

Development 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

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Workshop Agenda

- Overview of May 11th Hearing Items
 - Accessory Dwelling Units (ADUs)
 - Lot Size Transition
 - Short Plat Notification
- Discussion of proposed residential design standards
 - New Section 17C.110.305
 - **Menu of options for facades facing public/private streets**
 - **Menu of options for design details**
 - **Front and side yard landscaping**

May 11 Hearing Items



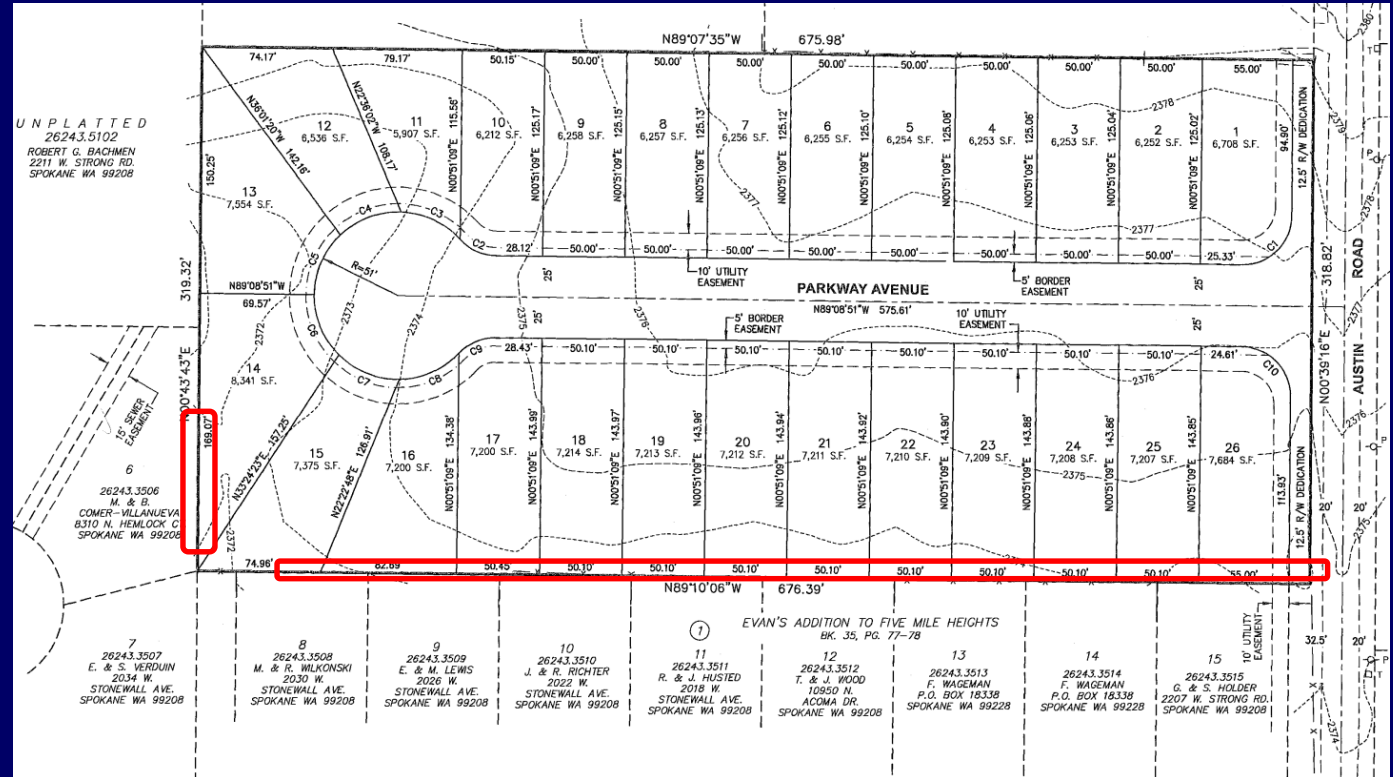
Accessory Dwelling Units (ADUs)

- Detached ADUs may be 864 SF, or 75% of the home's SF, whichever is greater
- On Lots <5,500 SF, increase building coverage of 20%
- Floor Area Ratio bonus for Lots <5,000 sq ft= 0.7, Lots <7,200 sq ft= 0.6
- Remove owner occupancy in all residential zones
 - Occupancy is required for lots with a short-term rental permit
- One off-street parking space for ADUs with 2+ bedrooms
- **New language permits ADU on a site with any principal structure, such as a duplex/triplex, etc. in RTF, RMF, RHD (17C.300.130)**



Lot Size Transition

- This requirement is to be struck from Section 17C.110.200
 - Application of code has not been achieving intent





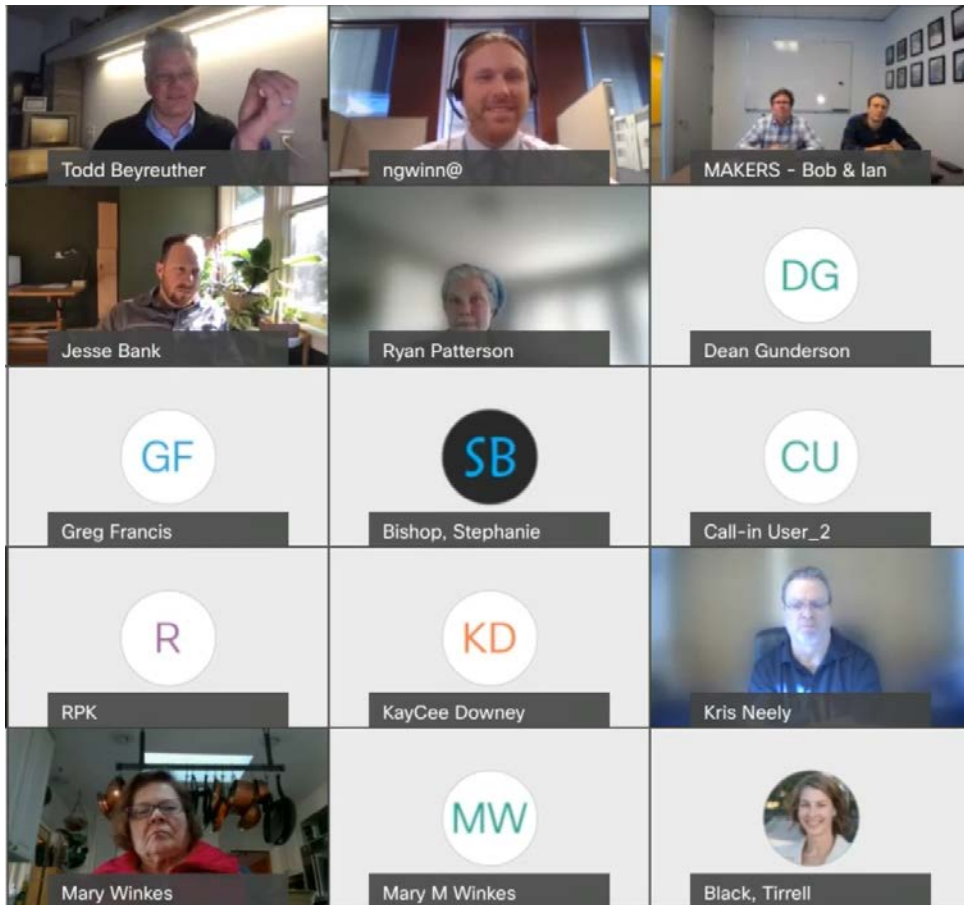
Short Plat Notification

- Option 17G-1
 - Creating 2 lots – No notice
 - Creating 3 to 9 lots – Mailed notice
 - Option 17G-2
 - Creating 2 lots, only **minor engineering review** – No notice
 - Creating 3 to 9 lots, subject to standard engineering review – Mailed notice
 - Aligns with proposed changes to short plat application fees
- ➔ Minor Engineering Review?
- Existing frontage/ROW
 - No extension for water, sewer, or utilities
 - No easements for infrastructure
 - Exempt from SEPA
 - Creates 2 lots

Requirements for Design Standards

New Section 17C.110.305

March 9 Workshop



- Proposed design standards are written as a menu of options
 - Not meant to limit architecture, design, or materials
- Different options allow spectrum of cost choice
- Minimum standards sets the bar for basic development (“in and out developers”)
 - New Construction tour highlights minimum design quality permitted by current standards



Allow & incentivize small housing units

17C.110.205(B), (E)

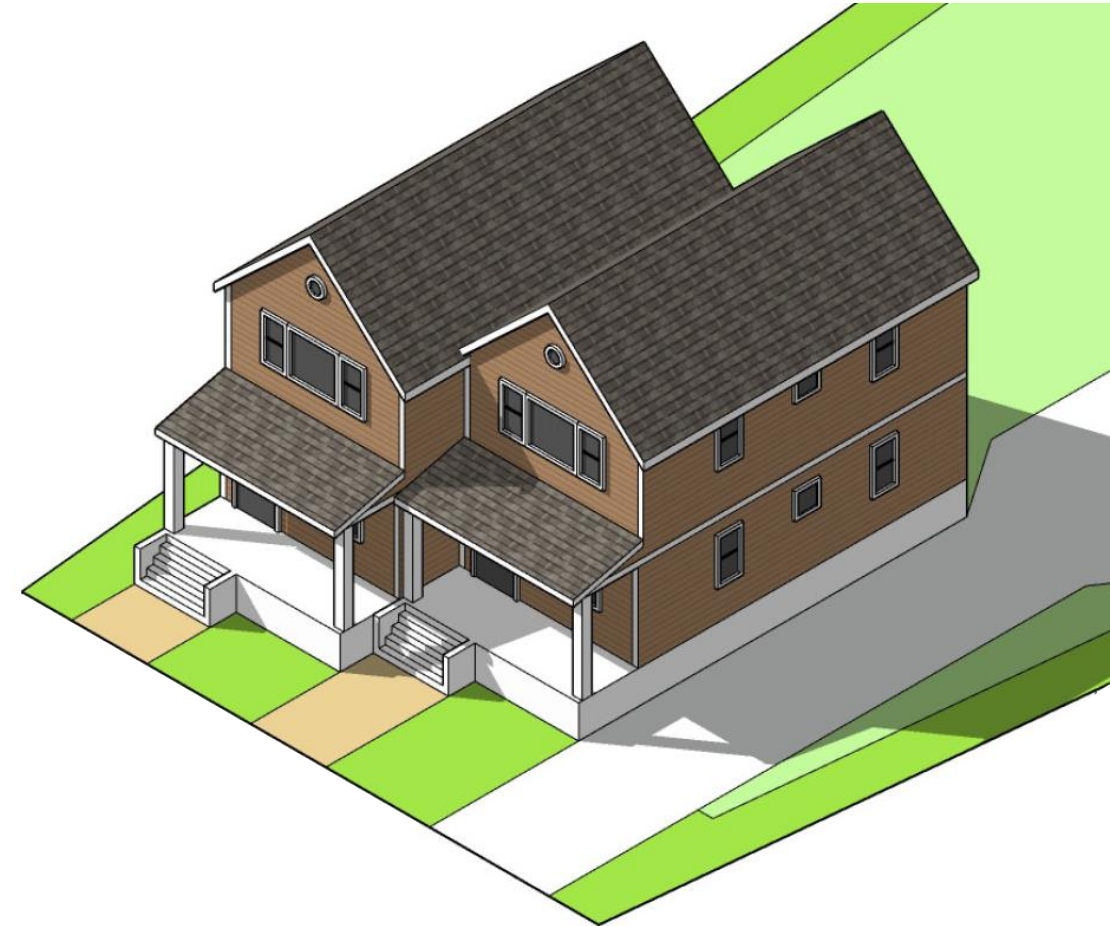
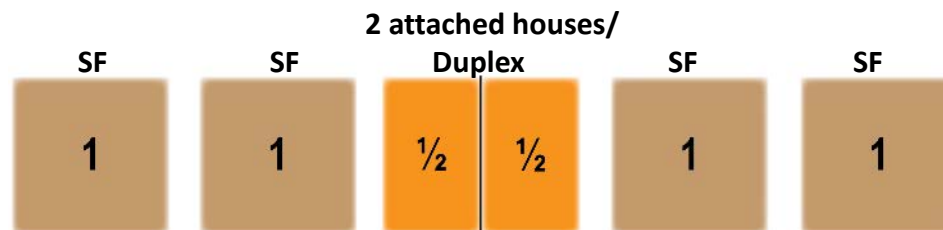
Packet pp. 64-65

Calculating maximum density for **all** development:

- Round up decimal fractions to next whole number

In RSF and RSF-C zones:

- Allow duplexes
- Density bonus for two single-family attached homes and duplexes, provided each unit is no more than 1,200sf.
 - Such units will be counted as $\frac{1}{2}$ dwelling unit for the purpose of density calculations



Note that except on small lots, the 0.5 FAR standard can allow for much larger detached single family home than the combined 2,400sf allowed under this for attached homes/ duplex.



Developer Interviews

- Developers would like to see more low-cost landscaping options
 - E.g. tree in front yard, box planters, rock features
- Regulating basic design elements common practice in other communities
 - Suggestions to consider included cantilevered projections and balconies counting for façade modulation
 - Standards around painted vinyl for window materials
 - Metals for siding materials
- Need flexibility for front façade transparency requirement, smaller residential building may have problems meeting 15%



Existing Standards

- Maximum building coverage
- Maximum FAR
- Required Outdoor Area
- Design Standards Administration
 - Requirements (R)
 - Modified through design departure process
 - Presumptions (P)
 - May be waived by director or by Design Review Board
- Design Standards
 - Applies to:
 - Attached Housing
 - Duplexes
 - Lots <40 ft. wide
 - Cottage Housing
 - Pocket Residential Development: Access, Parking, Lighting, Fencing
 - Must be met for:
 - Landscaping
 - Front Façade
 - Street Orientation
 - Entrances, etc.



New Section 17C.110.305

- For all housing types, attached and detached
- Façades facing public/private streets
- Front and side yard landscaping
- Menu of options on how to meet (R) requirements, multiple options allows flexibility for sites and development types





Design Standards for All





Façades facing public/private streets

17C.110.305(C)

Packet p. 75

- Covered entry or stoop
- Façade modulation for buildings +25 ft wide (pick 2):
 - porch or stoop
 - Wall modulation of 4 ft or 2 ft with a material change
 - roofline change or dormer window
 - balconies 4 ft deep or cantilevered projections extending out 4 ft





Façade Modulation

✓ Modulated



✗ Not Modulated





Façades facing public/private streets

- Required 15% transparency (includes front door)
- Limitations on front-loaded garage dimensions
 - Up to 50% of the building façade length
 - Façades under 20 ft in length, front-loaded garage are not permitted





Window Coverage & Garages

✓ Transparency
Not Garage
Dominated



✗ Little
Transparency
Garage
Dominated



Façades facing public/private streets

- Breaking up blank walls
 - Façades greater than 25 ft
 - E.g. belt course, projecting metal canopy, decorative tile, art (murals, sculptures), vertical articulation
- Menu of design details
 - Pick 2
 - Ranges from façade materials, decorative fascia for porches, windows, projections, window details





Blank Walls & Design Details

✓ No Blank Wall
Design Details



✗ Blank Wall
Missing
Design Details





Front and side yard landscaping

- Require landscaping along the street-facing foundation
- A minimum of 60% of the front yard must be landscaped
 - SpokaneScape water-efficient landscaping is encouraged
- Menu of options, a minimum of 2 items:
 - Patio separated by perimeter landscaping and a low wall
 - Terraced landscaping with retaining wall(s)
 - Low fence with shrubs
 - Trellis or pergola
 - A tree and box planter (e.g. raised vegetable garden or decorative planter beds) in addition to required street tree
 - Large rock features that add visual interest





Landscape Improvements



Terraced Front Yard with Lawn



Paved Patio Area Used for Parking



Low Fencing Plantings at Foundation



No Vegetation Graveled Yard





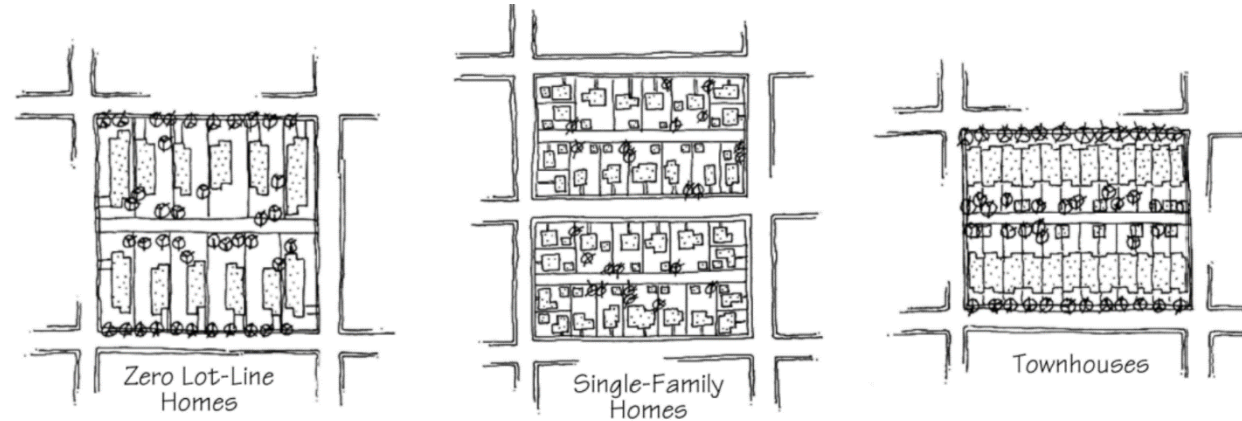
New Section 17C.110.305

- Façades facing public/private streets
 - Covered entry or stoop
 - Façade modulation for buildings +25 ft wide
 - Required 15% transparency (front door included)
 - Blank wall treatments
 - Limitations on front-loaded garage dimensions
 - Overall building design details → menu of options
- Front and side yard landscaping
 - Building foundation
 - Front yard 60% planted
 - Menu of options for landscape items (patio, terraces, trellis or pergola, front yard tree or planter box, large rock features)

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.

- H 1.18 Distribution of Housing Options

- Promote a wide range of housing types and housing diversity ... throughout the community for people of all income levels and special needs



R-4. Craft/update minimum design standards

Direction for Hearing Draft

New Section 17C.110.305:

- Covered entry facing the street
- Façade modulation
- Window coverage minimum
- Integrate design details on façade (menu of options)
- Garage limitation
- Front yard landscaping

Spokane Housing
Action Plan
Strategy A1, p. 20

Explore and **expand allowed housing types to encourage missing middle housing** throughout Spokane's neighborhoods.

Spokane Housing
Action Plan
Strategy A3, p. 30

Continue to **streamline and simplify** changes to the City's permit process, as necessary.



Next Steps

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