

Possible changes related to **attached housing** were suggested in the Spokane [Housing Action Plan \(HAP\)](#) Strategy A1 (p. 24) and [Housing Emergency Proclamation](#) Action Item 2.b.

Topic	Attached Housing
Code	SMC Section 17C.110.310
Proposed Changes	Increase the maximum number of housing units permitted in RA, RSF, and RSF-C zones; revise siting and design standards.

What is attached housing?

Two or more dwelling units that are single-family residences on individual lots attached by a common wall at a shared property line. Types of attached housing include townhouses, row houses, or other attached configurations. Attached housing differs from duplexes and other -plexes in that each unit is built on a separate lot, in a similar way as detached single-family homes, whereas a duplex or triplex is multiple dwelling units on one lot. Attached housing is also different than a condominium, which has units owned by individual property owners, but the open space, communal areas, and land on which the homes are built are owned by a condo cooperative or homeowners' association.



Peabody Townhomes Bellingham, WA. © 2021 The RJ Group

How will this change the character of my neighborhood?

Demographic changes across the US have highlighted a growing need and demand for smaller housing to accommodate empty nesters, single people, young professionals, and young families who either cannot afford, or do not need, a large home. Greater housing options eases demand pressures, as all residents have more affordable housing options and therefore greater mobility.

Attached homes are a traditional type of housing in America and can be found coast to coast from neighborhoods in Washington, DC to the iconic Victorian rowhouses of San Francisco. Changes to neighborhoods would be dependent on developers constructing new attached housing, or redeveloping older sites, so effects to Spokane neighborhoods may not be immediately noticeable. Attached housing is a type of gentle density, a term created by Brent Toderian, similar to properties that have an accessory dwelling unit, but because each unit is a single-family home they function much the same as a larger 2- or 3-story home on the neighborhood block.



Redmond Townhomes © 2021 Google

How are they currently regulated in Spokane?

Attached housing is permitted in all residential zoning districts (RA, RSF, RTF, RMF, and RHD). Here's a brief overview of the development standards:

- Each unit must be on a lot or part of a larger area that meets the lot development standards for the base zone (see [Table 17C.110-3](#)).
- The shared property line setback is reduced to zero. This can be the rear or a side setback, but the remaining setbacks must comply with the zone requirements.
- In the RA, RSF, and RSF-C zones more than 2 attached units requires development through the [Planned Unit Development](#) (PUD) process.
- In the RTF zones more than 8 attached units requires development through the Planned Unit Development process.
- There is no limit to the number of attached units in the RMF and RHD zones. In these zones, attached housing requires 30 percent less parking than other residential development, and 50 percent less near centers and corridors.
- Design standards to ensure development aligns with the character of the existing neighborhood are applicable (Section 17C.110.310(E) and SMC 17C.110.400 through 17C.110.465).

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zoning
district.**



Current development regulations in Spokane allow up to 8 attached houses with a common wall in a Residential Two-Family (RTF) zone, without approval as a Planned Unit Development (PUD). Example above shows alley parking and no street curb cut

What are the proposed changes to regulations?

The City is proposing several revisions to requirements for attached housing. First, the City is considering performance standards about siting and design of attached units, such as providing alternatives to front yard vehicle access. Second, the City is proposing to increase the maximum number of permitted attached units in the RSF and RSF-C zones to greater than 2 without completing the Planned Unit Development (PUD) process. **Draft text will be available soon, please check back for an update.**

How can I comment on the proposed changes?

You can email comments to developmentcode@spokanecity.org, or contact the project staff listed on the project webpage. Members of the public are encouraged to attend the upcoming open houses on the proposed text amendment, and also to testify at public hearings both before Plan Commission and City Council.



Virtual Open House

January 25, 2022

12:00 – 1:15 p.m.

Virtual and call in info to be announced

January 27, 2022

4:00 – 5:30 p.m.

Virtual and call in info to be announced

Please check back on the [project webpage](#) for additional information and more public meeting dates once they are scheduled.