Development Code Amendments

Plan Commission Public Hearing

ShapingSpokaneHousing.com

Nate Gwinn & Amanda Beck  |  Assistant Planner IIs
Community & Economic Development — Planning Services
DevelopmentCode@spokanecity.org
May 11, 2022
Guiding Documents

• Comprehensive Plan
  ▪ Adopted 2001
  ▪ Annual Amendment Cycle
  ▪ Periodic Updates
    o Last Updated in 2017
    o Next Major Update Due 2026

• Housing Action Plan and Related Documents
  ▪ Adopted July 2021 (Resolution No. 2021-0062)
  ▪ Appendix A: City Council Implementation Plan
  ▪ Proclamation of Housing Emergency
Staff chose four lots at varying sizes, age & location in RSF zones, which MAKERS modeled using the proposed standards.
Public Engagement

Outreach & Engagement
- Land Use Subcommittee
  Nov. 18, 2021
  Feb. 17, 20
  Apr. 21, 2022
- Winter Market
  Dec. 15 and 22, 2021
- Community Assembly
  Jan. 6, 2022
- Virtual Open Houses
  Jan. 25 and 27, 2022
- City Council Study Session
  Nov. 11, 2021
  Feb. 10, 2022
  May 5, 2022
- Spring Market
  Apr. 6, 13, 20, and 27, 2022

Plan Commission Workshops
- Nov. 2021 through Apr. 2022
  10 workshops to refine draft language

Public Comments
- All comments received to date are in packet
- 47 public comments,
  3 department and agency comments
- Comments still being accepted, will be included for City Council public hearing process
Public Hearing Items

Accessory Dwelling Units
Chapter 17C.300 SMC

Lot Size Transitions
SMC 17C.110.200

Short Plats
Chapter 17G.080 SMC

Agenda packet:
my.spokanecity.org/bcc/commissions/plan-commission
Accessory Dwelling Units (ADUs)

**ADU-1.** Increase detached max. size from 600 sf to 864 sf or 75% of house size, whichever is greater (size is also controlled by building coverage)

**ADU-2.** Remove min. lot size for ADUs

**ADU-3.** Combined Floor Area Ratio (FAR) bonus
- Lots <5,000 sq ft = 0.7
- Lots <7,200 sq ft = 0.6

**ADU-4.** Wall & roof height increase (17 ft/ 25 ft)

**ADU-5.** Remove owner occupancy for RTF, RMF, RHD zones

**ADU-6.** Modify owner occupancy in RSF & RSF-C

**ADU-7.** Relaxed parking (only 1 space for 2+ bedrooms)

**ADU-8.** Permit ADU on a site with any principal structure, such as a duplex/triplex, etc. in RTF, RMF, RHD (17C.300.130)

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**3,000sf lot**
- 25’x120’
- Alley loaded
Accessory Dwelling Unit Types

Detached
Detached Above Garage
Attached Addition
Internal Basement
Internal Attic
Detached w/ Breezeway
Existing Max. ADU Size

600 sf ADU (current allowed)

20 ft roof height
ADU-1. Increase Detached ADU Size

864 sf ADU
(proposed change)

20 ft roof height
ADU-2 & ADU-3. Bulk & Size Controls

Building Coverage

Existing:
- Acc. structures 15% max. coverage

Proposed:
- Lots <5,500 sf
- 20% max. for detached ADU

Floor Area Ratio (FAR)

Existing:
- Combined FAR typ. 0.5

Proposed:
- Lots with ADU
- Combined FAR bonus
  - Lots <5,000 sq ft = 0.7
  - Lots <7,200 sq ft = 0.6
ADU-3. Building Coverage & Floor Area Ratio

100% Coverage

50%
- FAR 0.5

25%
- FAR 0.5

FAR 1.0

- FAR 0.5

- FAR 0.5

- FAR 1.0

- FAR 1.0

- FAR 1.0

- FAR 1.0
Existing:
• Max. wall height 16’
  Max. roof peak 23’

Proposal:
• Max. wall height 17’
  Max. roof peak 25’
• 45° setback plane at 17’ above side or rear setback
• Sets high wall further from neighboring property, without specifying roof form
• On lots with an ADU and a short-term rental, owner occupancy required

• Must file a covenant & deed restriction
  – Call out ownership and occupancy
  – Permanent residence for min. 6 months per year
ADU-7. Relaxed Parking Requirement

Existing:
• One additional off-street parking space

Proposal:
• Studio or 1 bedroom, no parking
• 2 bedrooms, 1 parking space
• 2+ bedrooms, 1 per additional bedroom
• Excluding ADUs within one-quarter-mile of transit per RCW 36.70A.698
ADU-8. ADUs in RTF, RMF, and RHD

Proposal:

- RTF, RMF, and RHD zones
- Attached or detached ADU permitted with principal structure
- Building, fire, and engineering standards apply
<table>
<thead>
<tr>
<th>Subject</th>
<th>Proposal</th>
<th>Draft Section &amp; Page</th>
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<tbody>
<tr>
<td>Maximum Size</td>
<td>ADU-1. Max. detached size of 864 sf or 75% of house size, whichever is greater</td>
<td>17C.300.110(A)(2)</td>
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<tr>
<td>Minimum Lot Size</td>
<td>ADU-2. Remove min. lot size for ADUs</td>
<td>17C.300.110</td>
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<td>Floor Area Ratio</td>
<td>ADU-3. Combined FAR bonus</td>
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<td>Wall &amp; Roof Height</td>
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<td>Owner Occupancy</td>
<td>ADU-5 &amp; ADU-6. Require owner occupancy if short-term rental on lot</td>
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<td>17C.300.140</td>
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<tr>
<td>Parking</td>
<td>ADU-7. 1 space for 2 bedrooms; 1 space per add’l bedrooms</td>
<td>17C.300.130(A)(4)</td>
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<td>Permit with Structure in RTF, RMF, RHD</td>
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<td>17C.300.130(A)(1)</td>
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Lot Size Transition in RA & RSF Zones

Existing:

• Sites 2+ acres in Residential Agriculture and Residential Single-Family zones

• Transition size required within 80-foot buffer along parcel boundaries

• Transition size
  ▪ Existing aver. lot size larger than 7,200 sf = minimum 7,200 sf
  ▪ Existing aver. lot size less than 7,200 sf = aver. or larger
Proposal:

• **Remove lot size requirement in 17C.110.200(C)**
• Streamlines development process, makes code less confusing
• Encourage more housing
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Preliminary Short Subdivision Applications

Chapter 17G.080 SMC

Images: Creative Commons, Spokane County
Existing:

• Notice of application site posting sign

• Notice of application mailing (400 ft radius)
Short Subdivision Notification

Proposal:
• Continue agency/neighborhood notification for all short plats

• Mailed notice for short plats with standard engineering review

• Discontinue mailed notice and site posting for short plats with minor engineering review

Minor Engineering Review Requires:
• Existing frontage/ROW
• No extension of water, sewer, or utilities in ROW
• No easements for infrastructure
### Final Discussion: Short Subdivision Notification

#### Subject Proposal Draft Section & Page

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<td>1. Required mailed notice for short plats subject to standard engineering review</td>
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<td>2. Agency comment request only (no mailing or posting) for short plats subject to minor engineering review</td>
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<td>3. Short plats subject to SEPA still mail and post notice of application</td>
<td>Table 17G.060-3 pg. 46</td>
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<td>17G.060.130(A) pg. 48</td>
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<td>17G.080.040(C)(1) pg. 50</td>
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### Final Discussion

#### Accessory Dwelling Unit (ADU)

| ADU-1. Max. detached size of 864 sf or 75% of house size, whichever is greater | 17C.300.110(A)(2) | pg. 34 |
| ADU-2. Remove min. lot size for ADUs | 17C.300.110 | pg. 34 |
| ADU-3. FAR bonus (Lots<5,000 sf=0.7, Lots<7,200 sf=0.6) | 17C.300.110(A)(3) | pg. 35 |
| ADU-4. Wall & roof height increase (17 ft / 25 ft) | 17C.300.130(B)(1) pg. 38 |
|  | 17C.300.130(B)(2) pg. 40 |
| ADU-5 & ADU-6. Require owner occupancy if short-term rental on lot | 17C.300.110(B), 120(B), 140 pgs. 35 & 43 |
| ADU-7. 1 space for 2 bedrooms; 1 space per add’l bedrooms | 17C.300.130(A)(4) pg. 37 |
| ADU-8. Allow an ADU with duplex, triplex, etc. in RTF, RMF, and RHD zones | 17C.300.100(B) pg. 34 |
|  | 17C.300.130(A)(1) pg. 36 |

#### Lot Size

| Remove lot size transition requirement for parcels in Residential Agricultural and Residential Single-Family zones | 17C.110.200(C) pg. 22 |

#### Short Plat Notification

1. Standard engineering review – required mailed notice
2. Minor engineering review - agency comment request only
3. SEPA review - still mail and post notice of application

| Table 17G.060-3 | pg. 46 |
| 17G.060.130(A) pg. 48 |
| 17G.080.040(C)(1) pg. 50 |
SHAPING SPOKANE HOUSING
ShapingSpokaneHousing.com
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