

# Residential Code Initiatives: Range of Alternatives

Plan Commission Workshop

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



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April 13, 2022



# 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

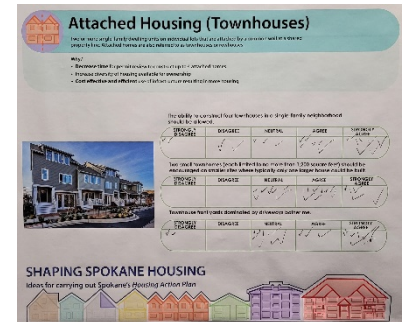
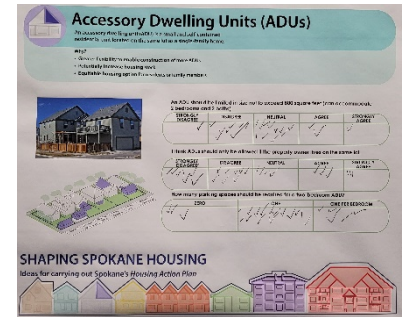
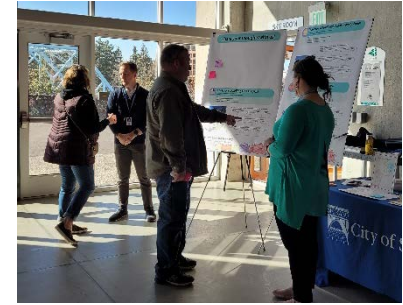
- Land Use Subcommittee  
Nov. 18, 2021
- **Winter Market**  
Dec. 15 and 22, 2021
- Community Assembly  
Jan. 6, 2022
- **Virtual Open Houses**  
Jan. 25 and 27, 2022
- City Council Study Session  
Feb. 9, 2022
- Land Use Subcommittee  
Feb. 17, 2022
- **Spring Market**  
Apr. 6, 2022 (and 13, 20, 27)

## 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



**State of the City Address**  
Mayor Nadine Woodward will give the annual State of the City address on Wednesday, April 27, 11:30 a.m. - 1 p.m. at the Spokane Convention Center. [Register here!](#)

**\$80 million in Construction Projects Underway**  
Construction workers, equipment and a crane were the backdrop while Mayor Nadine Woodward signaled the launch of this year's \$80 million construction season. The comprehensive list of projects will aid the community with economic recovery, improve streets, rebuild bridges, protect the Spokane River, and invest in the City's critical water and sewer systems. For a list of new construction projects visit our [website](#).

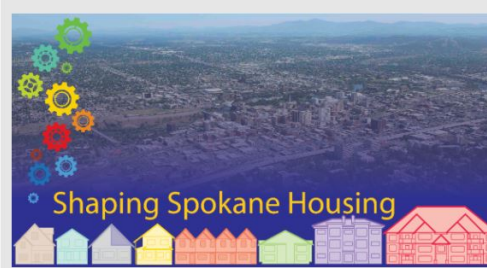
Obstruction Notice



**Why is housing getting expensive in Spokane?**

Organizations in the Inland Northwest are working hard to address the housing crisis. City's [Shaping Spokane Housing](#) effort is an extension of the 2021 Housing Action Plan, the smaller projects and following recommendations for solutions. Why is the City looking at these solutions for the housing supply? Why is housing getting more expensive, both across the nation and in Spokane?



**Shaping Spokane Housing**  
To balance development and the protection of the environment, the Department of Ecology requires a review based on the State Environmental Policy Act (SEPA) review. The City is proposing changes to change Environmental Review thresholds to streamline permitting processes and add standards for discovery of historic artifacts. Provide your input about the Shaping Spokane Housing plan at [tomorrow's Riverfront Market](#).



**Dear Community Member,**

Thank you for your continued interest in addressing housing challenges in Spokane. You are receiving this email because you have shown interest in the Housing Action Plan and requested information about housing topics. The 2021 [Housing Action Plan](#) provided several recommendations and the City Plan Commission along with the Planning Services department have been discussing seven initial proposed amendments outlined on [ShapingSpokaneHousing.com](#).

**Plan Commission Meeting Recap**  
City Plan Commission workshops continue to review and discuss proposed revisions to residential zoning codes including accessory dwelling units, various kinds of small-scale housing like duplexes and attached housing and lot size transition requirements. The Plan Commission Meeting held on Wednesday, Mar. 23 revisited the residential code language for accessory dwelling units and the short plat application process. Get more information from the meeting [video](#) and view the discussion [presentation](#).

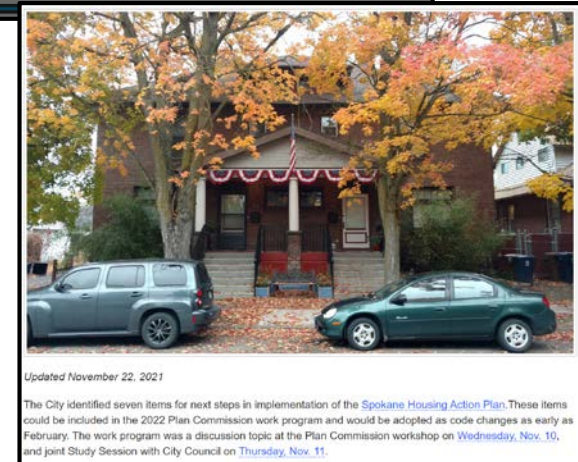
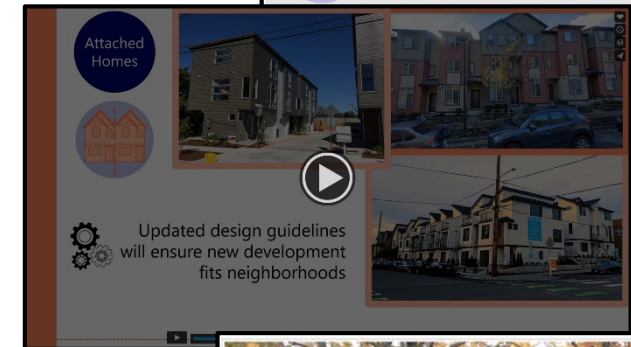
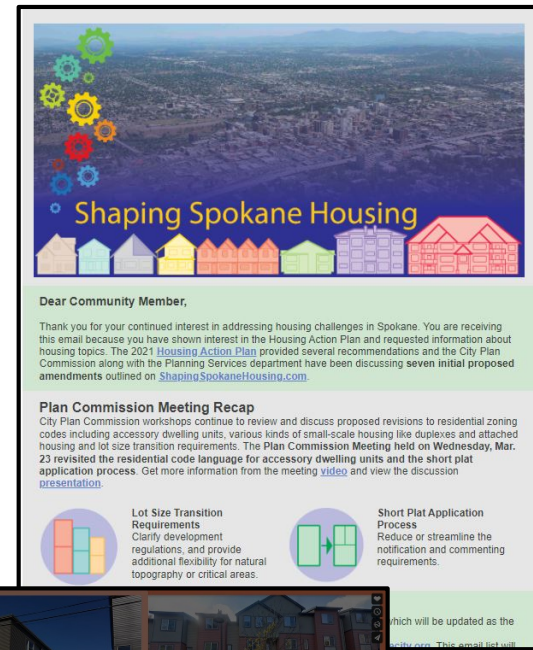
 <p><b>Lot Size Transition Requirements</b> Clarify development regulations, and provide additional flexibility for natural topography or critical areas.</p>	 <p><b>Short Plat Application Process</b> Reduce or streamline the notification and commenting requirements.</p>
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**We want your feedback!**  
You can review a description of each proposal on the [project webpage](#), which will be updated as the draft revisions evolve.  
Provide a written comment in email to [DevelopmentCode@spokane.gov](#). This email list will

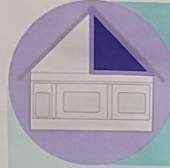


# Outreach Efforts

- 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



# Public Feedback

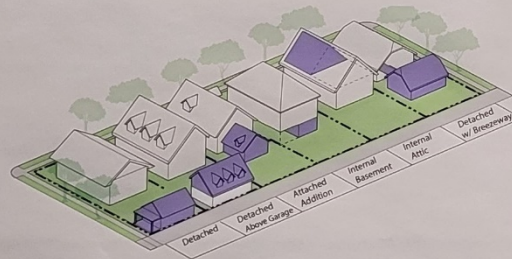


## Accessory Dwelling Units (ADUs)

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



An ADU should be limited in size not to exceed 800 square feet (can accommodate 2 bedrooms and 2 baths)

STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
✓	✓✓✓✓✓	✓✓✓✓✓	✓✓	✓

I think ADUs should only be allowed if the property owner lives on the same lot.

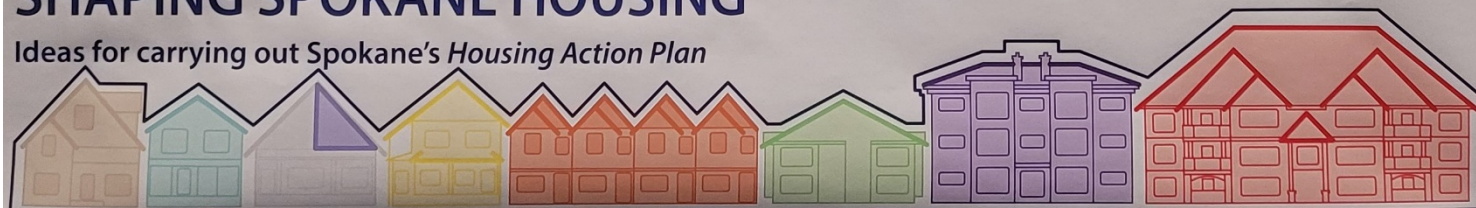
STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓	✓✓✓	

How many parking spaces should be required for a two-bedroom ADU?

ZERO	ONE	ONE PER BEDROOM
✓✓	✓✓✓✓✓✓✓✓✓✓	✓✓✓✓

## SHAPING SPOKANE HOUSING

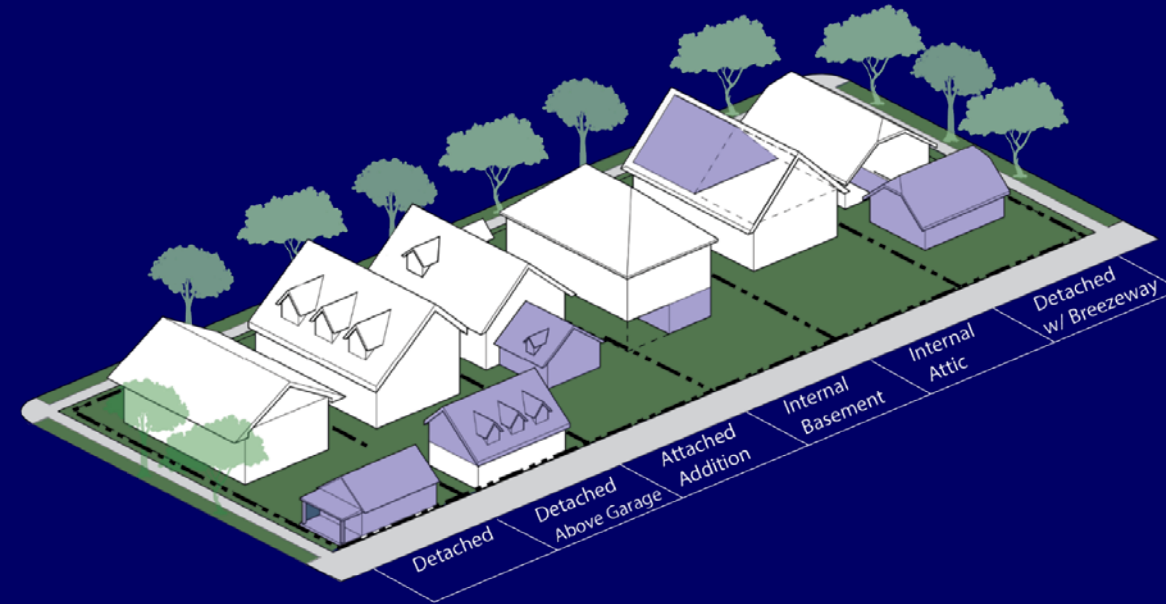
Ideas for carrying out Spokane's Housing Action Plan





# 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



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



# Home Occupations

17C.300.130(A)(3)

- 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

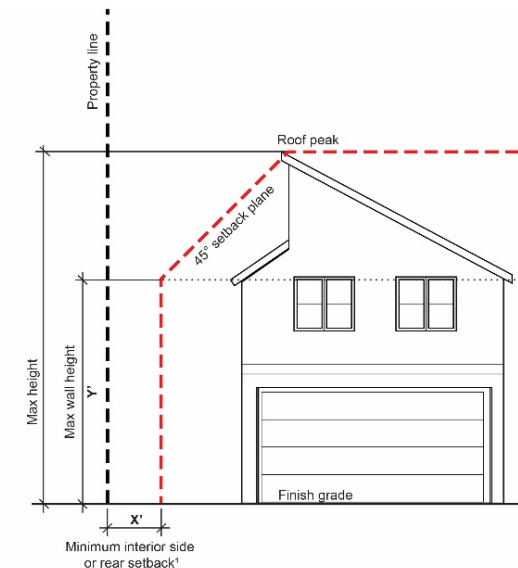
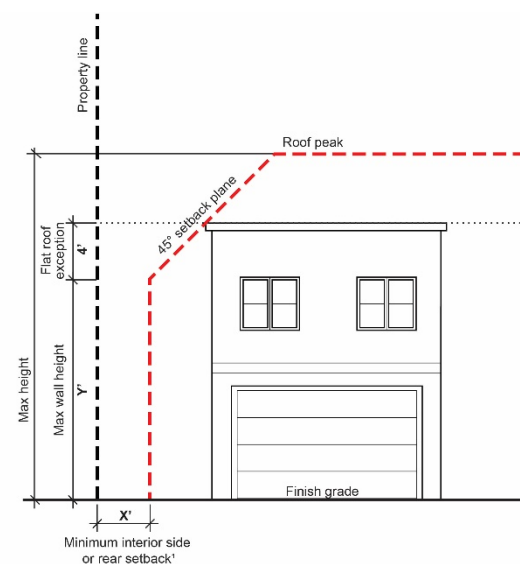
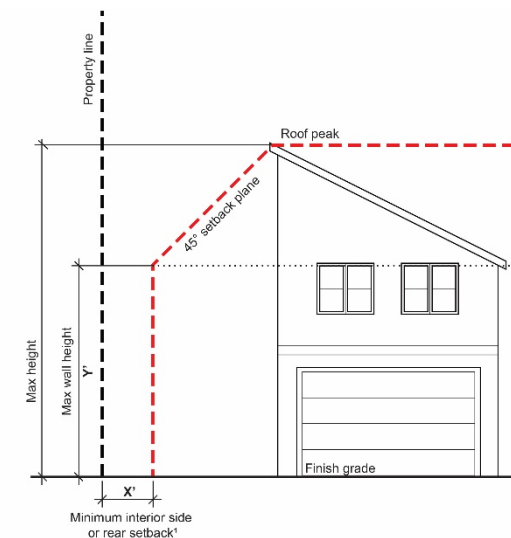
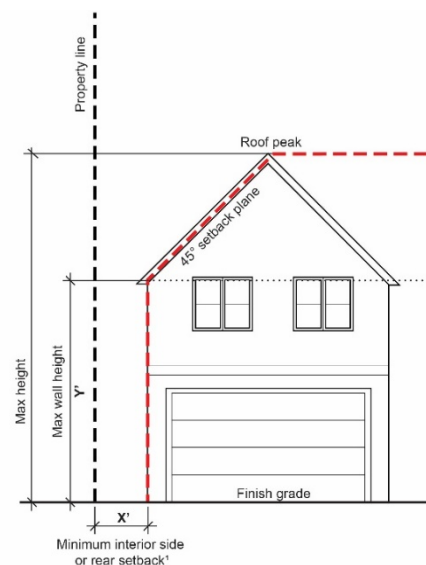
~~((3.—Other Uses.  
An accessory dwelling unit is prohibited  
may be allowed on a site with a home  
occupation.))~~



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



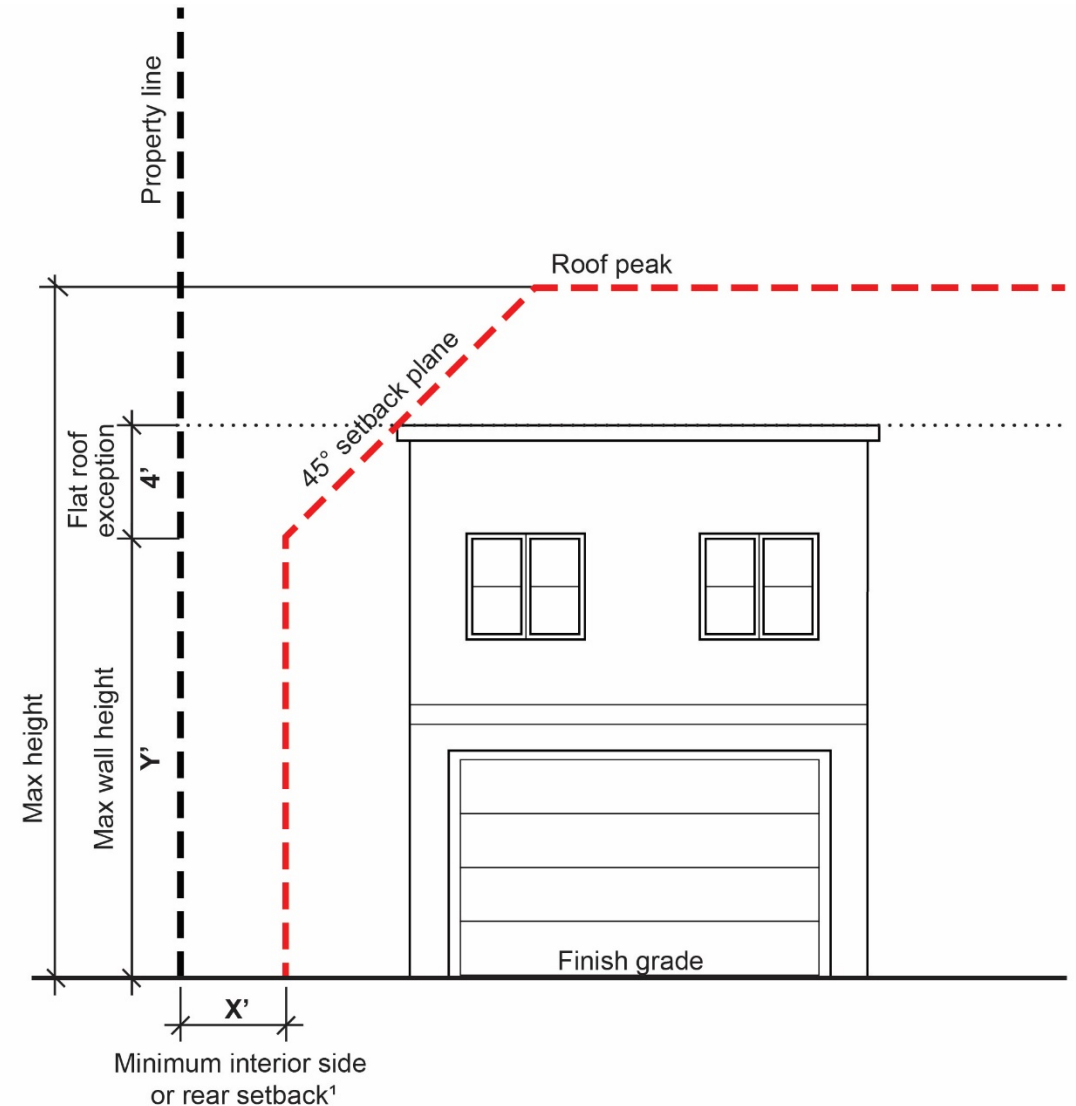


# ADU-4. Setbacks & wall height

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)

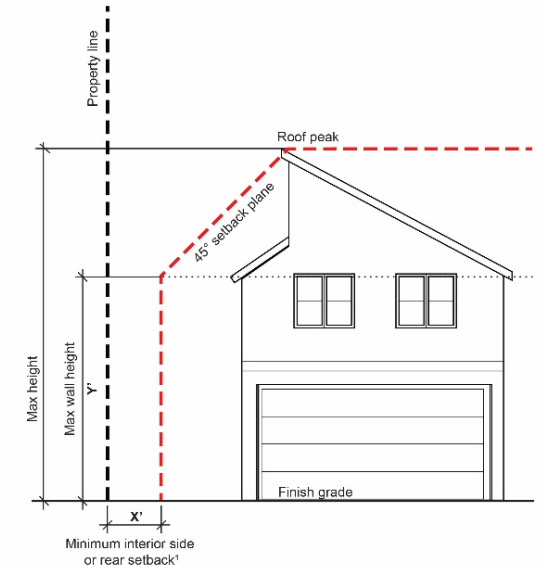
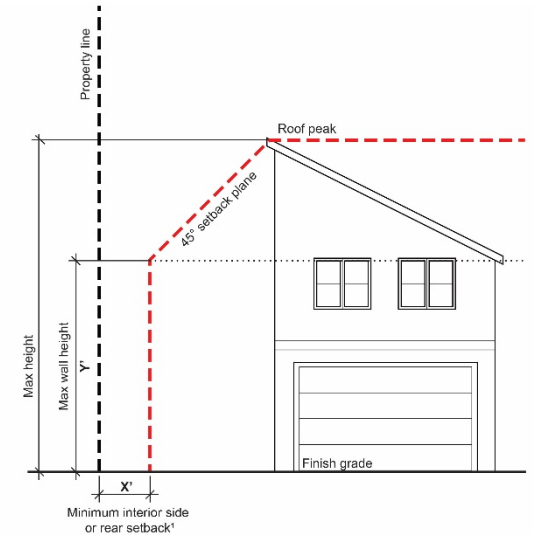
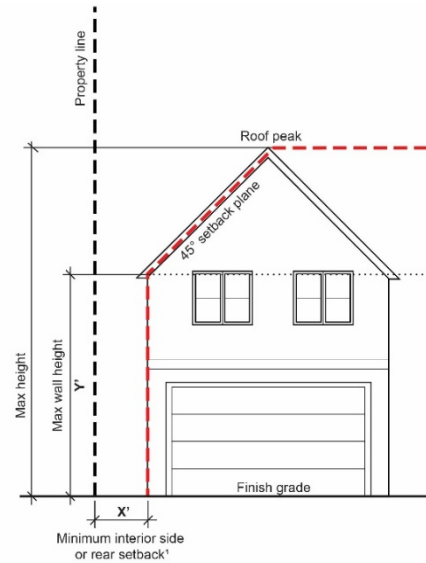


# ADU-4. Setbacks & wall/roof height

Existing: Max roof peak 23 ft

## Proposed:

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





# ADU-4. Setbacks & wall/roof height

## 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

**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

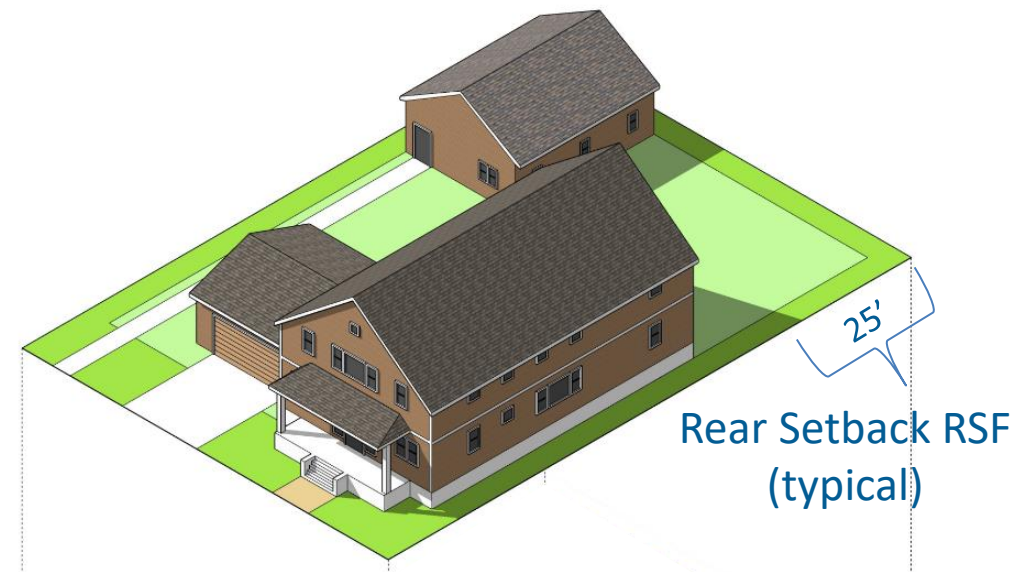
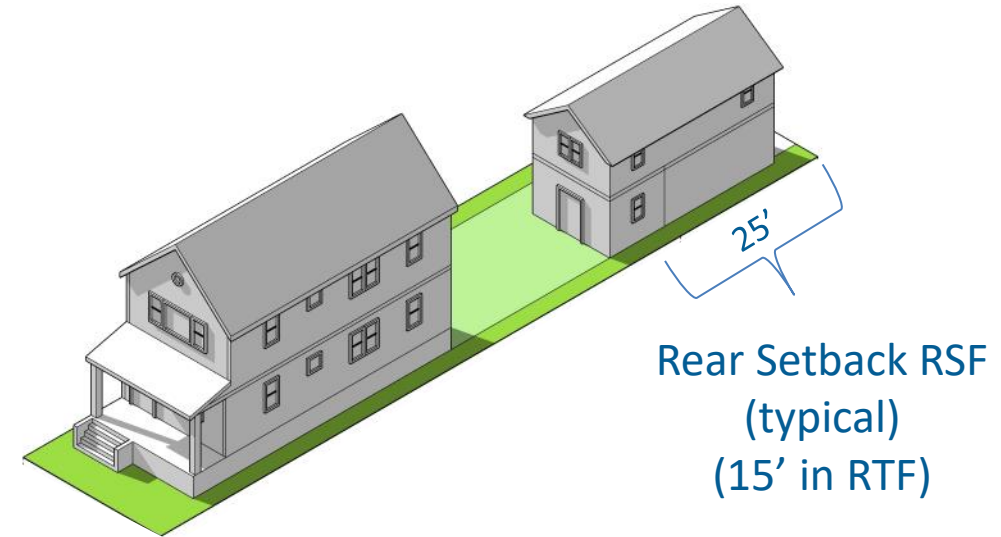
- **Reduce parking requirements** from 1 stall per ADU to none
- **Remove the owner-occupancy** requirement
- **Add flexibility to size and dimensional standards**



# Bulk in the rear yard Setback Area

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





# ADU-1. Increase allowed size for detached ADUs

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

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



# Size and Bedrooms

928 sf (3 BR, 2 BA)

600 sf = 1-2 bedrooms

800 sf = 2-3 bedrooms

1,000 sf = 3+ bedrooms

1,200 sf = 3+ bedrooms



Source: [www.cotta.ge](http://www.cotta.ge) "Francis"



# ADU-1. Increase allowed size for detached ADUs

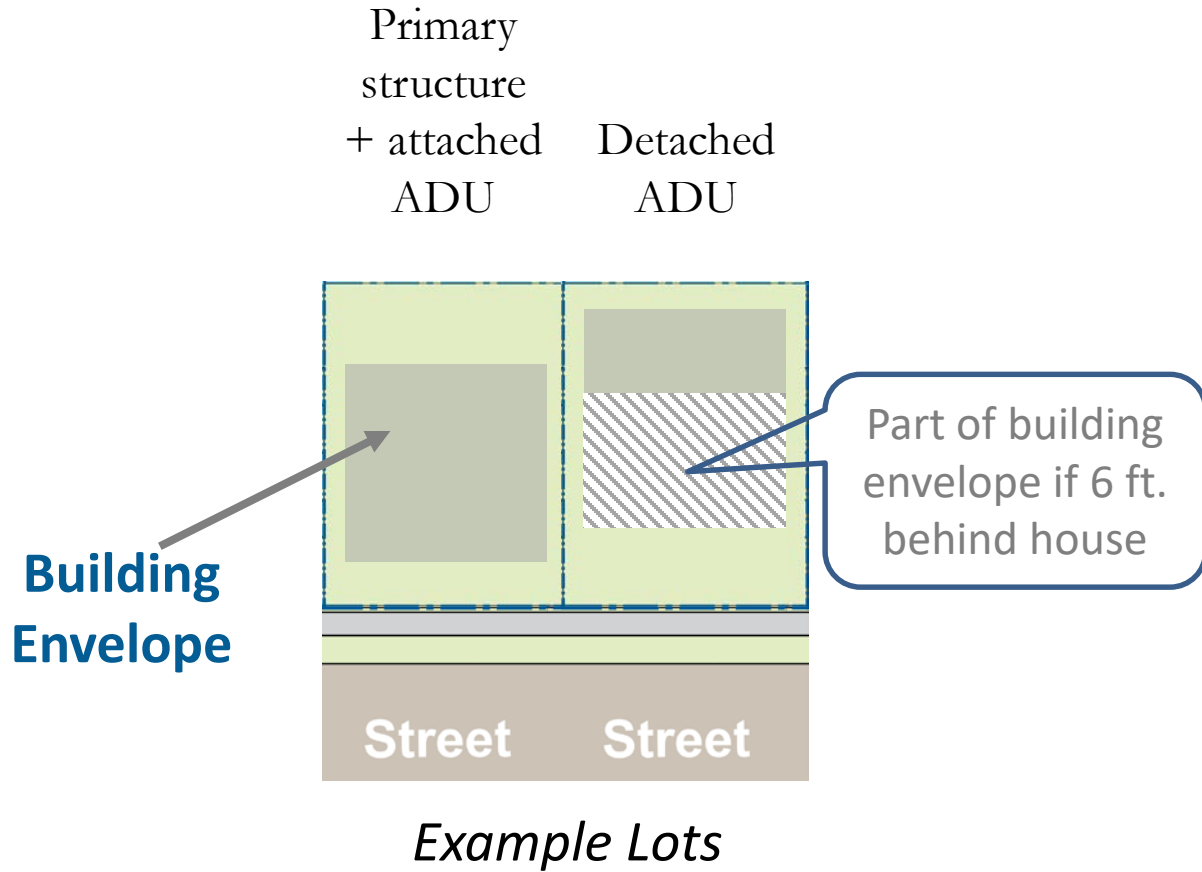
Detached accessory dwelling unit (DADU) floor area maximum size

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

City	Max size	Add'l standard
Wenatchee	800 sf	<50% of house size
Bellevue	800 sf	<40% of house size
Portland, OR	800 sf	<75% of house size
Cities Using Percent of House Size		
Coeur d'Alene	800 sf	<75% of house size
Spokane Valley	-	<50% of house size <1,000 sf of lot area Max 2-bedrooms



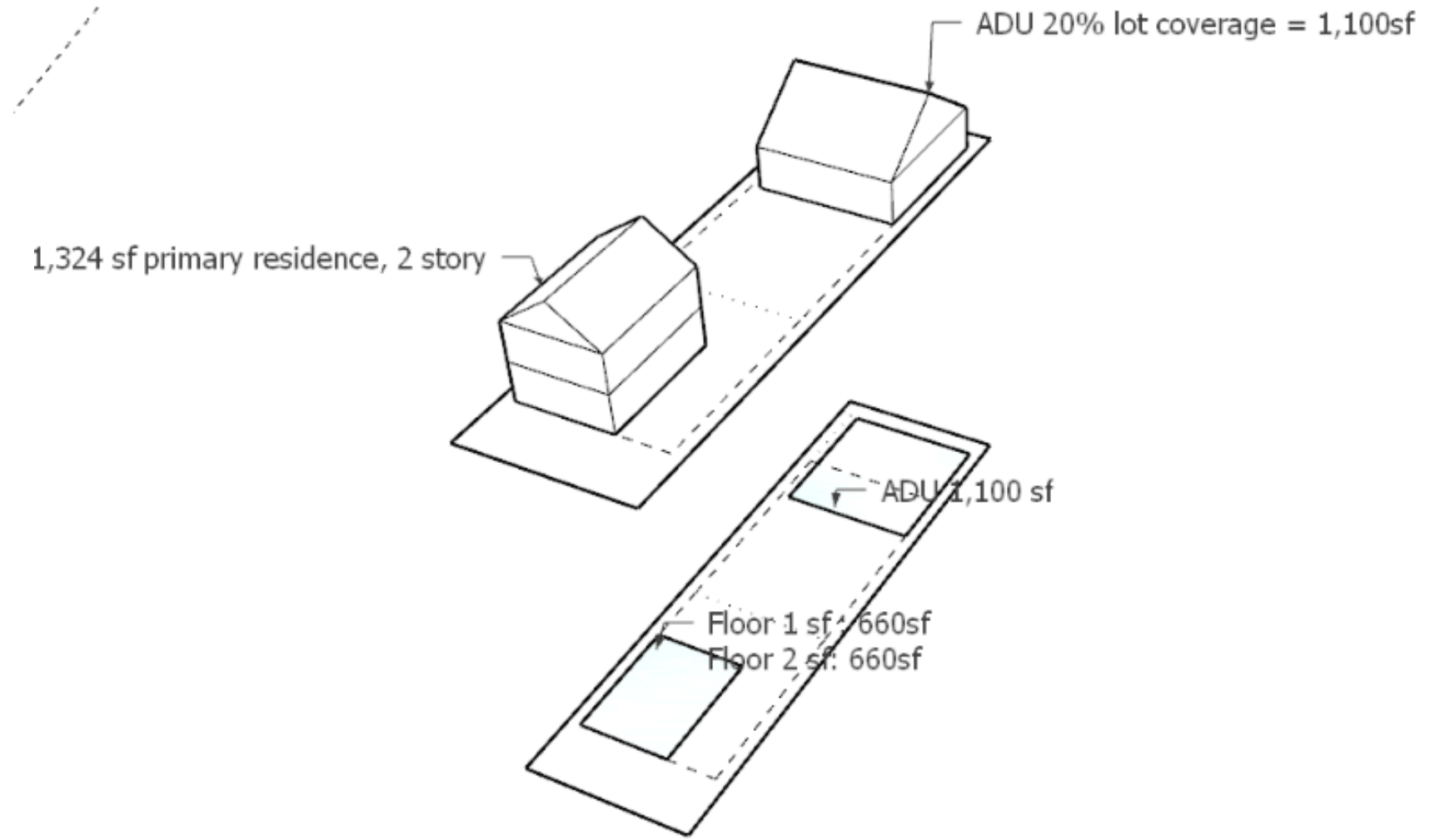
# Filling in with ADU on developed lot



1950s homes, upper south hill

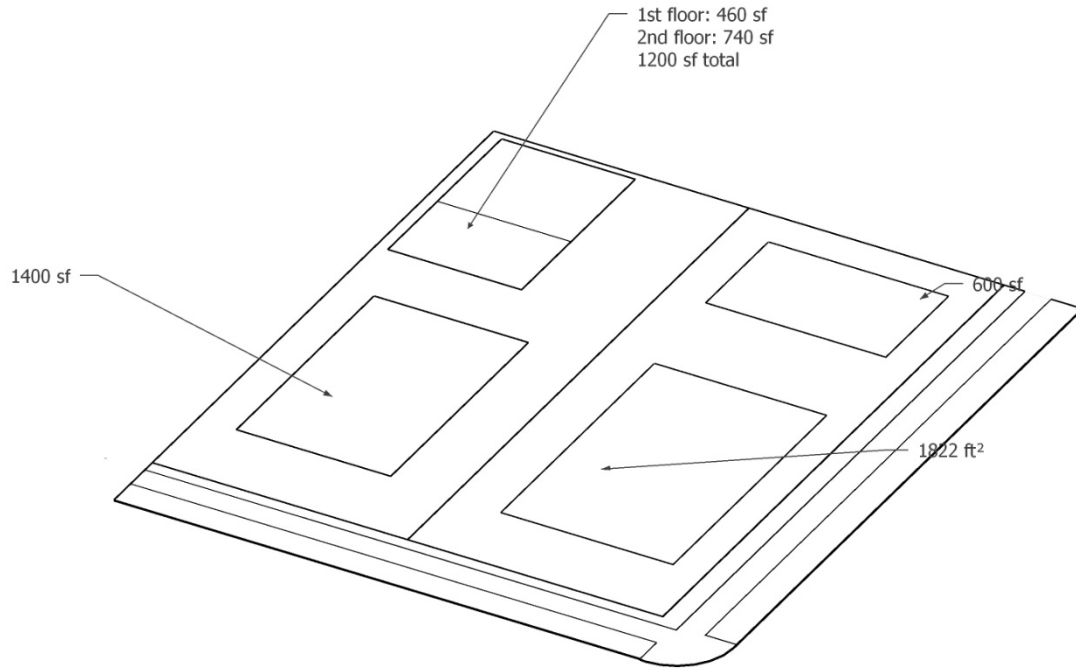
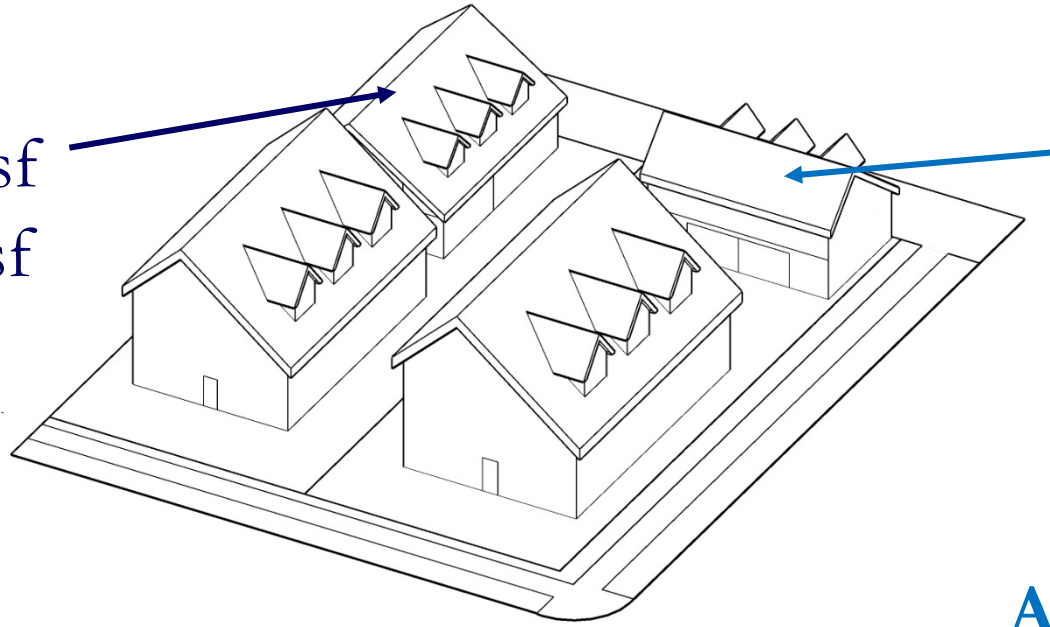
Net density	6 homes/acre
Median lot size	6,523 sf
Median existing house floor area	1,101 sf
Remaining floor area	2,812 sf (FAR 0.6)
75% of house size	825 sf
15% of lot size (ADU building coverage)	978 sf

Building coverage: primary building: 2,250 sf + 35% (175 sf) 2,425 sf  
accessory: currently 15% (825 sf) proposed: 20% (1,100sf)



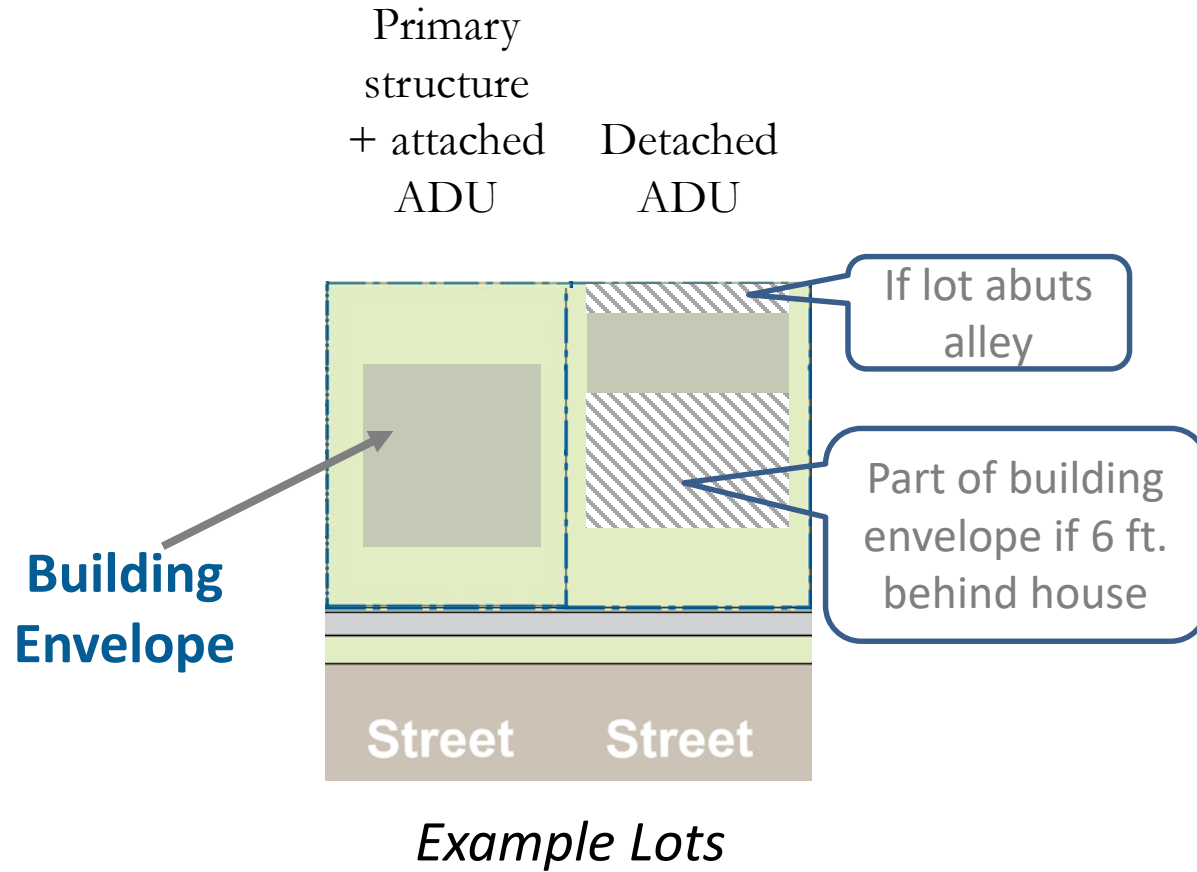
**ADU Scenario: No cap**  
**Building Footprint: 740 sf**  
**ADU Living Area: 1200 sf**

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



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





# 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.

Draft Option	Agenda Packet Page	Proposal
130.A5.1	13	Remove All Parking Requirements
<b>130.A5.2</b>	<b>13</b>	<b>Remove Some Parking Requirements (Studio &amp; 1 BR Units)</b>



# 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





# 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 864 sf**
- **Alt. proposal: increase to 864 sf or 75% of house size, whichever is greater**

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
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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**



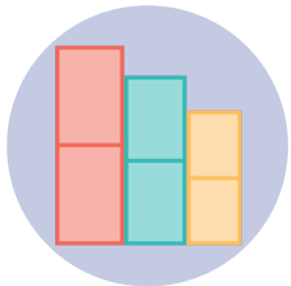


# Hearing Items - May 11, 2022



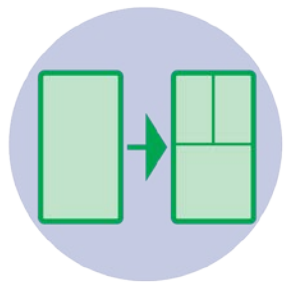
Accessory Dwelling Units

Chapter 17C.300 SMC



Lot Size Transitions

SMC 17C.110.200



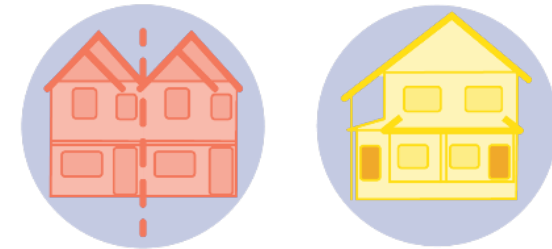
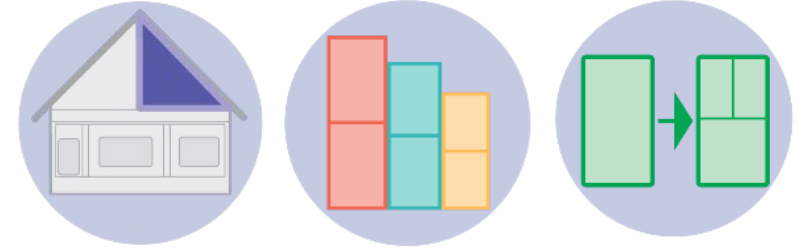
Short Plat Notification

Chapters 17G.060, 17G.080 SMC



# 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](http://ShapingSpokaneHousing.com)

[DevelopmentCode@spokanecity.org](mailto:DevelopmentCode@spokanecity.org)

