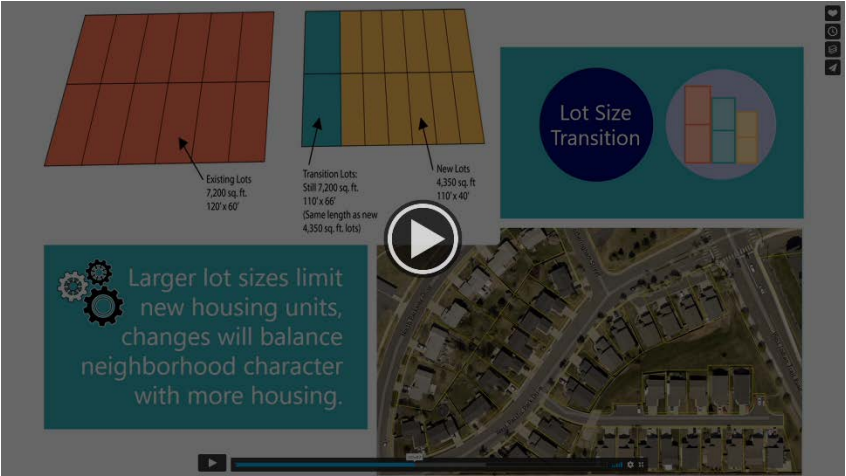




# Residential Development Code Initiatives

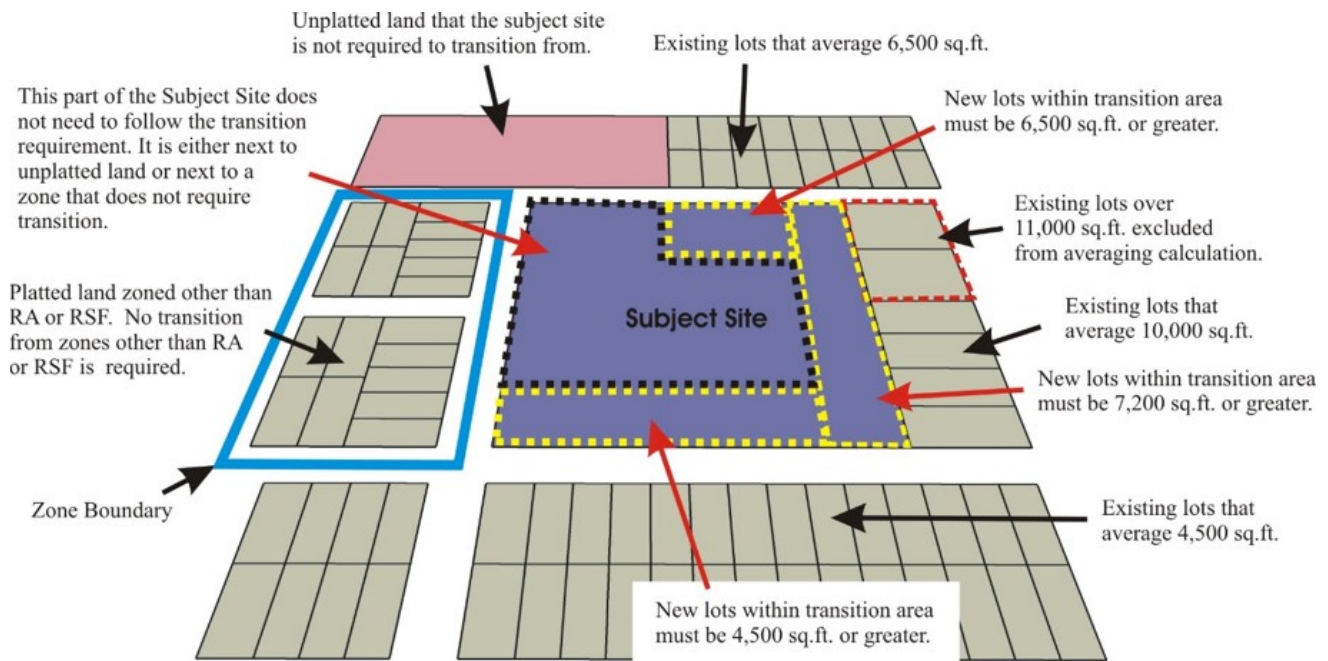
## Lot Size Transition in Residential Zones

Possible changes related to **lot size transition on new developments over two acres in residential zones** were suggested in the Spokane [Housing Action Plan \(HAP\)](#) Strategy A1 (p. 25); HAP [Implementation Plan](#) Strategy III.10; and [Housing Emergency Proclamation](#) Action Item 2.h.

Topic	Lot Size Transition
Code	<a href="#">Section 17C.110.200</a> SMC
Proposed Changes	Update development regulations by removing the lot size transition requirement.
Watch the Video to Learn More	 <p>The video thumbnail displays three diagrams illustrating lot size transition. The first diagram shows 'Existing Lots' with dimensions 7,200 sq. ft. and 120' x 60'. The second diagram shows 'Transition Lots' with dimensions 5,880 sq. ft. and 110' x 66', noting that the length is the same as the new lots. The third diagram shows 'New Lots' with dimensions 4,350 sq. ft. and 110' x 40'. A text box on the left states: 'Larger lot sizes limit new housing units, changes will balance neighborhood character with more housing.' A play button icon is centered over the diagrams. The background of the video frame shows an aerial view of a residential neighborhood.</p>

### Why does the City require lots transition in size?

In areas zoned Residential Agricultural (RA) and Residential Single-Family (RSF) where there are unsubdivided parcels two acres or greater, the City requires that newly created lots transition in size. Transitioning lot sizes is intended to facilitate compatible development of buildings and adds consistency to the development pattern. The intent is for new development adjacent to an established neighborhood to be compatible with the surrounding character.



## What are the current requirements?

In the Residential Agricultural (RA) and Residential Single-Family (RSF) zones, unsubdivided parcels that are 2 acres or greater in size must have a minimum transition lot size when creating new lots. New lots within the initial 80 feet of the parcel must transition based on the following:

- Transitioning is required if adjacent or across the street from existing RA or RSF areas
- If the existing average lot size is greater than 7,200 square feet, the transition lot size cannot be less than 7,200 square feet
- If the existing average lot size is less than 7,200 square feet, the transition lot size can equal the average size or be larger

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**district.**

Internal lots that are past the first 80 feet can be platted to the minimum lot standards for the RA or RSF zones. This transition requirement also applies to subdivisions created through the Planned Unit Development process (PUD) outlined in [Section 17G.070.030 SMC](#).

## What are the proposed changes to regulations?

The City proposed a menu of options to the Plan Commission at their February 23, 2022 workshop. Options included removing the requirement, amending the lot size transition requirements so that lots in the transition area could not be smaller than 75% of the block average, or a minor code change to not include properties across right-of-ways or require lot size transitions for PUDs. The Plan Commission is currently considering Option 1, removing the lot size transition requirement.

The goal of the proposed code changes is to encourage development on vacant land in the City to create additional housing, particularly in locations with greater travel options and where there is existing infrastructure. This development saves costs for taxpayers, and supports economic opportunity and local businesses by increasing the number of nearby customers.

## How can I comment on the proposed changes?

You can email public comment to [developmentcode@spokanecity.org](mailto:developmentcode@spokanecity.org), or contact the project staff listed on the [project webpage](#). Members of the public are encouraged to testify at public hearings both before Plan Commission and City Council.

## Proposed Draft

You can review the proposed draft text which was taken before Plan Commission on April 27, 2022 by viewing the [agenda packet](#). At the February 23 workshop, Plan Commission indicated their preference for Option 1, removing the lot size transition requirement, to come before them for public hearing. You can view the February 23 Plan Commission [workshop recording](#) for further discussion on the proposed code amendment.