

Residential Code Initiatives: Range of Alternatives

University District Development Committee

[ShapingSpokaneHousing.com](https://shapingspokanehousing.com)

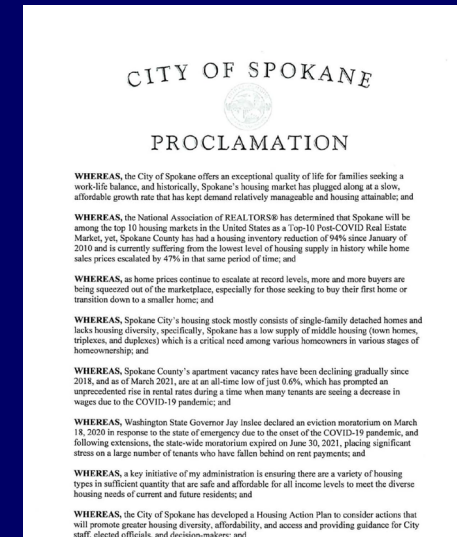
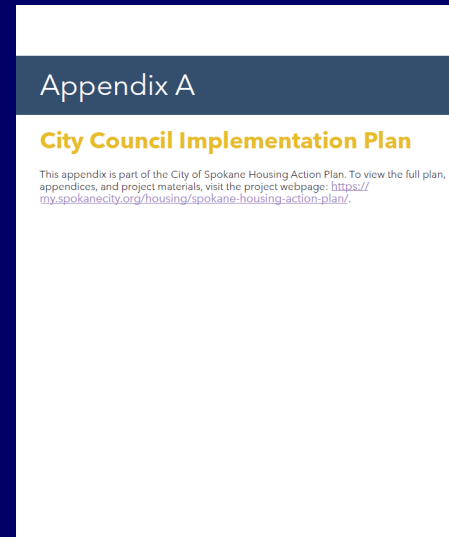
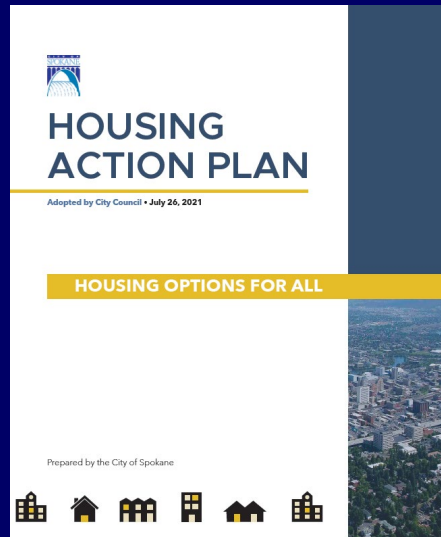
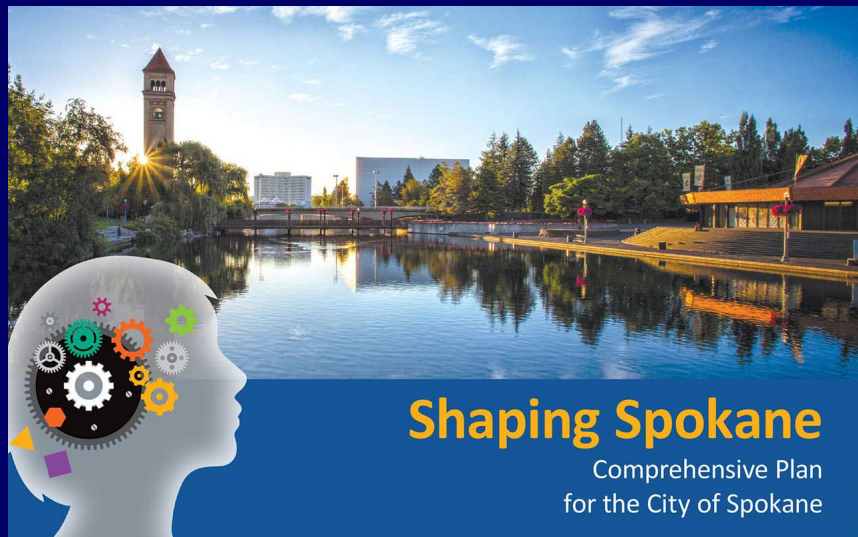


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April 12, 2022



Guiding Documents



• Comprehensive Plan

- Adopted 2001
- Annual Amendment Cycle
- Periodic Updates
 - Last Updated in 2017
 - 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

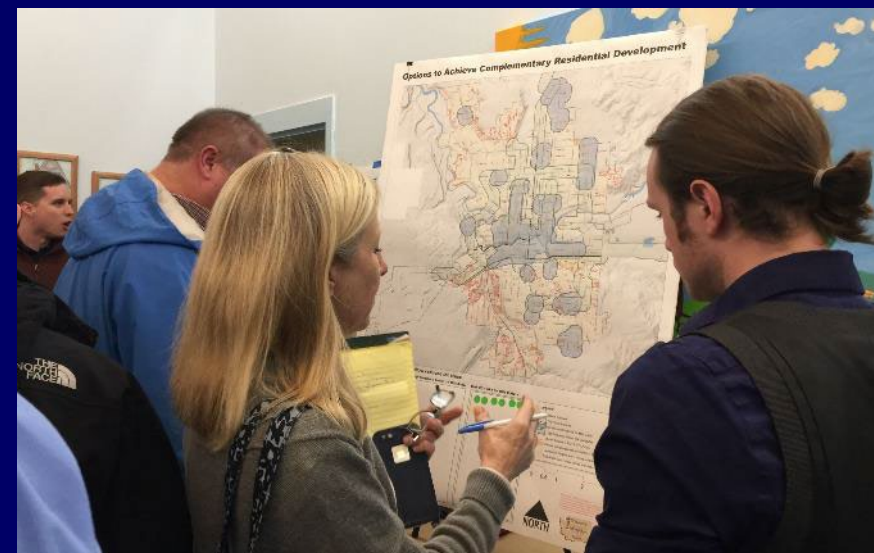
Housing Options – Continuum of Different Types





Past Residential Code Amendments

- 2006 Residential Code to Implement Comprehensive Plan
 - Cottage Housing, Attached Housing
 - Detached Accessory Dwelling Units
- 2012 Infill Housing Task Force
 - RSF-Compact Zone | Garage Wall Limitations
 - Pocket Residential Development (Except RA & RSF Zones)
- 2014 Unit Lot Subdivisions - Pre-Existing Development
- 2018 – 2019 Infill Development Code Revisions
 - Cottage Housing
 - Pocket Residential and Compact Lots Added to RSF Zone
 - Attached Homes, Parking Transitions
 - Height Exceptions, Wall Height in Higher-Density Zones (RMF & RHD)



2017 Open House

For more info visit my.spokanecity.org/projects > Infill Housing Strategies



Proposed Amendments

Phase 1 - Now

More Flexibility - New Residential Development

- Lot Sizes, Duplexes, Attached Housing (Townhouses), Accessory Dwelling Units
- Short Term Rentals in Commercial Zones

Streamlined Permitting

- Updated Subdivision and Environmental Review Thresholds

Phase 2

Changes may require Comprehensive Plan amendments

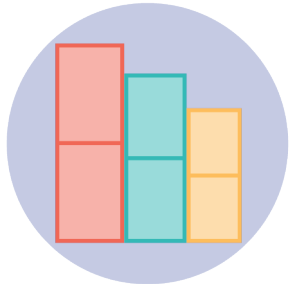
- Additional housing types (plexes)
- Additional density/zones
- Increase number of homes faith institutions can build affordable to low-income households (<80% median family income)

Proposed Amendments

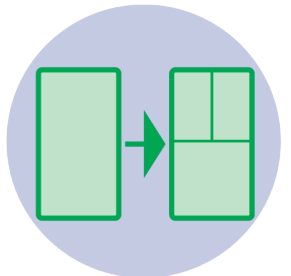
1st Plan Commission Hearing



Accessory Dwelling Units



Lot Size Transitions



Short Plats

Future Changes - Hearing TBD



Attached Homes



Duplexes



Short Term Rentals



**State
Environmental
Policy Act (SEPA)**

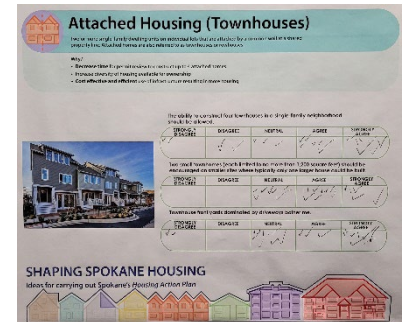
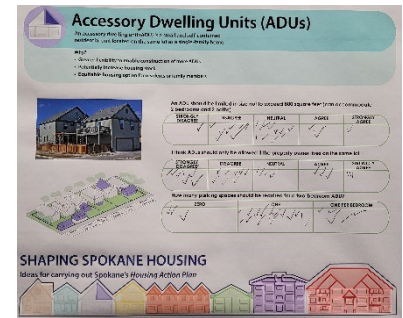
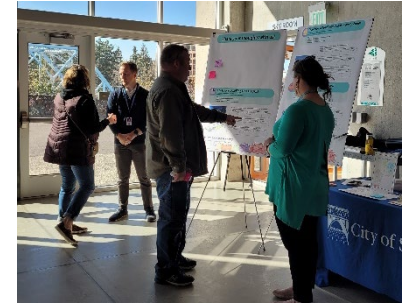
Public Engagement

Outreach & Engagement

- Land Use Subcommittee
Nov. 18, 2021
- **Winter Market**
Dec. 15 and 22, 2021
- Community Assembly
Jan. 6, 2022
- **Virtual Open Houses**
Jan. 25 and 27, 2022
- City Council Study Session
Feb. 9, 2022
- Land Use Subcommittee
Feb. 17, 2022
- **Spring Market**
Apr. 6, 2022 (and 13, 20, 27)

Plan Commission Workshops

- Nov. 10, 2021
- Dec. 8, 2021
- Jan. 12, 2022
- Jan. 26, 2022
- Feb. 9, 2022
- Feb. 23, 2022
- Mar. 3, 2022
- Mar. 23, 2022



Set of Proposals Working Together

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

- Accessory Dwelling Unit (ADU) changes (7)
- R zone - all housing types (6)
- Attached housing changes (3)
- Duplex changes (3)





Testing Concepts, Creating the Draft Code

Staff chose four lots at varying sizes, age & location in RSF zones, which MAKERS modeled using the proposed standards



1



2



3



4

Ready for Public Hearing



Accessory Dwelling Units (ADUs)

ADU-1. Increase allowed size for detached ADUs to 864 sf

ADU-2. Remove minimum lot size for new ADUs

ADU-3. Provide a FAR bonus for ADUs

ADU-4. Integrate strategic adjustments to setbacks & wall/roof height

ADU-5 Remove ADU owner occupancy requirement in RTF, RMF, and RHD

ADU-6 Modify owner-occupancy requirement in RSF zones

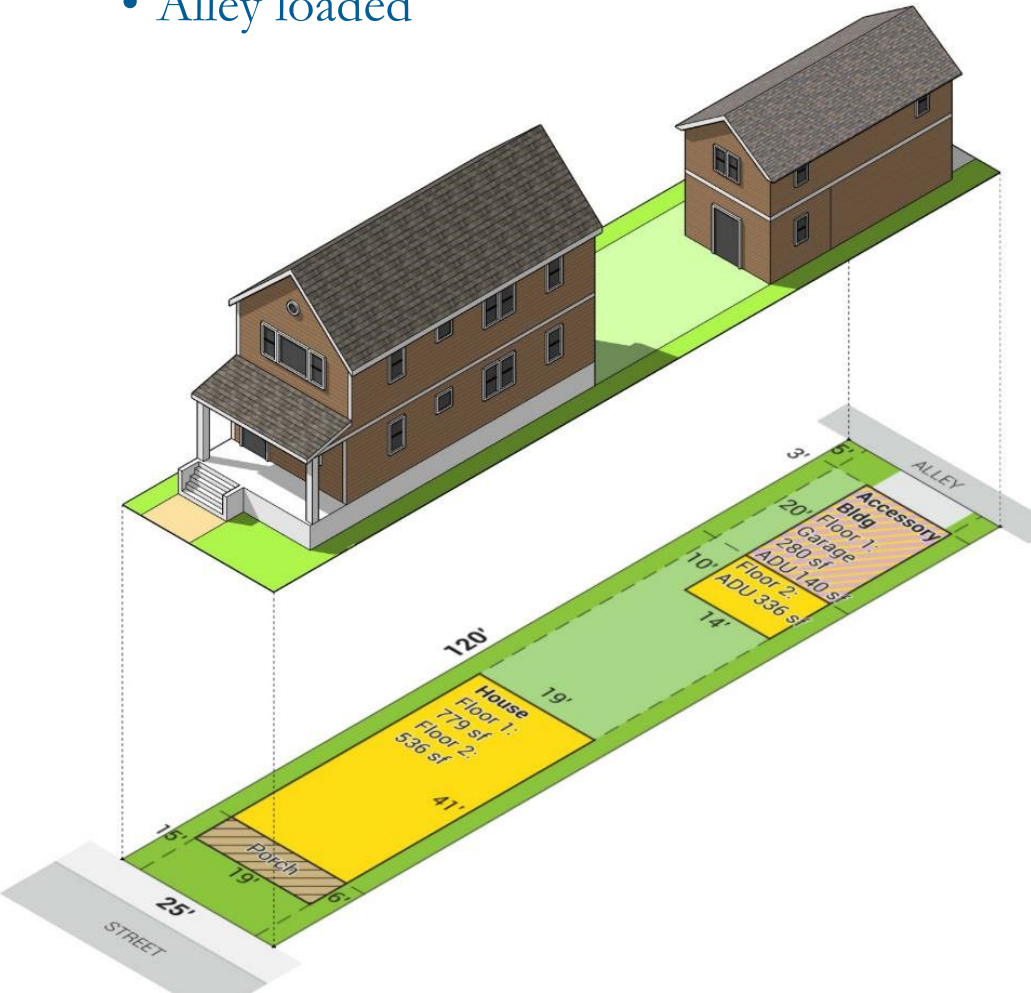
ADU-7 Relax parking requirement for ADUs



Accessory Dwelling Units (ADUs)

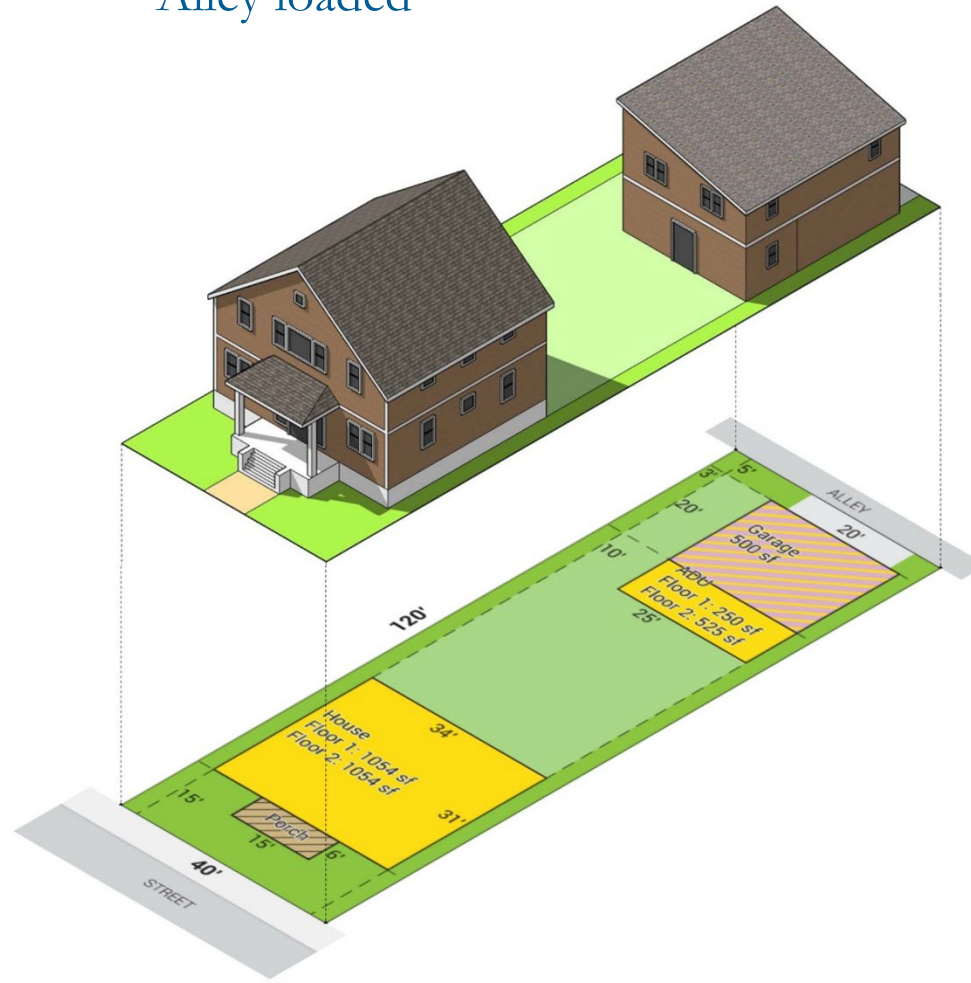
3,000sf lot

- 25'x120'
- Alley loaded



4,800sf lot

- 40'x120'
- Alley loaded

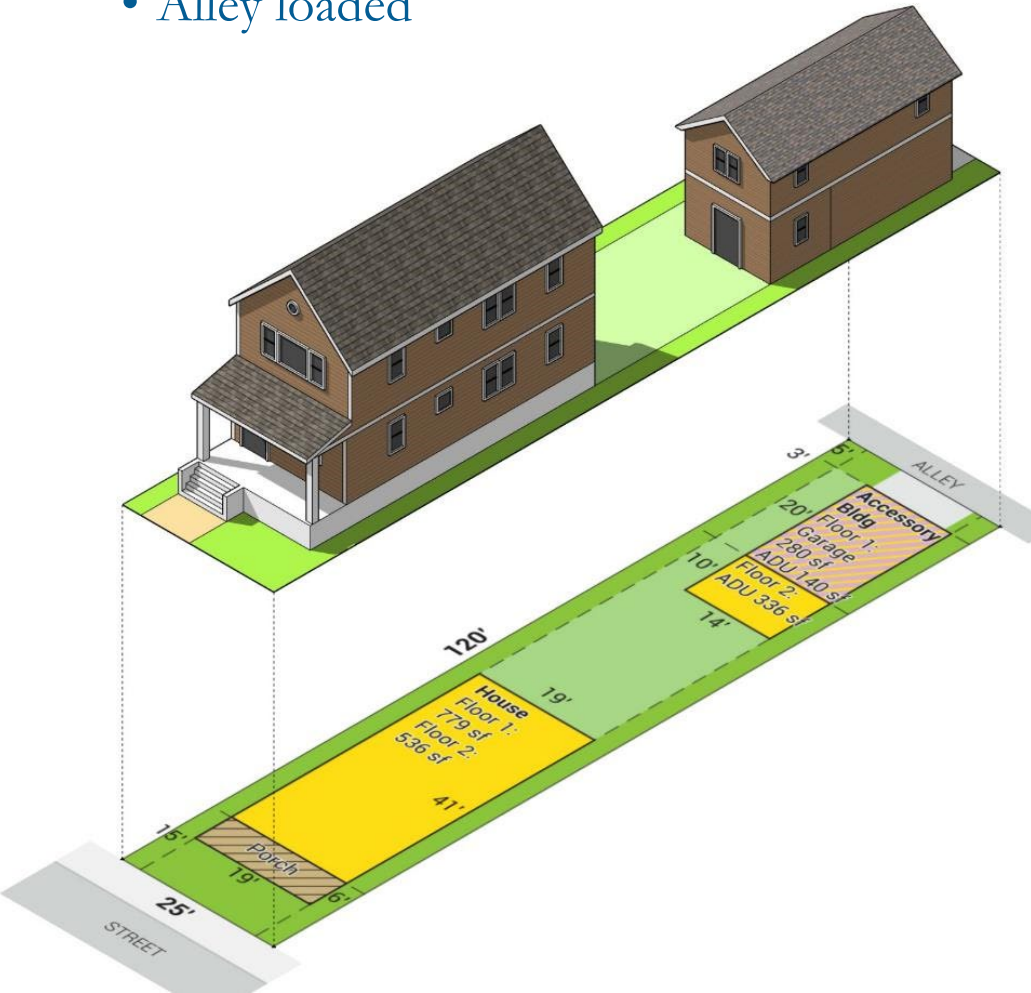




Accessory Dwelling Units (ADUs)

3,000sf lot

- 25'x120'
- Alley loaded



ADU-1. Increased max. size to 864 sf

ADU-2. Remove min. lot size for ADUs

ADU-3. Combined 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, and RHD

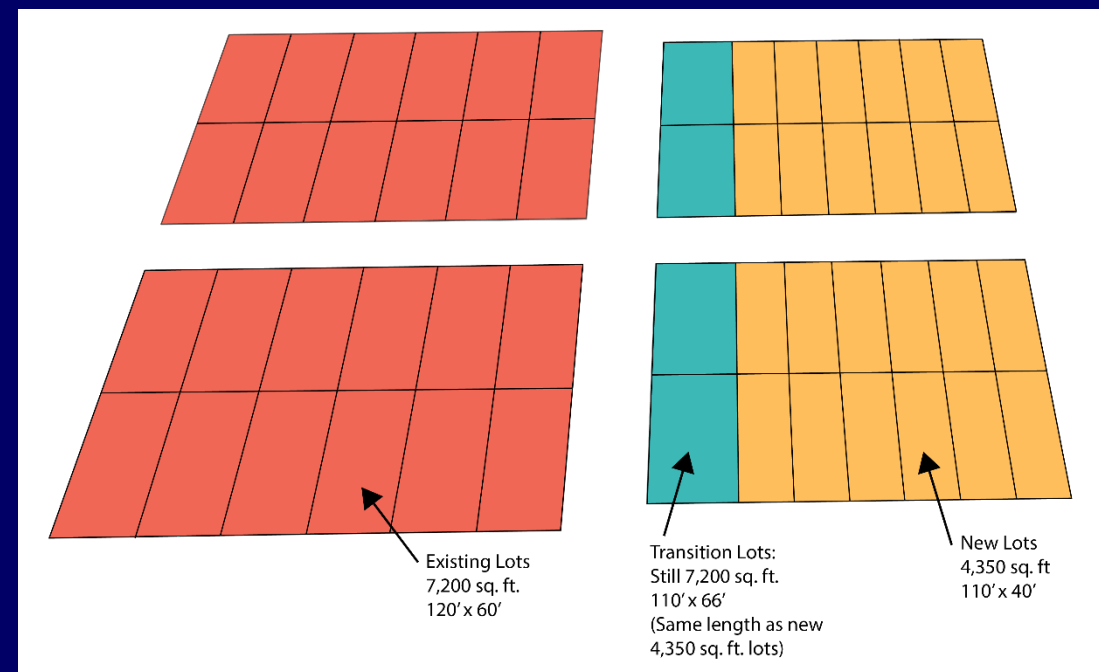
ADU-6 Modify owner occupancy in RSF & RSF-C

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

Lot Size Transition in RA & RSF Zones

SMC 17C.110.200

- Lot Size Transition requirement applies to subdivisions on sites larger than 2 acres in Residential Agriculture and Residential Single-Family
- Plan Commission at February 23 workshop directed staff to shape draft removing this requirement
 - Goal of encouraging more housing units by allow lots that meet underlying zone requirements



Housing Action Plan Strategy A1 (p. 25)



City Council Implementation Plan Strategy III.10



Proclamation Addressing Housing Emergency 2.h

Short Subdivision Applications



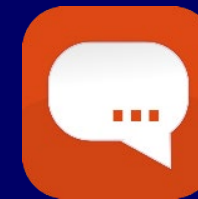
Land



Land Survey



Application & Fees



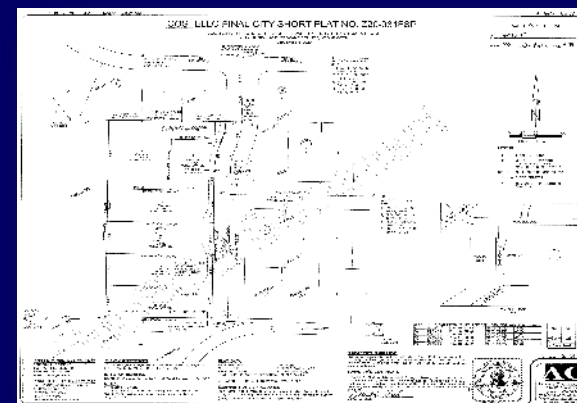
Public Process
& Decision



Appropriate Provisions
for Utilities & Streets



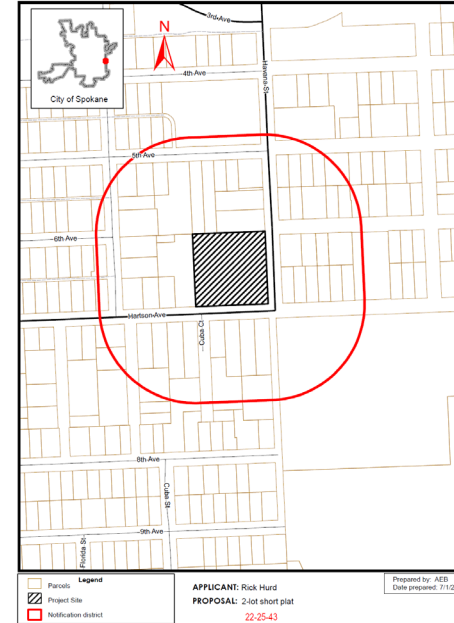
Final Review
& Acceptance



Final Plat

Preliminary Short Subdivision - Notification

- Exploring how to reduce time and/or cost of notification process
- Processing time is reduced when notification is modified for some projects
- **Proposal:**
 - Short plat for two lot, no notice
 - Short plat for three-nine lots, mailed notice only



Notification Map



Posted Sign



Housing Action Plan Strategy A3 (p. 30)



City Council Implementation Plan Strategy I.6



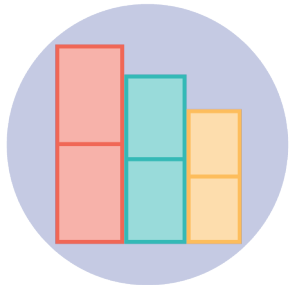
Proclamation Addressing Housing Emergency 2.c

Proposed Amendments

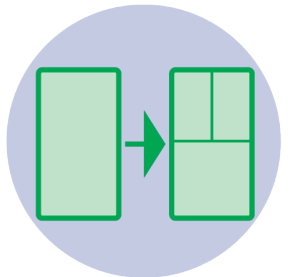
1st Plan Commission Hearing



Accessory Dwelling Units



Lot Size Transitions



Short Plats

Future Changes - Hearing TBD



Attached Homes



Duplexes



Short Term Rentals



**State
Environmental
Policy Act (SEPA)**

Working On - Hearing TBD



R 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

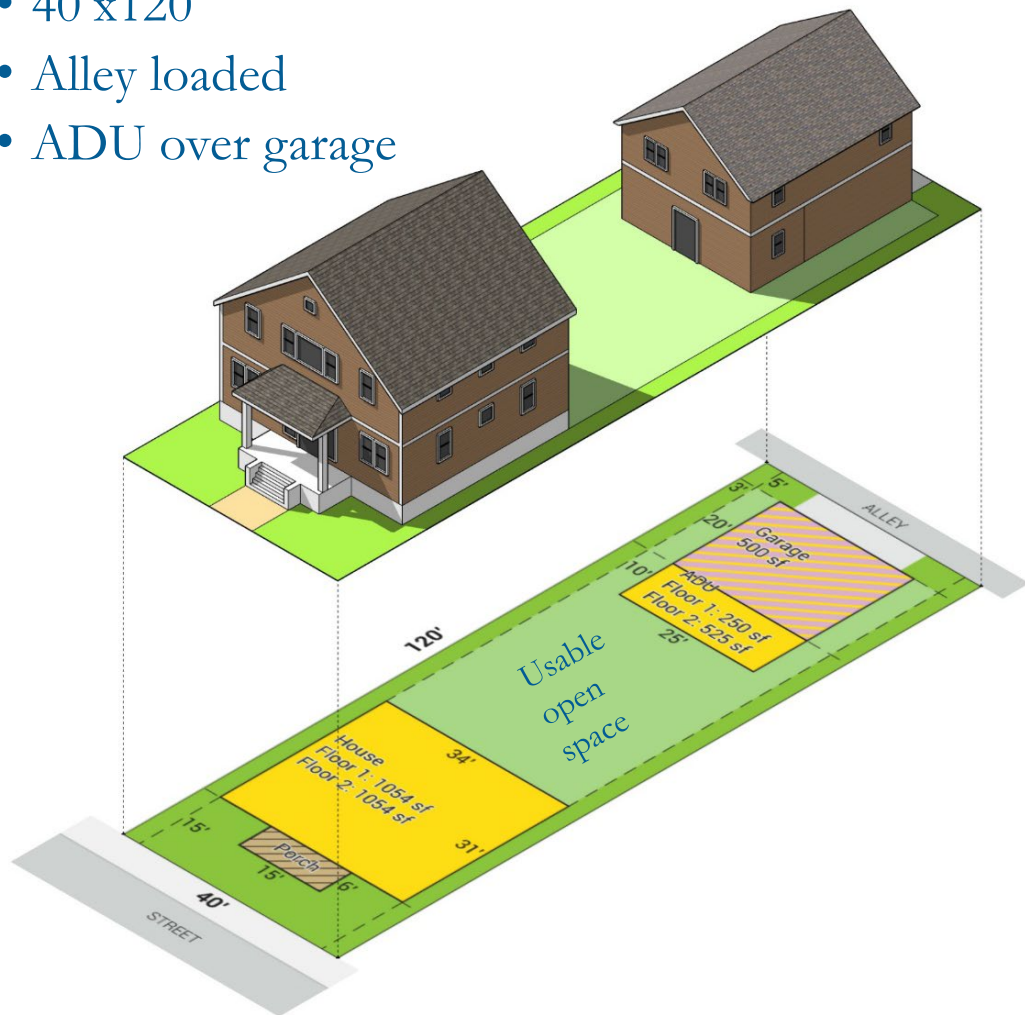
R-4. Create/update minimum design standards



RSF Zones – All Housing Types

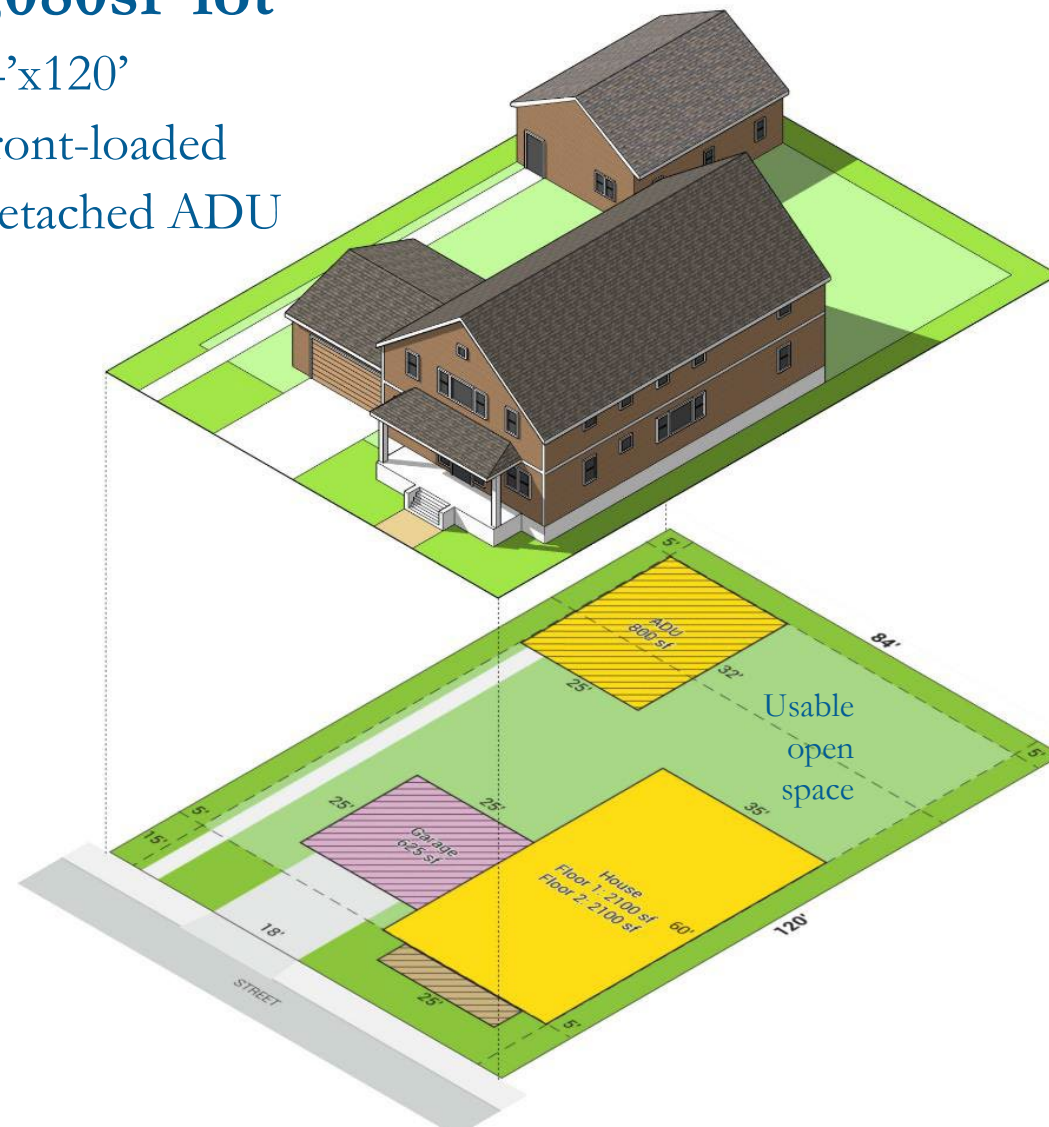
4,800sf lot

- 40'x120'
- Alley loaded
- ADU over garage



10,080sf lot

- 84'x120'
- Front-loaded
- Detached ADU





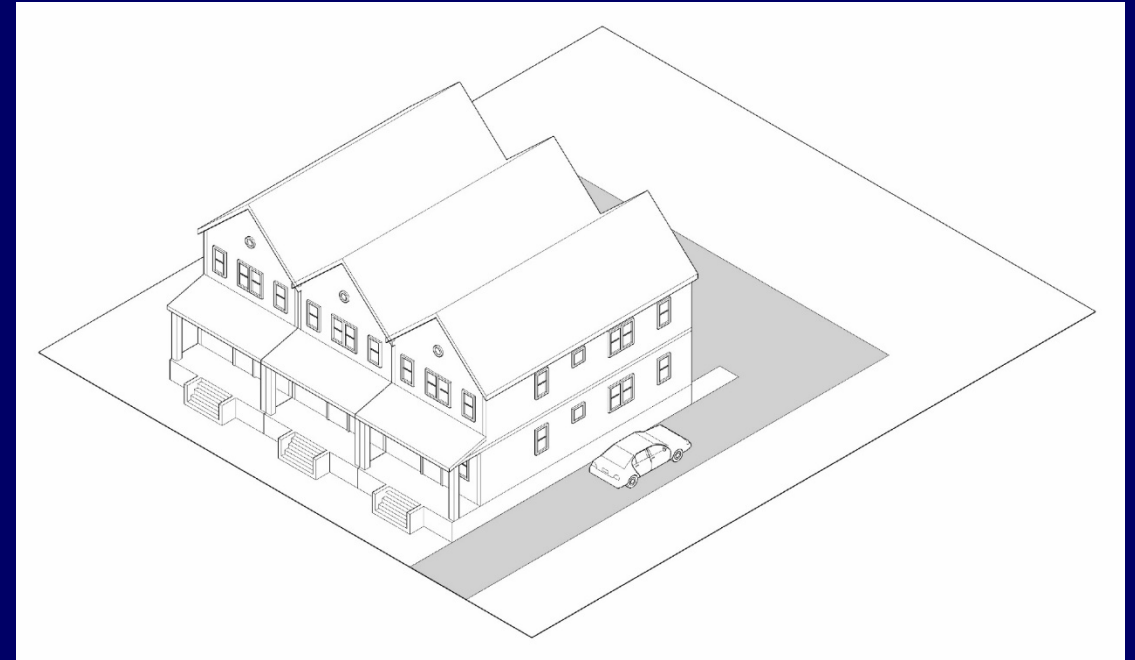
Attached Housing (Townhouses)

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





Attached Housing (Townhouses)

TH-1. Allow four attached units in RSF & RSF-C zones

TH-2. Density bonus for townhouses with units <1,200 sf

TH-3. Parking for 3+ units is required to be on the side or rear of the property
Curb cuts are limited to promote ped safety

TH-4. Menu of design standards offer architectural options to distinguish units
(façade modulation, roofline variation, porches)





Duplexes

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

DUP-2. Allow one ADU on lots that have a duplex

DUP-3. Deemphasize garages in the design of duplexes





Duplexes



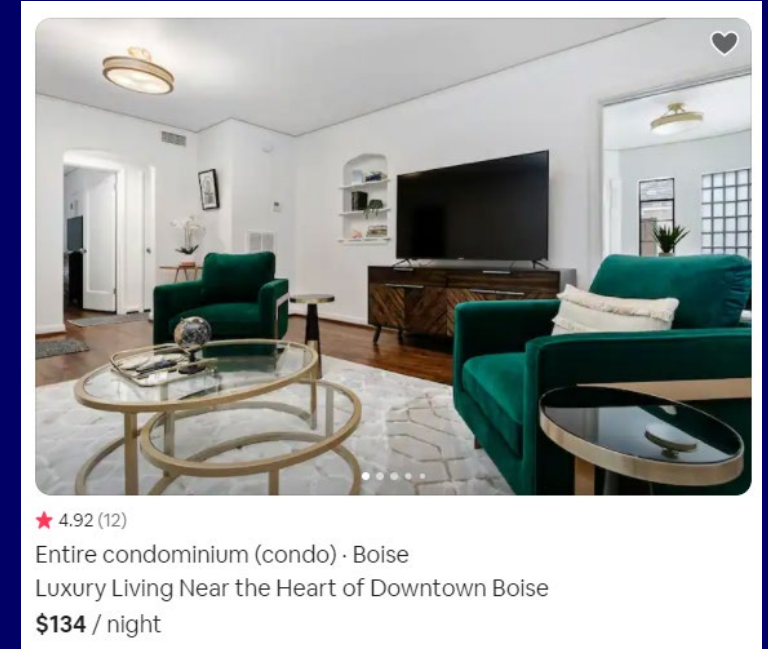
DUP-1. Duplexes proposed in RSF & RSF-C
Density bonus for duplexes with units <1,200 sf

DUP-3. Deemphasize garage
Limited to 50% of street façade
Alley access required unless waived



Short Term Rentals

- Allowed in residential zones with a permit, classified as hotel/motel in all other zones
- **Proposal:** Allow in zoning districts where residential uses are permitted
- Goal to...
 - Create path to compliance
 - Ensure safety (Building & Fire codes)
 - Guides decision about appropriate mix of STRs in the housing supply
 - Further code changes to address affect on housing supply



City Council Implementation Plan Strategy II.7



Housing Action Plan Strategy B5 (p. 43)



City Council Implementation Plan Strategy II.6



State Environmental Policy Act (SEPA)

SMC 17E.050.070

- WAC 197-11-800(1) permits flexible thresholds for minor new construction (residential and non-residential) to be exempt from SEPA review
- Projects **over** the threshold are required to complete SEPA review, notice, and site posting

Construction Type	SMC 17E Exemption Level	197-11-800 WAC Max. Allowed by State
Single-family residential	20 units	30 units
Multifamily residential	20 units	60 units
Agricultural structure	20,000 SF	40,000 SF
Office, school, commercial, recreational, service, or storage buildings and related parking	12,000 SF and 40 parking spaces	30,000 SF and 90 parking spaces
Fill or excavation	500 cubic yards	1,000 cubic yards



State Environmental Policy Act (SEPA)

- **Proposal:**

- Adopt max. exemption levels permitted in WAC 197-11-800(1)
- Maintain fill/excavation at 500 cubic yards
- Plan Commission recommended at January 12 workshop

- Process involves 60-day public comment period for agencies, tribes, and interested parties

- City conducted **early** engagement with tribes and adjacent jurisdictions
- 60-day public comment period runs April 4 through June 6



Housing Action Plan Strategy A3 (p. 30)



Proclamation Addressing Housing Emergency 2.d



RCW 36.70A.600 Increasing residential building capacity

SHAPING SPOKANE HOUSING

ShapingSpokaneHousing.com

DevelopmentCode@spokanecity.org

