

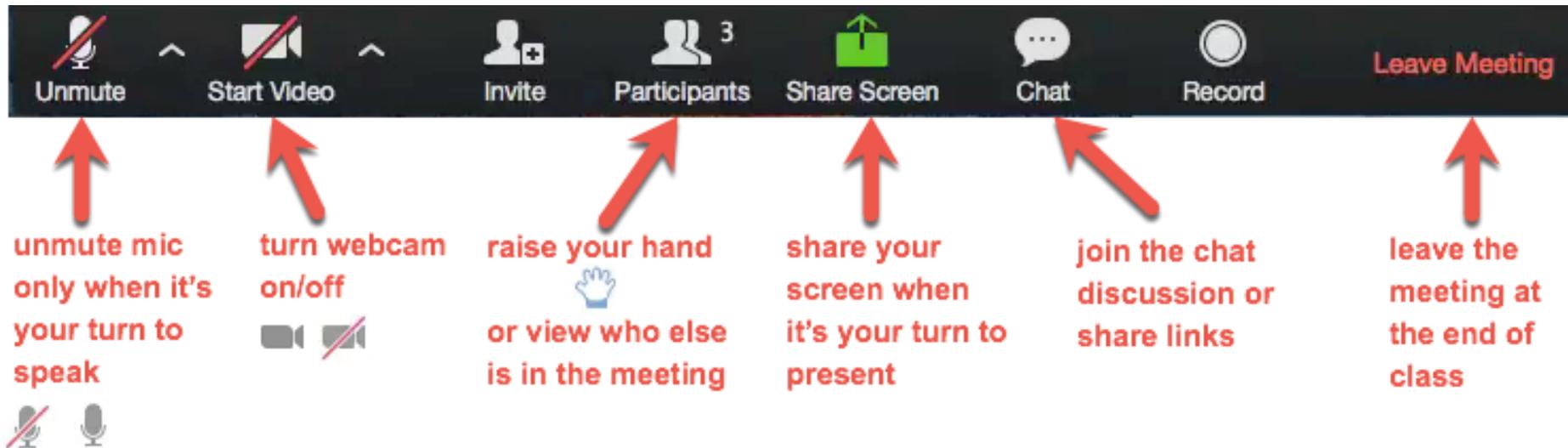
HOUSING ACTION PLAN

HOUSING OPTIONS FOR ALL



Development Regulations Roundtable
September 10, 2020
3:00 pm - 4:30 pm

Zoom How-to



Today's Format:

- Overview
- Small-Group Discussions (40 minutes)
- Large Group Share-out and Discussion (20 minutes)
- Takeaways

The Housing Action Plan will provide the City with a strategic approach to address current and future housing needs of the Spokane community.



Roundtable Discussions

- Gain deeper understanding of local housing challenges, needs and affordability issues
- Amplify community knowledge and experience about housing to build the case for action
- Understand inequities in housing, and implications for housing policy and regulations
- Explore opportunities for housing production and potential strategies to address equitable outcomes

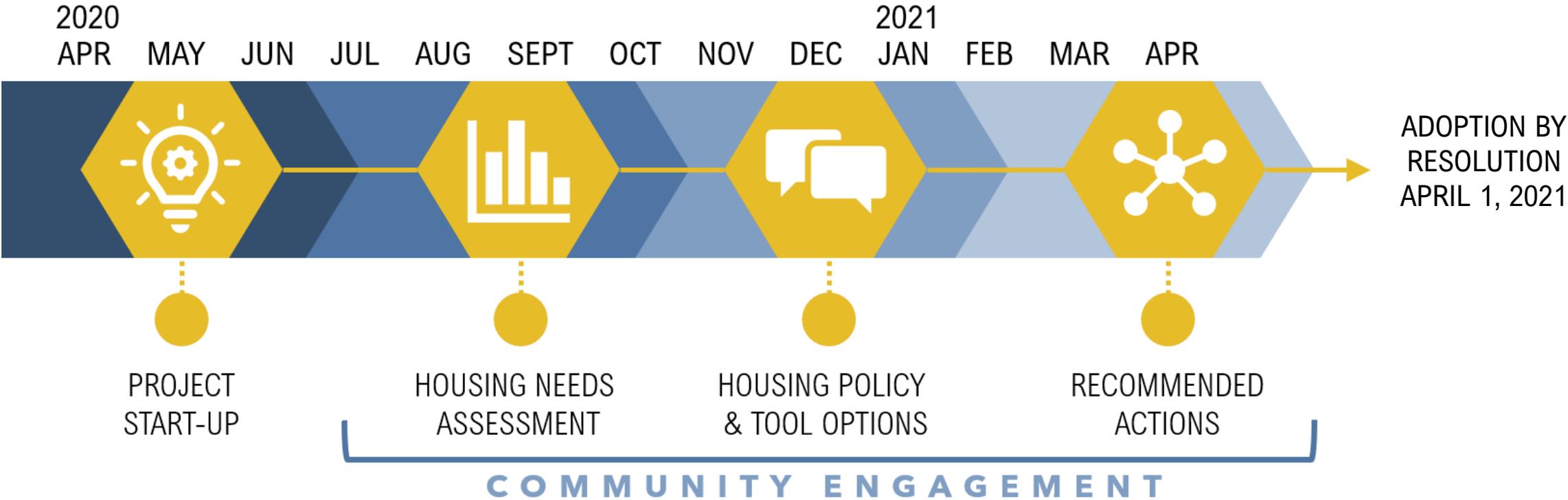
September 10: Development Regulations

September 15: Land Use and Housing Policy

September 17: Equity in Housing

September 23: Affordable Housing and Rental Housing

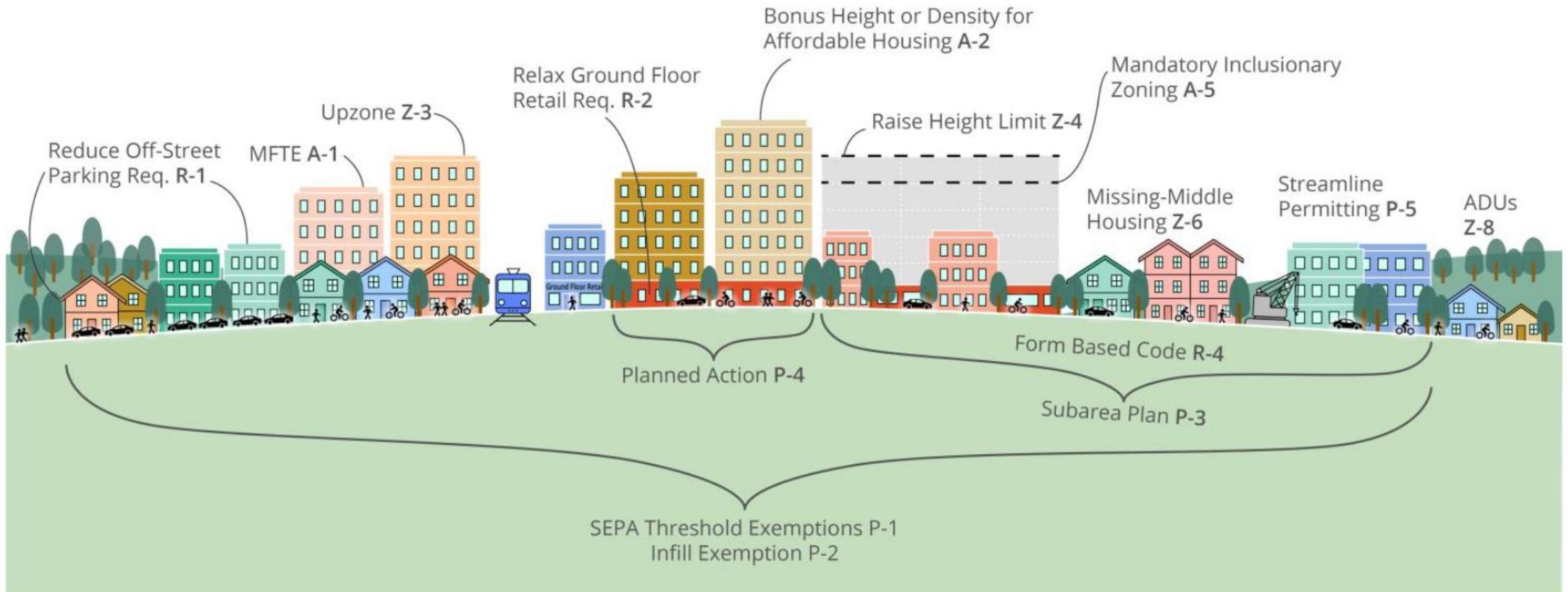
Major Tasks and Timeline



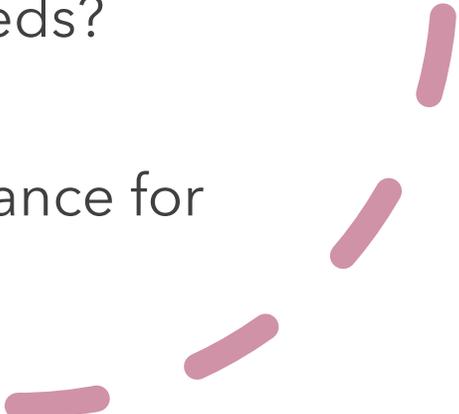
Interrelated Mix of Strategies

Commerce Guidance on Housing Action Plan

Multiple strategies can work together to shape opportunities for development and encourage the kinds of housing production that are in greatest need.



Kick-off Discussion Questions

- What is the housing market looking to build in Spokane? What are we not seeing in our market that others are building? How do we build a \$200,000 house today?
 - What does a greater variety of housing types and cost levels look like for all income levels? What housing types should be allowed outright in residential zones?
 - How do you think real estate market conditions are affecting local real estate housing needs?
 - How can we build community acceptance for diverse housing options?
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Residential Development Options

Housing Types, 2020
 Single Family Detached: 69%
 Apartments or Condos: 21%
 Single Family Attached: 9%

Source: Spokane County Assessor, 2020

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	●	●	*	●	●	●		●	●	●		*
Center and Corridor	●	●	*	●	●	●		●	●	●		*
Form Based Code CA1-4	●	●	*	●	●	●		●	*	●		*
Downtown	●	●	*	●	●	●		●	*	●		*
Industrial	See SMC 17C.130.100, Industrial Zones Primary Uses, and SMC 17C.130.110, Limited Use Standards											



Residential Zoning: Overview

Planning & Development Services | P: 509.625.6300 | E: bdsinfo@spokanecity.org

Spokane Municipal Code (SMC) § 17C.110.030

[Text] = Hyperlink

The residential zones—RA, RSF, RSF-C, RTF, RMF, and RHD—allow a wide-range of residential building types. Below is a general summary of some of the basic regulatory parameters governing the intensity and scale of development allowed in each residential zone. [Characteristics of Residential Zones SMC § 17C.110.030]

The images are examples of projects in each zone—the upper images highlighting development at the upper limit of allowed building scale and the lower images showing projects at the lower end of intended development intensity.

Comparison of Residential Zones



RA Residential Agricultural		RSF / RSF-C Residential Single Family RSF-Compact		RTF Residential Two-Family		RMF Residential Multi-Family		RHD Residential High Density	
Allowed Density (1)		Allowed Density (1)		Allowed Density (1)		Allowed Density (1)		Allowed Density (1)	
Max:	1 unit per 4,350 sf. or 10 units per acre	Max:	1 unit per 4,350 sf. or 10 units per acre	Max:	1 unit per 2,100 sf. or 20 units per acre	Max:	1 unit per 1,450 sf. or 30 units per acre	Max:	No Maximum
Min:	1 unit per 11,000 sf. or 4 units per acre	Min:	1 unit per 11,000 sf. or 4 units per acre	Min:	1 unit per 4,350 sf. or 10 units per acre	Min:	1 unit per 2,900 sf. or 15 units per acre	Min:	1 unit per 2,900 sf. or 15 units per acre
Min. Lot Size:	7,200 sf.	Min. Lot Size:	4,350sf./RSF-C 3,000sf.	Min. Lot Size:	Varies	Min. Lot Size:	Varies	Min. Lot Size:	Varies
Max. Building Height:	35 ft.	Max. Building Height:	35 ft.	Max. Building Height:	35 ft.	Max. Building Height:	35 ft. Typ.	Max. Building Height:	35 ft. Typ.
Minimum Building Setbacks (2):		Minimum Building Setbacks (2):		Minimum Building Setbacks (2):		Minimum Building Setbacks (2):		Minimum Building Setbacks (2):	
Front / Side:	15 ft. / 5 ft.	Front / Side:	15 ft. / 5 ft.	Front / Side:	15 ft. / 5 ft.	Front / Side:	15 ft. / 5 ft.	Front / Side:	15 ft. / 5 ft.
Rear:	25 ft.	Rear:	25 ft. (15 ft. in places)	Rear:	15 ft.	Rear:	10 ft.	Rear:	10 ft.
Building Coverage (3): 40%		Building Coverage (3): 2,250 sq. ft. + 35% for portion of lot over 5,000 sq. ft.		Building Coverage (3): 2,250 sq. ft. + 35% for portion of lot over 5,000 sq. ft.		Building Coverage (3): 50% Attached houses up to 70%		Building Coverage (3): 60% Attached houses up to 80%	
Outdoor Area Per Unit: 250 sf. Min. dimension: 12 ft. x 12 ft.		Outdoor Area Per Unit: 250 sf. Min. dimension: 12 ft. x 12 ft.		Outdoor Area Per Unit: 200 sf. Min. dimension: 12 ft. x 12 ft.		Outdoor Area Per Unit: 200 sf. Min. dimension: 10 ft. x 10 ft.		Outdoor Area Per Unit: 48 sf. Min. dimension: 7 ft. x 7 ft.	

(1) [Accessory Dwelling Units (ADUs)] and [Transitional Sites] can exceed the maximum allowed density.

(2) Minimum required side setback for sites with less than a 40 ft. lot width: 3 ft. Minimum | Garage setback: 20 ft.

(3) Maximum building coverage for small lots: Lots 3,000 - 4,999 sf. = 1,500 sf. + 37.5% for portion of lot over 3,000 sf. | Lots less than 3,000 sf. = 50%

[Development Standards Table SMC § 17C.110-3]

General standards are shown. Refer to the Land Use Code for exceptions and specific regulations.

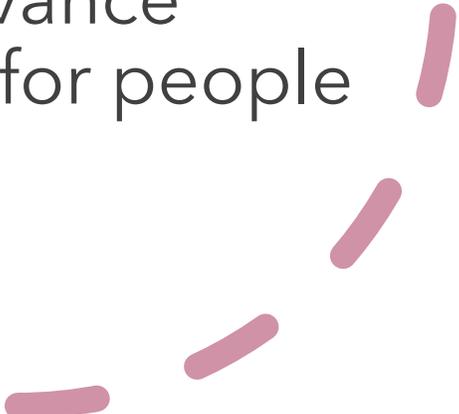
We encourage you to actively share ideas, observations, and perspectives, while also actively listening to others.

Ask questions to help create dialogue and drive the analysis forward.

Consider and discuss issues from a broad perspective, as well as your own perspective.

Break-out Rooms

Large Group Share-out

- What are top three issues that your group think most needs to be addressed and why?
 - What other key questions came up that need to be addressed further?
 - What are opportunities to advance equitable housing outcomes for people of all income levels?
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Additional Roundtables

September 15: Land Use and Housing Policy

3:00 pm - 4:30 pm

September 17: Equity in Housing

3:00 pm - 4:30 pm

September 23: Affordable Housing and Rental Housing

10:30 am - 12:00 pm