

# **Infill Development Options**

**Draft revisions to Comprehensive Plan and Development Regulations**

**September 17, 2018**



## **Infill Development Options**

### **Low Density Residential Zones**

As part of Spokane County's Comprehensive Plan Update, the Department of Building and Planning is considering options to increase opportunities for infill development within the Urban Growth Area. The objective is to provide more opportunities for diverse housing types and increase housing affordability. This effort identifies barriers to certain types of residential development and provides policy and regulatory changes to increase infill opportunities. The proposed changes will affect those areas within the unincorporated Urban Growth Area that are zoned Low Density Residential.

The initial review for this project was predicated on concerns within the development community that it is often difficult to develop single family residences in certain areas within the UGA. Many of these areas contain smaller parcels within established neighborhoods, which because of location and economic limitations makes development of traditional subdivisions difficult and less profitable to the point that they become unfeasible.

Review and discussion has identified barriers to development including:

- **Lot Standards**

Lot standards includes dimensional requirements for lot size, setbacks, frontage and lot coverage. The standards can impede development of infill and affordable housing by limiting smaller lot compact development.

Proposed Revisions

Lot standard are revised to allow greater flexibility and promote infill development.

- **Density**

The current maximum density of 6 units per acre in the LDR zones can hinder infill development, especially in older neighborhoods. In some established residential areas, the sales price for a new single-family home may not provide enough revenue to make the development feasible. Higher density housing may allow development to meet this profitability threshold.

Proposed Revisions

Increase the maximum density to 8 units per acre in the Low Density Residential Zone. Bonus density would allow projects to increase to 10 units per acre for certain infill projects such as row housing and duplex housing.

- **Row Housing**

Row housing, which provides the opportunity for higher density development, is currently only allowed through a Planned Unit Development (PUD). The PUD process is more complex than a traditional subdivision, requiring additional design components and a

lengthier process. While the PUD process has been successful for certain developments, it is seldom used.

Proposed Revisions

Increase the maximum density to 8 units per acre. Additionally, allow subdivisions to increase to 10 units per acre for certain infill projects such as row housing and duplex housing and providing standards to reduce impacts to existing neighborhoods.

- **Duplex Development**

Duplex development, which can provide affordable housing in the UGA, is hindered by development standards that require large lot areas and preclude the development of vertical stacked duplex units where each dwelling unit is on a separate floor.

Proposed Revisions

Revise the definition of duplex to allow stacked units. Reduce lot area requirements for a duplex to the same lot area requirement for a single-family home. Provide a bonus density for duplexes located on corner lots where the duplex can be designed to resemble a single-family dwelling unit when viewed from the street.

- **Bonus Density**

Bonus density, which is supported by Comprehensive Plan policies, is only available in the LDR zone through planned unit developments. Providing bonus density for infill development may increase options for affordable housing in the UGA.

Proposed Revisions

Provide bonus density provisions for infill development including row housing and certain types of compatible duplex housing. Bonus density will allow a maximum of 10 units per acre.

- **Small Scale Triplex and Fourplex Development**

Small scale triplex and fourplex development can provide infill opportunities on sites that are difficult to develop with traditional single-family development. These areas may include isolated, smaller vacant parcels where property values make construction of new single-family homes unfeasible. Providing this opportunity while limiting density to a maximum of 10 units per acre can provide affordable housing opportunities within the urban growth area.

Proposed Revisions

Allow infill with triplex and fourplex units with bonus density to a maximum of 10 units per acre. Include development standards to lessen impacts to adjacent single-family development.

## Proposed Amendments to the Comprehensive Plan

Additional wording underlined

Deleted wording ~~striketrough~~

### Page UL-1, Comprehensive Plan

#### Urban Land Use Categories

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#### Residential Categories

Three separate categories for residential use are established, ranging from low to high density. Low density residential includes a density range of 1 to and including 6 8 dwelling units per acre. Bonus density in the low density residential category may allow an increase to 10 dwelling units per acre for qualifying infill projects. ~~m~~ Medium density residential includes a range of greater than 6 to and including 15 dwelling units per acre and high density residential shall be greater than 15 dwelling units per acre. Design standards ensure neighborhood character and compatibility with adjacent uses. Commercial uses, with the exception of office use in high-density residential areas and neighborhood centers associated with traditional neighborhood developments, would only be permitted through changing the land use category with a comprehensive plan amendment or through a neighborhood planning process.

### Page UL-12, Comprehensive Plan

#### Goal

**UL.9a Create a variety of residential densities within the Urban Growth Area with an emphasis on compact mixed-use development in designated centers and corridors.**

**UL.9b Create efficient use of land and resources by reducing the conversion of land to sprawling, low density development.**

#### Policies

UL.9.1 Establish low, medium, and high density residential categories to achieve population and economic growth objectives. Low density residential areas shall range from 1 to and including 6 8 dwelling units per acre. Bonus density in the low density residential category may allow an increase to 10 dwelling units per acre for qualifying infill projects. ~~m~~ Medium density residential shall range from greater than 6 to and including 15 dwelling units per acre and high density residential shall be greater than 15.0 residential units per acre. Mixed residential densities may be established through community-based neighborhood planning, subarea planning, or approval of traditional neighborhood developments.

UL.9.2 Spokane County shall seek to achieve an average residential density in new development of at least 4 5 dwelling units per net acre in the Urban Growth Area through a mix of densities and housing types.

## Proposed Amendments to the Zoning Code

Additional wording underlined

Deleted wording ~~striketrough~~

### Chapter 14.300

#### Definitions

##### 14.300.100 Definitions

Dwelling, Two-Family (Duplex): A single structure containing 2 dwelling units designed exclusively for occupancy by 2 families living independently of each other, and neither unit is considered an accessory dwelling unit. To be classified as a duplex, the dwelling units must be connected by common floor/ceiling, a common wall or by a covered carport/breezeway which does not exceed a distance of 20 feet between the two dwelling units.

### Chapter 14.606

#### Urban Residential Zones

##### 14.606.100 Purpose and Intent

The purpose of the Urban Residential Chapter is to implement Comprehensive Plan goals and policies related to urban residential use. Residential zone classifications provide for a range of residential uses within the Urban Growth Area.

The **Low Density Residential (LDR)** zone is primarily for single-family, duplex and row housing residential development that allows a density of 1 to and including 6 8 dwelling units per acre. Small scale, multi-family development may be permitted, consistent with density standards to provide compatibility with adjacent single-family residences. Zero lot-line housing, bonus density and other incentives are permitted to promote infill, preservation of open space, and a variety of housing types and densities.

**14.606.220 Residential Lands Matrix**

**Table 606-1, Residential Zones Matrix**

<i>Residential Uses</i>	<b>LDR</b>	<b>LDR-P</b>	<b>MDR</b>	<b>HDR</b>
<b>Dwelling, multi-family, small scale infill development</b>	<b>L</b>	<b>N</b>	<b>N</b>	<b>N</b>
Dwelling, multi-family	N	N	P	L
Dwelling, multi-family, greater than 30 units per acre	N	N	N	CU
Dwelling, single-family	P	P	P	P
Dwelling, row housing	L	N	P	P
Dwelling, two-family duplex	P	N	P	P
<b>Dwelling, two-family duplex - corner lot bonus density</b>	<b>L</b>	<b>N</b>	<b>N</b>	<b>N</b>

**14.606.230 Limited Uses with Specific Standards**

Uses that are categorized with an “L” in table 606-1, Residential Zones Matrix, are subject to the corresponding standards of this section. In the case of inconsistencies between section 14.606.220 (Residential Zones Matrix) and section 14.606.230, section 14.606.230 shall govern.

**x. Two family duplex dwelling with corner lot bonus density (LDR zone)**

- a. A two-family duplex dwelling located on a corner lot shall be considered as a single-family dwelling for the purposes of calculating density provided the front door and driveway for each unit face opposite streets to give the appearance of a single-family residence from the street view, as illustrated below.



x. Multi-family dwelling, small scale infill development (LDR zone)

- a. Multifamily development shall be limited to triplex or fourplex dwellings located on a single parcel/lot not smaller than 13,000 sq. ft.
- b. A bonus density of 2 dwelling units per acre is provided allowing a maximum density of 10 units per acre.
- c. Buildings shall be a single floor (basement allowed) and shall not exceed 25 feet in height above grade.
- d. To provide compatibility with adjacent single family uses, permit applications shall require a technical review meeting and compliance with Off-Street Parking and Loading Standards (Chapter 14.802) and Landscaping and Screening Standards (Chapter 14.860).

16. Row housing (LDR zone)

- a. Row housing development requires application and review as a Planned Unit Development under Chapter 14.704.
- a. Row housing shall comply with the requirements for Zero Lot Line Development under Section 14.606.300(4).
- b. Row housing lots with rear lot lines abutting an existing single-family neighborhood, shall require installation of a 6-foot sight obscuring fence along the rear property line which shall be constructed prior to issuance of a certificate of occupancy.
- c. Preliminary plats in which 25% or more of dwellings are row houses shall be allowed a bonus density of 2 units per acre within the Low Density Residential zone. If the preliminary plat is completed in phases, each phase of the development must include at least 25% of the units as row housing units until such time as the total number of row housing units required to receive the bonus density has been reached. This requirement shall be included in the plat dedicatory wording.

**14.606.300 Development Standards**

Permitted uses in the Urban Residential zones shall comply with the following development standards. Prior to the issuance of a building permit, evidence of compliance with provisions of this section shall be provided.

40. **Density Standards:**

Table 606-2, Density Standards for Residential Zones

	Low Density Residential	Low Density Residential Plus	Medium Density Residential	High Density Residential
<b>Density:</b>	1 to <del>6</del> 8 units/acre*	1 unit/acre	Over 6 to 15 units/acre	Over 15 units/acre
*Bonus densities may be allowed for planned unit developments and other infill developments as identified herein.				

2. Lot Standards:

Table 606-3, Lot Standards for Residential Zones

	<i>Low Density Residential</i>	<i>Low Density Residential Plus</i>	<i>Medium Density Residential</i>	<i>High Density Residential</i>
<b>Max. Building Coverage</b>	<del>55</del> 70 % of lot area	<del>55</del> 70 % of lot area	<del>65</del> 70 % of lot area	70% of lot area
<b>Max. Height</b>	35 feet 65 feet for a college/university	35 feet 65 feet for a college/university	40 feet 65 feet for a college/university	50 feet 65 feet for a college/university
<b>Permitted uses:</b>				
Minimum lot area	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.
Minimum frontage	50 feet	60 feet	60 feet	60 feet
<b>Single family:</b>				
Minimum lot area	<del>4,000</del> 5,000-sq. ft.	43,560 sq. ft.	<del>4,200</del> 2,500 sq. ft.	1,600 sq. ft.
Minimum frontage	<del>50</del> 40 feet	90 feet	<del>50</del> 36 feet	20 feet
<b>Duplex:</b>				
Minimum lot area	<del>10,000</del> 4,000 sq. ft.	Not applicable.	<del>8,400</del> 2,500 sq. ft.	<del>3,200</del> 1,300 sq. ft.
Minimum frontage	<del>50</del> 40 feet	Not applicable	<del>50</del> 40 feet	<del>40</del> 30 feet
<b>Row Housing:</b>				
<u>Minimum lot area</u>	<u>2,500 sq. ft.</u>	<u>Not applicable.</u>	<u>1,300 sq. ft.</u>	<u>1,300 sq. ft.</u>
<u>Minimum frontage</u>	<u>36 feet</u>	<u>Not applicable</u>	<u>36 feet</u>	<u>36 feet</u>
<u>Minimum frontage w/ vehicle access from alley</u>	<u>20 feet</u>	<u>Not applicable</u>	<u>16 feet</u>	<u>16 feet</u>



<b>Minimum Yard Setback:</b>				
Front/flanking street	15 feet – residence 20 feet – garage	15 feet – residence 20 feet – garage	15 feet – residence 20 feet – garage	15 feet – residence 20 feet – garage
Side	5 feet	5 feet	Five feet plus 1 additional foot for each additional foot of structure height over 25 feet to a maximum of 15 feet.	
Rear (all residential zones)	Five feet plus 1 additional foot for each additional foot of structure height over 25 feet to a maximum of 15 feet.			
<p>Notes:</p> <ol style="list-style-type: none"> <li>1. Setbacks are measured from the property line <u>unless there is a border easement, in which case, the setback shall be measured from the back of the sidewalk.</u></li> <li>2. Zero-foot setbacks for side lot lines may be allowed consistent with number 4 below.</li> <li>3. Front/flanking street setbacks for garages include both attached and detached structures</li> </ol>				