

**Agenda Sheet for City Council Meeting of:**

07/11/2022

Date Rec'd	7/6/2022
Clerk's File #	ORD C36232
Renews #	

Submitting Dept	PLANNING & ECONOMIC	Cross Ref #	
Contact Name/Phone	SPENCER 625-6097	Project #	
Contact E-Mail	SGARDNER@SPOKANECITY.ORG	Bid #	
Agenda Item Type	First Reading Ordinance	Requisition #	
Agenda Item Name	2022 BUILDING OPPORTUNITIES AND CHOICES FOR ALL PILOT		

Agenda Wording

An interim zoning ordinance to implement strategies encouraged by RCW 36.70A.600(1) to address the current housing shortage and increase residential building capacity increasing flexibility for attached homes, duplexes, triplexes, and fourplexes.

Summary (Background)

Building Opportunities and Choices for All is a result of Mayor Woodward's July 26, 2021, Housing Emergency Proclamation, the Spokane Housing Action Plan, and the City Council's HAP Implementation Plan. The one-year interim zoning ordinance proposes to allow duplexes up to fourplexes citywide, modify development standards for detached single-family, attached housing, duplexes, triplexes, and fourplexes, and encourage the construction of mixed-use or multifamily within Center and Corridor zones.

Lease? NO	Grant related? NO	Public Works? NO
Fiscal Impact		Budget Account
Neutral \$		#
Select \$		#
Select \$		#
Select \$		#

Approvals		Council Notifications	
Dept Head	GARDNER, SPENCER	Study Session\Other	This proposal came
Division Director	MACDONALD, STEVEN	Council Sponsor	CM Cathcart & CM Betsy
Finance	MURRAY, MICHELLE	Distribution List	
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FIRST READING OF THE ABOVE
ORDINANCE HELD ON

7/11/2022
AND FURTHER ACTION WAS DEFERRED

[Signature]
CITY CLERK

PASSED BY
SPOKANE CITY COUNCIL:

7/18/2022
[Signature]
CITY CLERK



Continuation of Wording, Summary, Budget, and Distribution

Agenda Wording

Summary (Background)

The interim zoning implements strategies identified by RCW 36.70A.600(1).

Fiscal Impact

Select **\$**

Select **\$**

Budget Account

#

#

Distribution List

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Committee Agenda Sheet

Public Infrastructure, Environment, and Sustainability

Submitting Department	Planning Services, Community and Economic Development
Contact Name & Phone	Amanda Beck, 625-6414
Contact Email	abeck@spokanecity.org
Council Sponsor(s)	Council Member Wilkerson, Council Member Cathcart
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 15 minutes
Agenda Item Name	2022 Building Opportunity & Choices for All Interim Zoning Ordinance
Summary (Background)	<p>RCW 36.70A.390 outlines the availability of an interim zoning ordinance to enact quick action in response to an immediate and urgent need. In response to the rapid increase in rents and home prices, the City is proposing an interim zoning ordinance to take swift action to permit and encourage the construction of more housing types in more zoning districts. RCW 36.70A.390 indicates that an interim zoning ordinance can be in force for up to a year if a work program is adopted to study and implement permanent changes. To capture both the 2022 and 2023 construction seasons, a one-year term is proposed for this interim zoning ordinance to allow housing capacity to increase immediately across all residential neighborhoods.</p> <p>The proposed interim code changes would:</p> <ul style="list-style-type: none"> • Remove maximum attached unit limits in all zoning districts for attached homes (townhouses); • Reduce the Residential Single-Family (RSF) lot width for attached homes to 36 feet or 16 feet for alley-loaded lots, which matches the dimensional standards in the Residential Two-Family (RTF) zone; • Reduce the minimum lot size for attached homes to 1,280 sq. ft. in all zones except in Residential Agriculture; • Allow duplexes in all zoning districts, and triplexes and fourplexes in all areas within ¼ mile of frequent transit and ½ mile of all Center and Corridor zones; • Amend the number of allowed units in density calculations to be rounded up (e.g. 5.2 units is rounded up to 6 units); • Apply design standards to buildings developed under the interim zoning ordinance, such as a 15% front façade requirement for windows and building articulation through modulation and use of multiple architectural materials. The standards are similar to the City’s existing design standards, with some clarifications or adjustments specific to this scale of development. <p>The proposed interim code changes would not alter development standards for detached single-family houses.</p> <p>The proposal implements the following strategies from the adopted Housing Action Plan (HAP):</p> <ul style="list-style-type: none"> • A1 - Explore and expand allowed housing types to encourage missing middle housing throughout Spokane’s

neighborhoods;

- A3 - Continue to streamline and simplify changes to the City's permit process, as necessary;
- A4 - Leverage infrastructure and investment, including near high-performance transit stops, in Centers and Corridors, the downtown core, and other targeted areas to increase housing supply; and
- C1 - Reduce barriers and expand access to housing and homeownership for lower income households, first-time homebuyers, people of color, and people with disabilities.

The proposal also aligns with several action items from City Council's HAP Implementation Plan, and Mayor Woodward's July 26, 2021 Housing Emergency Proclamation:

- Council Strategy II.1 - In accordance with RCW 36.70A.390, enact an emergency interim official control ordinance expressly allowing for up to four units attached in any residential zone along with necessary modifications to land use dimensional standards to accommodate these enhanced housing options;
- Council Strategy III.3 - Update definition of RSF zoning to expressly include duplexes with RSF design to express the architectural and urban design qualities of low-density neighborhoods guided by Comp Plan LU 1.3.
- Council Strategy III.4 - Implement a three-year pilot project to allow triplex and fourplex units in RSF zoning built to express the architectural and urban design qualities of low-density neighborhoods per Comp Plan LU 1.3.
- Council Strategy III.5 - Permit multiple attached residential units (including stackable townhouses and condominiums), up to six per parcel, within compact and two-family residential zoning, but retain 35-foot wall height limits with some allowance for higher roofs, and historical overlay design standards if applicable, within 1/2-mile of Centers and Corridors.
- Council Strategy III.9 - Seek prompt re-evaluation by the Plan Commission of SMC 17C.110.200 and Table 17C.110-3 to consider reductions of minimum lot size and width, maximum building coverage and floor area coverage to support the goal of denser residential development within residential zones and a reasonable version of other goals of these provisions.
- Council Strategy III.11 - Review LU 1.3 and LU 1.4 for consistency with E2SHB 1220 (WA Leg 2021) requiring that planning counties under the WA Growth Management Act (GMA) update comprehensive plans to increase housing options that accommodate all levels of affordability, address historical exclusionary zoning practices, and establish anti-displacement strategies;
- Mayoral Strategy II.b - Consider amending SMC 17C "Land Use Standards" to increase the number of attached residential units to greater than two outside of a Planned Unit Development (PUD) with appropriate and complementary dimensional standards, parking standards,

	<p>setbacks, site coverage, and frontage requirements in place.</p> <ul style="list-style-type: none"> • Mayoral Strategy II.i - Explore the use of Interim Zoning Ordinances to achieve immediate goals and objectives, such as allowing duplexes to be constructed on corner lots in the RSF and RSF-C zones and increased densities as transit stops, street frontage requirements. <p>During the one year period, the Planning Department will evaluate permanent changes to the development code in concert with changes to the Comprehensive Plan. This effort aligns with Council’s direction to consider changes to Comprehensive Plan Policies LU 1.3 and LU 1.4 so the policies achieve increasing housing options that accommodate all levels of affordability, while addressing historically exclusionary zoning practices.</p> <p>RCW 36.70A.390 directs that a public hearing shall be held within 60 days of adoption of the interim zoning ordinance. While this process is faster than typical code amendment adoption, it is important to note that community engagement and outreach will be built into the one-year work program to evaluate and refine permanent code language. This is also a continuation of the conversation around housing that has been happening through the Shaping Spokane Housing code changes. General feedback from the public during outreach indicates support of duplexes and increased housing variety in residential zoning districts.</p>
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Proposed Council Action & Date:	Approve proposed interim zoning ordinance; Hold a public hearing within 60 days
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Fiscal Impact:	
Total Cost: Not applicable	
Approved in current year budget?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Funding Source	<input type="checkbox"/> One-time <input type="checkbox"/> Recurring <input checked="" type="checkbox"/> N/A
Specify funding source:	
Expense Occurrence	<input type="checkbox"/> One-time <input type="checkbox"/> Recurring <input checked="" type="checkbox"/> N/A
<p>Other budget impacts: The Planning Department is committed to engaging the community in code development over the coming year, as well as monitoring the “pilot program” introduced if this interim zoning ordinance is adopted. It is likely that a consultant will be retained, first using department consulting funds, if needed.</p>	

Operations Impacts

What impacts would the proposal have on historically excluded communities?

This project is working to increase housing options, including the diversity of housing types and levels of affordability. Historical practices such as ‘redlining’ and restrictive covenants on property have had long-lasting impacts on neighborhoods and homeownership, such as wealth inequality and lower health outcomes. Zoning that limits housing types or sets additional development regulations in middle- and upper-income neighborhoods, referred to in some policy discussions as “exclusionary zoning,” plays a role in driving up prices and limiting the supply of housing opportunities for historically excluded communities, particularly lower and moderate-income households, and households of color. Expanding the types of housing allowed in zones through development code changes can help decrease the overall costs of development while encouraging and possibly

incentivizing a more diverse range of housing. This can help increase affordability and access to housing for more residents in neighborhoods across the city.

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

The interim zoning ordinance builds on data collected and reported in the Housing Action Plan (HAP), including the housing needs assessment, community surveys, and policy review. The HAP incorporated data on equity indicators to understand community and regional housing needs, trends, and gaps, including data based on racial, ethnic, gender identity, national origin, income level, disability, and other disparities around housing cost-burden. The one-year period of the interim zoning ordinance will provide an opportunity for City staff to evaluate the impacts of increasing housing options in real time as permanent code changes are being considered. The Planning Services Department will use this information to review permanent code changes for anti-displacement and equitable outcomes for housing.

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

Effectiveness of the program will be directly tied to the number of units vested, and constructed, during the one-year interim zoning ordinance. As the City pilots the code changes, community engagement will help inform and guide the permanent code changes. The City will continue to monitor outcomes related to permitting and development to understand the effectiveness of changes in achieving strategic housing objectives. As the goal is to increase housing variety, affordability, and geographic location of diverse housing types, an increase in permit applications would be a positive indicator that code changes were encouraging construction of more housing. Permitting may also provide an indicator if there are barriers other than zoning regulations that may be hindering housing construction.

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

The proposal is aligned with many City policies to support housing variety and affordability so that all community residents have access to housing that is safe, clean, and healthy. Current policies include: the Comprehensive Plan (Land Use and Housing chapters), Housing Action Plan, Mayor Proclamation for a Housing Emergency, and City Council/Plan Commission 2021-2022 Joint Work Plan.

ORDINANCE NO. C36232

AN INTERIM ZONING ORDINANCE concerning permitting and encouraging construction of attached homes, duplexes, triplexes, and fourplexes in more residential zoning districts; encouraging construction of multi-family housing in center and corridor zoning districts; adopting a new Chapter 17C.400 SMC, Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1); setting a public hearing; and establishing a work program.

WHEREAS, RCW 36.70A.600(1) encourages the City to take a number of actions in order to increase its residential building capacity and authorized the City to adopt a housing action plan; and

WHEREAS, as authorized by RCW 36.70A.600(2), Council Resolution RES 2021-0062 adopted the City of Spokane Housing Action Plan as a guide for future housing planning, policy development, and regulatory and programmatic implementation measures that increase housing options that are affordable and accessible for people and families of all incomes in the City; including the Implementation Plan, included as Appendix A within the Housing Action Plan, which outlines several strategies and policies to remedy the current housing crisis; and

WHEREAS, the 2020 Housing Needs Assessment completed for the Housing Action Plan indicates several facts about the housing supply and need, particularly the need to accommodate for an estimated 6,000 additional housing units by 2037; and

WHEREAS, the median home price in Spokane County has increased over 26% in a single year, reaching \$430,000 in April of this year; and

WHEREAS, a recent study by the Spokane Association of Realtors estimates a shortage of 32,000 housing units within the Spokane region needed to meet current levels of housing demand, and finds that less than 15 percent of employed residents can afford to buy a home; and

WHEREAS, average rents in Spokane increased over 9% during the last year according to data from the Washington Center for Real Estate Research; and

WHEREAS, the region's housing shortage is contributing to rapidly escalating home prices and rents which is a contributing factor in the worsening homelessness crisis in Spokane and the surrounding region; and

WHEREAS, in adopting RES 2021-0062 the City Council outlined several code amendments and permit processes that the City should enact in support of the strategies and actions recommended in the Housing Action Plan and to encourage construction of more housing within Spokane; and

WHEREAS, in adopting RES 2021-0062 the City Council specifically calls for allowing attached houses, duplexes, and fourplexes in more areas of the city; and

WHEREAS, in adopting RES 2021-0062 the City Council specifically calls for the Plan Commission to consider reductions of minimum lot size and width, maximum building coverage, and floor area coverage in order to create more opportunities for housing; and

WHEREAS, the City Council finds that this interim zoning ordinance and the housing it will allow are compatible with the City's residential neighborhoods and is consistent with the City's Comprehensive Plan which envisions a variety of housing types in the City's residential neighborhoods; and

WHEREAS, on July 26, 2021, the Mayor of the City of Spokane proclaimed a housing emergency and directed the City to pursue actions to expand housing types, reduce overall development costs to increase development of affordable housing, and streamline municipal procedures to support the development cycle; and

WHEREAS the Mayor's July 26, 2021 proclamation also directed the City to expand the number of attached homes allowed, and to explore the use of an interim zoning ordinance to achieve immediate goals and objectives for increasing densities at transit stops and creating opportunities for a greater variety of housing; and

WHEREAS, the City was awarded a \$100,000 grant from the Department of Commerce through the Housing Action Plan and Implementation (HAPI) grant program to implement strategies from its adopted Housing Action Plan; and

WHEREAS, Strategy A4 from the City of Spokane Housing Action Plan recommends changes to the center and corridor zones to accommodate more housing and achieve the maximum density allowed; and

WHEREAS, the proposed actions will implement strategies specified in RCW 36.70A.600(1); and

WHEREAS, by virtue of the public process conducted during creation of the City of Spokane Housing Action Plan, in addition to subsequent engagement efforts, interested agencies and the public have had extensive opportunities to provide comment on housing needs and potential regulatory responses to the housing crisis; and

WHEREAS, the City has complied with RCW 36.70A.370 in the adoption of this Ordinance, avoiding any unconstitutional taking of private property; and

WHEREAS, on June 22, 2022, the Washington State Department of Commerce and appropriate state agencies were given the required 30-day, expedited notice before

adoption of proposed changes to the Unified Development Code pursuant to RCW 36.70A.106; and

WHEREAS, a State Environmental Protection Act (SEPA) Determination of Nonsignificance and Checklist were issued by Planning Services on July 1, 2022. The comment period ended on July 15, 2022; and

WHEREAS, prior to the City Council public hearing, a legal notice of public hearing was published in the *Spokesman-Review* on July 3, 2022 and the notice of the proposed amendment was distributed to the City's agency/interested party list; and

WHEREAS, the City Council finds that this interim zoning ordinance is necessary for the immediate preservation of the public peace, health, or safety and for the immediate support of City government and its existing institutions; and

WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of its adoption of this ordinance.

NOW, THEREFORE, the City of Spokane does ordain:

Section 1. Interim Zoning Ordinance Adopted. An interim zoning ordinance is adopted as specified in Section 7 of this ordinance.

Section 2. Purpose. The purpose of this interim zoning ordinance is to implement actions specified in RCW 36.70A.600(1) in order to increase residential building capacity to help mitigate Spokane's housing shortage emergency.

Section 3. Duration of Interim Zoning Ordinance. This interim zoning ordinance shall be in effect until July 18, 2023, unless extended or cancelled at the public hearing described in Section 5 of this ordinance. It is anticipated that while this interim zoning ordinance is in effect the city will evaluate whether to make these measures permanent pursuant to the public notice and participation process set forth in chapter 17G.025 of the Spokane Municipal Code.

Section 4. Work Plan. Pursuant to RCW 36.70A.390, a work plan for studies related to this ordinance shall include continued public participation and noticing pursuant to chapter 17G.025 SMC, modifications to the Comprehensive Plan, and evaluation of the effects of this ordinance with respect to neighborhood impacts, displacement of at-risk communities, and success in generating new housing units.

Section 5. Public Hearing. Pursuant to RCW 35.63.200 and 36.70A.390, the City Council will hold a public hearing on this interim zoning ordinance on September 12, 2022. Immediately after the public hearing, the City Council will adopt findings of fact on the subject of this interim zoning ordinance.

Section 6. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 7. That there is adopted a new Chapter 17C.400 of the Spokane Municipal Code, titled Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1), to read as follows:

Section 17C.400.010 Pilot Low-Intensity Residential Development Standards

Section 17C.400.020 Pilot Density

Section 17C.400.030 Pilot Low-Intensity Residential Design Standards

Section 17C.400.040 Pilot Center and Corridors Development Standards

Chapter 17C.400

Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1)

Section 17C.400.010 Pilot Low-Intensity Residential Development Standards

A. Purpose.

Low-intensity residential buildings, including single-family residential buildings, duplexes, multi-family residential structures of three or four units, and attached houses, are all compatible building types within a neighborhood. The standards of this section allow for greater variety of housing and increased capacity for new housing.

B. Definitions

1. Low-intensity residential buildings include the following building types:
 - a. Detached single-family residential buildings;
 - b. Duplexes;
 - c. Multi-family residential structures of three or four units; and
 - d. Attached houses.
2. Major transit stop means:
 - a. A stop on a high-capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;
 - b. A stop on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or
 - c. A stop for a bus or other transit mode providing actual fixed route service at intervals of at least fifteen minutes for at

least five hours during the peak hours of operation on weekdays.

C. Applicability.

1. In the event of a conflict, the provisions of this chapter supersede the standards and requirements of other sections of Title 17 SMC for residential zones RSF, RTF, RMF, and RHD. Where this chapter does not provide a standard, the standards of applicable sections in Title 17 SMC shall govern, including but not limited to:
 - a. Engineering standards as described in [Title 17H SMC](#).
 - b. Environmental standards as described in [Title 17E SMC](#).
 - c. Off-street parking requirements as described in [chapter 17C.230 SMC](#).
 - d. Standards and regulations for an accessory dwelling unit per lot as described in [chapter 17C.300 SMC](#).
 - e. All other lot development standards given in Table 17C.110-3 unless provided in Table 17C.400-1 or other provisions of this section.
2. Developments approved under this chapter shall comply with all standards and regulations found herein. Developments may opt to adhere to all of the standards and requirements of the permanent sections of Title 17 SMC, in lieu of this section.
3. Notwithstanding other provisions of Title 17 SMC, a detached single-family residential building, a duplex, or an attached house shall be permitted on all lots in the RSF, RTF, RMF, and RHD zones.
4. Notwithstanding other provisions of Title 17 SMC multi-family residential structures of three or four units shall be permitted on all lots in the RSF, RTF, RMF, and RHD zones.
5. Notwithstanding maximum density standards in Table 17C.110-3, lots that conform to the applicable development standards of this section shall be considered to meet the maximum density requirements.

D. Lot Dimensions.

TABLE 17C.400-1
DEVELOPMENT STANDARDS

**MINIMUM LOT DIMENSIONS
LOTS TO BE DEVELOPED WITH:**

	RA	RSF & RSF-C	RTF	RMF	RHD
Attached Houses as defined in 17A.020.010 SMC					
Minimum lot area	N/A	1,280 sq. ft.	1,280 sq. ft.	None	None
Minimum lot width with alley parking and no street curb cut [2]	N/A	16 ft.	16 ft.	None	None
Minimum lot width	N/A	36 ft.	36 ft.	None	None
Minimum lot depth	N/A	80 ft.	50 ft.	None	None
Minimum front lot line	N/A	Same as lot width	Same as lot width	None	None
Detached single-family residential buildings, duplexes, multi-family residential structures of three or four units					
Minimum lot area	N/A	4,350 sq. ft.	1,800 sq. ft.	1,800 sq. ft.	None
Minimum lot width	N/A	40 ft.	36 ft.	25 ft.	25 ft.
Minimum lot depth	N/A	80 ft.	40 ft.	25 ft.	25 ft.
Minimum front lot line	N/A	40 ft.	30 ft.	25 ft.	25 ft.
PRIMARY STRUCTURE					
Attached Houses as defined in SMC 17A.020.010					
	RA	RSF & RSF-C	RTF	RMF	RHD
Maximum Building Coverage	N/A	--	--	--	--
Maximum Roof Height [1]	N/A	40 ft.	40 ft.	40 ft.	40 ft.

Maximum Wall Height On Interior Lot of Development	N/A	35 ft.	35 ft.	--	--
Maximum Wall Height	N/A	30 ft.	30 ft.	--	--
Floor Area Ratio (FAR)	N/A	--	--	--	--
Detached single-family residential buildings, duplexes, multi-family residential structures of three or four units					
Maximum Building Coverage	N/A	60%	60%	--	--
Maximum Roof Height [1]	N/A	40 ft.	40 ft.	40 ft.	40 ft.
Maximum Wall Height	N/A	30 ft.	30 ft.	--	--
Floor Area Ratio (FAR)	N/A	--	--	--	--
Notes:					
-- No requirement					
[1] Base zone height may be modified according to SMC 17C.110.215 , Height.					
[2] A private shared driveway providing access to the rear of a grouping of attached houses also meets the requirement for alley parking.					

E. Additional Standards.

1. Porches, exterior balconies, or other similar areas not enclosed by walls may project up to six feet into the front setback.
2. Setback Averaging.
Setback averaging outlined in [SMC 17C.110.220\(D\)](#) shall not be greater than fifteen feet for developments approved under this section.
3. The following projections above the roof height maximum are allowed:
 - a. Parapets and rooftop railings may extend four feet above the height limit.
 - b. Walls or fences located between individual rooftop decks may extend six feet above the height limit if the wall or fence is set back at least four feet from the edges of the roof.

- c. Stairway enclosures that provide rooftop access and cumulatively cover no more than ten percent of the roof area may extend up to ten feet above the height limit, provided that the enclosures are setback at least fifteen feet from all roof edges on the street facing facades.
 3. Subdivision of land:
 - a. Subdivisions approved under this section shall meet the lot dimensions listed in Table 17C.400-1.
 - b. Notwithstanding exemptions provided for within the Spokane Regional Stormwater Manual (SRSM), subdivision of land approved under this section must meet the SRSM, as adopted by reference in [SMC 17D.060.030](#).
 - c. Proposed building footprints must be shown on the preliminary plat.
 4. Attached Housing.
 - a. There is no limit to the number of consecutive attached houses.
 - b. On interior lots, the side lot line setback for the side containing the common wall is reduced to zero.
 - c. On corner lots, the street side lot line setback must comply with the setback noted in [Table 17C.110-3](#).
 - d. There is no Floor Area Ratio (FAR) maximum for attached houses.

F. Design Standards.

Developments approved under this section must meet the design standards in 17C.400.030 SMC.

Section 17C.400.020 Pilot Density

A. Applicability.

Development approved under the provisions of this chapter supersede the applicable standards in SMC 17C.110.205.

B. Calculating Density.

The calculation of density for a subdivision or residential development is net area and is based on the total area of the subject property.

1. Maximum Density

The maximum densities for residential zones are stated in [Table 17C.110-3](#). Maximum density is based on the zone and size of the

site. The maximum units allowed on a site is controlled by site development standards.

- a. The following formula is used to determine the maximum number of units allowed on the site:

Square footage of site, less the area set aside for right-of-way and tracts of land dedicated for stormwater facilities;

Divided by maximum density from Table 17C.110-3;

Equals maximum number of units allowed.

- b. When the calculation of maximum density results in a fraction, the density allowed is rounded up to the next whole number. For example, a calculation in which lot area, divided by minimum unit area equals 4.35 units, the number is rounded up to 5.0 units.

- c. All new housing built, or converted from other uses, must be on sites large enough to comply with the density standards.

2. Minimum Density.

The minimum density requirements for residential zones are stated in [Table 17C.110-3](#). Minimum density is based on the zone and size of the site, and whether there are critical areas (see definitions under [chapter 17A.020 SMC](#)). Land within a critical area may be subtracted from the calculation of density.

- a. The following formula is used to determine the minimum number of lots required on the site:

Square footage of site, less the area set aside for right-of-way and tracts of land dedicated for stormwater facilities;

Divided by minimum density from [Table 17C.110-3](#);

Equals minimum number of units required.

- b. A site that is nonconforming in minimum density may not move further out of conformance with the minimum density standard.

- c. All subdivisions are required to comply with the minimum density requirements of the base zone, unless modified by a PUD under [SMC 17G.070.030\(B\)\(2\)](#).

Section 17C.400.030 Pilot Low-Intensity Residential Design Standards

Development approved under this chapter must address the following design standards, administered pursuant to [SMC 17C.110.015](#), Design Standards Administration:

- A. Landscaping.

1. Purpose.

The standards for landscaped areas are intended to enhance the overall appearance of residential developments. Landscaping improves the residential character of the area, breaks up large expanses of paved areas and structures, provides privacy for residents, and provides separation from streets. Landscaped areas also reduce stormwater run-off by providing a pervious surface.

2. Landscaping Implementation.

- a. Fifty percent of the area between the front lot line and the front building line must be planted with living ground cover. A patio or porch may be included in the calculation of ground cover area. (R)
- b. Landscaping is encouraged to follow the Spokanescape guidelines for design, soil and compost, drip irrigation, planting & mulch, raised beds, maintenance, and plant list. (P)
- c. Use of landscape structures such as trellises, raised beds and fencing to unify the overall site design is encouraged. (P)

B. Front Yards.

1. Purpose.

To provide separation between buildings and the public pedestrian realm where the front yard functions as usable outdoor space and provides a clear, welcoming and safe entry for pedestrians from the sidewalk into the building.

2. Front Yards Implementation.

- a. Attached houses, duplexes, and low-intensity residential buildings of three or four units shall incorporate a residential front yard between the primary structure and the back of sidewalk. (R)

C. Outdoor Areas.

1. Purpose.

To create usable areas through the use of engaging outdoor spaces for the enjoyment and health of the residents.

2. Outdoor Areas Implementation.

- a. Each development shall provide a minimum of forty-eight square feet of outdoor area for each living unit within the building. (R)
- b. The outdoor area may be configured as either:

- i. A private outdoor area, such as a balcony or patio directly accessible from the unit; or
 - ii. A common outdoor area accessible by all units in the building. (R)
- c. Common outdoor areas shall be easily accessible and visible to residents. (R)
 - d. Common outdoor areas should provide at least three of the following amenities to accommodate a variety of ages and activities. Amenities may include, but are not limited to: (P)
 - i. Site furnishings (benches, tables, bike racks, etc.);
 - ii. Picnic areas;
 - iii. Patios, plazas or courtyards;
 - iv. Shaded tot lots;
 - v. Rooftop gardens; planter boxes, or garden plots; or
 - vi. Open lawn.
 - e. Outdoor spaces should not be located adjacent to dumpster enclosures, loading/service areas or other incompatible uses. (C)

D. Entrances.

1. Purpose.

To ensure that entrances are easily identifiable, clearly visible, and accessible from streets and sidewalks to encourage pedestrian activity and enliven the street.

2. Entrances Implementation.

- a. Each unit fronting a street must have its address and main entrance oriented toward a street frontage. Where an existing house is being converted to two units, one main entrance with internal access to both units is allowed. (R)
- b. Each unit must have a covered, main entry-related porch, or stoop area. (P)

E. Windows.

1. Purpose.

To maintain a lively and active street face.

2. Windows Implementation.

- a. Windows shall be provided in façades facing streets, comprising at least fifteen percent of the façade area. (R)
- b. Decorative window features are encouraged, such as: (P)

- i. Arched or transom windows.
- ii. Mullions.
- iii. Awnings or bracketed overhands.
- iv. Flower boxes.
- v. Shutters.
- vi. Decorative window trim, pop-outs, or recesses.

F. Building Articulation.

1. Purpose.

To ensure that buildings along any public or private street display the greatest amount of visual interest and reinforce the residential scale and character of the streetscape and neighborhood.

2. Building Articulation Implementation.

- a. Buildings must be modulated along the street at least every thirty feet. Building modulations must step the building wall back or forward at least four feet. (R)
- b. Moderate the scale of the building to create a human scale streetscape by including vertical and horizontal patterns as expressed by bays, belt lines, doors and windows. (P)
- c. Horizontal facades longer than thirty feet should be articulated into smaller units, reminiscent of the residential scale of the neighborhood. At least four of the following methods should be used: (P)
 - i. Varied building heights.
 - ii. Use of different materials.
 - iii. Windows.
 - iv. Different colors.
 - v. Offsets.
 - vi. Projecting roofs (minimum of twelve inches).
 - vii. Recesses.
 - viii. Bay windows.
 - ix. Varied roof forms or orientation.
- d. Reduce the potential impact of new attached housing, duplexes, or low-scale residential buildings of three or four units on established and historic neighborhoods by incorporating elements and forms from nearby buildings. This may include reference to architectural details, building

massing, proportionality, and use of high-quality materials such as wood, brick, and stone. (P)

G. Screening.

1. Purpose.

The screening standards address specific unsightly features, which detract from the appearance of residential areas.

2. Screening Implementation.

a. Fire escapes, or exterior stairs that provide access to an upper level are not allowed on the front façade of the building. (R)

b. Garbage and Recycling Areas. All exterior garbage cans, garbage collection areas, and recycling collection areas must be screened from the street and any adjacent properties. (R)

c. Screening shall comply with the clear view triangle requirements defined in [SMC 17C.110.230\(G\)](#).

d. Screening must comply with at least one of the following criteria: (R)

i. L1 Visual Screen meeting [SMC 17C.200.030\(A\)](#).

ii. A six-foot high solid masonry wall or sight-obscuring fence five-feet inside the property line with an L2 see-through buffer meeting [SMC 17C.200.030\(B\)](#), between the fence and the property line.

e. Storage areas are not allowed within fifteen feet of a street lot line. (R)

f. Mechanical Equipment. Mechanical equipment located on the ground, such as heating or cooling equipment, pumps, or generators must be screened from the street and any adjoining residential uses by walls, fences or vegetation tall enough to screen the equipment. Mechanical equipment on roofs must be screened from the ground level of any adjoining R-zoned lands. (R)

H. Parking Facilities.

1. Purpose.

To integrate parking facilities with the building and surrounding residential character.

2. Parking Facilities Implementation.

- a. The length of the garage wall facing the street may be up to fifty percent of the length of the street-facing building façade. (R)
- b. Street-facing garage walls must be set back at least two feet from the primary street-facing building façade. (R)
- c. Carports and detached garages shall incorporate roofs of a design similar to the principal structure on the site. (R)
- d. Where off-street parking for attached units or duplexes is provided, only one curb cut and sidewalk crossing for each two dwellings may be permitted, to promote pedestrian-oriented environments along streets, reduce impervious surfaces, and preserve on-street parking and street tree opportunities. (R)
- e. Parking structures, garages, and carports shall not be located between the principal structure and streets. (P)

Section 17C.400.040 Pilot Center and Corridors Development Standards

A. Purpose.

Center and corridor zones implement the comprehensive plan by encouraging concentrated employment, shopping, and residential activities in shared locations. The standards of this section allow for more flexibility for residential development in center and corridor zones in order to improve financial feasibility, increase housing supply, and improve the vibrancy of these areas.

B. Applicability.

- 1. The provisions of this section apply only to development where a minimum of fifty percent of the floor area will be a residential use.
- 2. In the event of a conflict, the provisions of this section supersede the standards and requirements of other sections of Title 17 SMC for center and corridor zones CC1, CC2, and CC4. Where this chapter does not provide a standard, the standards of applicable sections in Title 17 SMC shall govern, including but not limited to:
 - a. Engineering standards as described in [Title 17H SMC](#).
 - b. Environmental standards as described in [Title 17E SMC](#).
 - c. Design standards as described in Title 17C.122.060 SMC.

C. Floor Area Ratio (FAR)

- 1. Minimum floor area ratio

- a. In the CC1 and CC2 zone, a minimum FAR of 1.0 shall be required. In the CC4 zone, a minimum FAR of 0.5 shall be required.
- b. Outdoor public spaces such as plazas, sheltered entries, courtyards, outdoor cafes, or widened sidewalks with seating may be counted toward the minimum FAR.

2. Maximum floor area ratio

There is no maximum FAR.

D. Maximum Building Height

Table 17C.400-2 CENTER AND CORRIDOR ZONE MAXIMUM BUILDING HEIGHT			
CENTER TYPE	CC1	CC2	CC4
Neighborhood Center	55 ft.	55 ft.	55 ft.
District Center or Corridor	70 ft.	70 ft.	55 ft.
Employment Center	150 ft.	150 ft.	70 ft.

E. Building Height Transition Requirement

1. Applicability

This subsection applies to all development in a center and corridor zone within 150 ft. of any RSF or RTF zone.

2. Transition Requirement

Starting at a height of 30 ft. at the residential zone boundary, additional building height may be added at a ratio of 1 to 1 (1 ft. of additional building height for every 1 ft. of additional horizontal distance from the closest RSF or RTF zone).

The transition requirement ends 150 ft. from the RSF or RTF zone boundary. Beyond the transition the maximum building height of the zone applies.

F. Vehicle Parking

1. Applicability

This subsection applies to the residential portion of development on lots wholly or partially within 500 ft. of a major transit stop as defined in 17C.400.010(B)(2).

2. Minimum Parking Spaces

Table 17C.400-3 CENTER AND CORRIDOR ZONE MINIMUM REQUIRED PARKING WITHIN 500 FT OF A MAJOR TRANSIT STOP	
Residential Uses	
Total number of residential units	Minimum parking spaces
0-30	None
31-40	0.2 per unit
41-50	0.25 per unit
51+	0.33 per unit
Nonresidential Uses	
CC1, CC2, CC4 [1]	<p>Minimum ratio is 1 stall per 1,000 gross square feet of floor area.</p> <p>Maximum ratio is 4 stalls per 1,000 gross square feet of floor area.</p>
[1] See exceptions in SMC 17C.230.130 , CC and Downtown Zone Parking Exceptions.	

G. Bicycle Parking

Bicycle parking facilities, either off-street or in the street right-of-way, shall be provided.

1. The number of spaces shall be the largest amount based on either subsections (a) or (b) below.
 - a. The number of required bicycle parking spaces shall be ten percent of the number of off-street auto parking spaces being provided, whether the auto parking spaces are required by code or not, not to be less than one bicycle parking space.
 - b. A minimum of one bicycle parking space shall be provided for every ten thousand square feet of building area. When a building is less than ten thousand square feet in building area at least one bicycle parking space shall be provided.
2. When any covered automobile parking is provided, all bicycle parking shall be covered.
3. All bicycle parking facilities in the street right-of-way shall conform to City engineering services department standards.

ADOPTED BY THE CITY COUNCIL ON July 18, 2022

[Signature]
Council President

Attest:

[Signature]
City Clerk

[Signature]
Mayor

Approved as to form:

[Signature]
Assistant City Attorney

7/28/22
Date

August 27, 2022
Effective Date

