Workshop Agenda

- Accessory Dwelling Units
  - Home occupations
    - Draft code changed to remove text concerning home occupations
  - Detached ADUs
    - Increased height and setback plane
      - Discussion: Height and setback plane
    - Bulk and massing in rear setback (25’ for RSF, 15’ for RTF)
      - Discussion: Attached garage
    - Review option to expand detached ADUs max. size from 600 to 800 sq. ft.
    - Consider option for alternative max. size (1,000 - 1,200 sq ft)
      - Discussion: Maximum Detached ADU size
Public Engagement

Outreach & Engagement

- Land Use Subcommittee
  Nov. 18, 2021
- **Winter Market**
  Dec. 15 and 22, 2021
- Community Assembly
  Jan. 6, 2022
- **Virtual Open Houses**
  Jan. 25 and 27, 2022
- City Council Study Session
  Feb. 9, 2022
- Land Use Subcommittee
  Feb. 17, 2022
- **Spring Market**
  Apr. 6, 2022 (and 13, 20, 27)

Plan Commission Workshops

- Nov. 10, 2021
- Dec. 8, 2021
- Jan. 12, 2022
- Jan. 26, 2022
- Feb. 9, 2022
- Feb. 23, 2022
- Mar. 3, 2022
- Mar. 23, 2022
- April 13, 2022

Tentative Hearing Date

- May 11, 2022
Outreach Efforts

- ShapingSpokaneHousing.com
  - 2,185 unique page views
  - Visit length of 4 min 51 sec

- Blogs
  - “Next Steps for Housing Action Plan Implementation”
    - 922 unique page views
    - Visit length of 2 min 46 sec
  - “Trends in Increased Housing Prices”
    - 959 unique page views
    - Visit length of 3 min 11 sec
Outreach Efforts

- **Weekly Community Update content**
  - Approximately 88,000 subscribers
  - 1,000 clicks on Shaping Spokane Housing content

- **Shaping Spokane Housing emails**
  - Content opened 1,787 times

- **Informational videos have been viewed 587 times**
### Accessory Dwelling Units (ADUs)

An accessory dwelling unit (ADU) is a small and self-contained residential unit located on the same lot as a single-family home.

**Why?**
- Greater flexibility to enable construction of more ADUs
- Potentially increase housing stock
- Equitable housing option for residents or family members

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<table>
<thead>
<tr>
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<th>STRONGLY DISAGREE</th>
<th>DISAGREE</th>
<th>NEUTRAL</th>
<th>AGREE</th>
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<td>✓</td>
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I think ADUs should only be allowed if the property owner lives on the same lot.

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<tbody>
<tr>
<td>ADU size</td>
<td>✓</td>
<td>✓</td>
<td></td>
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How many parking spaces should be required for a two-bedroom ADU?

<table>
<thead>
<tr>
<th></th>
<th>ZERO</th>
<th>ONE</th>
<th>ONE PER BEDROOM</th>
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**SHAPING SPOKANE HOUSING**

Ideas for carrying out Spokane’s *Housing Action Plan*
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
Home Occupations

- Existing: ADU is not allowed on a site with a home occupation
- Revised: strike prohibition of an ADU on a site with a home occupation

17C.300.130(A)(3)

((3.—Other Uses. An accessory dwelling unit is prohibited may be allowed on a site with a home occupation.)))
Existing: Max wall height 16 ft; Max roof peak 23 ft

Proposed:
- Max wall height 17 ft
- Max roof peak 25 ft
- 45° setback plane at 17 ft above side or rear setback
- Increases flexibility for ADU roof design
Existing: Max wall height 16 ft

Proposed:

- Wall height of 17 ft plus 4-foot exception to wall height for flat roofed ADUs
- Allows flat roofed structures above a garage to have livable space
- $17\ ft + 4\ ft = 21\ ft$ total height (within proposed max roof peak, effectively caps roof at 21 ft)
Existing: Max roof peak 23 ft

Proposed:

- Max roof peak 25 ft
- $45^\circ$ setback plane at 17 ft above side or rear setback
- Increases flexibility for ADU roof design
Direction for Hearing Draft

Existing: Max wall height 16 ft; Max roof peak 23 ft

Proposed:
- Max wall height 17 ft
  Max roof peak 25 ft
- 45° setback plane at 17 ft above side or rear setback
- Increases flexibility for ADU roof design

**Spokane Housing Action Plan**
Strategy A5, p. 33

**City Council Implementation Plan**

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

**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
Existing: Combine with garage or be the only detached structure in the rear yard setback

Proposed: New exception would allow a separate detached garden shed or similar small structure in the rear yard setback
Detached accessory dwelling unit (DADU) floor area maximum size

- Existing: 600 sf
- **Proposed: 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**

<table>
<thead>
<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>
</tr>
<tr>
<td>Bellevue</td>
<td>800 sf</td>
<td>&lt;40% of house size</td>
</tr>
<tr>
<td>Vancouver</td>
<td>800 sf</td>
<td>&lt;15% of lot area</td>
</tr>
<tr>
<td>Anacortes</td>
<td>900 sf</td>
<td></td>
</tr>
<tr>
<td>Everett</td>
<td>1000 sf</td>
<td>&lt;10% of lot area</td>
</tr>
<tr>
<td>Seattle</td>
<td>1000 sf</td>
<td></td>
</tr>
<tr>
<td>Bozeman, MT</td>
<td>600 sf</td>
<td></td>
</tr>
<tr>
<td>Boise, ID</td>
<td>700 sf</td>
<td>&lt;10% of lot area</td>
</tr>
<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>
</tr>
</tbody>
</table>
600 sf = 1-2 bedrooms
800 sf = 2-3 bedrooms
1,000 sf = 3+ bedrooms
1,200 sf = 3+ bedrooms

Source: www.cotta.ge “Francis”
Detached accessory dwelling unit (DADU) floor area maximum size

- **Existing:** 600 sf
- **Proposed:** increase to 800 sf

### Cities Using Percent of House Size

<table>
<thead>
<tr>
<th>City</th>
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<td>Portland, OR</td>
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<td>&lt;75% of house size</td>
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<tr>
<td>Coeur d’Alene</td>
<td>800 sf</td>
<td>&lt;75% of house size</td>
</tr>
<tr>
<td>Spokane Valley</td>
<td>-</td>
<td>&lt;50% of house size</td>
</tr>
<tr>
<td></td>
<td></td>
<td>&lt;1,000 sf of lot area</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Max 2-bedrooms</td>
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</table>
Filling in with ADU on developed lot

1950s homes, upper south hill

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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<tbody>
<tr>
<td>Net density</td>
<td>6 homes/acre</td>
</tr>
<tr>
<td>Median lot size</td>
<td>6,523 sf</td>
</tr>
<tr>
<td>Median existing house floor area</td>
<td>1,101 sf</td>
</tr>
<tr>
<td>Remaining floor area</td>
<td>2,812 sf (FAR 0.6)</td>
</tr>
<tr>
<td>75% of house size</td>
<td>825 sf</td>
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<tr>
<td>15% of lot size (ADU building coverage)</td>
<td>978 sf</td>
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</table>
Building coverage: primary building: 2,250 sf + 35% (175 sf) 2,425 sf
accessory: currently 15% (825 sf)proposed: 20% (1,100sf)
ADU Scenario: No cap
Building Footprint: 740 sf
ADU Living Area: 1200 sf

Existing Detached ADU Standard:
600 sf

Allowed accessory building coverage (no change)
= 15% of lot size
= 15% of 6,000 sf
= 900 sf
Filling in with ADU on developed lot

- Primary structure + attached ADU
- Detached ADU

If lot abuts alley

Part of building envelope if 6 ft. behind house

Example Lots

1950s homes, Shadle area
**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 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.
• 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.

<table>
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<tr>
<th>Draft Option</th>
<th>Agenda Packet Page</th>
<th>Proposal</th>
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<tr>
<td>130.A5.1</td>
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<td>Remove All Parking Requirements</td>
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<td>130.A5.2</td>
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<td>Remove Some Parking Requirements (Studio &amp; 1 BR Units)</td>
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</table>
How is an ADU different from a duplex?

- Accessory to a primary structure
  - Typically shares utilities with primary
- Setbacks
- Density
- Ability to build detached
- Retrofits more easily with existing house
- Floor Area (translates to number of occupants allowed)
- Parking – RCW 36.70A.698 provides exception for some areas for ADUs
  - RCW 36.70A.696 defines ADU for prohibition of off-street parking but does not specify the size
Direction for Hearing Draft

Detached accessory dwelling unit (DADU) floor area maximum size

- Existing standard: 600 sf
- Proposal: increase to 864 sf
- Alt. proposal: increase to 864 sf or 75% of house size, whichever is greater

Spokane Housing Action Plan
Strategy A5, p. 33

City Council Implementation Plan

Proclamation Addressing Housing Emergency 2.g

Revise ADU standards to allow for additional flexibility.

Ease ADU requirements:
- Off-street parking
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- Add flexibility to size and dimensional standards
<table>
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<tr>
<th>Hearing Items - May 11, 2022</th>
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<tr>
<td><strong>Accessory Dwelling Units</strong></td>
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<tr>
<td><strong>Lot Size Transitions</strong></td>
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<tr>
<td><strong>Short Plat Notification</strong></td>
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Upcoming Meeting – April 27 Workshop

• Any needed continued discussion before May 5 Hearing
  – ADUs/Lot Size Transition/Short Plats

• Return to Design Standards/Attached Houses/Duplexes
SHAPING SPOKANE HOUSING
ShapingSpokaneHousing.com
DevelopmentCode@spokanecity.org