

Infill Housing Self-Guided Tour



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<http://www.spokanepanning.org/InfillHousing/cottagehousing.htm>

1530 W. Cleveland (Corner of Maple and Cleveland)

Zoning: RSF - Residential Single-Family

Lot Width: 25'

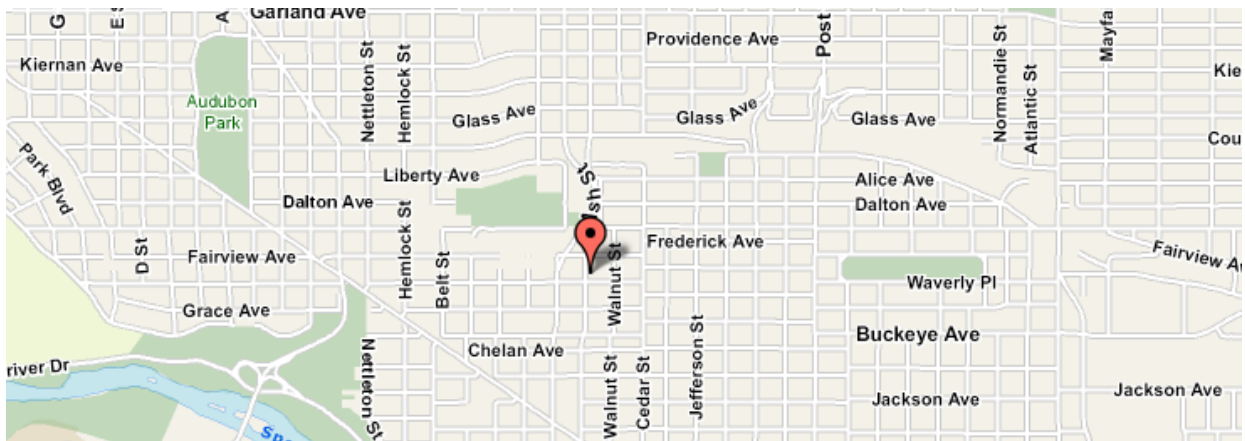
Lot Depth: 120'

Lot Size: 3,000 square feet

Density: 14.5 units/acre

Dwelling + Attached Garage: 785 square feet

Commentary: These are nonconforming lots that were platted prior to 1958. This type of subdivision would be allowed today in the Residential Multifamily (RMF) zone. It would also be allowed in the Residential Two Family (RTF) zone for attached housing development.





617 W. Spofford

Zoning: RHD-55 - Residential High-Density

Lot Width: 50'

Lot Depth: 119'

Height: 45'

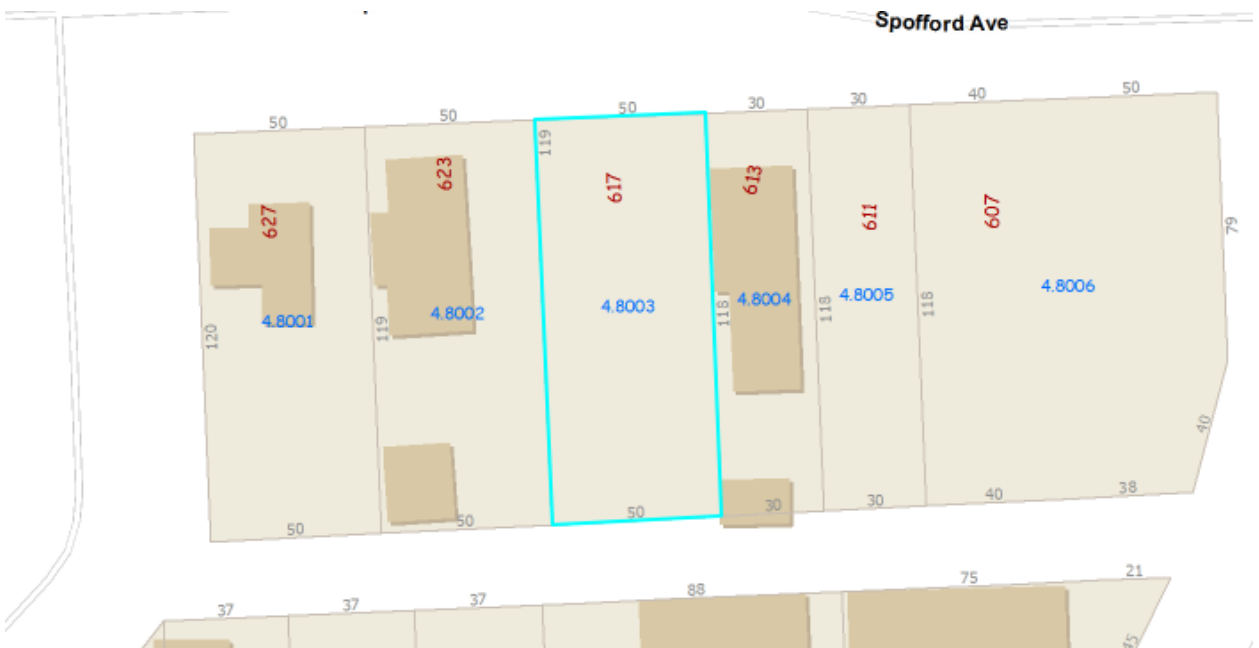
Building Size: 3,807 Square Feet

Lot Size: 5,919 square feet

Density: 66 units/acre

9 Unit Apartment Building, Ground Level Parking

Commentary: This is a good example of the intensity of infill allowed in the RHD, O, OR, CB, GC, and potentially in the CC zones. The area of this project has been zoned for high density since 1958.





2724 Riverview Drive

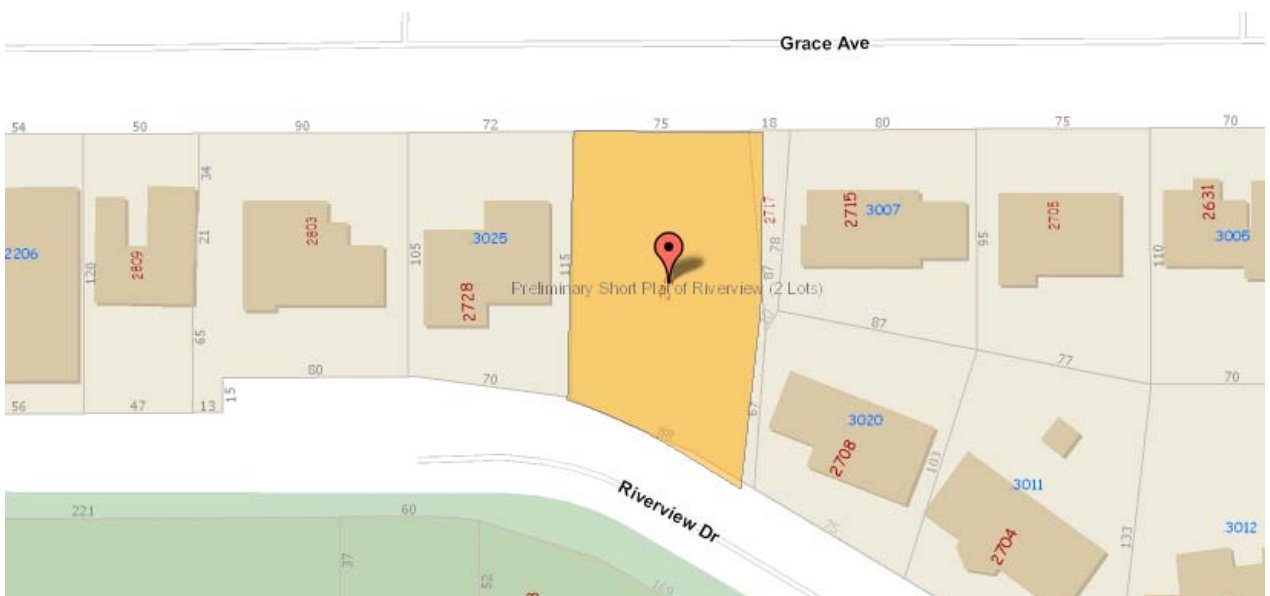
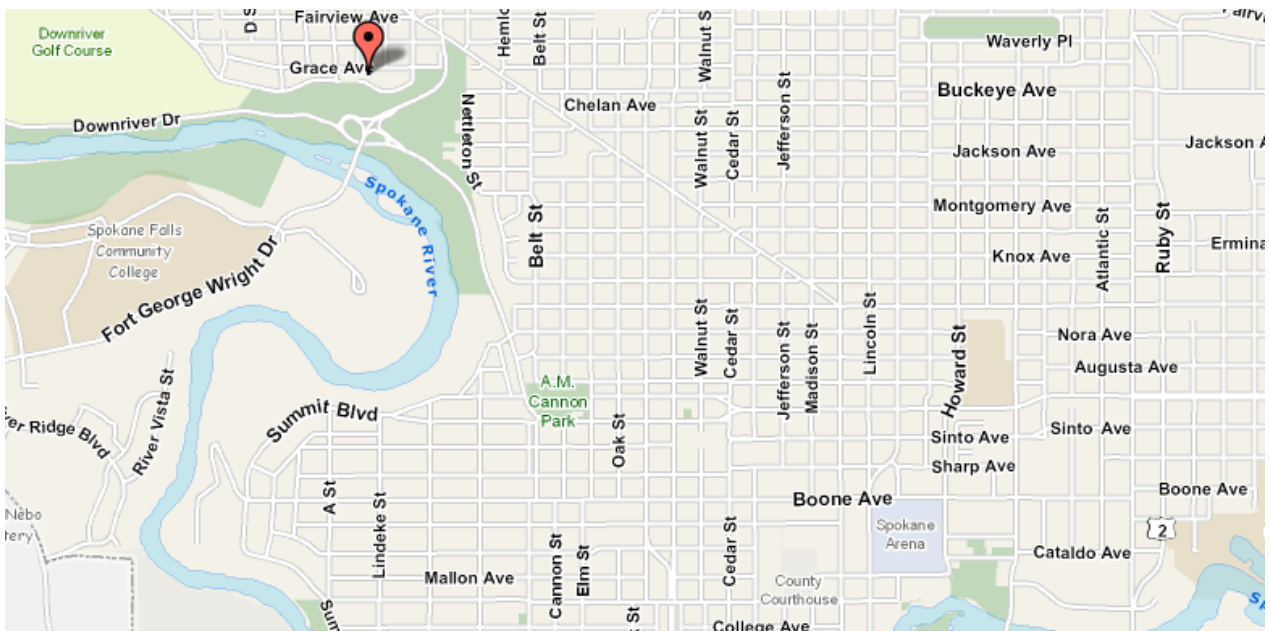
Zoning: RSF - Residential Single-Family

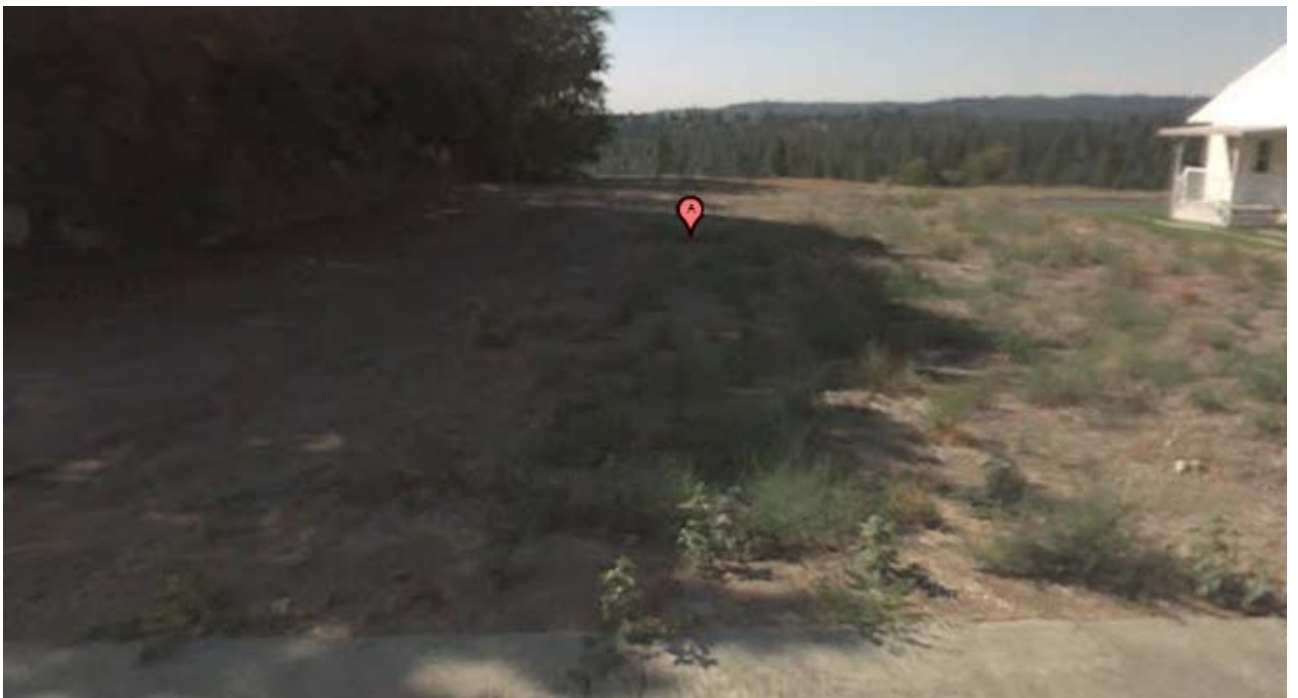
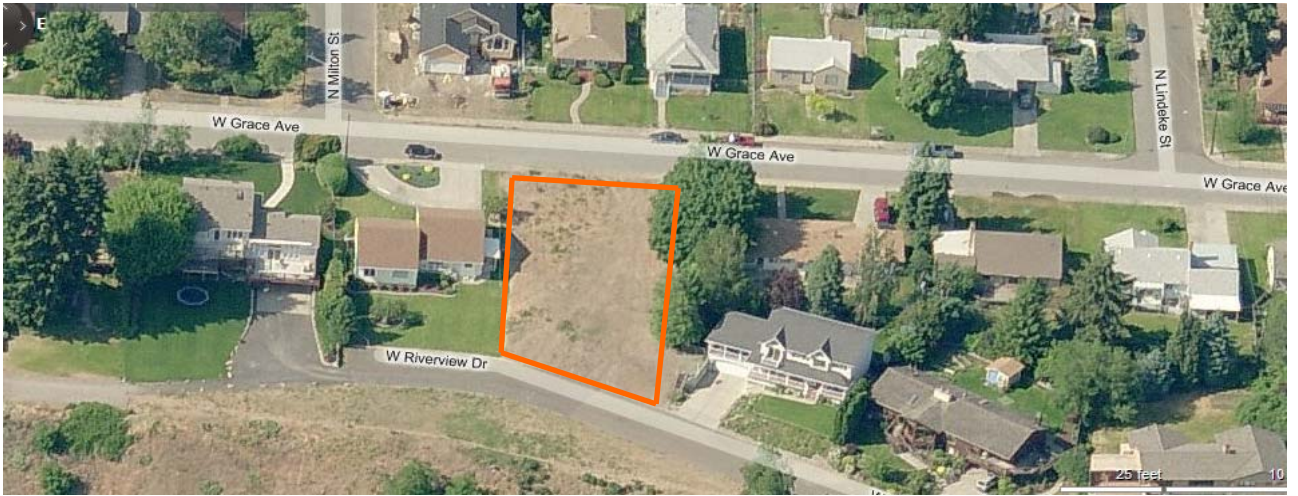
Lot Width: Riverview 88' - Grace 70'

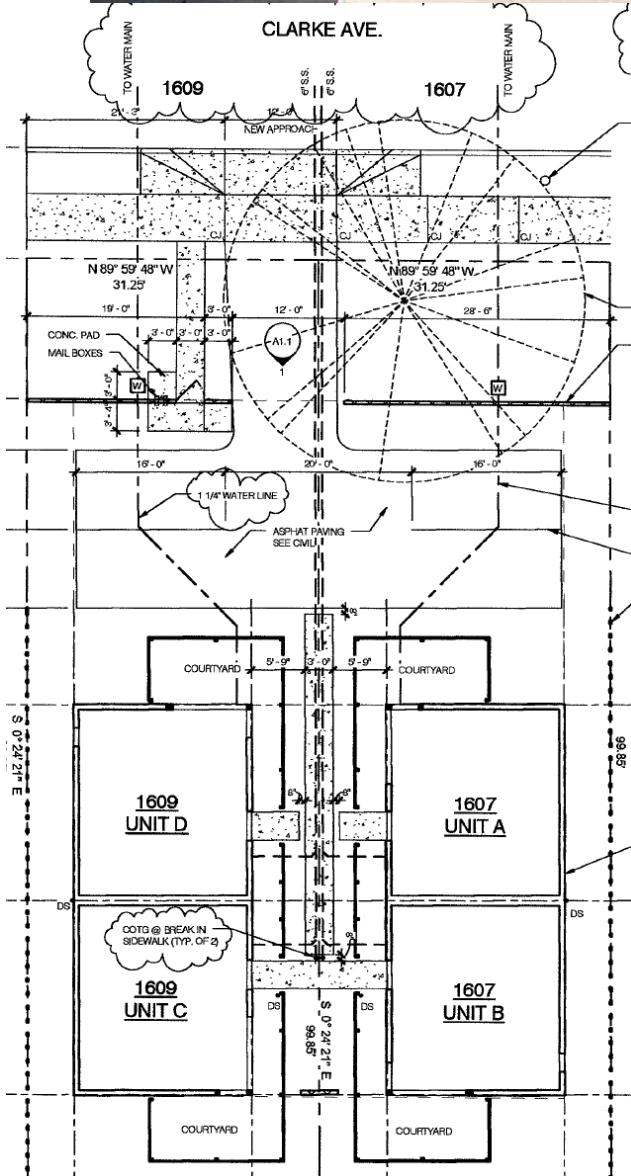
Land Size: 10,722 square feet **Density:** 8 units/acre

Vacant Land - short plat - two 40' wide single family lots

Commentary: The 2006 residential zoning code allows the creation of lots as small as 4,350 sq. ft. on infill sites.







13th Avenue (between Maple and Ash)

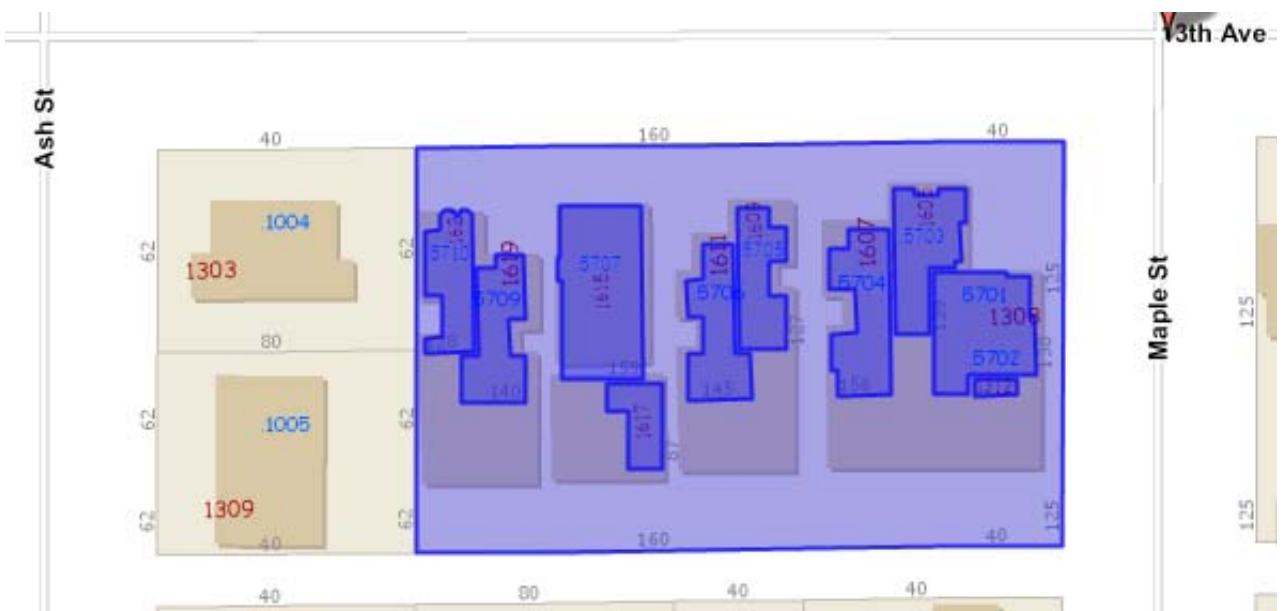
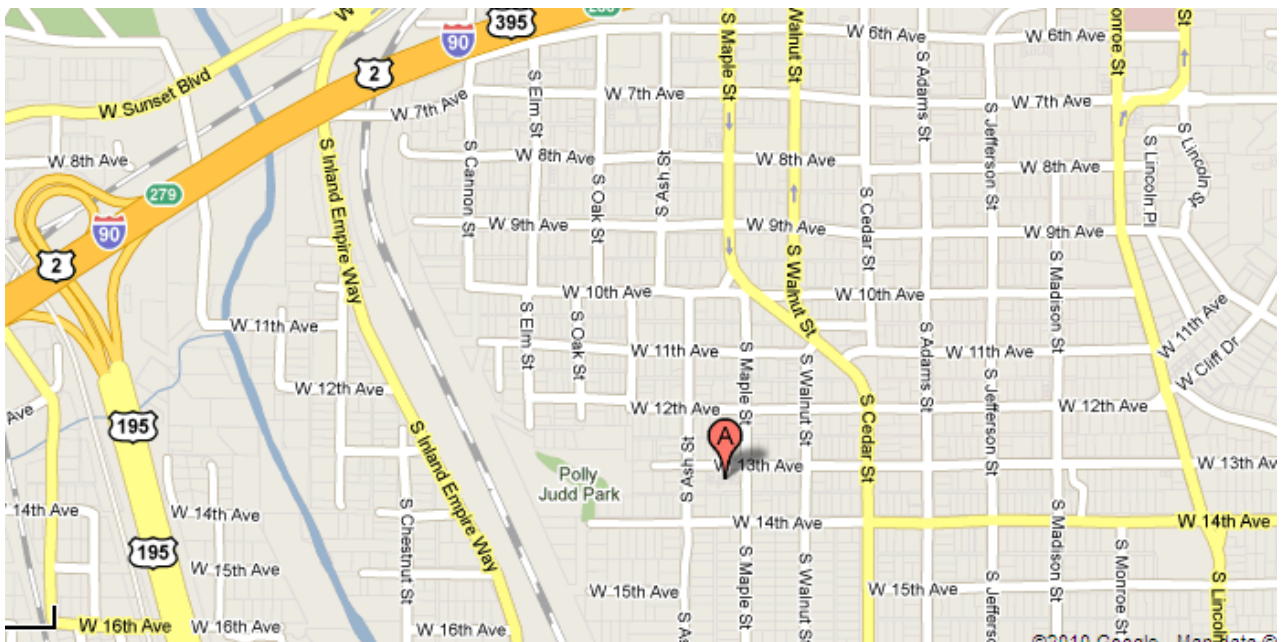
Zoning: RSF - Residential Single-Family

Lot Width: 200' Lot Depth: 125' 10 units

Lot Size: about 24,929 square feet Density: 17 units/acre

Existing Townhouses, originally built in 1890, remodeled in 1996

Commentary: These are nonconforming residential units. They are condominiums.





956 E. Hartson Avenue

Zoning: RMF - Residential Multi-Family

Lot Width: 88'

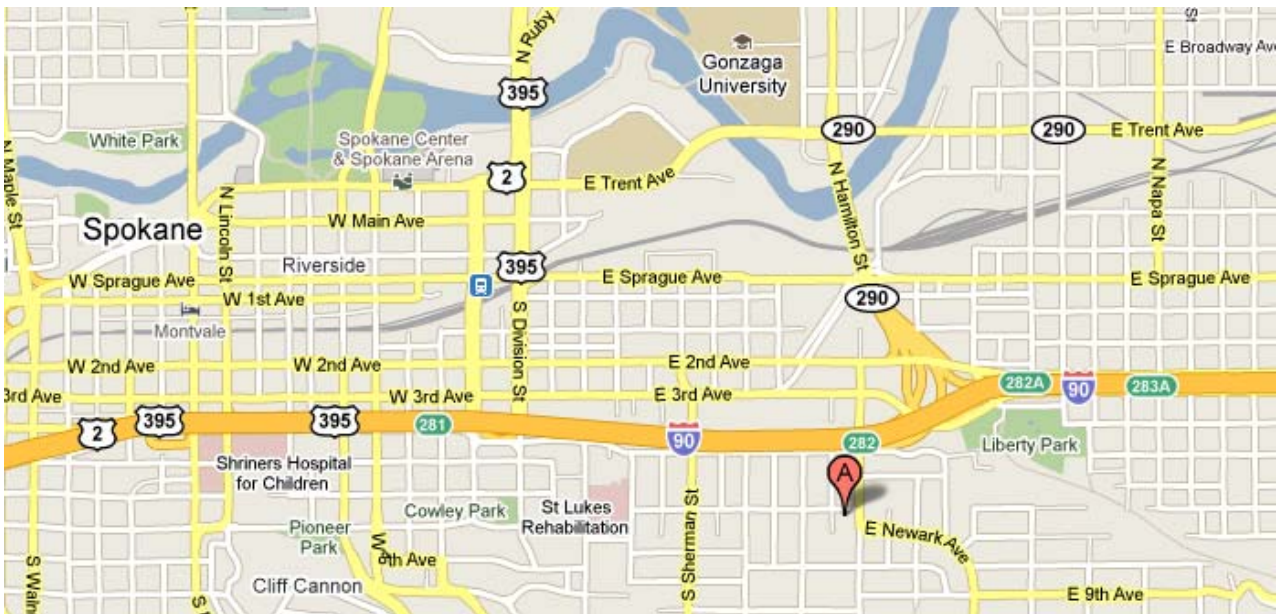
Lot Depth: 120'

Lot Size: 10,538 square feet

Density: 24 units/acre

Two Triplexes

Commentary: This is an example of the type of infill allowed in the RMF zone. This is two triplexes on two separate lots.





Government Way and Pacific Avenue

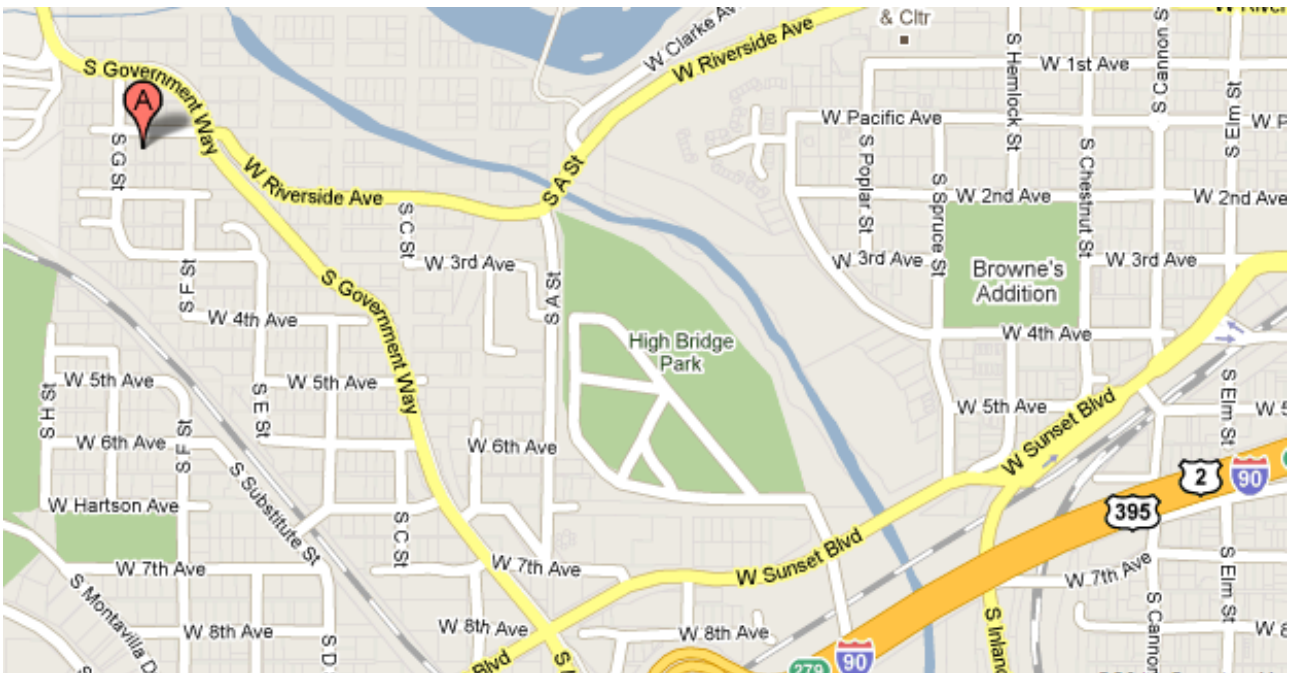
Zoning: RMF - Residential Multi-Family Vacant Land

Lot Size (Total): about 36,073 square feet

Available Street Frontage: about 540'

Potential density: 30 units/acre and up to 33/acre with approval of bonus density.

Commentary: Based on the lot area per unit standards of the zoning code, 24 multifamily units would be allowed on this site.





S. Coeur D' Alene Street (between 11th and 12th)

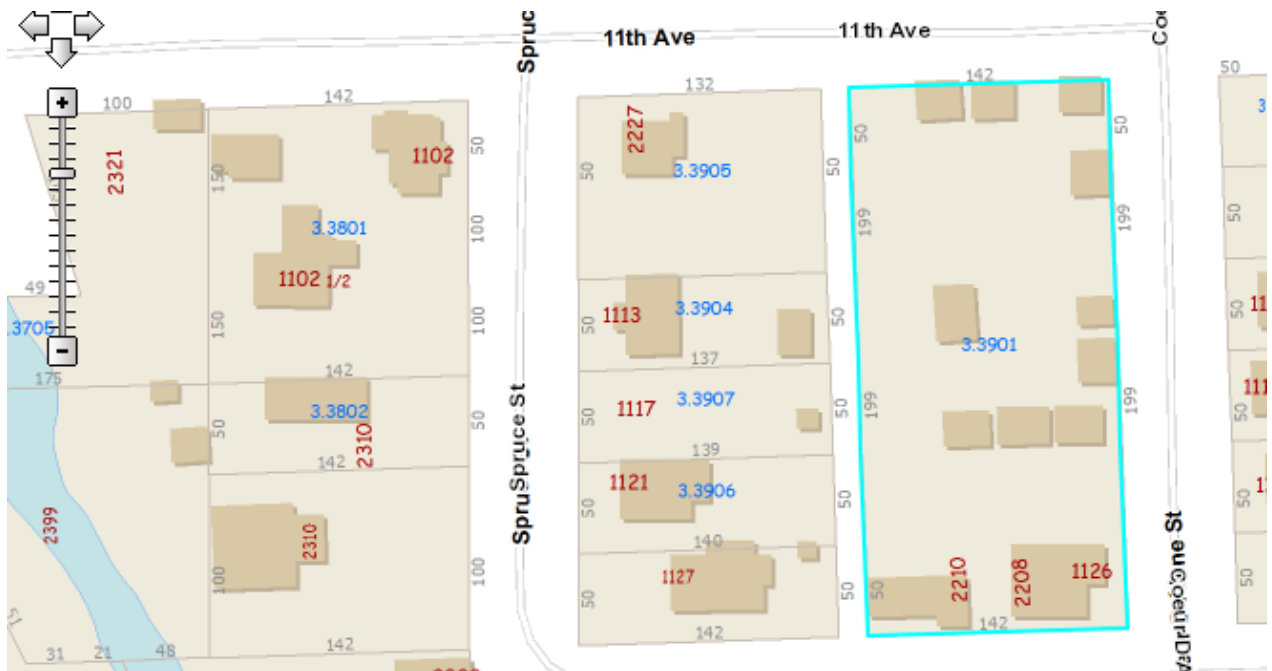
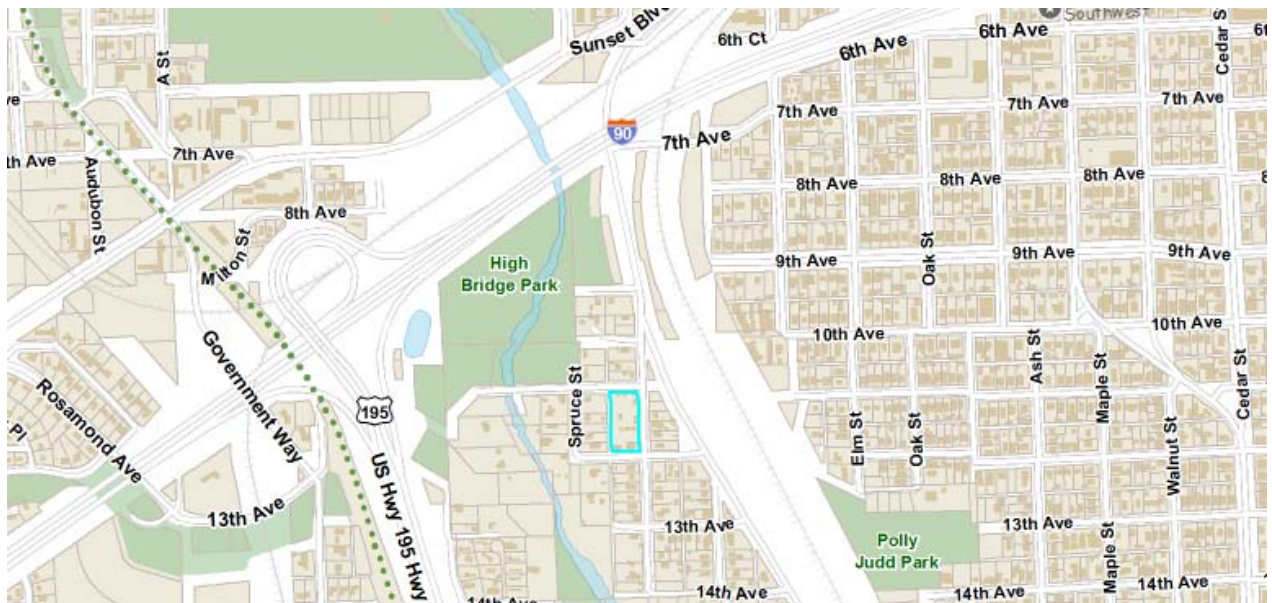
Zoning: RSF - Residential Single-Family

Lot Width: 142' Lot Depth: about 300'

Lot Size: 42,397 square feet Density: 14 units/acre

12 cottages (540 sq. feet) and 2 townhouses (1,200 sq. feet)

Commentary: This site is a converted "auto court" temporary lodging site.





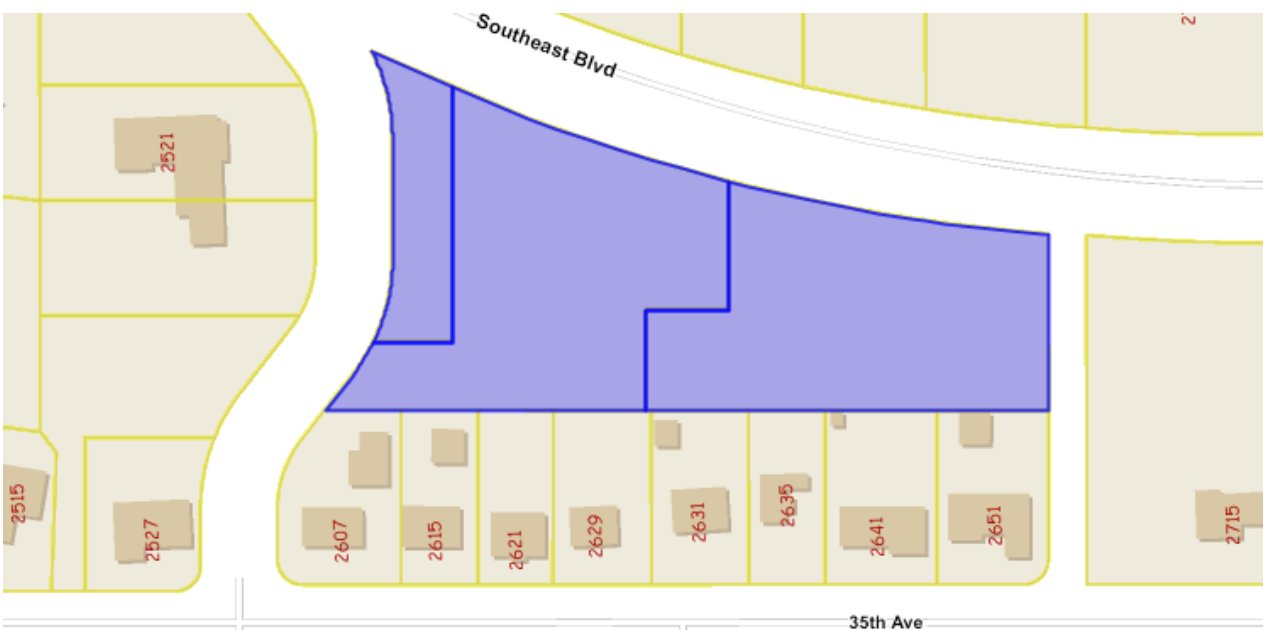
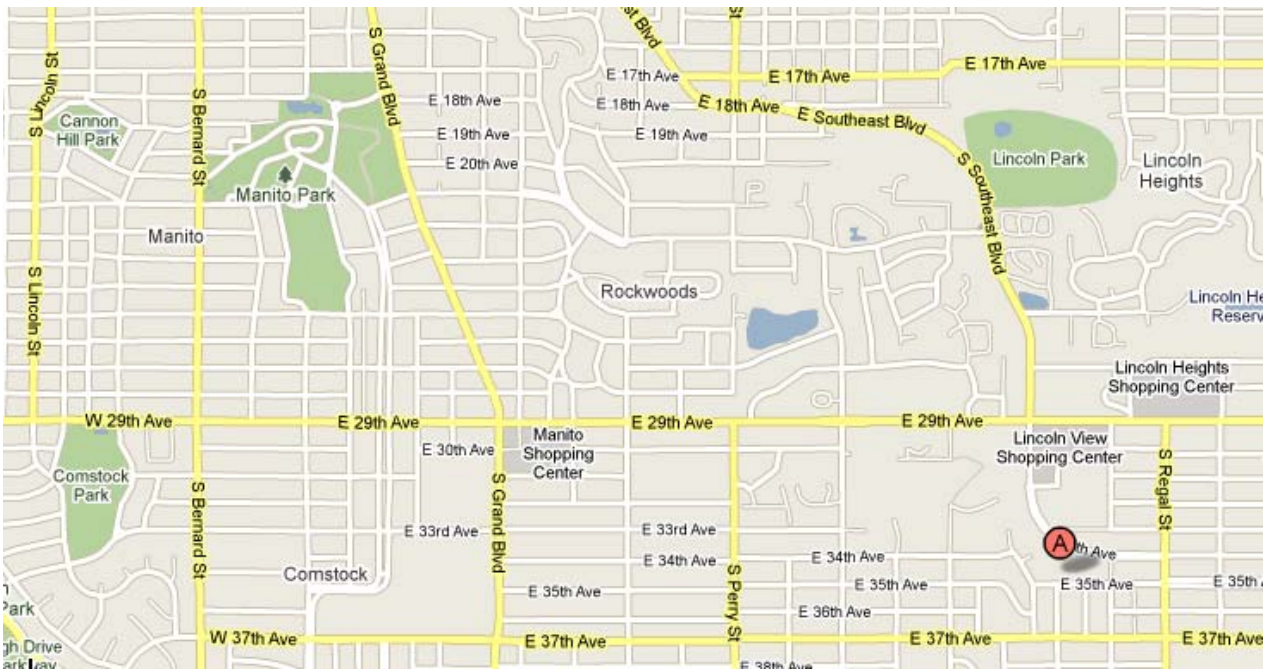
3403 S. Cook Street

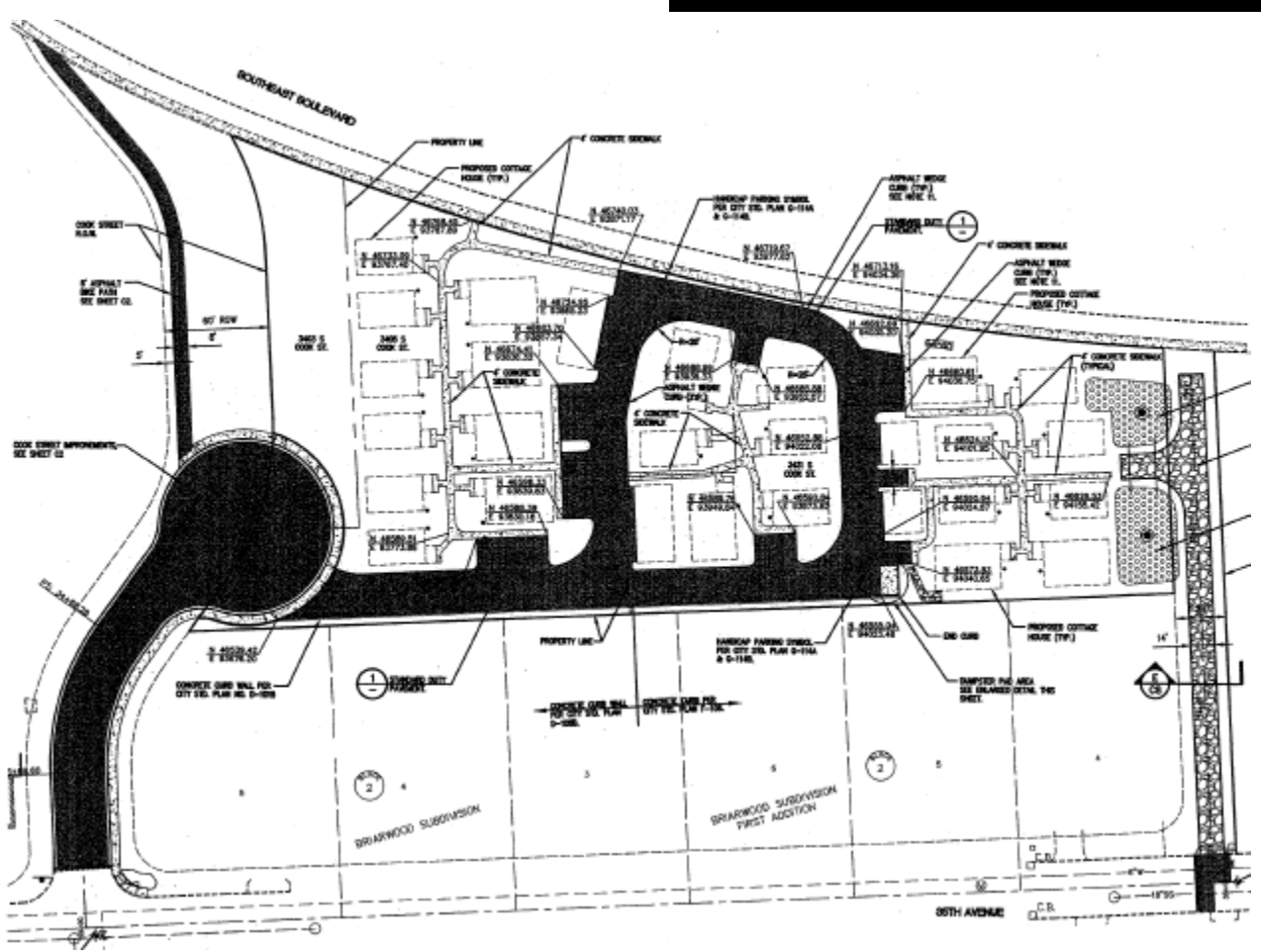
Zoning: RSF - Residential Single-Family

Lot Size (Total): 101,494 square feet **Density:** 10 units/acre

24 unit cottage housing on 3 parcels

Commentary: Cottage housing is allowed with a Type II Conditional Use Permit. The approval of this project has been appealed to Spokane County Superior Court.





145 S. Cannon Street

Zoning: NR - 35, Neighborhood Retail

Mixed use building

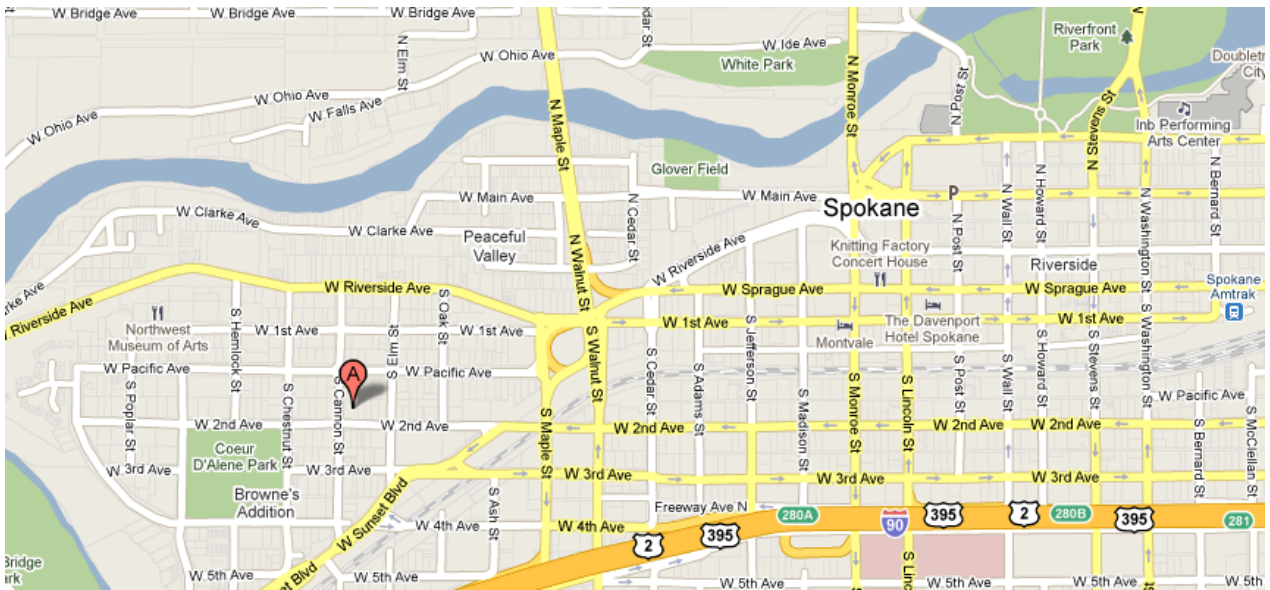
Lot Width: 150'

Lot Depth: 100'

Lot Size: 14,810 square feet

Density: 2.9 units/acre

Commentary: This a mixed use building constructed in Browne's Addition. It is two stories of residential use over one story of commercial use.





418 S. Hemlock Street

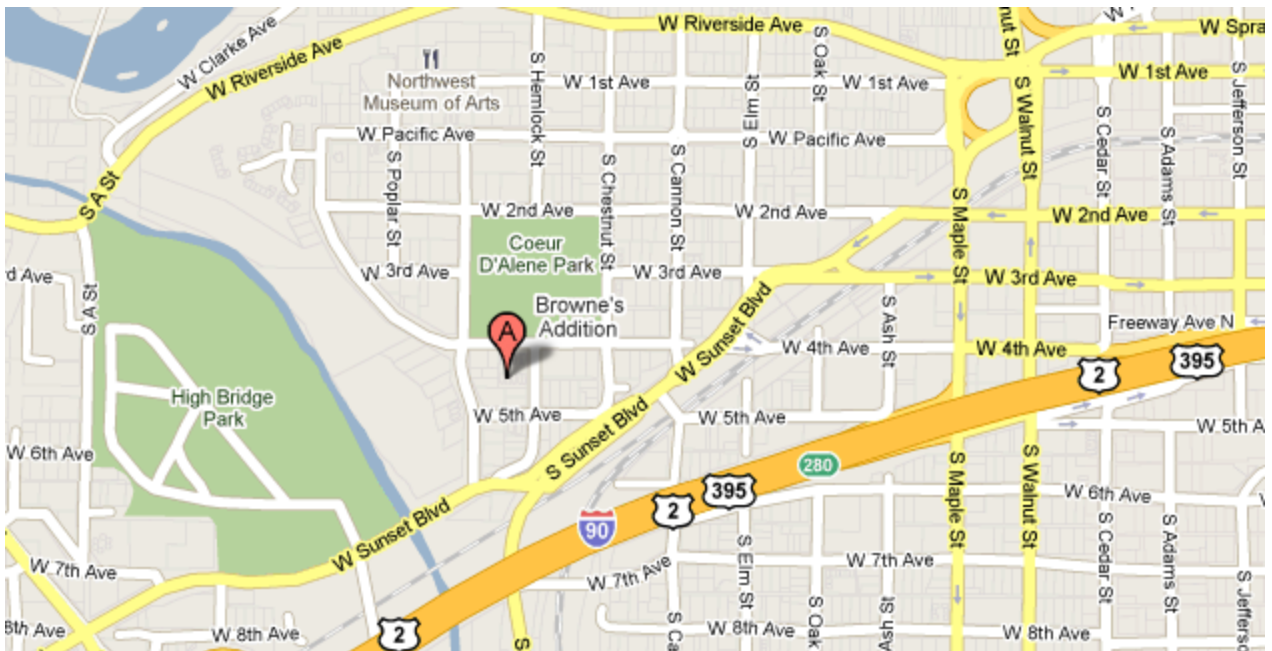
Zoning: RHD - 35, Residential High-Density

Lot Width: 150' **Lot Depth:** 200'

Lot Size: 30,000 square feet

14 Townhouse Condominiums

Commentary: This is another project in Browne's Addition. These units are about 15 feet wide. They were built as condominiums because the property could not be subdivided into 15 foot wide lots.





510 S. Arthur

Zoning: RMF, Residential Multi-Family

Lot Width: 50 and 40 feet **Lot Depth:** 90 and 135 feet

Lot Size: 10,454 square feet

2 Duplexes

Commentary: Permits for these units were applied for before the adoption of the new residential zoning code in 2006. Under the new zoning code, no more than 20 % of the land area between the front lot line and the front building line may be paved or used for vehicle areas.

