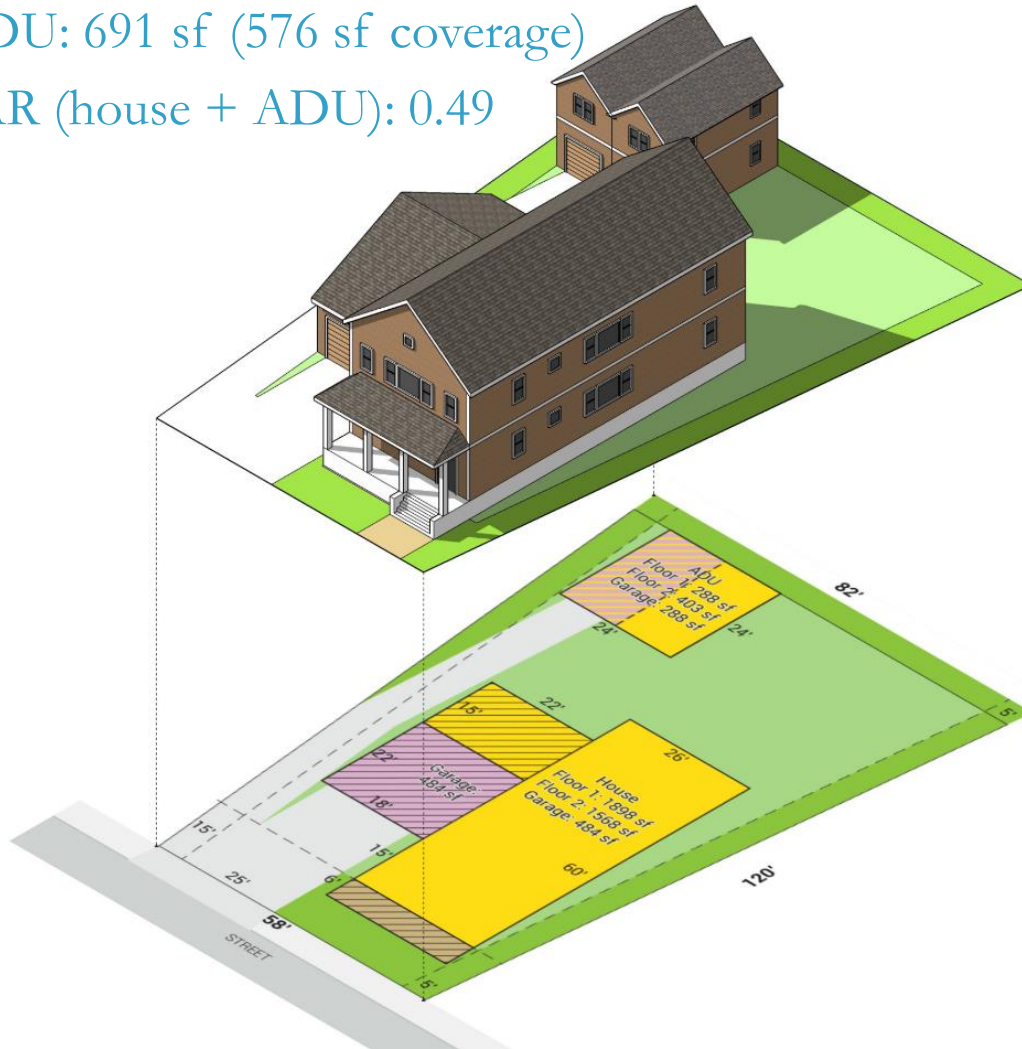
Detached Accessory Structures = 20%

	Lot size	Floor Area		Building Coverage		
Test lots		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	2,100 sf (FAR 0.7)	900 sf	1,500 sf (50%)	600 sf (20%)	300 sf
	4,350 sf	3,045 sf (FAR 0.7)	1,845 sf	2,006 sf (46%)	870 sf (20%)	806 sf
2	4,800 sf	3,360 sf (FAR 0.7)	2,160 sf	2,175 sf (45%)	960 sf (20%)	975 sf

Detached ADU Building Coverage & FAR

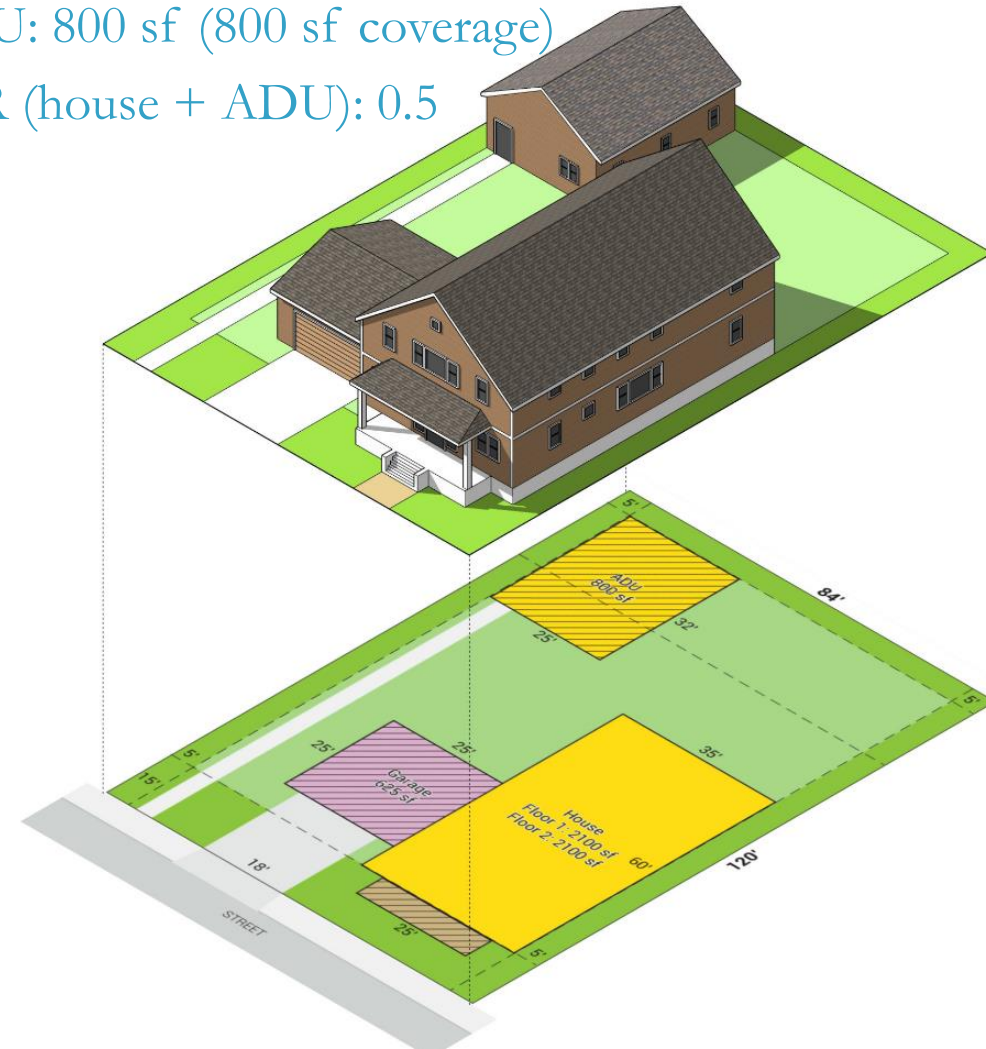
8,520 sf lot (71'x120')

- House: 3,450 sf (2,442 sf coverage)
- ADU: 691 sf (576 sf coverage)
- FAR (house + ADU): 0.49



10,080sf lot (84'x120')

- House: 4,028 sf (2,875 sf coverage)
- ADU: 800 sf (800 sf coverage)
- FAR (house + ADU): 0.5





Detached ADU Building Coverage & FAR

RSF zone larger lots:

FAR = 0.5

Detached Accessory Structures = 15%

Test lots	Lot size	Floor Area		Building Coverage		
		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 owner-occupancy** requirement
- **Add flexibility to size and dimensional standards**

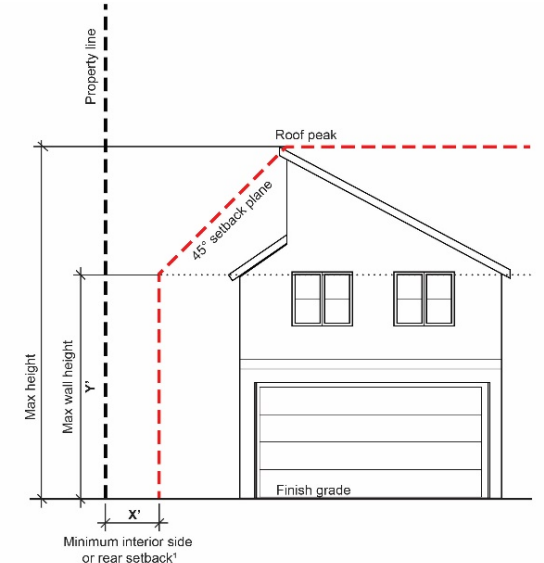
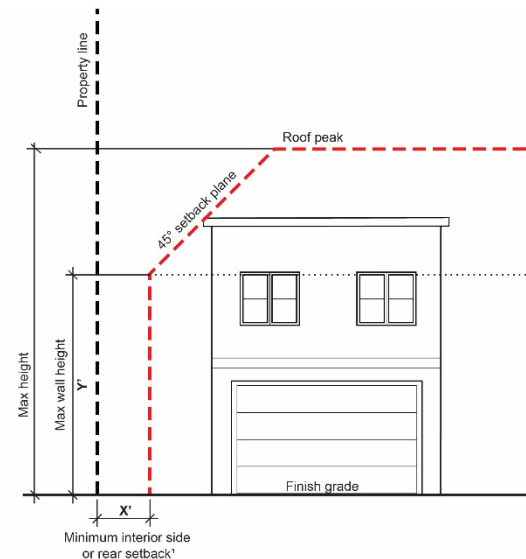
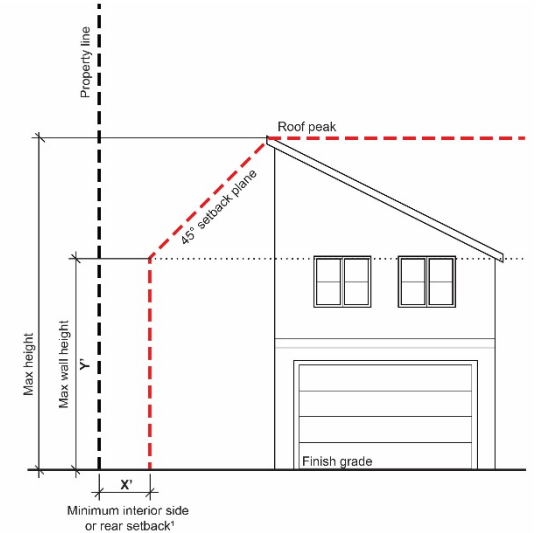
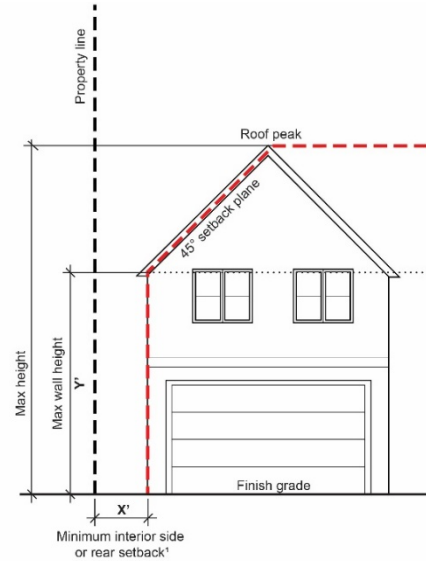
ADU-4. Setbacks & wall/roof height

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





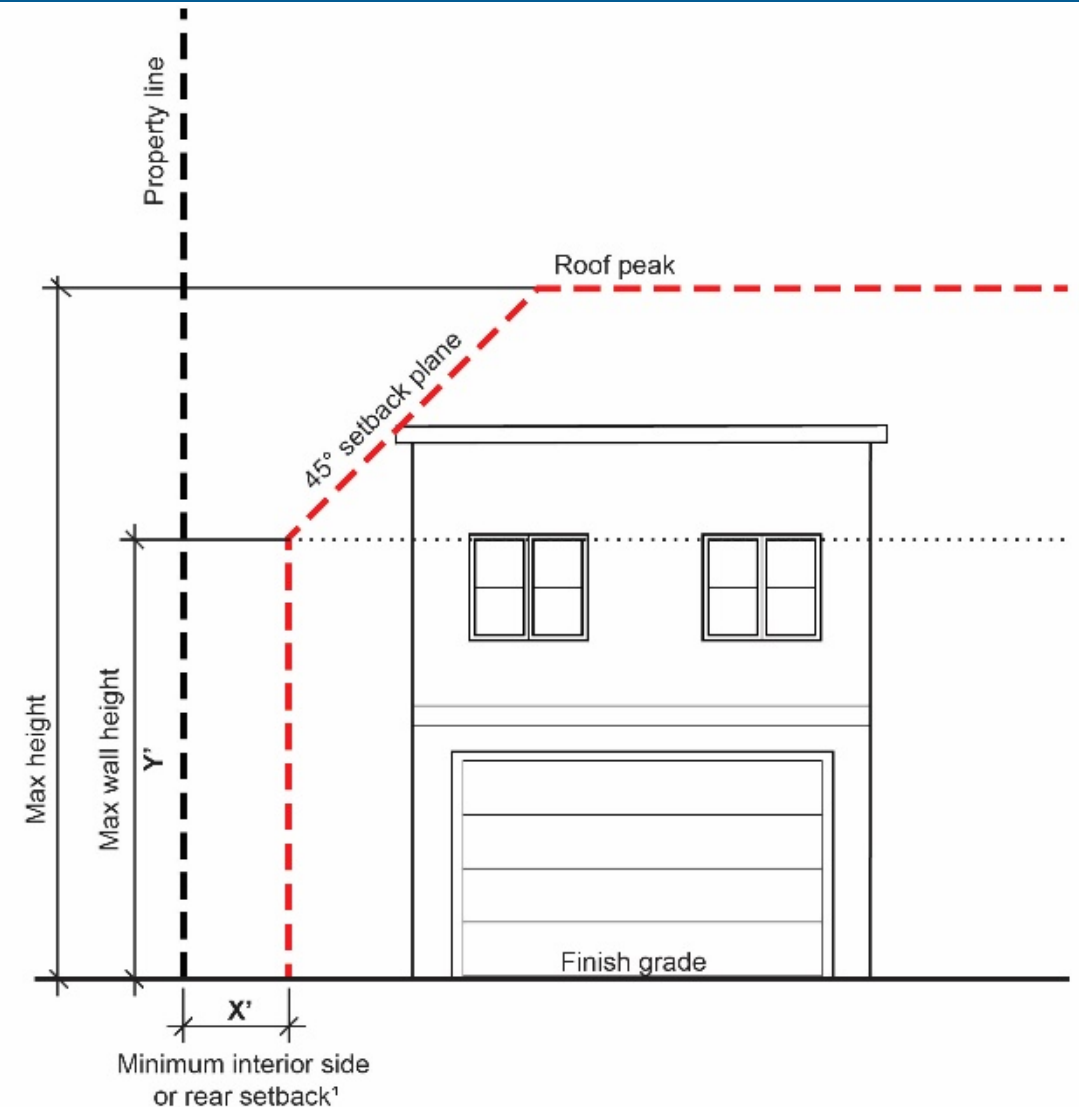
ADU-4. Setbacks & wall/roof height

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
- Require roofline oriented to street if within 10' of lot side
- Increase flexibility for ADU roof design

Spokane Housing
Action Plan
Strategy A5, p. 33

Revise ADU standards to allow for **additional flexibility**.

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

Ease ADU requirements:

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Proclamation
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Housing
Emergency 2.g

- **Reduce parking requirements** from 1 stall per ADU to none
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- **Add flexibility to size and dimensional standards**

Short Subdivision Applications - Components

Chapter 17G.080 SMC



Land



Land Survey



Application & Fees



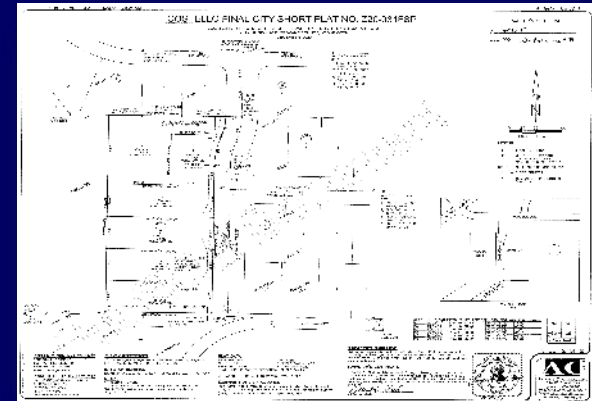
Public Process
& Decision



Appropriate Provisions
for Utilities & Streets



Final Review
& Acceptance

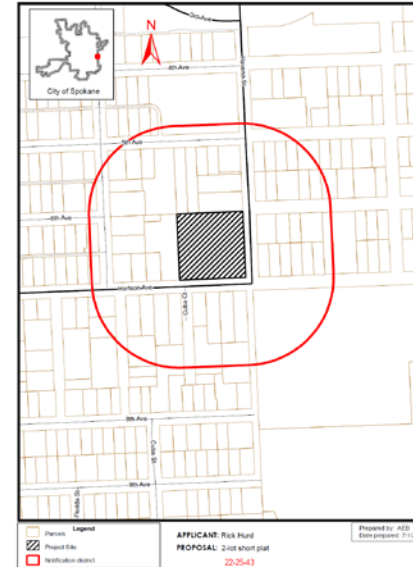


Final Plat



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

- 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)

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 **user-friendly permit process**

Proclamation Addressing Housing Emergency 2.c

Reduce fee and made an administrative permit

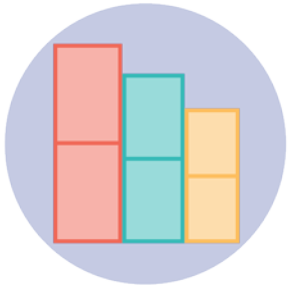


Proposed Hearing Items



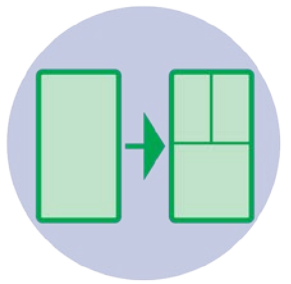
Accessory Dwelling Units

Chapter 17C.300 SMC



Lot Size Transitions

SMC 17C.110.200



Short Plat Notification

Chapters 17G.060, 17G.080 SMC

SHAPING SPOKANE HOUSING

ShapingSpokaneHousing.com

DevelopmentCode@spokanecity.org

