

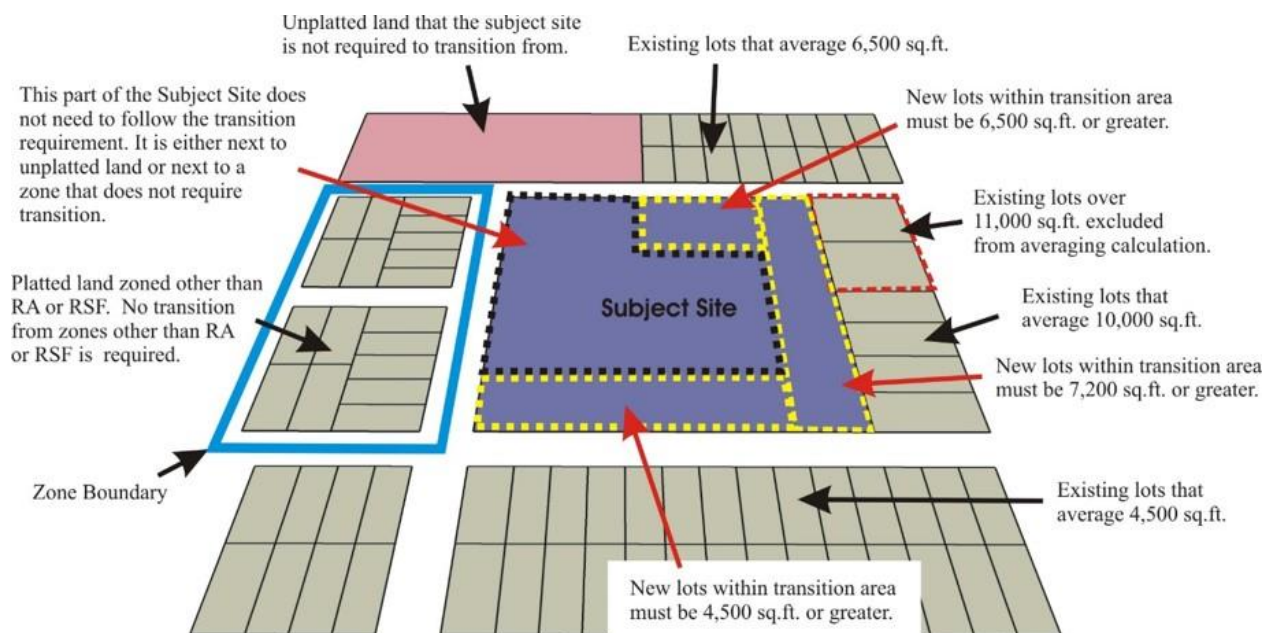
Residential Development Code Initiatives Lot Size Transition in Residential Zones

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	Section 17C.110.200 SMC
Proposed Changes	Update development regulations, and provide additional flexibility for natural topography or critical areas

Why does the City require lots transition in size?

In areas where there are unsubdivided parcels two acres or greater, the City requires newly created lots transition in size. Transitioning lot sizes helps 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 well-designed and 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



Newer lots on the right side of the street demonstrate a transition in smaller size from other established lots on the left side. The smallest lots lie behind the transition area, farther right, and away from established lots.

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?

Currently, the City is evaluating the effects of removing this requirement altogether. Public outreach will help inform if repealing lot size transitioning should be taken before the Plan Commission and City Council.

**Zoom into
[Map Spokane](#)
for your
zoning
district.**

The City is also considering amending lot size transition requirements, rather than repealing the requirement. If the requirement is amended lot size transition standards could be revised in the following ways:

- Newly created lots will not be required to transition based on RA or RSF lots across the street.
- Transition lots cannot be smaller than 75% of the block average.
- To encourage development and construction of more housing in the City, new regulations are proposed that will offset the larger transition lots with smaller internal lots and open space.
- Planned Unit Developments (PUDs) will not be required to have transition lots when a new subdivision is created in the RA or RSF zones.

These code changes will 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. The proposed amendments to [Section 17C.110.200](#) SMC clarify and simplify the City's regulations.

**Draft text is being developed and will be added at the end of this document.
Please check back for an update.**

How can I comment on the proposed changes?

You can email public comment 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 house 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.