

South Logan TOD Implementation

Proposed Text Amendment Tracker



The text amendment tracking sheet provides a summary of proposed changes in each section of the Spokane Municipal Code. The text amendment tracking sheet does not replace reviewing the draft code text amendments as there may be additional details and/or minor changes that were not captured in this document.

Existing SMC Section	New SMC Section	Description of Change
SMC 17A.20.160 “P” Definitions		
Section 17A.20.160 “P” Definitions		<ul style="list-style-type: none"> ○ Added “PAO Responsible Official” to the definitions ○ Added “Planned Action” to the definitions
SMC 17C.111.205 Development Standards Tables		
Section 17C.111.205 Development Standards Tables Table 17C.111.205-2 Building and Siting Standards		<ul style="list-style-type: none"> ○ Increased standard height in RMF to 55-feet from 40-feet ○ Increased standard height in RHD to 75-feet from 40-feet ○ Reduced open space requirements in RMF and RHD depending on unit size, with the minimum being 48 sq. ft. per unit. Prior to housing code changes passed in January 2024, the minimum open space required was 48 sq. ft. ○ Reduced open space requirements in RHD for sites 20,000 sq. ft. or less, allowing a minimum of 36 sq. ft. ○ Added residential units with a continuous pedestrian route to a public park within 800 feet to have a maximum open space requirement per unit of 36 sq. ft.

SMC 17C.111.230 Height

Section 17C.111.230 Height		<ul style="list-style-type: none">○ Replaced the permitted height of 70-feet to 75-feet, allowing for the increased height envisioned for podium development○ Properties currently zoned -70 will not increase to 75-feet with this amendment; a rezone of the property would be required○ Changed the transition adjacent to R1 and R2 from 1:2 to 2:1, reducing the slope to make the permitted height feasible in the more intense zones○ Increased starting height from 30-feet to 40-feet○ Removed height exception of an extra 15-feet for RMF/RHD zones with a maximum height of 40-feet; unnecessary with base height increase proposed in SMC 17C.111.205
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SMC 17C.111.420 Open Spaces

(section name changed from Outdoor Spaces)

Section 17C.111.410 Outdoor Spaces	Section 17C.111.410 Open Spaces	<ul style="list-style-type: none">○ Rename outdoor spaces to open spaces to more accurately reflect spaces already permitted to meet minimums○ Reorganized open space standards by private and common space, rather than ground floor and upper floor space○ Emphasized that open space must be useable and accessible to residents of the development○ Add enclosed pet areas, children’s play areas, and community gardens as permitted common open space amenities○ Removed unnecessary and non-descriptive photographs found in the code
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SMC 17C.120.220 Height

Section 17C.120.220 Height		<ul style="list-style-type: none"> ○ Replaced the permitted height of 70-feet to 75-feet, allowing for the increased height envisioned for podium development ○ Properties currently zoned -70 will not increase to 75-feet with this amendment; a rezone of the property would be required ○ Changed the transition adjacent to R1 and R2 from 1:2 to 2:1, reducing the slope to make the permitted height feasible in the more intense zones ○ Increased starting height from 30 ft to 40ft
SMC 17C.122 Center and Corridor Zones		
Section 17C.122.070 Center and Corridor Zone Allowed Uses		<ul style="list-style-type: none"> ○ Amended to not allow drive-through businesses in CC1 ○ Drive-through businesses still allowed in CC2 and CC3 except for along designated pedestrian streets ○ Removed unnecessary footnote language
Section 17C.122.080 Floor Area Ratios (FAR)		<ul style="list-style-type: none"> ○ REPEALED ○ Floor Area Ratio (FAR) standards relocated to 17C.122.230
Section 17C.122.090 Public Amenities Allowing Bonus FAR	Section 17C.120.090 Public Amenities Allowing Bonus Height	<ul style="list-style-type: none"> ○ Modified to allow bonus height instead of FAR ○ Allows for 15 feet of additional height if all parking is within an entirely below-grade structure, behind the building, or in an above-ground parking garage; or if at least 20% of the residential units are Affordable; or if public art of 1% of development costs is provided ○ Removed other bonus incentives for public spaces and public art
Section 17C.122.100 Maximum Building Height		<ul style="list-style-type: none"> ○ REPEALED ○ Height standards relocated to 17C.122.210
Section 17C.122.110 Setbacks and Required Sidewalk Width		<ul style="list-style-type: none"> ○ REPEALED ○ Setbacks and sidewalk widths relocated to 17C.122.240 and 17C.122.250

	Section 17C.122.200 Development Standards Table	<ul style="list-style-type: none"> ○ NEW SECTION ○ Consolidates development standards tables ○ Increases heights in NC, DC, and EC from 40ft/55ft/150ft to 55ft/75ft/150ft ○ Removes maximum FAR standards ○ Includes minimum FAR standards in District Centers and Employment Centers
	Section 17C.122.210 Height	<ul style="list-style-type: none"> ○ NEW SECTION ○ Height standards relocated from 17C.122.210 ○ Clarifies how height is measured for code consistency
	Section 17C.122.220 Height Transition	<ul style="list-style-type: none"> ○ NEW SECTION ○ Height Transition standards relocated from 17C.122.100 ○ Changed the transition adjacent to R1 and R2 from 1:2 to 2:1, reducing the slope to make the permitted height feasible in the more intense zones ○ Increased starting height from 30 ft to 40ft
	Section 17C.122.230 Floor Area Ratio	<ul style="list-style-type: none"> ○ NEW SECTION ○ Floor Area Ratio (FAR) standards relocated from 17C.122.070 ○ Explains how FAR is measured.
	Section 17C.122.240 Setbacks	<ul style="list-style-type: none"> ○ NEW SECTION ○ Setback standards relocated from 17C.122.110
	Section 17C.122.250 Sidewalks	<ul style="list-style-type: none"> ○ NEW SECTION ○ Sidewalk standards relocated from 17C.122.110

SMC 17C.122T Center and Corridor Zone Development Tables

Chapter 17C.122T Center and Corridor Zone Development Tables		<ul style="list-style-type: none"> ○ REPEALED ○ Development tables consolidated and relocated to 17C.122.200
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SMC 17C.123 Form Based Code Zones

Section 17C.123.010 Purpose		<ul style="list-style-type: none"> ○ Minor language updates to reflect the Transit-Oriented Development (TOD) emphasis of the South Logan area
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Section 17C.123.020 Code Organization	17C.123.020 Context Area and Shopfront Designations	<ul style="list-style-type: none"> ○ Reorganization of regulations found in 17C.123.030 ○ Consolidation of the four Context Areas in the Hamilton Form-Based Code to one Context Area ○ Removal of Street Types for less variable development patterns; replaced with Shopfront designations for high interest street corners
Section 17C.123.030 Regulating & Street Section Plans	17C.123.030 Building Form	<ul style="list-style-type: none"> ○ Reorganization of regulations found in 17C.123.040 ○ Created Table 17C.123.030-1 to better illustrate development regulations outside of graphics ○ Implemented maximum setback in place of build-to lines for code consistency ○ Established exception to maximum setback for public plazas
Section 17C.123.040 Land Use, Height, Placement and Parking	Section 17C.123.040 Permitted Uses	<ul style="list-style-type: none"> ○ NEW SECTION ○ Changed from a list of prohibited uses to a table of permitted uses to reflect standard organization of code and assist in the implementation and transparency of the Hamilton Form-Based Code
Section 17C.123.050 Streetscape Requirements	Section 17C.123.050 Parking and Pedestrian Connectivity	<ul style="list-style-type: none"> ○ Reorganization of regulations found in 17C.123.040
Section 17C.123.060 Architectural Requirements	Section 17C.123.060 Streetscape Requirements	<ul style="list-style-type: none"> ○ Reorganization of regulations found in 17C.123.050 ○ Consolidated regulations to one Context Area and the Shopfront Designation
Section 17C.123.070 Additional Requirements	Section 17C.123.070 Design Standards	<ul style="list-style-type: none"> ○ Reorganization of regulations found in 17C.123.050 ○ Made some regulations more objective by providing specific guidance meeting the intent of the design standard ○ Incorporated guidelines consistent with the South Logan TOD Subarea Plan
Section 17C.123.080 Building Type Catalogs	17C.123.080 Additional Requirements	<ul style="list-style-type: none"> ○ Removed the visual character catalogs as they did not fully encapsulate the permitted designs

		<p>within the Hamilton Form-Based Code and did not include enforceable regulations</p> <ul style="list-style-type: none"> ○ Reorganization of regulations found in 17C.123.070 ○ Removed allowance of barbed wire within the Hamilton Form-Based Code ○ Permitted accessory outdoor sales so long as the Clear Pedestrian Zone and Buffer Zones are maintained
SMC 17C.230 Parking and Loading		
Section 17C.230.120 Maximum Required Parking Spaces		<ul style="list-style-type: none"> ○ Modified CC parking standards, removing minimum parking requirements but keeping maximum parking standards
Section 17C.230.130 Parking Exceptions		<ul style="list-style-type: none"> ○ Text changes aligning with the modified parking table in 17C.230.120 ○ Remove minimum parking in Center and Corridor, Downtown, and Form Based Code zones ○ Changes to make clear when and where parking requirements apply to residential units and Accessory Dwelling Units for improved code useability
SMC 17C.300 Accessory Dwelling Units		
Section 17C.300.130 Development Standards		<ul style="list-style-type: none"> ○ Text changes to align with 17C.230.130 Parking Exceptions ○ Proposed change made for code consistency
SMC 17C.420 South Logan Planned Action Ordinance		
(please note, the chapter number may change before adoption)		
	Section 17C.420.010 Purpose	<ul style="list-style-type: none"> ○ NEW SECTION ○ Identifies the purpose of the South Logan TOD Planned Action Ordinance
	Section 17C.420.015 Procedures and Criteria for Evaluating and Determining Projects as Planned Action	<ul style="list-style-type: none"> ○ NEW SECTION ○ Identifies the Planned Action Area ○ Identifies the South Logan TOD Final EIS as the regulating environmental analysis for the Planned Action Ordinance

		<ul style="list-style-type: none"> ○ Identifies thresholds and criteria to qualify for the Planned Action Ordinance ○ Reinforces the requirement of an Inadvertent Discovery Plan and the process for Historic properties ○ Exempts projects subject to the Shoreline Master Program from qualifying ○ Exempts drive thru facilities from qualifying
	Section 17C.420.020 Planned Action Permit Process and Application	<ul style="list-style-type: none"> ○ NEW SECTION ○ Identifies the permit and application process for the Planned Action Ordinance
	Section 17C.420.025 Monitoring and Review	<ul style="list-style-type: none"> ○ NEW SECTION ○ Establishes a mandate for the City to monitor the progress of development in the Planned Action area and to review the state of the Planned Action Ordinance no later than 5 years from the effective date