

Building Opportunity for Housing

Development Code Text Amendments

Proposed Text Amendments Tracker

Existing SMC Section	New SMC Section	Description of Change
Throughout		<ul style="list-style-type: none"> ○ SMC references updated to reflect below changes and meet City of Spokane ordinance formatting standards
17A.020 Definitions		
17A.020.010 "A" Definitions		<ul style="list-style-type: none"> ○ Update definitions for: <ul style="list-style-type: none"> - Accessory Dwelling Unit - Affordable Housing - Attached Housing
17A.020.020 "B" Definitions		<ul style="list-style-type: none"> ○ Add definition for Building Official
17A.020.030 "C" Definitions		<ul style="list-style-type: none"> ○ Add definitions for: <ul style="list-style-type: none"> - City Engineer - Courtyard Apartments ○ Update definition of Cottage Housing
17A.020.040 "D" Definitions		<ul style="list-style-type: none"> ○ Clarify entry for Director ○ Add definitions for: <ul style="list-style-type: none"> - Director, Planning (Planning Director) - Driveway Approach ○ Update definition of Duplex ○ Update definition of Dwelling Unit to specify it cannot contain more than one kitchen
17A.020.060 "F" Definitions		<ul style="list-style-type: none"> ○ Add definitions for: <ul style="list-style-type: none"> - Fiveplex - Fourplex
17A.020.120 "L" Definitions		<ul style="list-style-type: none"> ○ Add definition for: <ul style="list-style-type: none"> - Living Ground Cover
17A.020.130 "M" Definitions		<ul style="list-style-type: none"> ○ Add definition for: <ul style="list-style-type: none"> - Major Transit Stop - Middle Housing ○ Update definition of Multi-Family Residential Building and rename to Multi-Unit Residential Building
17A.020.180 "R" Definitions		<ul style="list-style-type: none"> ○ Add definition for Religious Organization

17A.020.190 "S" Definitions		<ul style="list-style-type: none"> ○ Rename Single-Family Residential Building to Single-Unit Residential Building ○ Update definition for Site, Parent ○ Add definitions for: <ul style="list-style-type: none"> - Sixplex - Stacked Flat
17A.020.200 "T" Definitions		<ul style="list-style-type: none"> ○ Add definition for <ul style="list-style-type: none"> -Triplex
17A.040 Map and Text Interpretation		
17A.040.020 Establishment of Map and Text		<ul style="list-style-type: none"> ○ Clarify name of Official Zoning Map
17A.040.030 Maintenance of the Map		<ul style="list-style-type: none"> ○ Clerical adjustment to department name
17A.040.040 Amendments to Map and Text		<ul style="list-style-type: none"> ○ Clerical adjustment to department name ○ Update reference to 17G.061
17A.040.050 Interpretation of the Zoning Map		<ul style="list-style-type: none"> ○ Update reference to Planning Director
17C.110 Residential Zones REPEALED		
17C.110.010 through 17C.110.575		<ul style="list-style-type: none"> ○ Repealed in its entirety, replaced with 17C.111
17C.111 Residential Zones		
	17C.111.010 Purpose	<ul style="list-style-type: none"> ○ Minor language updates for consistency with Comp Plan update
	17C.111.015 Design Standards Administration	<ul style="list-style-type: none"> ○ Rename to Planning Director ○ Update descriptions of R/P/C format ○ Formatting updates for clarity ○ Clarify requirements and ensure consistency with recent actions by the state legislature
	17C.111.020 List of the Residential Zones	<ul style="list-style-type: none"> ○ Rename "Residential Single-Family" to "R1" ○ Rename "Residential Two-Family" to "R2" ○ Remove RSF-C
	17C.111.030 Characteristics of Residential Zones	<ul style="list-style-type: none"> ○ Language updates for consistency with Comp Plan update ○ Rename to R1/R2, remove RSF-C ○ New language in descriptions that support housing choice and diversity
	17C.111.040 Other Zoning Standards	<ul style="list-style-type: none"> ○ Relocated from 17C.110.040

	<p>17C.111.100 Residential Zone Primary Uses</p>	<ul style="list-style-type: none"> ○ Renumber table references ○ Renumber table and update zone names
	<p>17C.111.110 Limited Use Standards</p>	<ul style="list-style-type: none"> ○ Update table references ○ Update code references ○ Update zone names ○ Rename to Planning Director
	<p>17C.111.115 Housing Types Allowed</p>	<ul style="list-style-type: none"> ○ Language updates to support housing variety and ensure consistency with Comp Plan ○ Update table references ○ Update table names ○ Update defined terms ○ Add Middle Housing to table ○ Add Multi-Unit Residential Building to list of permitted housing types in R1/R2 zones to allow Middle Housing types
	<p>17C.111.120 Accessory Uses</p>	<ul style="list-style-type: none"> ○ Relocated from 17C.110.120
	<p>17C.111.125 Nuisance-related impacts</p>	<ul style="list-style-type: none"> ○ Relocated from 17C.110.125
	<p>17C.111.200 Lot Size and Dimensions</p>	<ul style="list-style-type: none"> ○ Rename section ○ Add content to Purpose section ○ Update references ○ Remove superfluous language ○ Remove lot standards table (relocated to 17C.110.205 and updated)
	<p>17C.111.205 Development Standards Tables</p>	<ul style="list-style-type: none"> ○ New tables to summarize development standards ○ Separate lot standards from building standards ○ Lot standards: <ul style="list-style-type: none"> - Maximum density applies only on sites 2 acres or larger - Minimum density continues to apply - Lot dimensions consistent with BOCA (unless specifically noted) - Lot width 15 feet with rear vehicle access and change lot frontage same as lot width to reflect reduction - Add threshold for stormwater drainage plan

		<ul style="list-style-type: none"> - Eliminate minimum lot depth in RMF and RHD zones - R2 (RTF) minimum lot depth 40 feet o Building standards <ul style="list-style-type: none"> - Remove FAR - Add maximum building footprint in R1/R2 - Remove wall height (see angled setback standards) - Reduce front setback to 10 ft - Reduce rear setback to 15 ft in R1 - Add maximum building footprint for ADU - Allow reduced open space per unit for common open space - Bonuses for Religious Organizations - Increased building coverage - Increased building footprint
	17C.111.210 Density	<ul style="list-style-type: none"> o Remove section on single-dwelling and duplex development o Apply maximum density only to sites above 2 acres o Update references o Specify conditions for application of minimum density
	17C.111.220 Building Coverage and Impervious Coverage	<ul style="list-style-type: none"> o Specify application of requirements for drainage plan o Clarify application of FAR
	17C.111.225 Development Near Major Transit Stop or Center & Corridor Zone, or with Qualifying Affordable Units	<ul style="list-style-type: none"> o Increase building coverage o Establish criteria consistent with HB 1110
	17C.111.230 Height	<ul style="list-style-type: none"> o Update table references o Measure building height from average grade to highest point of roof
	17C.111.235 Setbacks	<ul style="list-style-type: none"> o Remove setback averaging requirement o Add Angled Setback standards in place of wall heights o Update references
	17C.111.240 Accessory Structures	<ul style="list-style-type: none"> o Clarify this section does not apply to ADUs

		<ul style="list-style-type: none"> ○ Removed language related to wall height
	17C.111.245 Fences	<ul style="list-style-type: none"> ○ Relocated from 17C.110.230
	17C.111.250 Exterior Storage – Residential Zones	<ul style="list-style-type: none"> ○ Relocated from 17C.110.270
	17C.111.255 Parking, Demolitions, Signs, and Other Applicable Standards	<ul style="list-style-type: none"> ○ Consolidate and relocate: <ul style="list-style-type: none"> - 17C.110.235 Demolitions - 17C.110.245 Parking and Loading - 17C.110.250 Signs
	17C.111.300 Single-Unit Residential and Middle Housing Design Standards	<ul style="list-style-type: none"> ○ Establishes design standards for single-unit residential and middle housing types
	17C.111.305 Landscaping	<ul style="list-style-type: none"> ○ New detached and middle housing design standards
	17C.111.310 Outdoor Areas	<ul style="list-style-type: none"> ○ New detached and middle housing design standards
	17C.111.315 Entrances	<ul style="list-style-type: none"> ○ New detached and middle housing design standards
	17C.111.320 Windows	<ul style="list-style-type: none"> ○ New detached and middle housing design standards
	17C.111.325 Building Articulation	<ul style="list-style-type: none"> ○ New detached and middle housing design standards
	17C.111.330 Screening	<ul style="list-style-type: none"> ○ New detached and middle housing design standards
	17C.111.335 Parking Facilities	<ul style="list-style-type: none"> ○ New detached and middle housing design standards
	17C.111.340 Pedestrian Connectivity	<ul style="list-style-type: none"> ○ New detached and middle housing design standards
	17C.111.400 Multi-Unit Design Standards	<ul style="list-style-type: none"> ○ Relocate and rename 17C.110.400 ○ Update language to be consistent with Comp Plan and HB 1110
	17C.111.405 Design Standards Implementation through 17C.111.575 Screening	<ul style="list-style-type: none"> ○ Relocated from 17C.110.405 through 17C.110.575
	17C.111.600 Residential Visitability Standards	<ul style="list-style-type: none"> ○ New section that allows for deviations from some development standards in order to accommodate accessible design features ○ When a deviation is granted, additional requirements become active to ensure other aspects of the unit are also accessible.

		<ul style="list-style-type: none"> ○ Requirements can be waived in cases of retrofits
17C.120 Commercial Zones		
17C.120.500 Design Standards Implementation		<ul style="list-style-type: none"> ○ Apply design standards to residential development even when it's in a commercial zone
17C.122 Center and Corridor Zones		
17C.122.060 Design Standards and Guidelines for Centers and Corridors		<ul style="list-style-type: none"> ○ Apply design standards to residential development even when it's in a Centers and Corridors zone
17C.200 Landscaping and Screening		
17C.200.020 Plan Submittal Requirements		<ul style="list-style-type: none"> ○ Change submittal requirements to be based on development acreage instead of house type to be consistent with HB 1110 ○ Require submittal at 7,000 sq ft or larger
17C.200.040 Site Planting Standards		<ul style="list-style-type: none"> ○ Update zone names
17C.200.100 Irrigation Requirement		<ul style="list-style-type: none"> ○ Modify for consistency with HB 1110 ○ Rename to Planning Director
17C.230 Parking and Loading		
17C.230.110 Minimum Required Parking Spaces		<ul style="list-style-type: none"> ○ Rename zones
17C.230.120 Minimum Required Parking Spaces		<ul style="list-style-type: none"> ○ Update naming of zones
17C.230.130 Parking Exceptions		<ul style="list-style-type: none"> ○ Rename to Planning Director ○ Apply exemption for renovations to all zones ○ Remove off street parking requirements within 1/2 mile of major transit stop and adjust other requirements to be consistent with HB 1110
17C.300 Accessory Dwelling Units		
17C.300.010 Purpose		<ul style="list-style-type: none"> ○ Clarify relationship between ADU and principal dwelling
17C.300.100 General Regulations		<ul style="list-style-type: none"> ○ Clarify the process for establishing an ADU versus a principal dwelling
17C.300.110 Criteria		<ul style="list-style-type: none"> ○ Remove FAR ○ Apply maximum building footprint
17C.300.130 Development Standards		<ul style="list-style-type: none"> ○ Update to angled setback instead of wall height, removing the 45 degree angle setback plane

		<ul style="list-style-type: none"> ○ Clarify creation of accessory dwelling units
17D.060 Stormwater Facilities		
	17D.060.135 Areas of Drainage Concern	<ul style="list-style-type: none"> ○ Describe AODCs ○ Provide general conditions for identification of AODCs
17G.020 Comprehensive Plan Amendment Procedure		
17G.020.060 Comprehensive Plan Amendments Procedure		<ul style="list-style-type: none"> ○ Rename position for Planning Director
17G.025 Unified Development Code Amendment Procedure		
17G.025.010 Text Amendments to the Unified Development Code		<ul style="list-style-type: none"> ○ Improve clarity ○ Add purpose, definitions, and applicability sections
17G.030 Design Departures		
17G.030.010 Purpose		<ul style="list-style-type: none"> ○ Included in the draft for clarity of applicability, language not altered
17G.030.030 Review Process		<ul style="list-style-type: none"> ○ Rename to Planning Director ○ Rename to Design Review Board ○ Clarify role of planning staff
17G.030.040 Decision Criteria		<ul style="list-style-type: none"> ○ Clarify differences between Requirements and Presumptions
17G.060 Land Use Application Procedures REPEALED		
17G.060.010 through 17G.060.270		<ul style="list-style-type: none"> ○ Repealed in its entirety, replaced with 17G.061
17G.060T Land Use Application Tables		
17G.060T.001 through 17G.060.003		<ul style="list-style-type: none"> ○ Repealed in its entirety, replaced with 17G.061
17G.061 Land Use Application Procedures (New)		
	17G.061.000 Purpose and Administration	<ul style="list-style-type: none"> ○ Combine related sections and renumber ○ Rename position for Planning Director
	17G.061.010 Summary of Land Use Application Procedures	<ul style="list-style-type: none"> ○ Combine all information into a single table ○ Correct missing information from 17G.060T
	17G.061.100 Application Types	<ul style="list-style-type: none"> ○ Define Type I/II/III permit types
	17G.061.110 Application Requirements	<ul style="list-style-type: none"> ○ Combine related sections and renumber ○ Rename position for Planning Director

	17G.061.120 Determination of a Complete Application	<ul style="list-style-type: none"> ○ Combine related sections and renumber
	17G.061.130 Application Time Limits	<ul style="list-style-type: none"> ○ Renumber from 17G.060.080
	17G.061.140 Expiration of Application	<ul style="list-style-type: none"> ○ Renumber from 17G.060.220
	17G.061.150 Modification of Applications and Permits	<ul style="list-style-type: none"> ○ Relocated from 17G.060.230
	17G.061.150 Modification of Applications and Permits	<ul style="list-style-type: none"> ○ Rename ○ Relocated from: <ul style="list-style-type: none"> - 17G.060.230 - 17G.060.245 - 17G.060.230(B) - 17G.060.245 ○ Rename position for Planning Director
	17G.061.210 Public Notice	<ul style="list-style-type: none"> ○ Combine related sections and renumber ○ Add purpose statement ○ General reorganization ○ Clarify difference between "sign" and "posted" notice ○ Rename position for Planning Director
	17G.061.220 Public Comment Period	<ul style="list-style-type: none"> ○ Relocate from 17G.060.130 ○ Clarify language about conflicting time periods
	17G.061.230 Public Hearing	<ul style="list-style-type: none"> ○ Combine related sections ○ Relocated from: <ul style="list-style-type: none"> - 17G.060.150 - 17G.060.160
	17G.061.240 SEPA Threshold Determination	<ul style="list-style-type: none"> ○ Relocated from 17G.060.140
	17G.061.310 Decision Criteria	<ul style="list-style-type: none"> ○ Add references to rezone criteria for residential and non-residential land use designations ○ Clarify that rezone process includes height changes
	17G.061.320 Notice of Decision	<ul style="list-style-type: none"> ○ Relocated from 17G.060.190 ○ Rename position for Planning Director

	17G.061.330 Decision - When Final	○ Relocated from 17G.060.200
	17G.061.340 Appeals	○ Relocated from 17G.060.210
	17G.061.350 Expiration of Permit	○ Relocated from 17G.060.240
	17G.061.400 Design Review	○ Relocated from 17G.060.060 ○ Rename position for Planning Director
	17G.061.510 Optional Consolidated Project Permit Review Process	○ Relocated from 17G.061.510
	17G.061.520 Shoreline Substantial Development Permit Letter of Exemption Procedure	○ Relocated from 17G.060.075

17G.070 Planned Unit Developments

17G.070.030 Development Standards		○ Clarifying that attached housing and duplexes are permitted outright ○ Updating zone names ○ Clarifying density applicability
17G.070.135		○ Clarifying language to not treat single-unit detached dwellings and Middle Housing differently

17G.080 Subdivisions

17G.080.010 Purpose 17G.080.080 Severability	17G.080.000 Purpose and Administration	○ Combine related sections ○ Relocate administration section from 17G.080.020 ○ Relocate exclusions from 17G.080.020 ○ Formatting adjustments
17G.080.020 General Provisions		○ Move administrative language to 17G.080.000 ○ Move exclusions to 17G.080.000
17G.080.025 Decision Criteria		○ Relocation of decision criteria for plats from 17G.060.170

17G.080.040 Short Subdivisions		<ul style="list-style-type: none"> ○ Formatting changes ○ Require count of proposed housing units on plat ○ Clarify that City Engineer can apply Minor Engineering Review for proposals that substantially meet requirements ○ Require identification of Middle Housing types on plat
17G.080.050 Subdivisions		<ul style="list-style-type: none"> ○ Add requirements for multiple Middle Housing types on plats exceeding 2 acres
17G.080.060 Binding Site Plans		<ul style="list-style-type: none"> ○ Allow BSP in residential zones ○ Update references to SMC sections
17G.080.065 Alternative Residential Subdivisions	17G.080.065 Unit Lot Subdivisions	<ul style="list-style-type: none"> ○ Rename section to Unit Lot Subdivisions ○ Increase maximum site size to two acres ○ Allow for unit lot subdivision in more situations than cottage and pocket development ○ Allow for division of a primary house and accessory dwelling unit ○ Add requirements around ADU splits ○ Restructure and reformat some sections
17G.080.080 Severability	REPEALED	<ul style="list-style-type: none"> ○ Relocated to 17G.080.000