

Building Opportunity & Choices for All

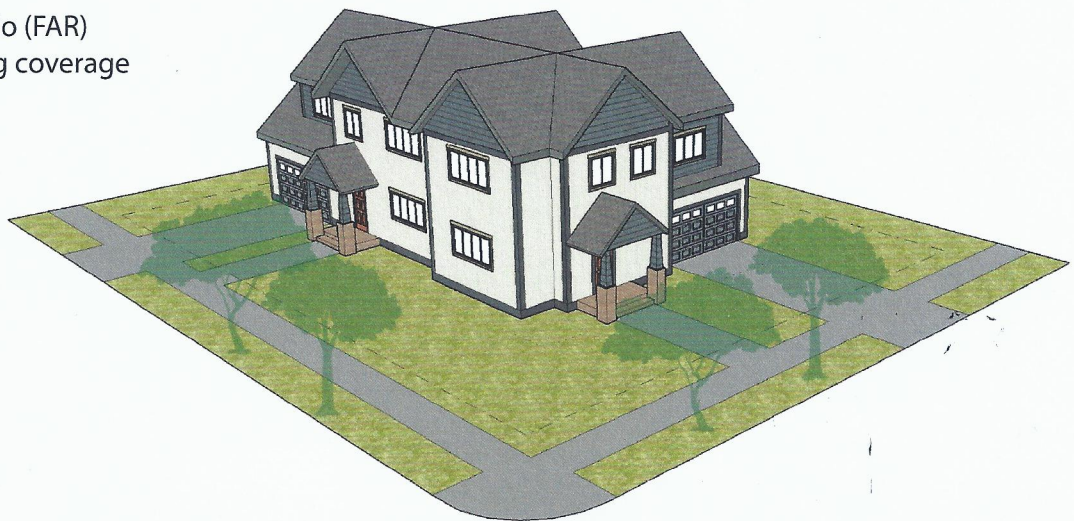
2022 INTERIM ZONING PILOT PROJECT

DUPLEXES

A duplex is a building that contains two primary dwelling units on one lot. The units must share a common wall or common floor/ceiling.

Through the Building Opportunities and Choices for All pilot program, duplexes are permitted on all residentially zoned lots in Spokane, excluding the Residential Agricultural (RA) zone. Key zoning code changes include:

- Increased height
- No Floor Area Ratio (FAR)
- Increased building coverage

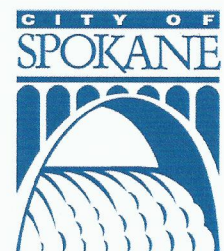


Development Standards

Minimum Lot Dimensions				
	RSF/RSF-C	RTF	RMF	RHD
Minimum Lot Area	4,350 sf	1,800 sf	1,800 sf	-
Minimum Lot Width	40 ft	36 ft	25 ft	25 ft
Minimum Lot Depth	80 ft	40 ft	25 ft	25 ft
Minimum Front Lot Line	40 ft	30 ft	25 ft	25 ft
Primary Structure				
	RSF/RSF-C	RTF	RMF	RHD
Maximum Building Coverage	60%	60%	-	-
Maximum Roof Height [1]	40 ft	40 ft	40 ft	40 ft
Maximum Wall Height	30 ft	30 ft	-	-
Floor Area Ratio (FAR)	-	-	-	-

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

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

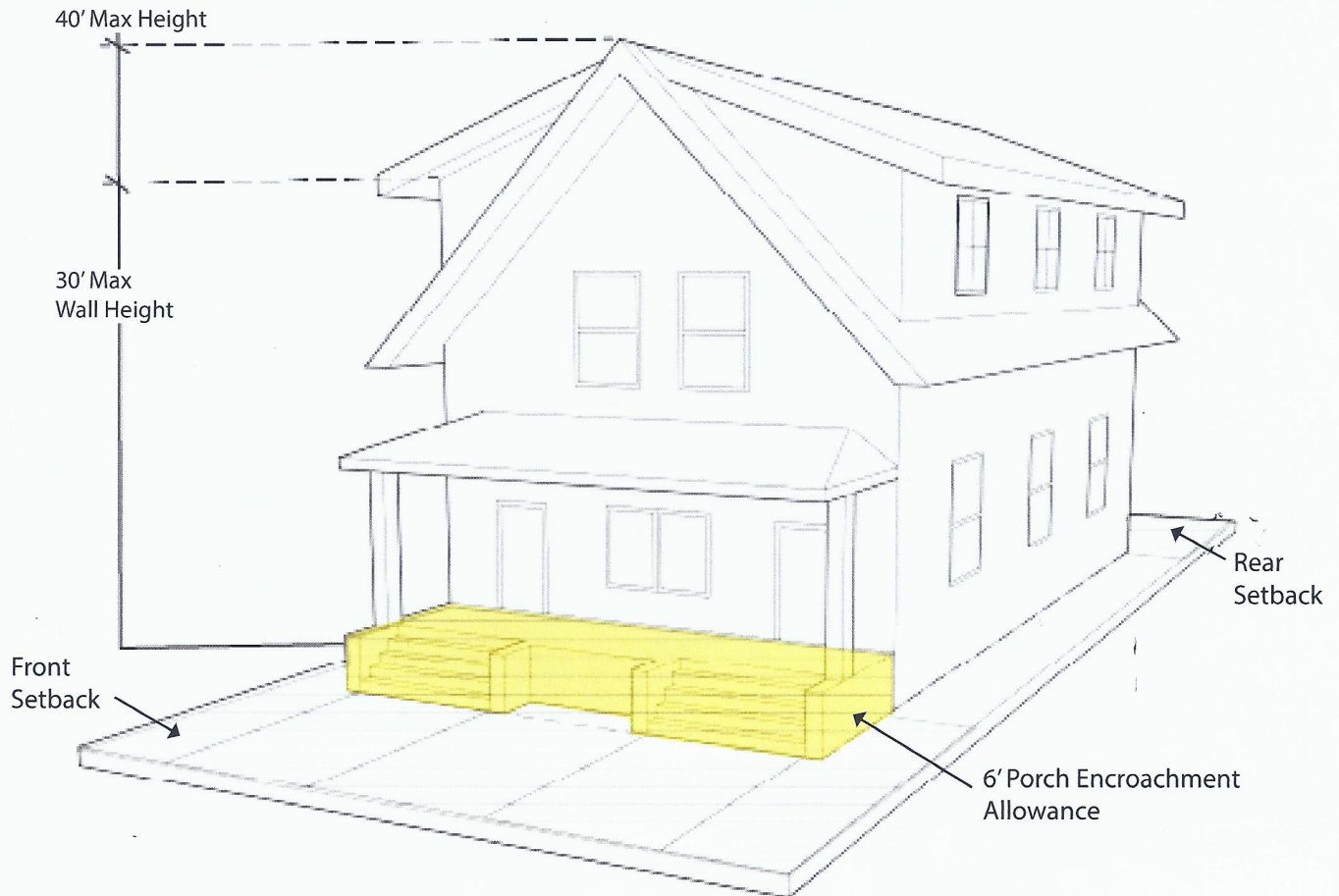


DUPLEXES: CONTINUED

Additional Standards:

- Porches may extend up to six feet into the front setback.
- Front setback capped at 15 feet.

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



Additional requirements may apply :

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

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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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