

# Residential Code Initiatives: Range of Alternatives

Plan Commission Workshop

[ShapingSpokaneHousing.com](http://ShapingSpokaneHousing.com)



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# Project Agenda

- Today's workshop will focus on:
  - Residential Development Code Changes
    - Duplexes
    - Attached Housing (Townhomes)
    - Design Standards for Detached Single Family, Attached, and Duplexes
- March 23<sup>rd</sup> workshop will continue discussion on ADUs
  - Additional modeling as requested



# Housing – Vision & Values

- Vision

“Affordable housing of all types will be available to all community residents in an environment that is safe, clean, and healthy. ...”

- Values

- Keeping housing **affordable**
- Encouraging [and] maintaining pride in **home ownership**
- Developing a **good mix of housing types**
- Encouraging housing for the **low-income** and **homeless** throughout the **entire city**
- Preserving **existing houses**
- Rehabilitating **older neighborhoods**



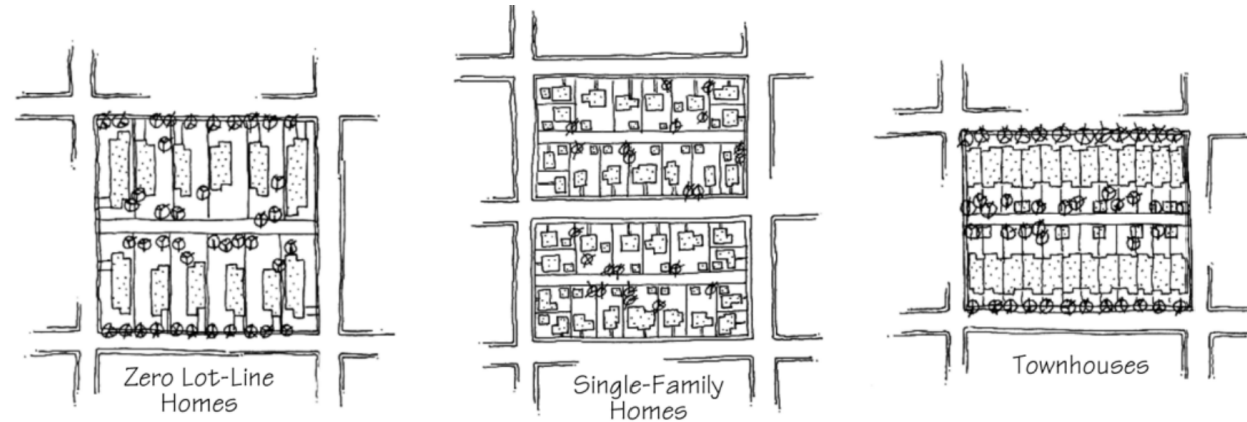


# Alignment with Comprehensive Plan Policies

- H 1 Housing Choice and Diversity
  - Provide opportunities for a variety of housing types that is safe and affordable for **all income levels** to meet the **diverse housing needs** of current and future residents.
- H 1.18 Distribution of Housing Options
  - Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs

# Alignment with Comprehensive Plan Policies

- LU 3.6—Compact Residential Patterns
  - Allow more compact and affordable housing in all neighborhoods, in accordance with design guidelines.
- LU 1.1—Neighborhoods
  - Utilize the neighborhood concept as a unit of design for planning housing, transportation, services, and amenities.
- LU 1.3—Single-Family Residential Areas
  - Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated Centers and Corridors.





# Housing Choices – Residential Zones



Zoning District	Housing Options											
	Accessory Dwelling Unit	Attached Housing	Cottage Housing	Duplex	Group Living	Manufactured Home	Mobile Home Park	Multi-family Residential Building	Pocket Residential Development	Single-Family Residential (Detached)	Transitional Sites	Zero Lot Line
RA	●	●	●		●	●	●			●	●	●
RSF	●	●	●	○	●	●	●		●	●	●	●
RSF-C	●	●	●	○	●	●	●		●	●	●	●
RTF	●	●	●	●	●	●			●	●	●	●
RMF	●	●	*	●	●	●		●	●	●		●
RHD	●	●	*	●	●	●		●	●	●		●
Commercial	●	●	*	●	●	●		●	●	●		*



# Existing Standards

- Maximum building coverage
- Maximum FAR
- Required Outdoor Area
- Design Standards Administration
  - Requirements (R)
    - Modified through design departure process
  - Presumptions (P)
    - May be waived by director or by Design Review Board
- Design Standards
  - Applies to:
    - Attached Housing
    - Duplexes
    - Lots <40 ft. wide
    - Cottage Housing
    - Pocket Residential Development: Access, Parking, Lighting, Fencing
  - Must be met for:
    - Landscaping
    - Front Façade
    - Street Orientation
    - Entrances, etc.



# Existing Dimensional Requirements: RSF Zone

<b>Building Coverage</b>	Lots less than 3,000 SF	50%
	Lots 3,000 to 4,999 SF	45% to 50%
	Lots 5,000 to 10,000 SF	40% to 45%
<b>Max. Floor Area Ratio (FAR)</b>	Detached Houses and Most Other Development	0.5
	Attached Housing Located ¼-Mile from Centers	0.65
<b>Required Outdoor Area: Detached and Attached Houses</b>	Min. Area	250 sq. ft.
	Min. Dimension	12 ft. x 12 ft.
<b>Front Setback</b>	15 ft. or average based on adjacent development, up to 20 ft.	



# Residential Development Code Changes



# Project Goals

- Help address housing affordability issues by:
  - Increasing capacity for housing construction to help address housing demand
  - Allowing and encouraging construction of smaller, more affordable units
  - Optimizing regulatory controls for desired outcomes and reduce unintended consequences
- Avoid unreasonable impacts to neighbors, while allowing better use of existing residential lots
  - Align dimensional standards to keep homes within reasonable scale
  - Minimize views into neighboring backyards
- New homes contribute to neighborhood character
  - Craft design standards emphasizing safe, attractive and neighborhood-scaled streetscape environments



# Neighborhood Compatibility Concerns

- Aggressive development practices
  - Buildings that occupy the maximum building envelope and are rented out by room
  - Parking pressures on nearby streets
- Unreasonable impacts to neighbors
  - Out of scale homes
  - Excessive privacy/shading impacts along side/rear yards
- Problematic building design
  - Blank walls facing the street
  - Garages that dominate frontage



# Set of Proposals Working Together

Strategic adjustments to allow more housing capacity while mitigating neighborhood character concerns:

- RSF zone - all housing types (4)
- ADU changes (7)
- Duplex changes (2)
- Attached housing changes (4)
- Lot transition options (2)





# RSF Zones – All Housing Types

**R-1.** Minimum usable open space standards

**R-2.** Adjust the maximum building coverage standard

**R-3.** Require alley access where available

**R-4.** Craft/update minimum design standards





# R-1. Minimum usable open space standards



Issue typically only comes into play on alley loaded lots – notably when the garage is attached to the house – and the yard space is sacrificed for a driveway (Lacey, WA)





# R-1. Minimum usable open space standards



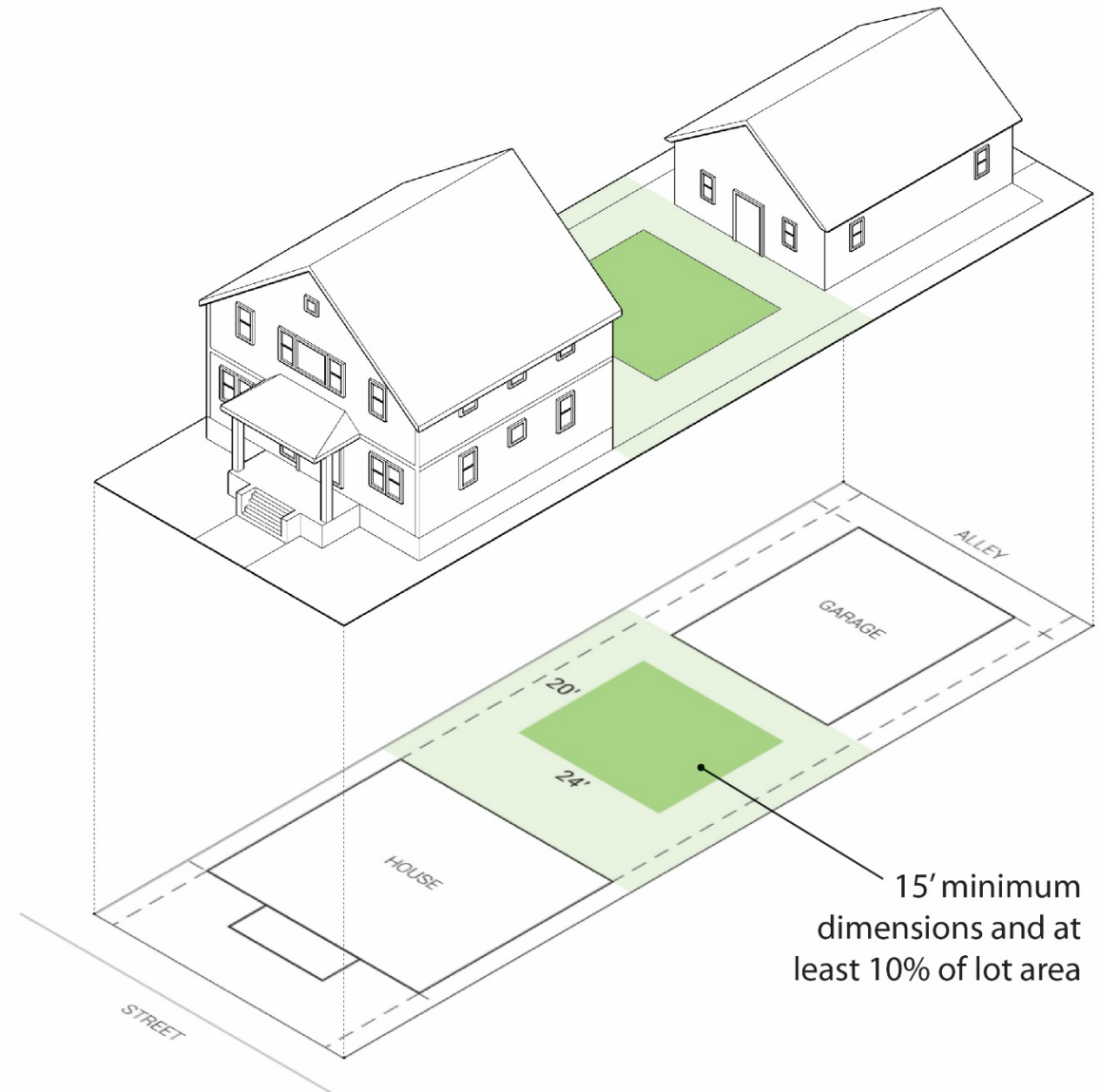
Similar examples in Spokane





# R-1. Minimum usable open space standards

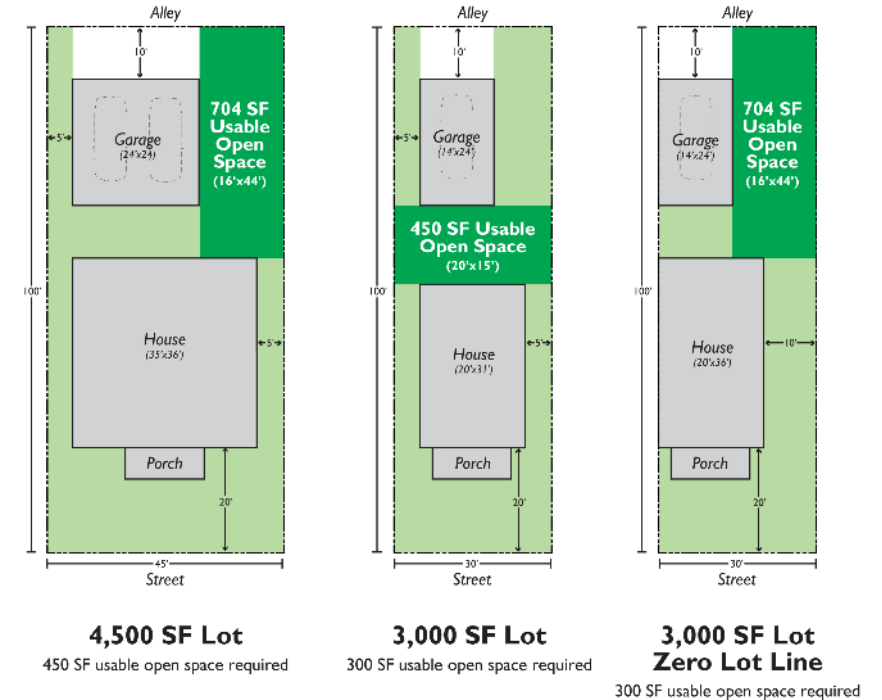
- Single family detached:
  - At least 10% of lot with no dimension less than 15' (RA-RSF zones)
- Duplexes:
  - Each unit must have an open space meeting the 250 sq. ft. and min. 12' dimension (RA-RTF zones)
- Attached housing (no change proposed):
  - Each unit must have an open space meeting the 250 sq. ft. and min. 12' dimension (RA-RTF zones)
- Usable open spaces located in the front yard are acceptable provided they are delineated from the street/sidewalk by a low fence (16" min)



# R-1. Minimum usable open space standards

## WHY???

- Note recent Spokane example, plus it's increasingly as issue W. of mountains with more small lot alley loaded single family development.
- 10% provision ensures that the space is proportional to the lot size and ensures a more desirable lot design
- 15' min. based on 20-years of analysis & collaboration
- Allow front yards as usable open space





# Small lot alley loaded examples – no usable space



Lacey, WA,  
before adopting  
standards



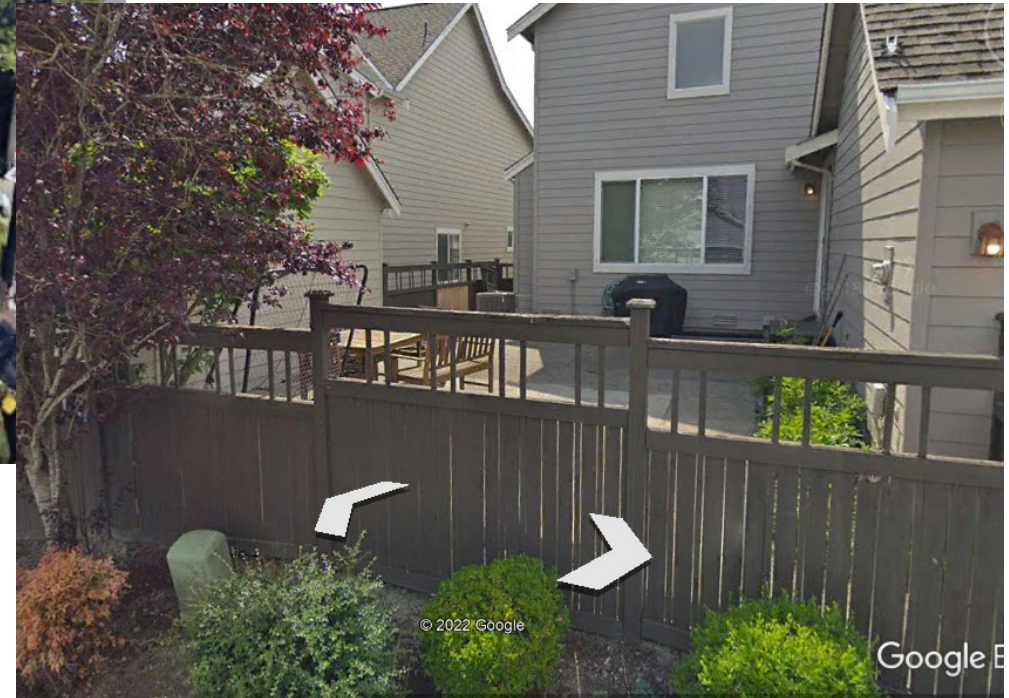




# Small lot alley loaded examples – some usable space



Example integrating larger and more usable spaces with attached garages (Issaquah Highlands)







# Usable Front Yard Open Space?



Georgetown, TX



Kendall Yards



Huntington Beach, CA





## R-2. Adjust max. building coverage standard

Existing max: 40-60% of the lot in R-zones  
*(exact % is dependent on formula and zone)*

### **Proposal: adjust standard for greater flexibility:**

- Proposed draft adjusts building coverage for all development in RSF zone from 45% to 48% for lots that are 5,000 sq. ft.
- For ADUs, lots less than 5,500 sq. ft. get 20% building coverage, counted as part of the overall building coverage

Existing floor area ratio (FAR) rule de facto limits coverage to 50% in RSF and RTF. Coverage is an imperfect proxy for impervious surfaces and useable open space.



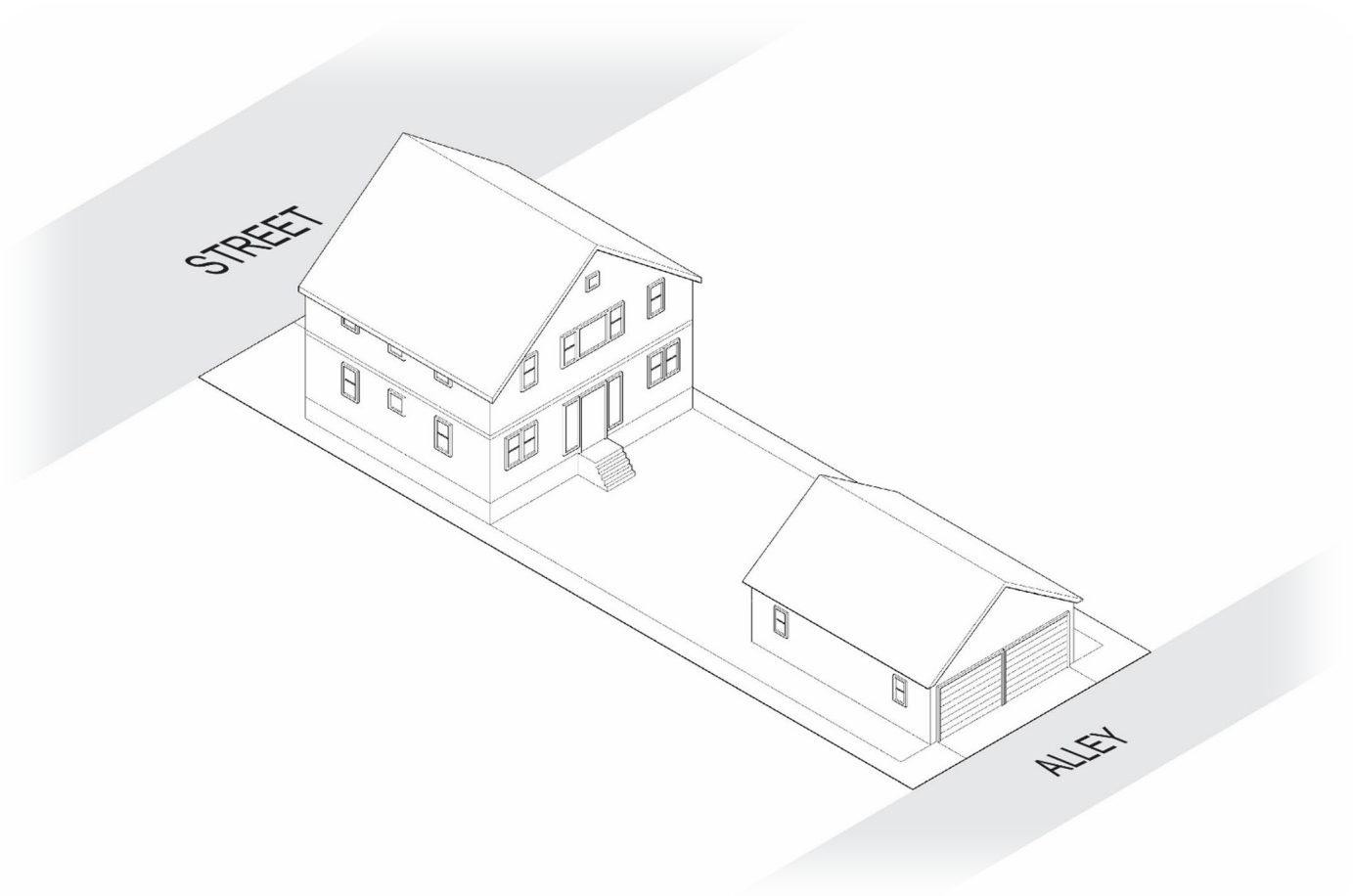


## R-3. Require alley access where available

Existing: numerous curb cuts reduce on-street parking, street tree viability, and ADU accessibility.

**Proposal: require alley access garages where alleys are available**

Does this apply to unimproved alleys? Details for utilities to be worked out.







# R-3. Require alley access where available







# R-4. Create minimum design standards

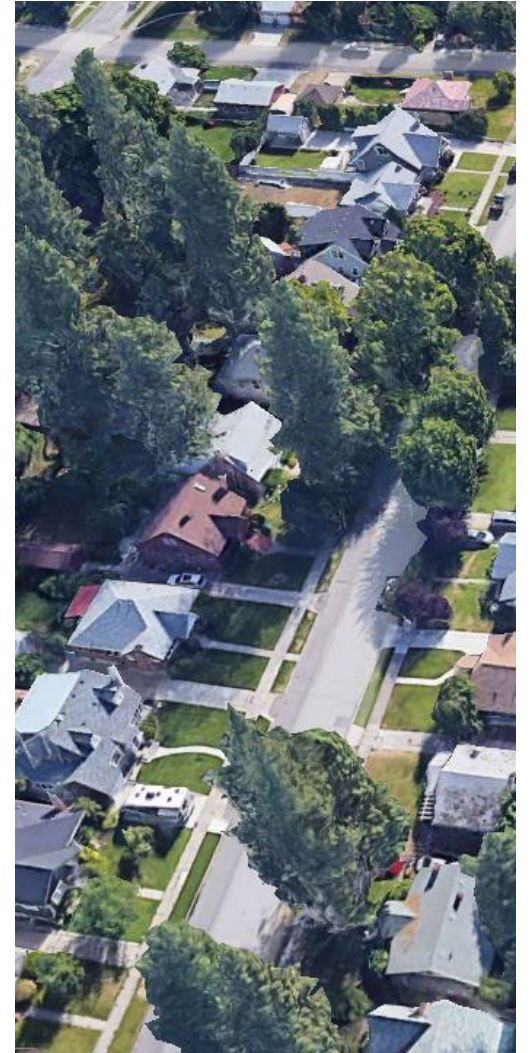
Standards would apply equally to detached single family, attached single family, ADU's, and duplexes





## R-4. Create minimum design standards

- Purpose: Better ensure neighborhood compatibility
  - Safe, attractive streetscapes
  - Compatible building scale & character
  - Incorporation of complementary architectural details
  - Flexibility in architectural styles (including rooflines)
- Elements:
  - Covered entry facing the street
  - Façade modulation
  - Window coverage minimum
  - Integration of design details (menu of options)
  - Garage limitation
  - Front yard landscaping







## R-4. Create minimum design standards

Façades Spokane's older neighborhoods

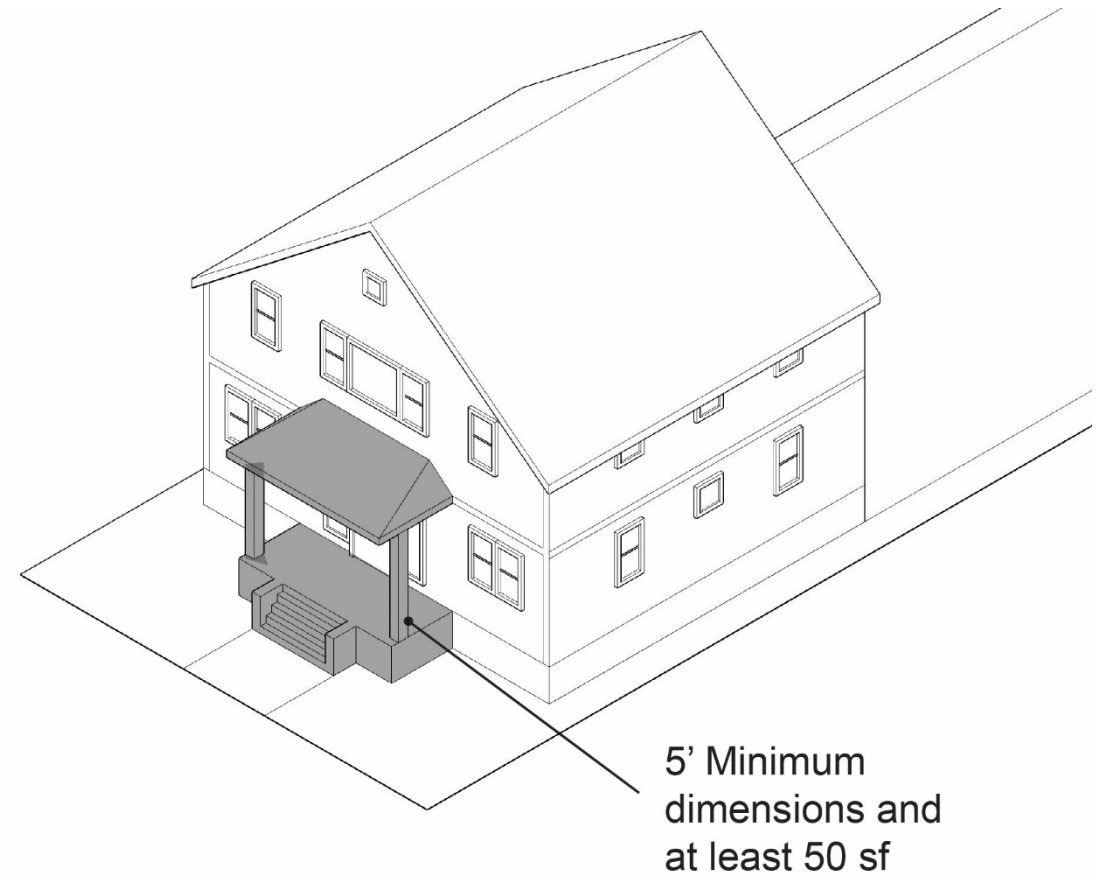




## R-4. Create minimum design standards

Covered entry facing the street (those dwellings facing the street)

- Applies to those units facing the street (public or private internal street)
- For units not fronting on the street, such units must include a covered entry facing private drive or an internal walkway or courtyard
- Minimum 50sf with 5' min. dimensions



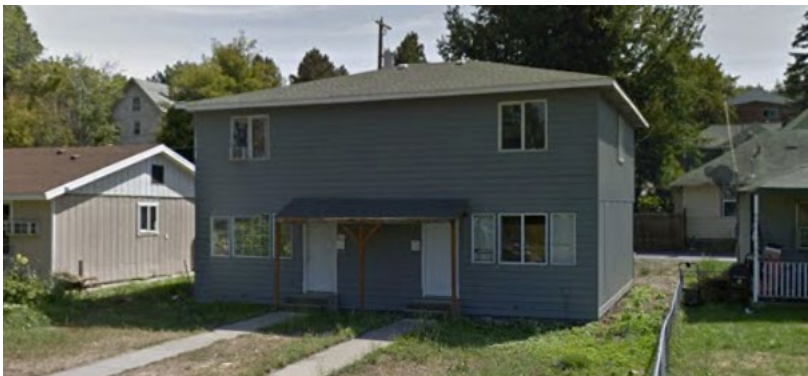




# R-4. Create minimum design standards

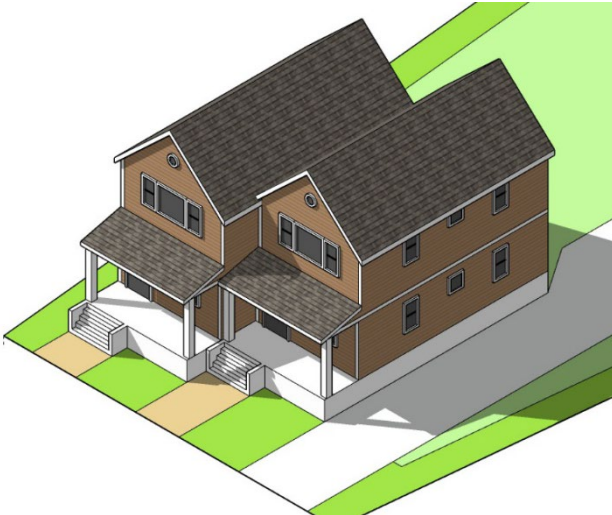
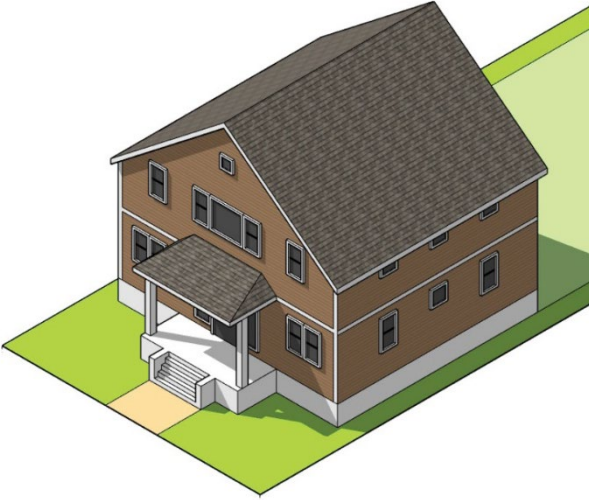
## Façade Modulation

- Facades >25' wide must integrate articulated projections to reduce the perceived scale, add visual interest, and create compatible neighborhood scale



Spokane examples

## R-4. Create minimum design standards



### Façade Modulation

- Facades 25-40' wide = 1 feature
- Facades >40' = 2 features
- Facades with >1 entry = +1 feature

### Feature options

- Projecting covered entry
- Building wall modulation
- Roofline modulation (4:12 min slope)



# R-4. Create minimum design standards

## Minimum window coverage





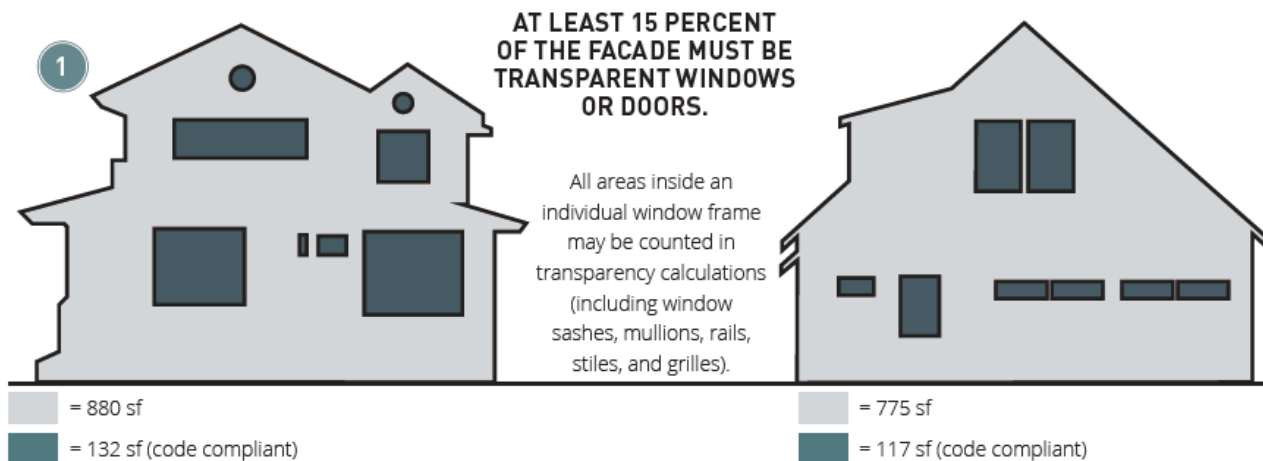
# R-4. Create minimum design standards

17C.110.305(C)(1)

## Minimum façade transparency/window coverage

Draft p. 25

- e. **Window coverage.** Windows shall be provided on all facades facing streets, comprising at least fifteen percent of the façade area, which may include any windows on attached garages, not including garage doors. (R)

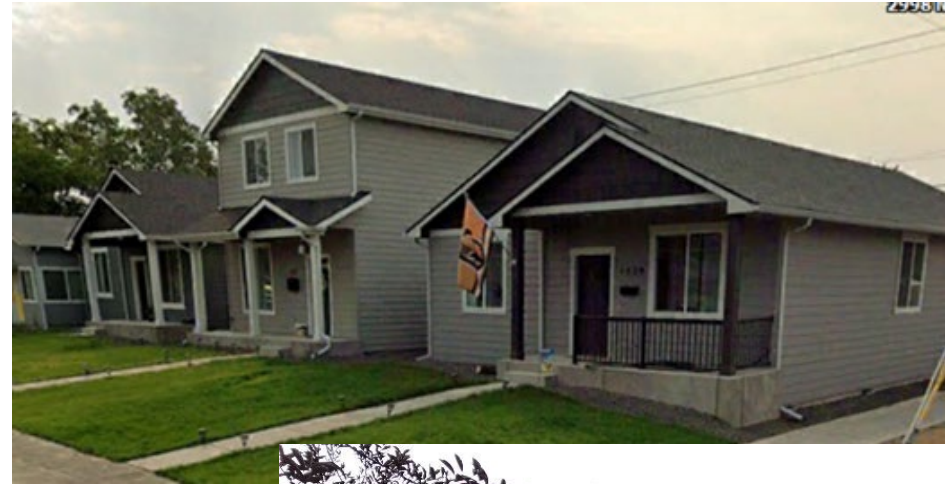






# R-4. Create minimum design standards

## Integration of design details (examples)





## R-4. Create minimum design standards

17C.110.305(C)(1)

### Integration of design details (menu of options)

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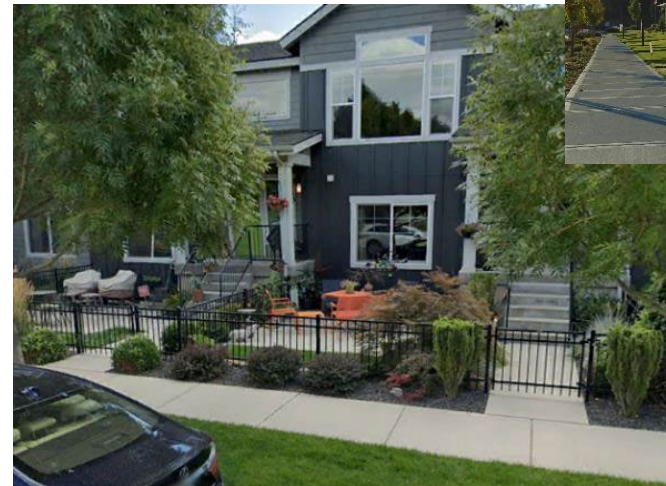
- h. Design details - a minimum of two of the following decorative design details shall be integrated on the facade: (R)
  - i. Molding/framing details around all ground floor windows and doors.
  - ii. Building materials using stone, brick, or natural siding materials coordinated with façade modulation.
  - iii. Decorative entry or porch design, including decorative columns or railings.
  - iv. Decorative door design including transom or side lights or other distinctive feature.
  - v. Bay window or balconies.
  - vi. Window design - Buildings shall include four-inch window trim or two-inch recess.



# R-4. Create minimum design standards

## Front Yard Landscaping & Design

- Integrate at least one 3-gallon shrub every 3 lineal feet of foundation
- Integrate landscaping on at least 60% of front yard (the area between the front lot line and front building line must be landscaped)
- Integrate at least two items from list
  - Integrate a patio (10' min dimension) with perimeter landscaping and a low wall separating patio from sidewalk.
  - Integrate a terraced landscaped front yard – with at least one concrete, masonry, or rock retaining wall at least 16" tall
  - Integrate a low fence with space for shrubs in front along the sidewalk
  - Integrate a trellis for vine plants





# Duplexes

**DUP-1.** Allow & incentivize small duplexes in RSF & RSF-C zones (<1,200sf)

**DUP-3.** Deemphasize garages in the design of duplexes





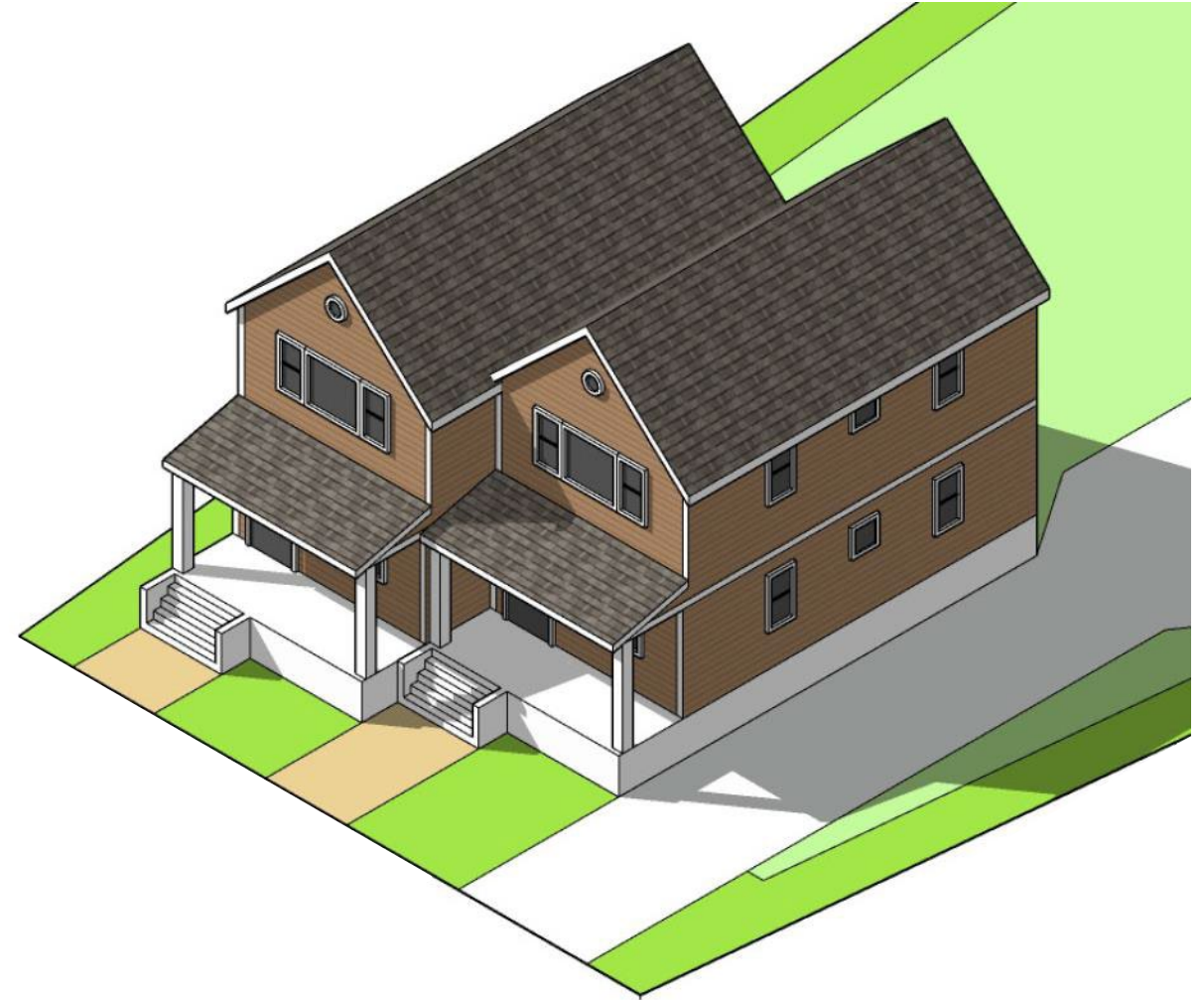


# DUP-1. Allow & incentivize small duplexes

Allow duplexes in RSF and RSF-C zones provided each unit is no more than 1,200sf.

Such units will be counted as  $\frac{1}{2}$  dwelling unit for the purpose of density calculations

SF	SF	Duplex		SF	SF
1	1	$\frac{1}{2}$	$\frac{1}{2}$	1	1



*Note that except on small lots, the 0.5 FAR standard can allow for much larger detached single family home than the combined 2,400sf allowed under this for a duplex.*



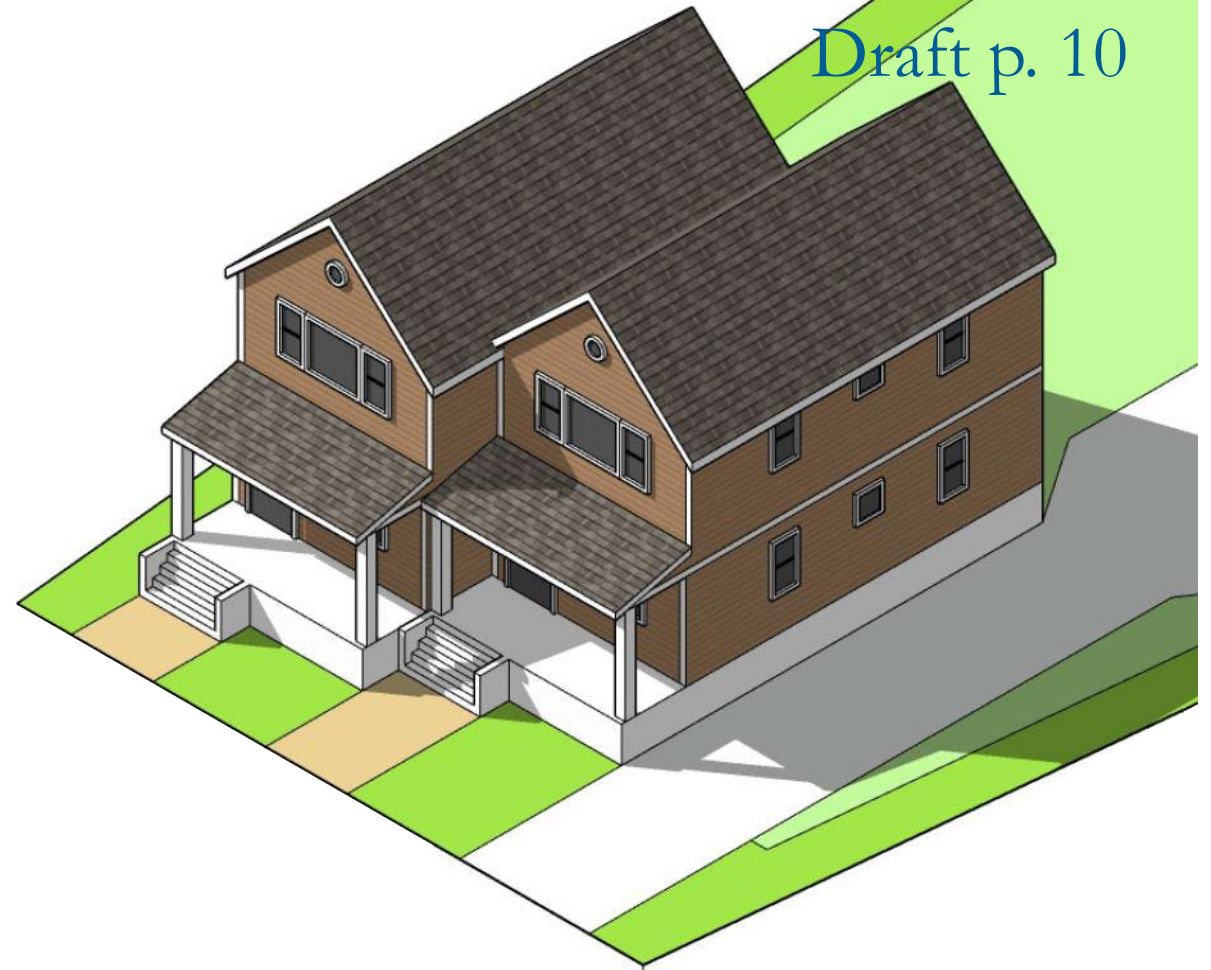


# DUP-1. Allow & incentivize small duplexes

17C.110.205(B)(2)

Draft p. 10

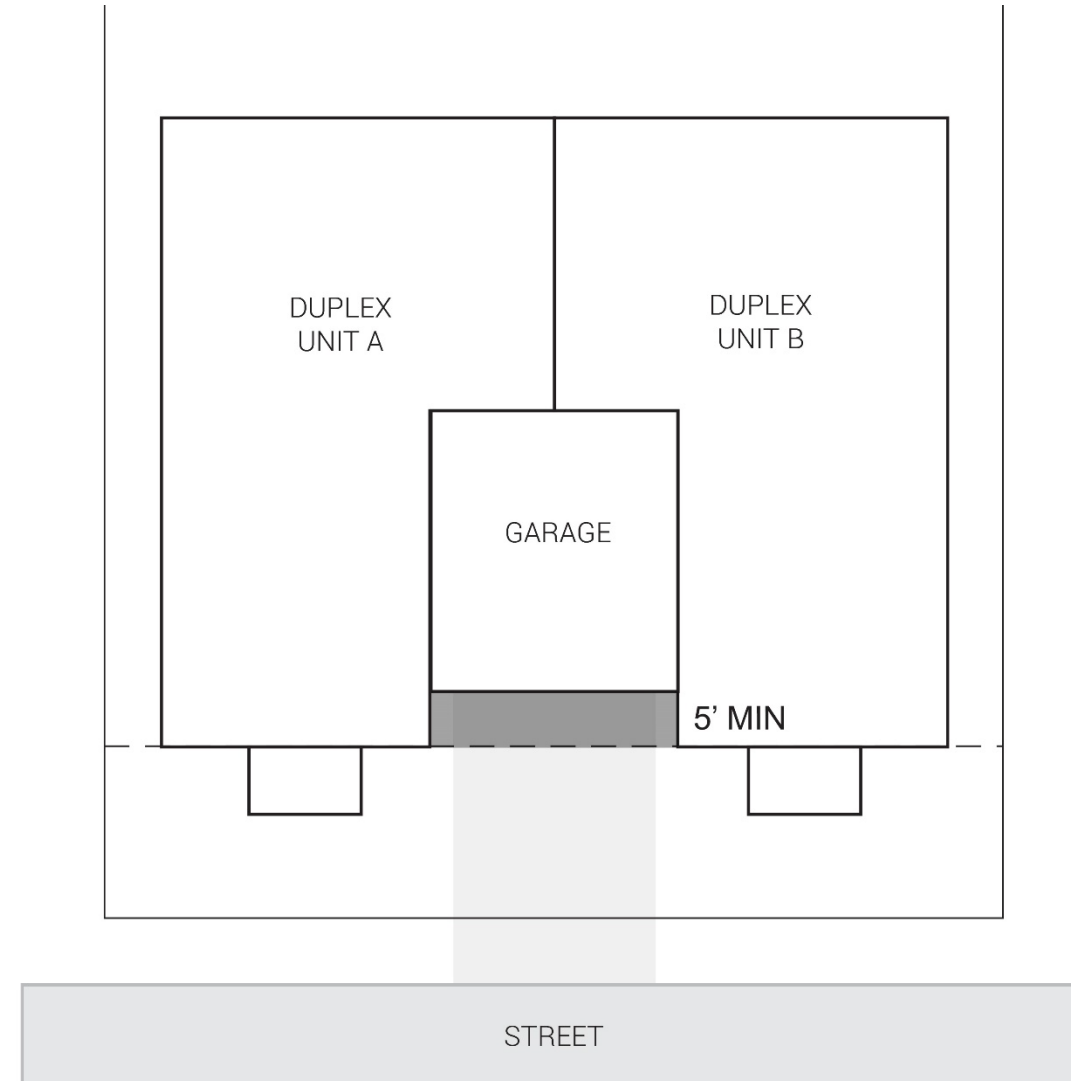
- b. Duplexes. In the RSF and RSF-C zones, on lots larger than the minimum lot size for detached houses stated in Table 17C.110-3 and smaller than eight thousand seven hundred square feet, development of each duplex where neither dwelling unit is larger than one thousand two hundred square feet shall be considered as a single-family dwelling for the purposes of calculating density.





# DUP-3. Deemphasize garages in duplexes

Prohibit garages from projecting closer to the street than the front of house or front porch/ covered entry projection.





# Attached Housing (Townhouses)

- TH-1.** Allow more than two attached units in RSF & RSF-C zones
- TH-2.** Incentivize small attached units in the RSF & RSF-C zones
- TH-3.** Prohibit front-loaded units where at least three units are attached
- TH-4.** Create other site & building design standards specific to attached units



# TH-1. Allow $>2$ attached units in RSF & RSF-C

## Flexibility in new subdivisions

- Allow more than two attached units in the RSF zone, provided subdivision meets density limits



*Example subdivisions  
integrating attached housing*



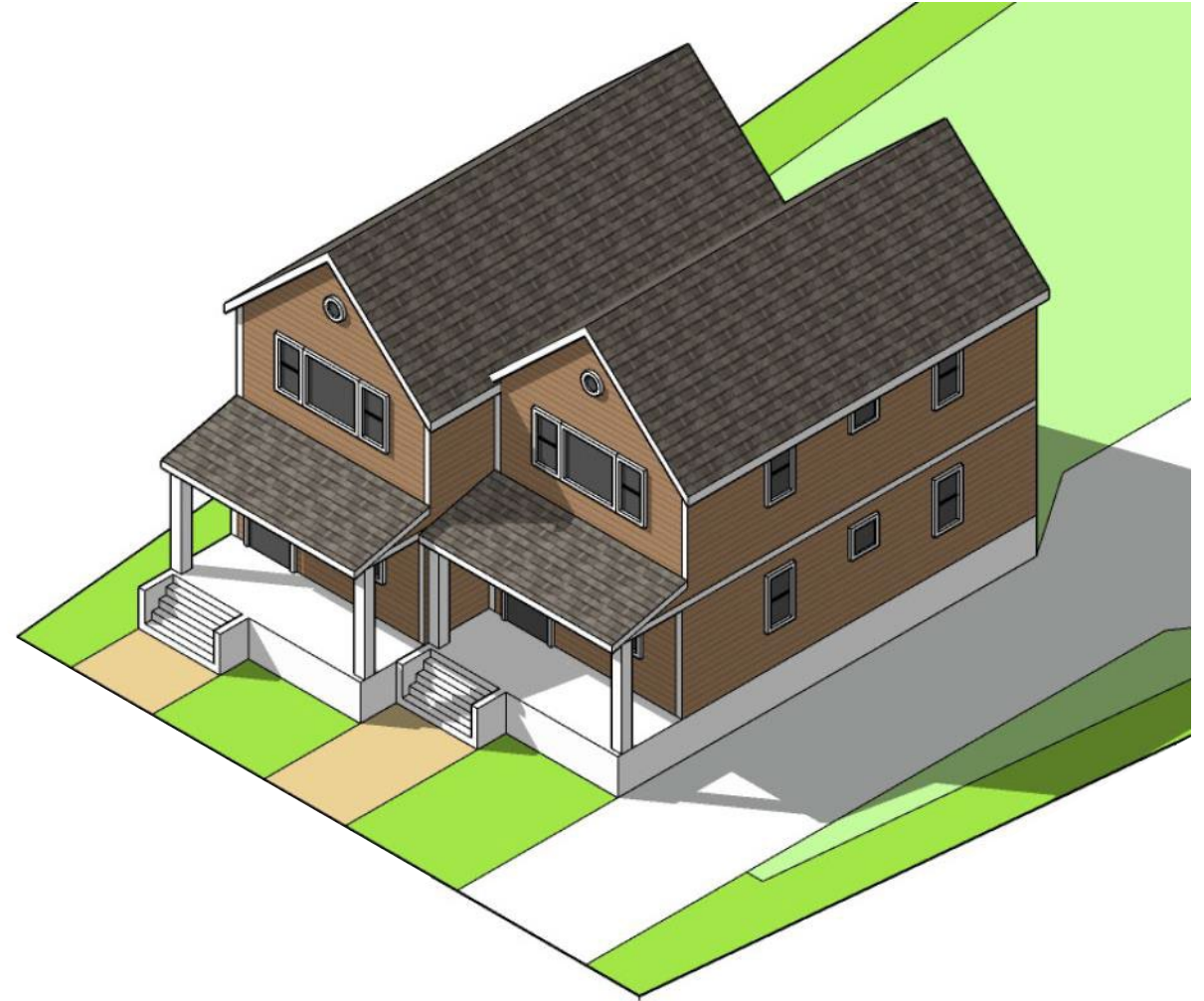
## TH-2. Incentivize small attached units in RSF & RSF-C

Provide density bonus for two attached homes in RSF and RSF-C zones provided each unit is no more than 1,200sf.

Such units will be counted as  $\frac{1}{2}$  dwelling unit for the purpose of density calculations

SF	SF	2-attached homes		SF	SF
1	1	$\frac{1}{2}$	$\frac{1}{2}$	1	1

*Note that except on small lots, the 0.5 FAR standard can allow for much larger detached single family home than the combined 2,400sf allowed under this for a duplex.*







# TH-2. Incentivize small attached units in RSF & RSF-C

17C.110.205(B)(2)

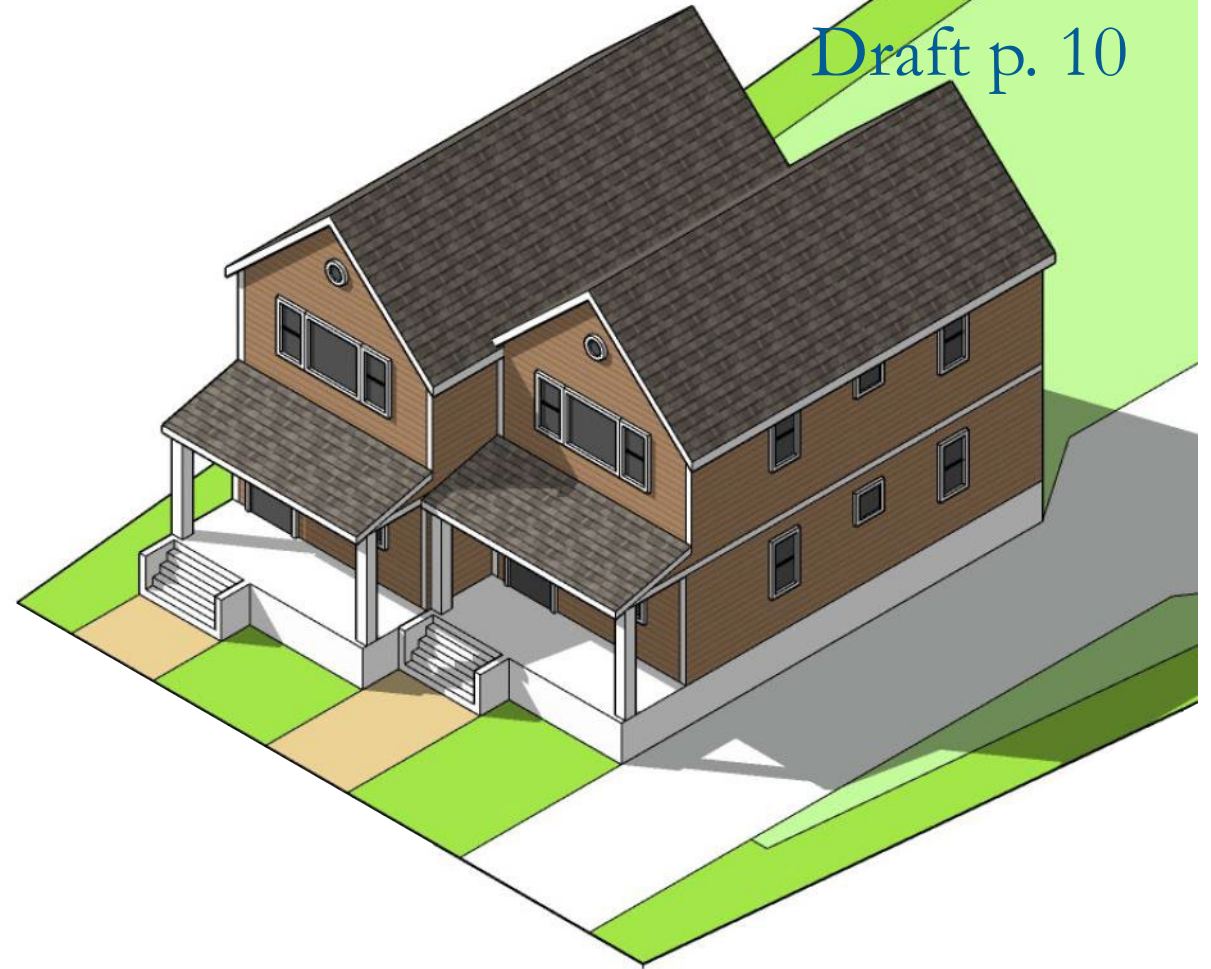
Draft p. 10

## 2. Density bonus for small units.

### a. Attached housing.

In the RSF and RSF-C zones, on lots larger than the minimum lot size for detached houses stated in Table 17C.110-3 and smaller than eight thousand seven hundred square feet, development of two attached houses where no dwelling unit is larger than one thousand two hundred square feet shall be considered as a single-family dwelling for the purposes of calculating density.

- i. Subdivision of land under this calculation must be approved under 17G.080.065 Alternative Residential Subdivisions.





# TH-3. Prohibit front-loaded units for 3+ units attached

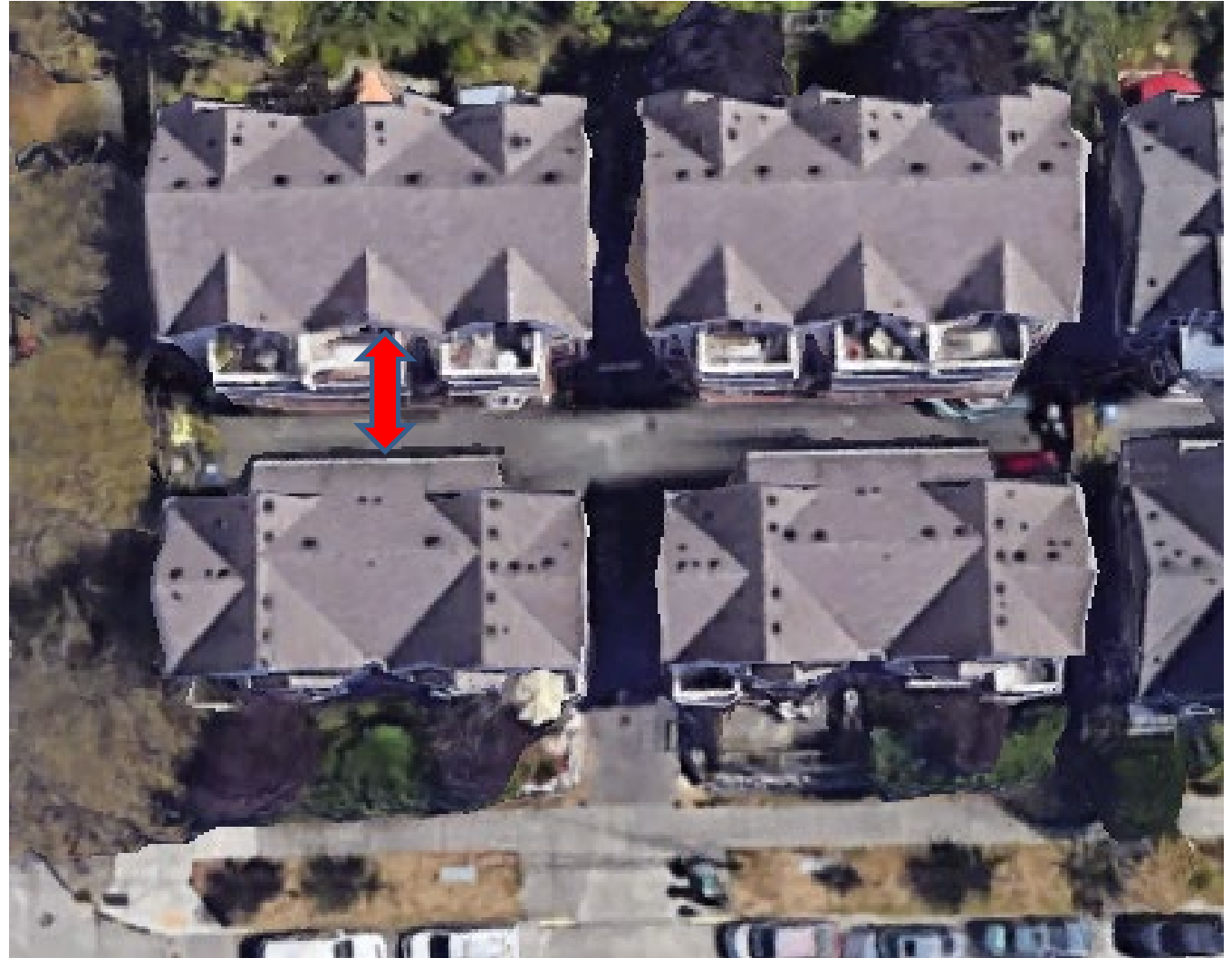
Use alleys or auto courts for access





## TH-4. Create other site & building design standards

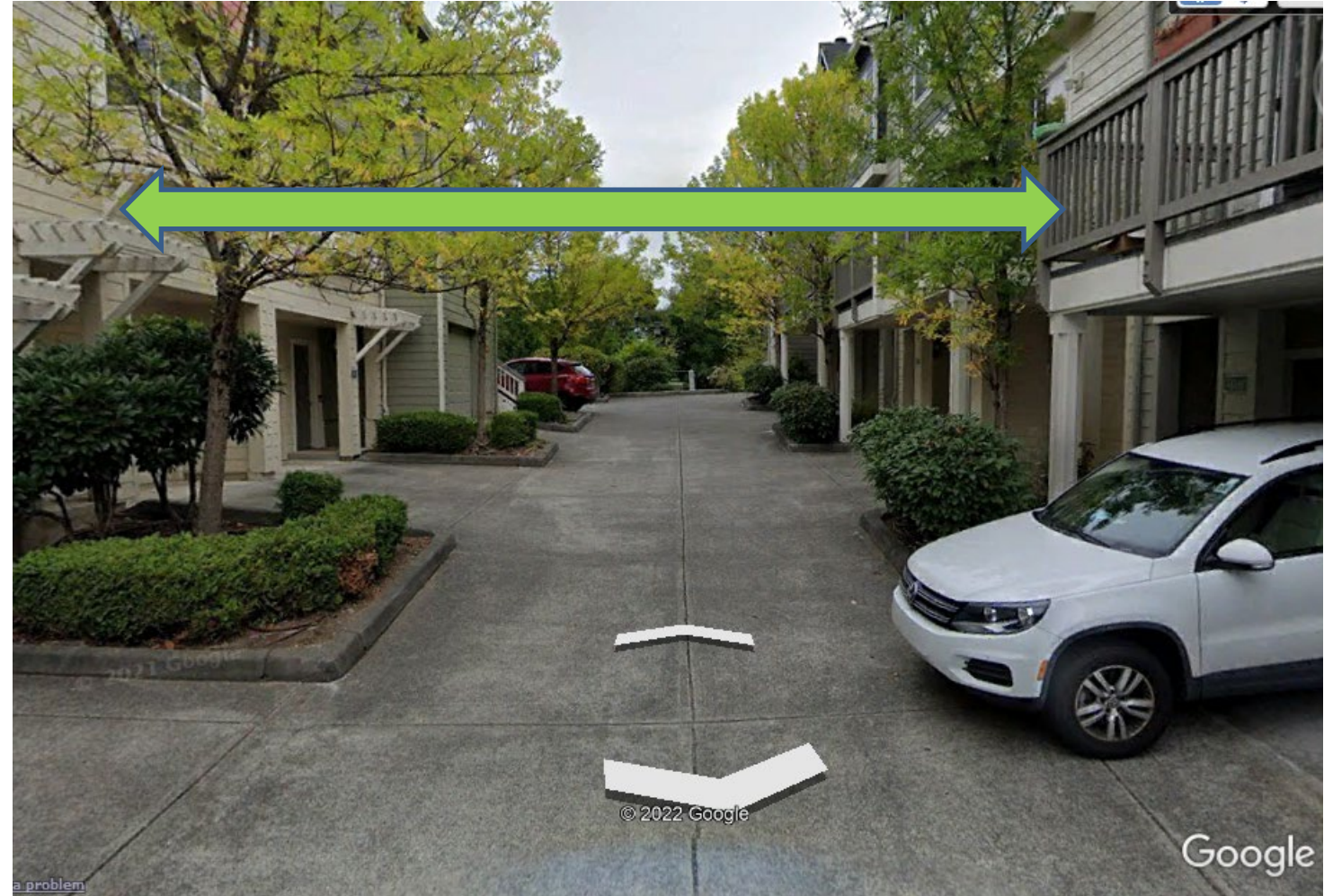
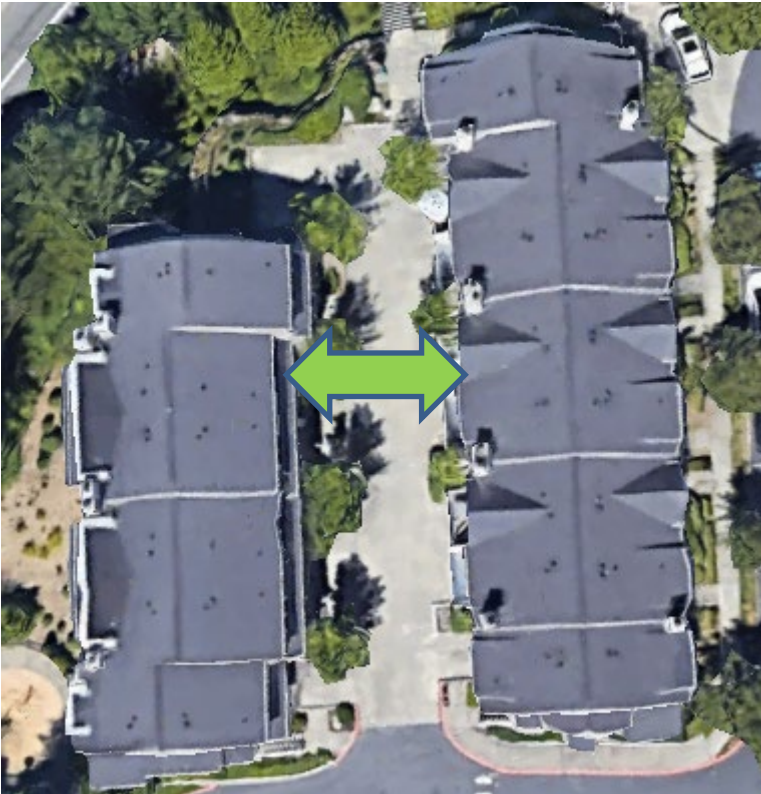
- 30' unit separation (when facing each other across auto court/internal drive)





## TH-4. Create other site & building design standards

- 30' unit separation (when facing each other across auto court/internal drive)





# TH-4. Create other site & building design standards

17C.110.310(D)(3)

Draft p. 30

3. Internal building separation. Where attached housing units are configured across from each other and separated by a private internal street or shared driveway, such buildings shall maintain at least thirty feet of separation, except on side that has no vehicular access to the building.

*Staff note: New text would address additional spacing between side-oriented slot homes, that create a “canyon” effect over an internal auto court.*

- *TH-4. Create other site & building design standards specific to attached units. Element: Auto court/internal driveway design*





## TH-4. Create other site & building design standards

- Attached housing follows the design standards in 17C.110.305 Detached and Attached Single-Family and Duplex Development.
  - Entries
  - Façade modulation
  - Window coverage
  - Design details
  - Garage limitations
  - Front yard landscaping





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