

Building Opportunity & Choices for All

2022 INTERIM ZONING PILOT PROJECT

ATTACHED HOUSING

Two or more dwelling units that are single-family residences on individual lots attached by a common wall at a shared property line. These include: townhouses, row houses, and other similar structures.

Through the Building Opportunities and Choices for All pilot program, attached homes are allowed in all residential zones and provide more flexibility to encourage their construction. Key zoning code changes include:

- Reduced lot sizes and widths
- No building coverage
- No Floor Area Ratio (FAR)
- Increased height



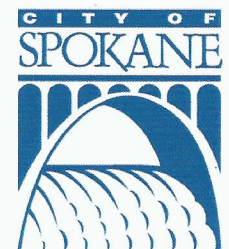
NOTE: Images are for illustrative purposes only. Please speak with a member of Development Services for information on your specific property.

Development Standards

Minimum Lot Dimensions				
	RSF/RSF-C	RTF	RMF	RHD
Minimum Lot Area	1,280 sf	1,280 sf	-	-
Minimum Lot Width (alley parking, no street curb cut)	16 ft	16 ft		
Minimum Lot Width	36 ft	36 ft	-	-
Minimum Lot Depth	80 ft	50 ft	-	-
Minimum Front Lot Line	Same as lot width	Same as lot width	-	-
Primary Structure				
	RSF/RSF-C	RTF	RMF	RHD
Maximum Building Coverage	-	-	-	-
Maximum Roof Height [1]	40 ft	40 ft	40 ft	40 ft
Maximum Wall Height (On interior lot of development)	35 ft	35 ft	-	-
Maximum Wall Height (On end lots of development)	30 ft	30 ft	-	-
Floor Area Ratio (FAR)	-	-	-	-

Notes:

[1] Base zone height may be modified according to SMC 17C.110.215, Height.

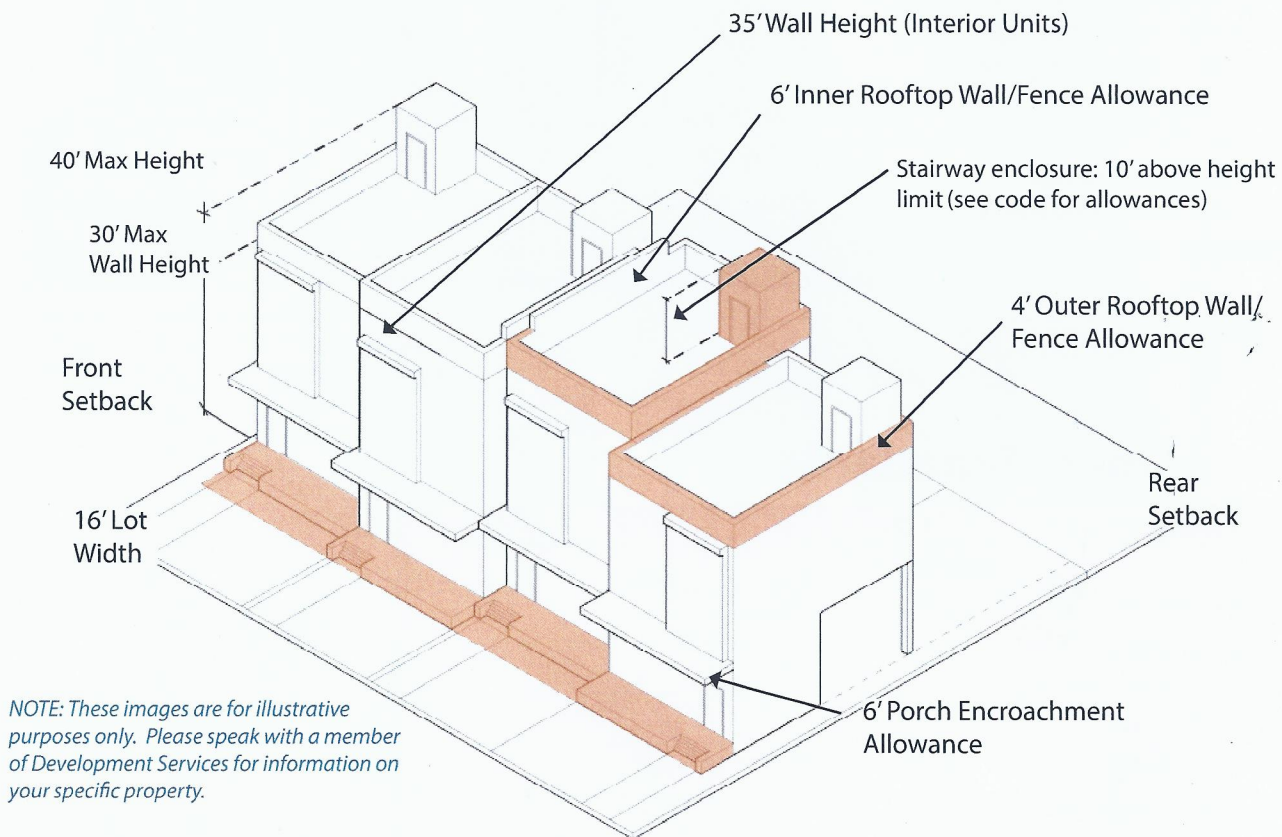


ATTACHED HOUSING: CONTINUED

Additional Standards:

- Some rooftop projections are allowed on flat roofs
- No limit to the number of consecutive attached houses
- Porches may extend up to six feet into the front setback.
- Front setback capped at 15 feet.
- On interior lots, the side lot line setback for the side containing the common wall is reduced to zero
- All development approved under the Building Opportunity and Choices for All pilot program must meet the design standards outlined in Section 17C.400.030 Pilot Low-Intensity Residential Design Standards.

**Standards not listed in the ordinance remain as currently stated in the permanent code.*



Additional requirements may apply:

- Commercial Building Review
- Stormwater Review
- Landscaping
- Solid Waste Management
- Street trees
- Curb cuts/Streets
- Water
- Structures with livable space taller than 30-feet will require Fire Review to ensure appropriate aerial access

Predevelopment meetings are available upon request

Source:

[Pilot Low-Intensity Residential Development Standards SMC § 17C.400.010]

Questions? Call: 509-625-6300 Email: developmentcode@spokanecity.org

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