

This handbook was created to lower barriers to creating housing in the City of Spokane. The Mayor's administration, Spokane City Council, the Planning Director, and City staff from multiple departments worked in tandem to collect and review the information in the catalog.

The goal of this effort is to maximize the number of new homes that can be built under the terms of the Building Opportunity and Choices for All interim ordinance, while ensuring that such buildings are thoughtful and contextually appropriate for Spokane's existing neighborhoods.

CITY OF SPOKANE

Lisa Brown, Mayor

City Council

- Betsy Wilkerson, City Council President
- Jonathan Bingle, Council Member, District 1
- Michael Cathcart, Council Member, District 1
- Paul Dillon, Council Member, District 2
- Lili Navarrete, Council Member, District 2
- Kitty Klitzke, Council Member, District 3
- Zack Zappone, Council Member, District 3

City of Spokane Staff

- Planning and Economic Development:
 - Spencer Gardner, Director
 - Dean Gunderson, Senior Urban Designer
 - Taylor Berberich, Urban Designer
 - Jackie Churchill, Planner

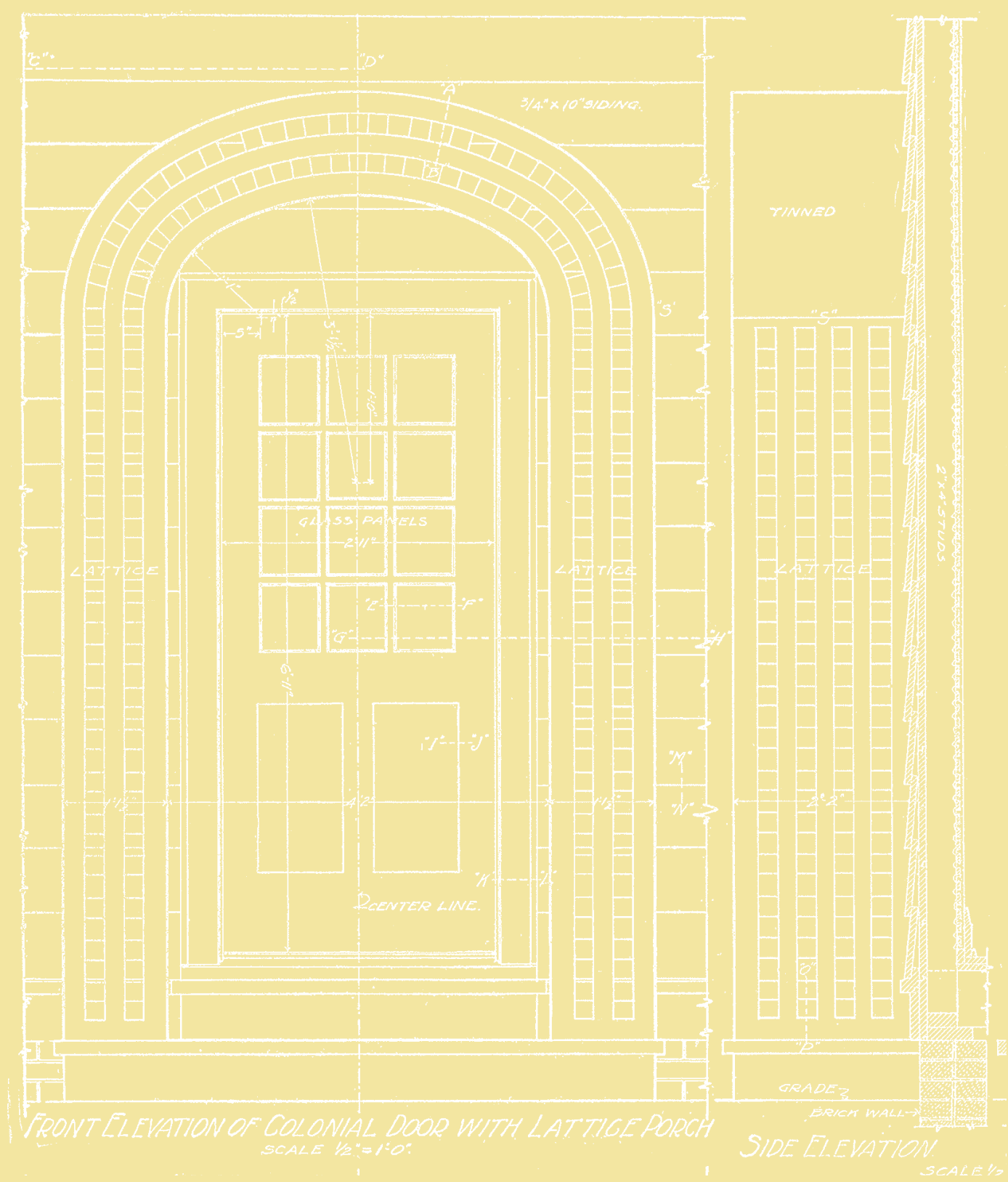
- Development Services Center:
 - Tami Palmquist, Director

- Legal Services:
 - James Richman, Assistant City Attorney

Table of Contents

	4
	5
	6
PUBLICATION INFORMATION	10
	12
Introduction	14
Background	16
Introduction to the Catalog	18
How to use the Catalog	20
Frequently Asked Questions (FAQs)	22
	24
Permitting	26
City of Spokane Permitting Requirements	28
	30
	32
	34
Home Plans	36
Canton Duplex	38
Madison Duplex	40
Evergreen-20 Townhouse	42
Evergreen-25 Townhouse	44
	46
Site Review Criteria	48
SpokaneScape	50
Stormwater Requirements	52
Rain Garden Guide	54
	56
Site Concepts	58
xx	60
xx	62
xx	64
xx	66
5: xx	68
Appendix	
Frequently Asked Questions	
Glossary	
Image Attributions	

WELCOME

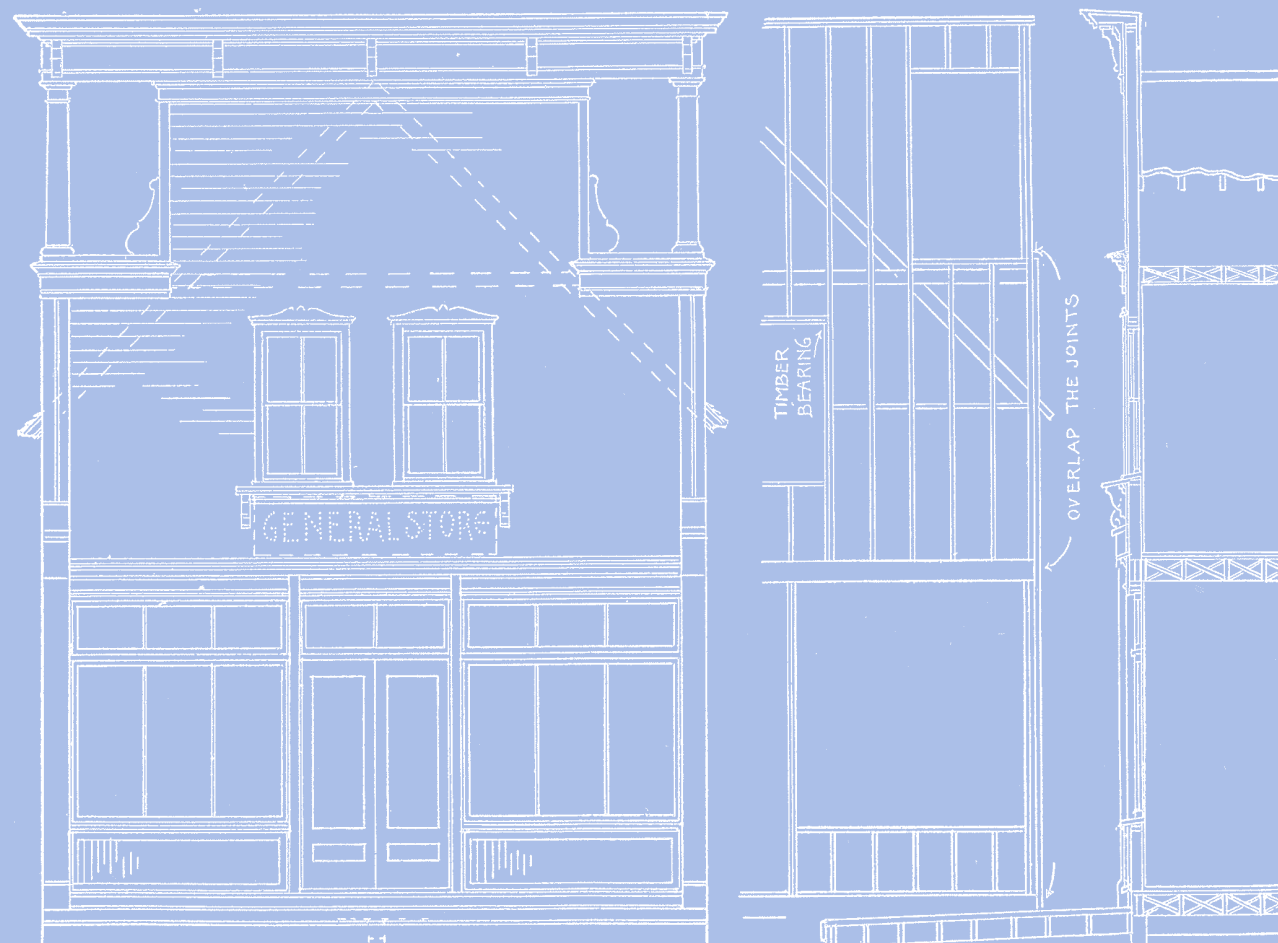
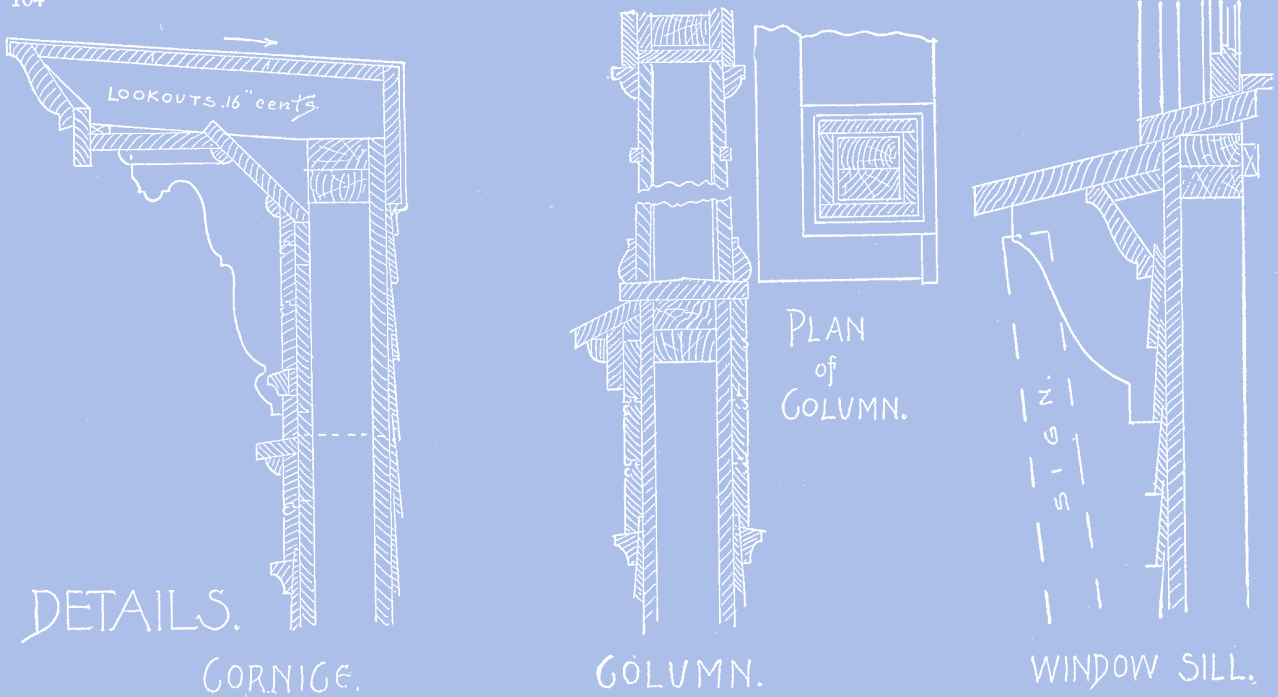


BACKGROUND

INTRODUCTION TO THE HANDBOOK

PERMITTING

104



PERMITTING PROCESS

BUILDING CODES: IRC VS IBC

SPRINKLER REQUIREMENTS

DEVELOPMENT TIMELINE

SITE REVIEW CRITERIA

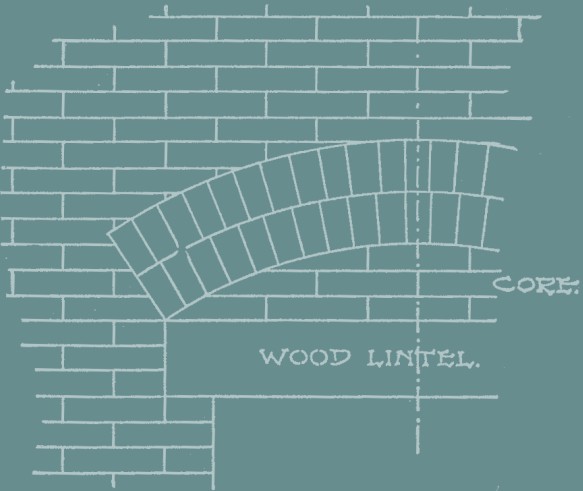


FIGURE 18.

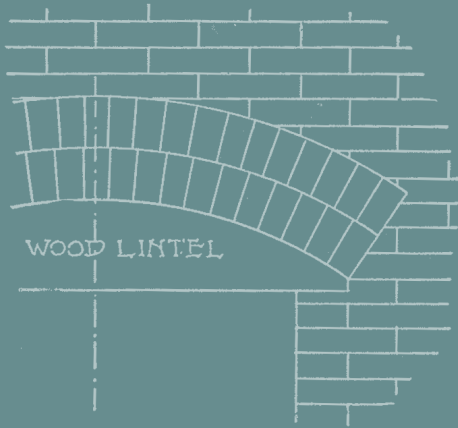


FIGURE 19.

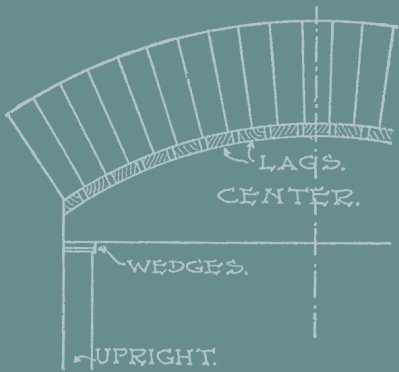


FIGURE 20.

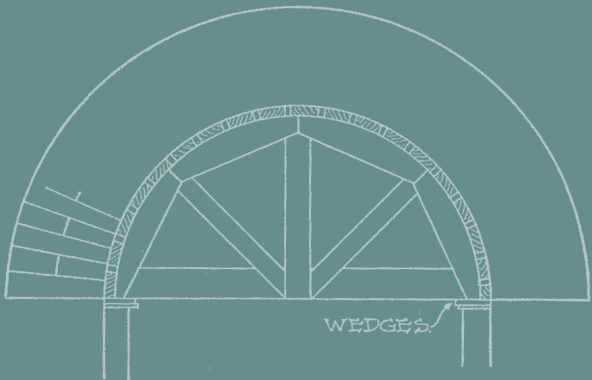


FIGURE 21.

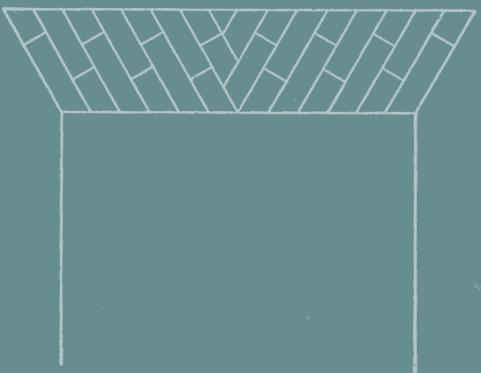


FIGURE 22.

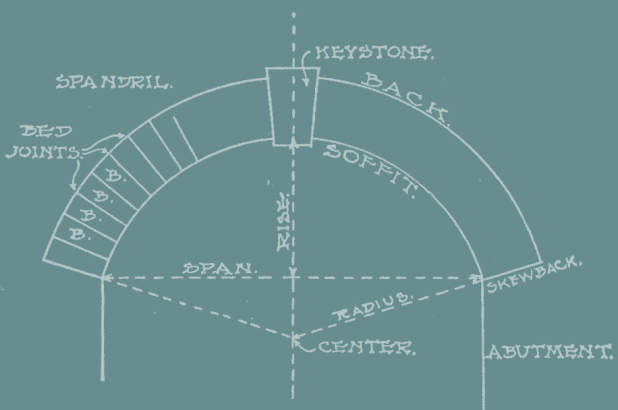


FIGURE 23.

SPOKANESCAPE

STORMWATER REQUIREMENTS

RAIN GARDENS

SpokaneScape

SpokaneScape is a water-efficient landscape that has been designed specifically for Spokane residents; its focus is landscaping that can be maintained with a low-volume irrigation system and full palette of drought tolerant plant selections.

A well-designed SpokaneScape will beautify your property, protect our natural resources and the environment, and will inevitably reduce maintenance. The widespread use of SpokaneScape landscaping will continue to ensure that adequate water will remain in our aquifer so we will have clean water to drink, trees to shade our streets, gardens to grow, and parks to play in.



Each time we use water is an opportunity to make a deliberate choice to use this precious resource responsibly. Pumping less water from the aquifer during summer months supports the health of the Spokane River when it needs it the most.

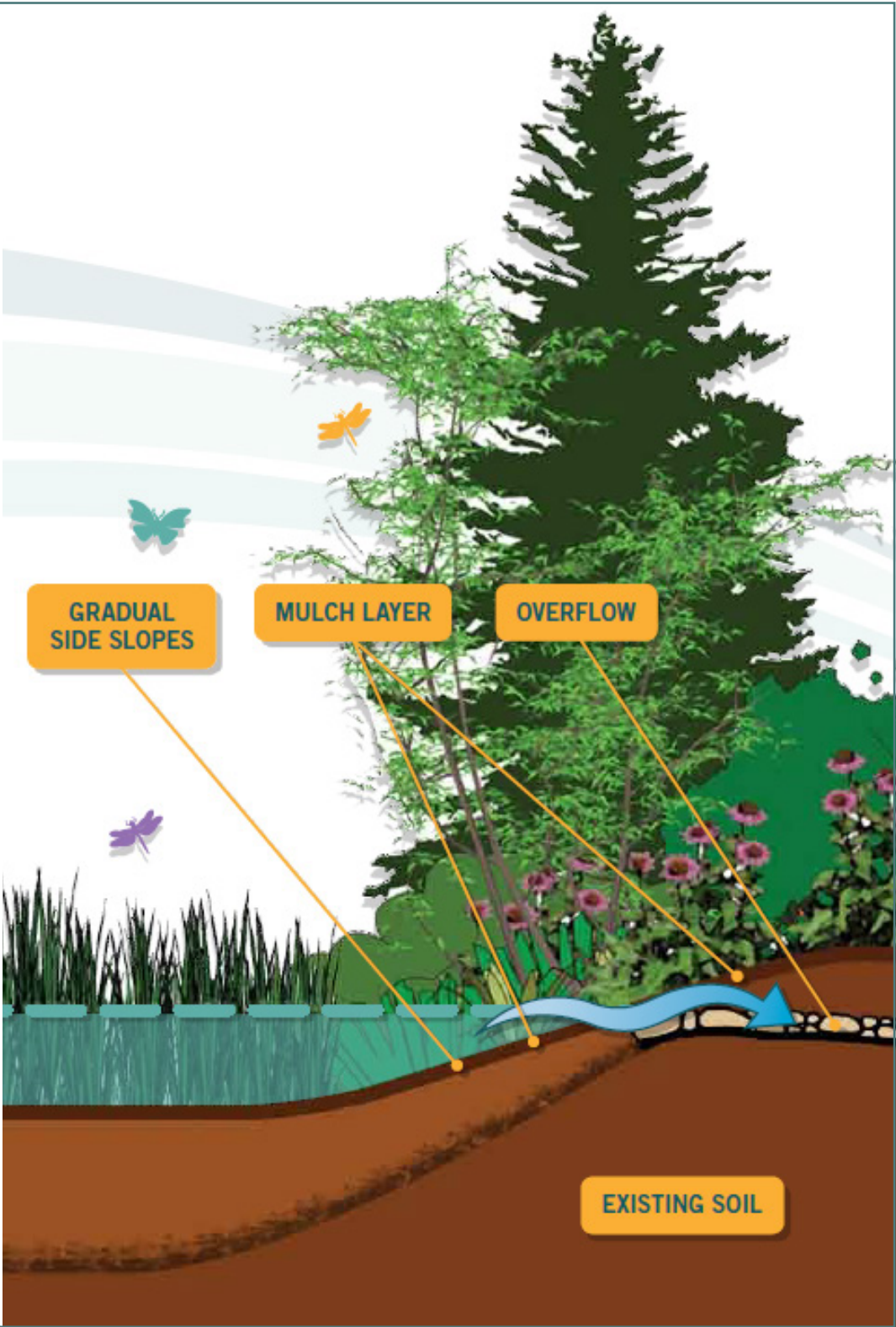
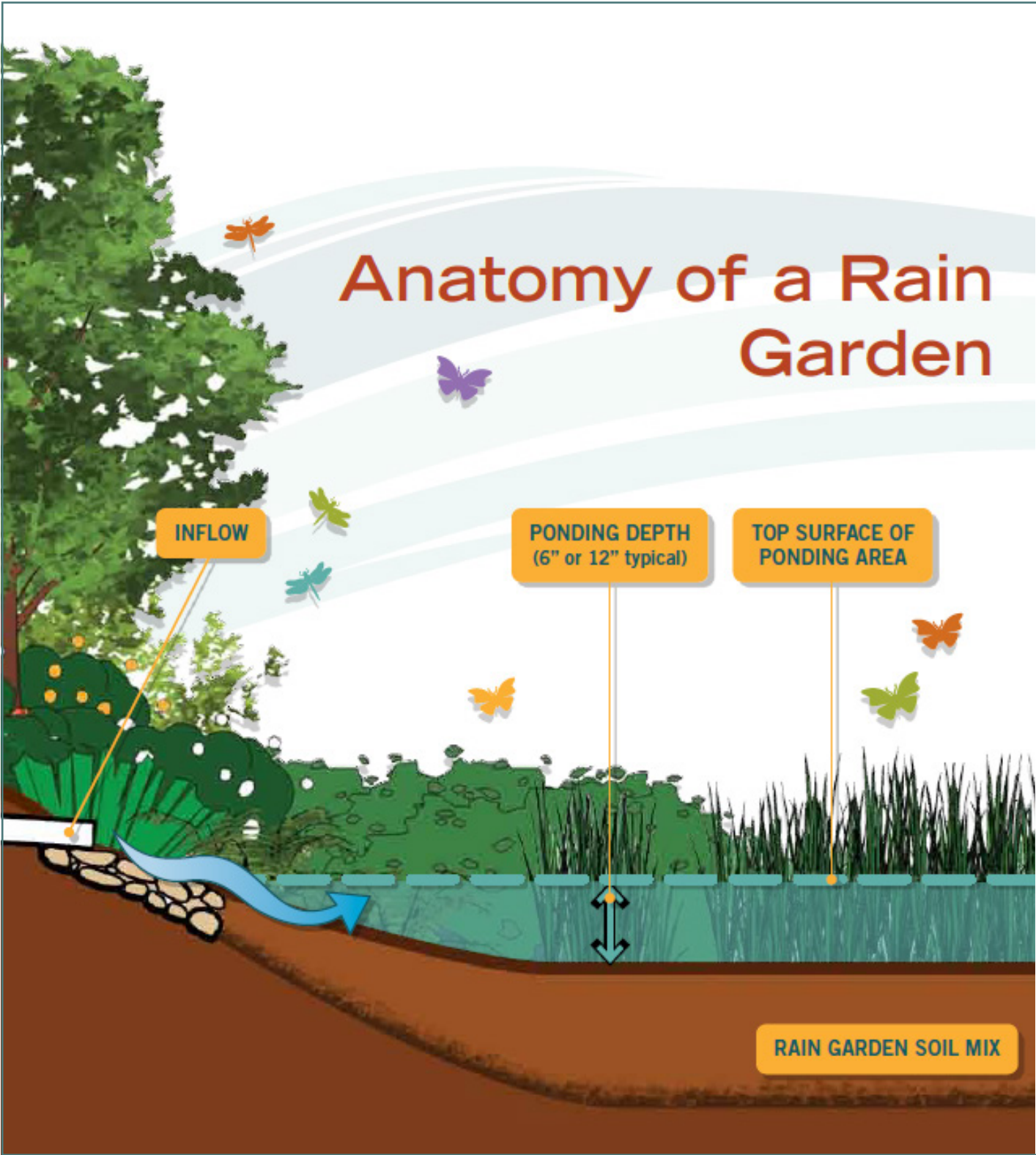
This section is an abbreviated version of the official SpokaneScape guide book. The full version can be found at <https://static.spokanecity.org/documents/publicworks/water/water-wise-spokane/spokanescape/2022-spokanescape-guidebook.pdf>

Rain Gardens

Rain Gardens

A rain garden is a landscaped area that collects, absorbs, and filters stormwater runoff from roof tops, driveways, patios, and other hard surfaces that don't allow water to soak in. Rain gardens are sized to accommodate temporary ponding after it rains and are not meant to be permanent ponds.

- Rain gardens are shallow depressions that:
- Can be shaped and sized to fit your yard.
- Are constructed with soil mixes that allow water to soak in rapidly, treat runoff, and support plant growth.
- Can be landscaped with a variety of plants to fit the surroundings.



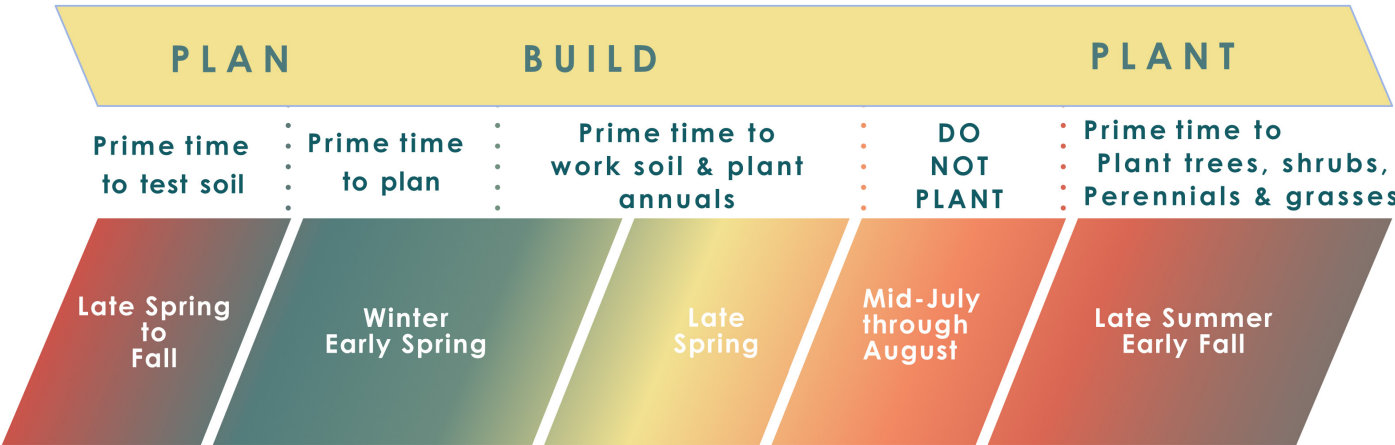
Rain Gardens

Benefits of Rain Gardens



Rain Gardens: Recommended Timeline

Generally, the best time to build a rain garden is in fall or spring when the ground is moist but not soaking wet; however, rain gardens also can be built in the summer months. The best time to plant is in the fall, allowing trees and vegetation to establish during the rainy winter months. Many people also plant in the spring.

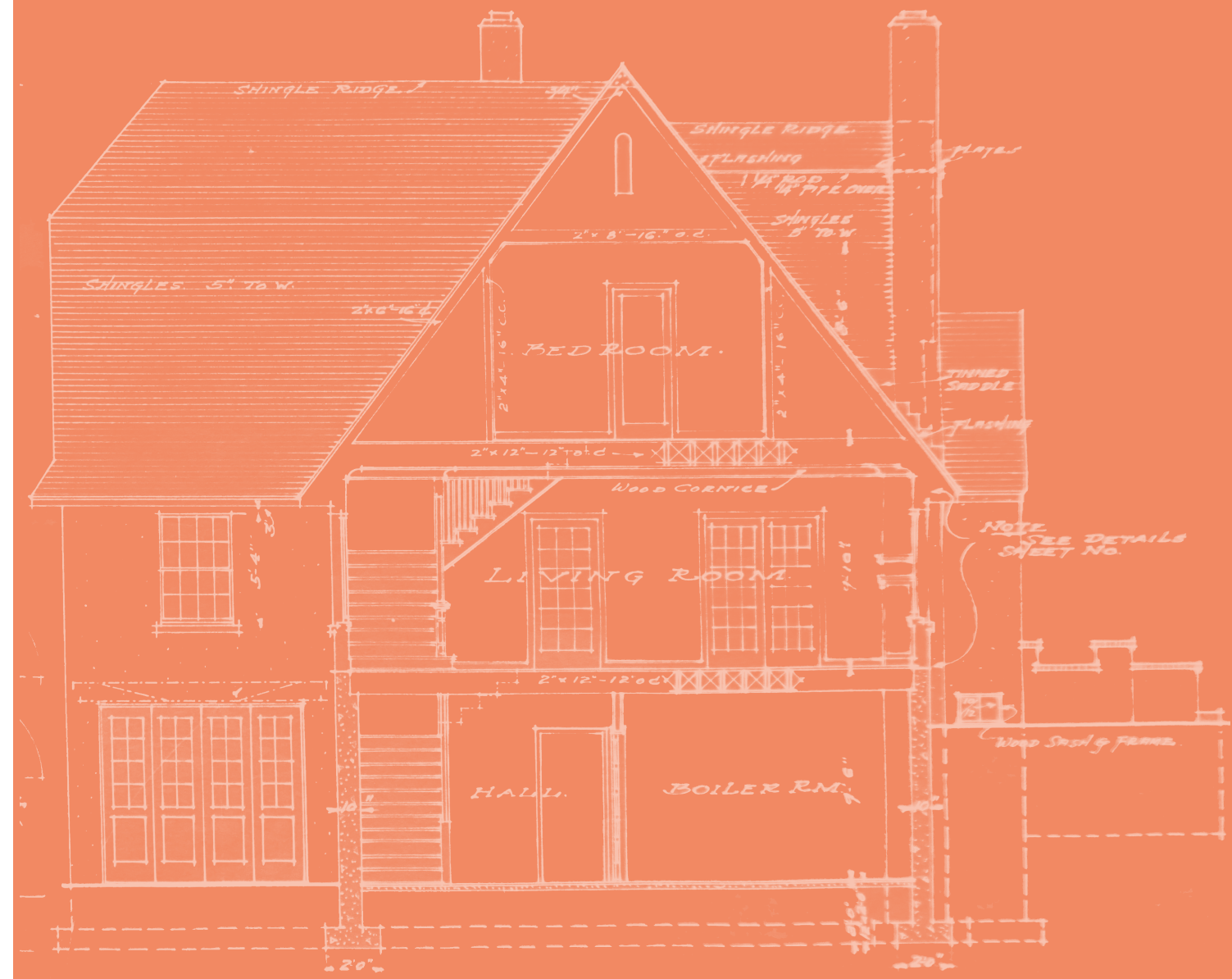


Testing soil drainage and ground water level is best performed, and strongly recommended during the winter months (December through April with late winter or March ideal).

Avoid major excavation work in the winter. Disturbing the ground can cause serious erosion during rain storms. And if the ground is wet, machinery can compact the soil more than if it is dry, thus reducing the ability of the area to soak up water.

A note on mosquitoes: When properly designed and constructed, rain gardens drain rapidly with water present for only one to three days. Mosquitoes take four to seven days to become adults after eggs are deposited in standing water.

CATALOG OF HOME PLANS



HOW TO USE THE CATALOG

DEVELOPMENT TIMELINE

BENEFITS AND COST SAVINGS

CANTON DUPLEX | STACKED, 1-UP / 1-DOWN

MADISON DUPLEX | SIDE BY SIDE

EVERGREEN-20 TOWNHOUSE | 20' WIDE

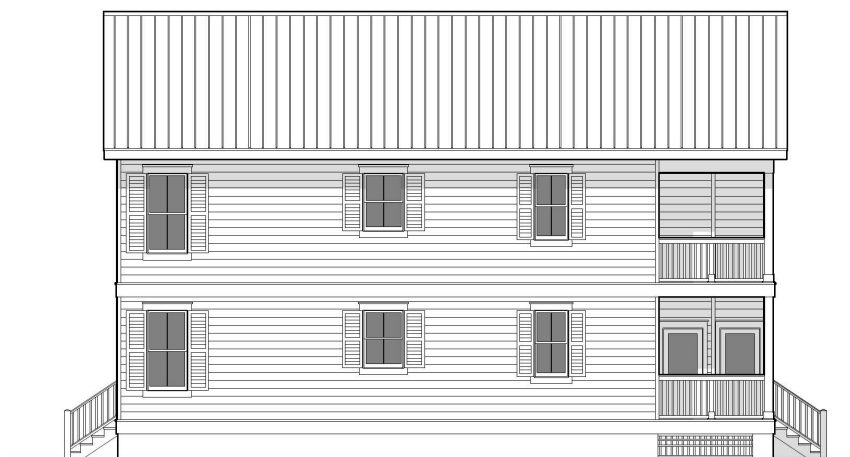
EVERGREEN-25 TOWNHOUSE | 25' WIDE

FULTON FOURPLEX | 2-UP / 2-DOWN

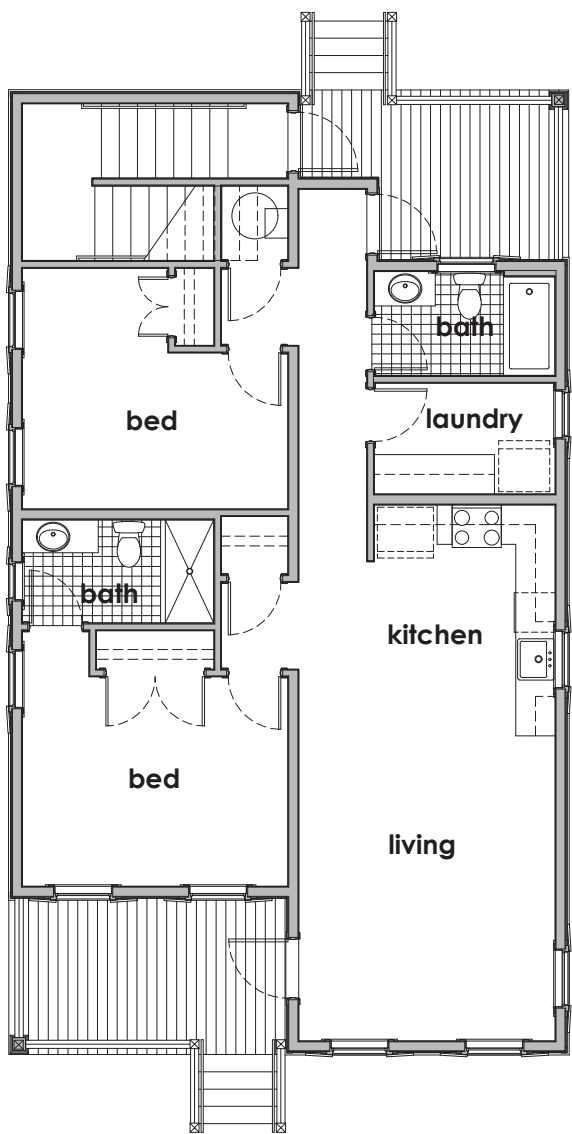
1 CANTON DUPLEX



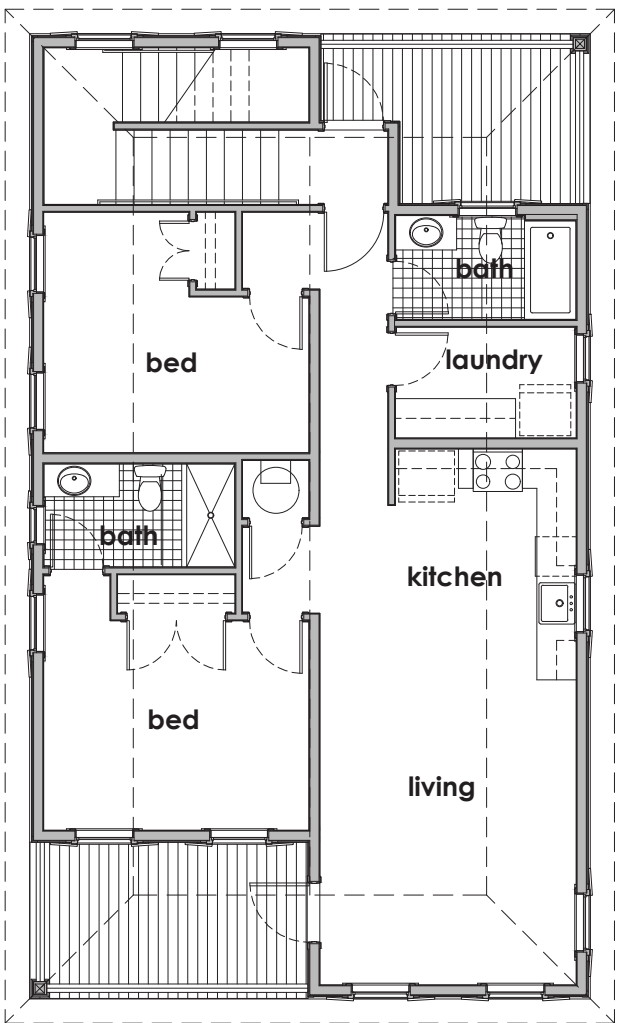
Front Elevation



Side Elevation



Ground Floor Plan



Second Floor Plan

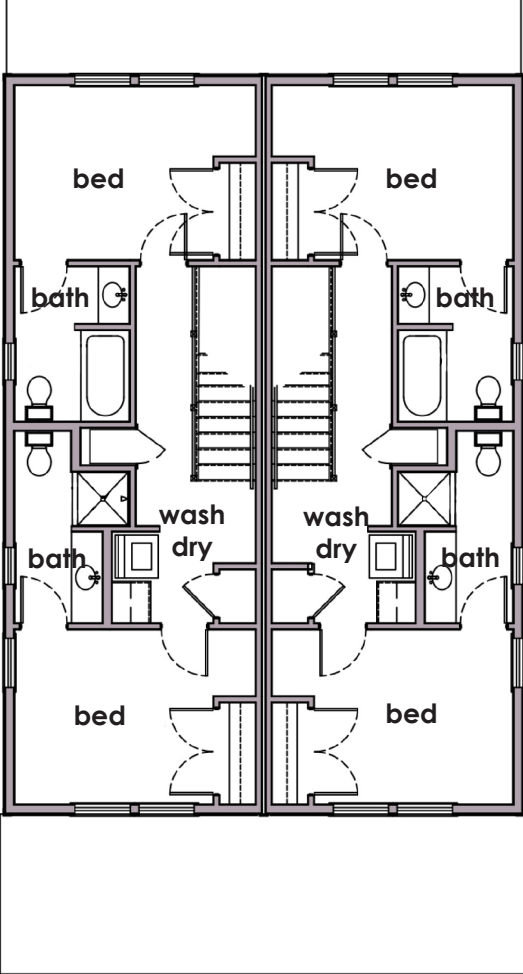
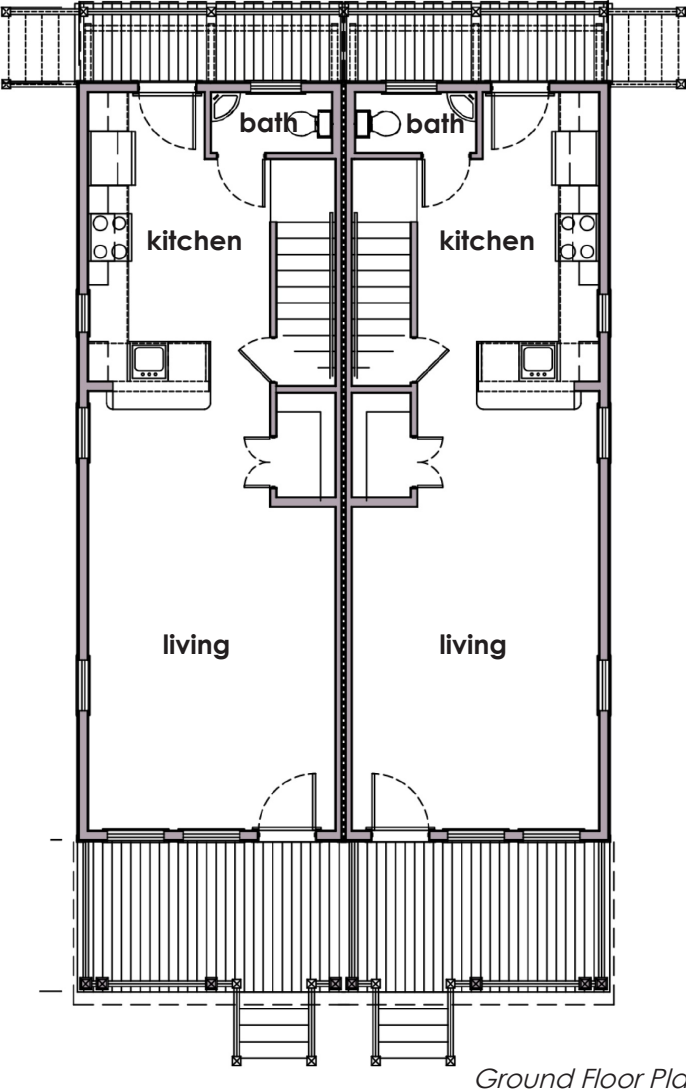
DESCRIPTION

The Canton Duplex is an easy-to-build stacked duplex offering a private front porch/balcony and a private, covered rear entrance for each unit. This configuration can still fit on a narrow lot into space normally occupied by one home, while still providing full-width, single floor units. The design provides spacious kitchens, in-unit laundry rooms, within an attractive traditional style.

BUILDING ATTRIBUTES

- 2 dwelling units
- 2 bedrooms and 2 full baths (one en suite) per unit
- 28' W x 48.5' D x 33' H
- 2 stories
- 1,045 square feet (lower unit)
- 1,010 square feet (upper unit)

2 MADISON DUPLEX



DESCRIPTION

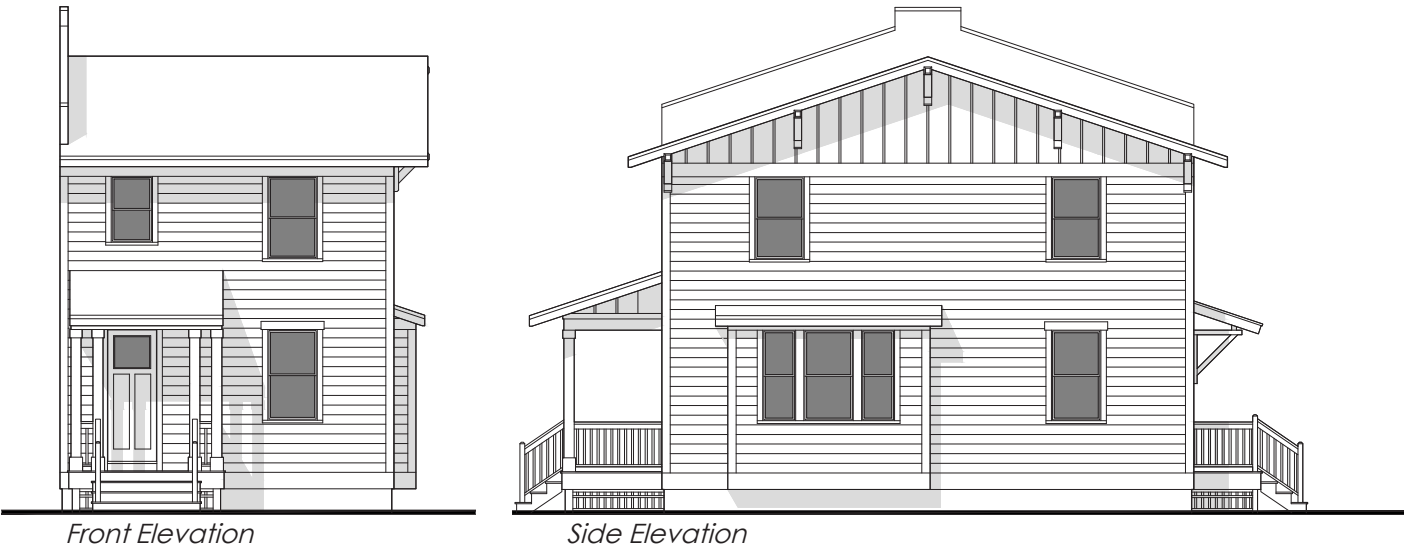
The Madison Duplex allows for construction on a narrow lot, as the design fits two side-by-side homes into space normally occupied by one home. Privacy upstairs, sociability downstairs. The design offers two bedrooms, each with its own en suite bathroom, in an open plan with porches at both front and rear.

BUILDING ATTRIBUTES

- 2 dwelling units
- 2 bedrooms and 2.5 baths (1 powder room, 2 en suite) – per unit
- 28' W x 52' D x 33'-4" H
- 2 stories
- 1,120 square feet (each unit)

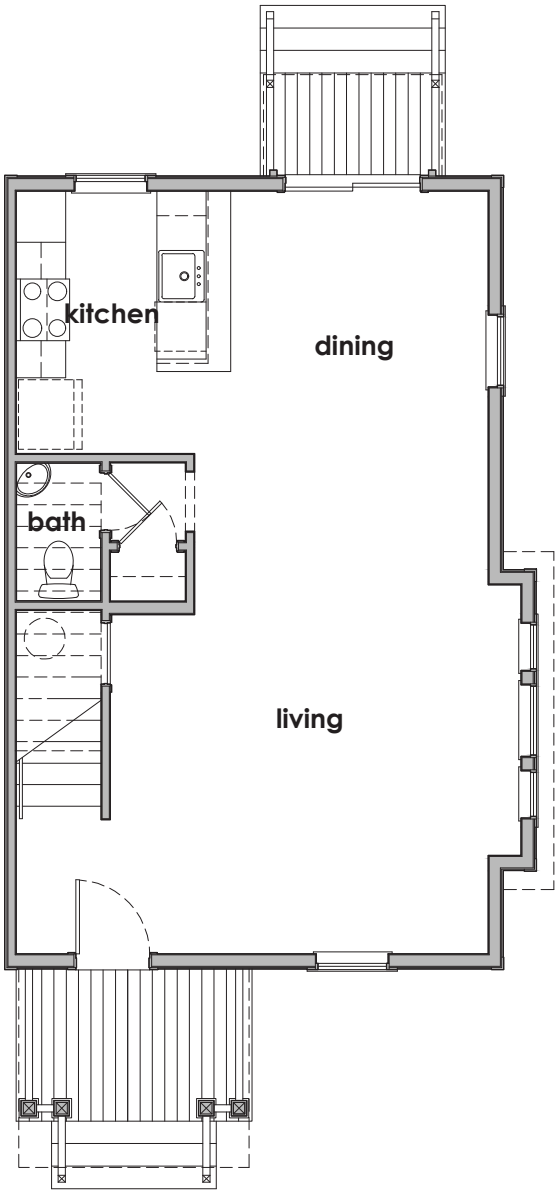


3 EVERGREEN-20

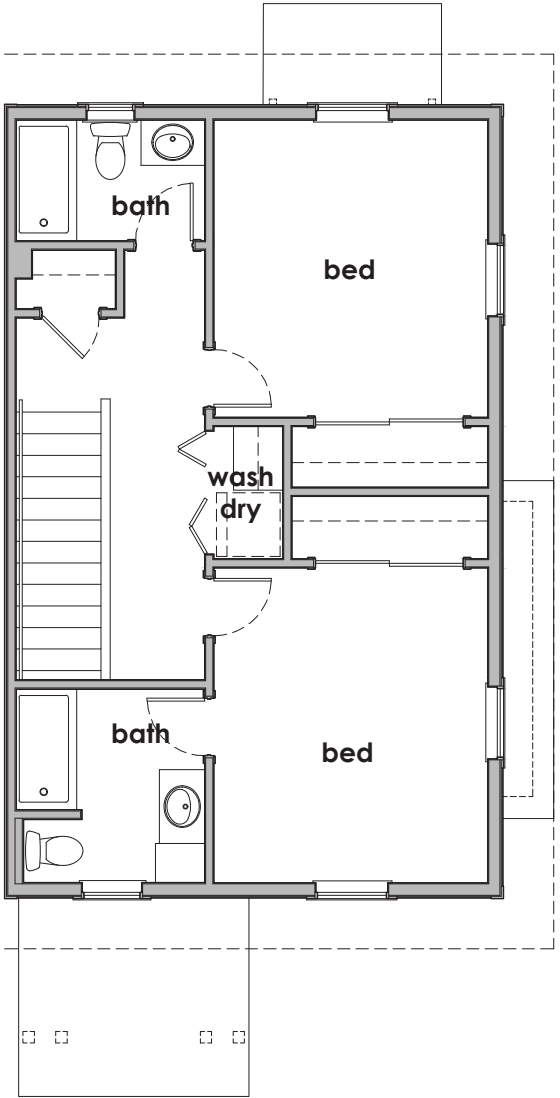


Front Elevation
End (Cap) unit shown

Side Elevation



Ground Floor Plan



Second Floor Plan

DESCRIPTION

The Evergreen-20 Townhouse updates a classic building type to make it ideal for sharing. Two bedrooms upstairs with two full baths (one of which is an en suite) and carefully placed closets. Open plan downstairs with a powder room and galley kitchen. Craftsman style design with a sensible layout. Plans are available for middle and end-cap units and in mirrored configurations.

BUILDING ATTRIBUTES

- 2 bedrooms and 2.5 baths (1 powder room, 1 full bath, 1 full en suite)
- 20' W x 32' D x 30 H
- 2 stories
- 1,324 square feet

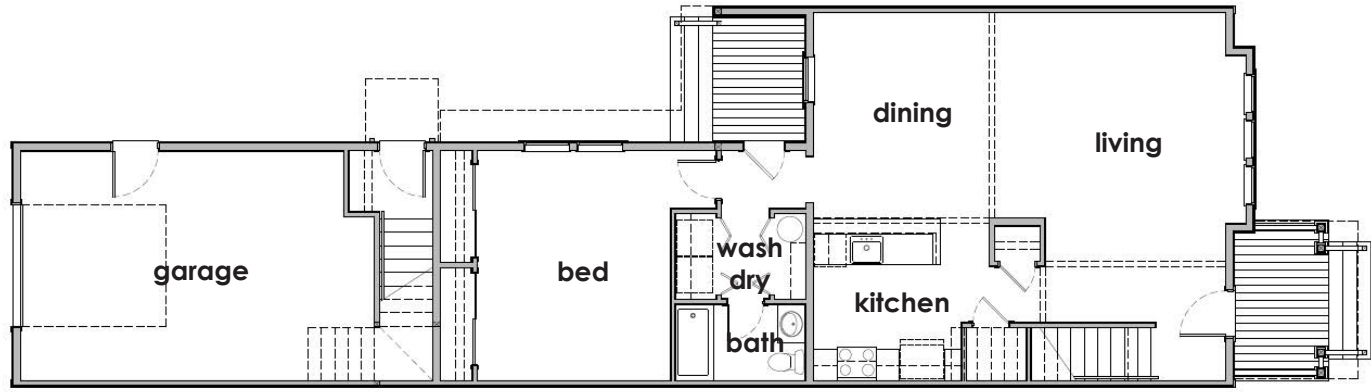
4 EVERGREEN-25



Front Elevation

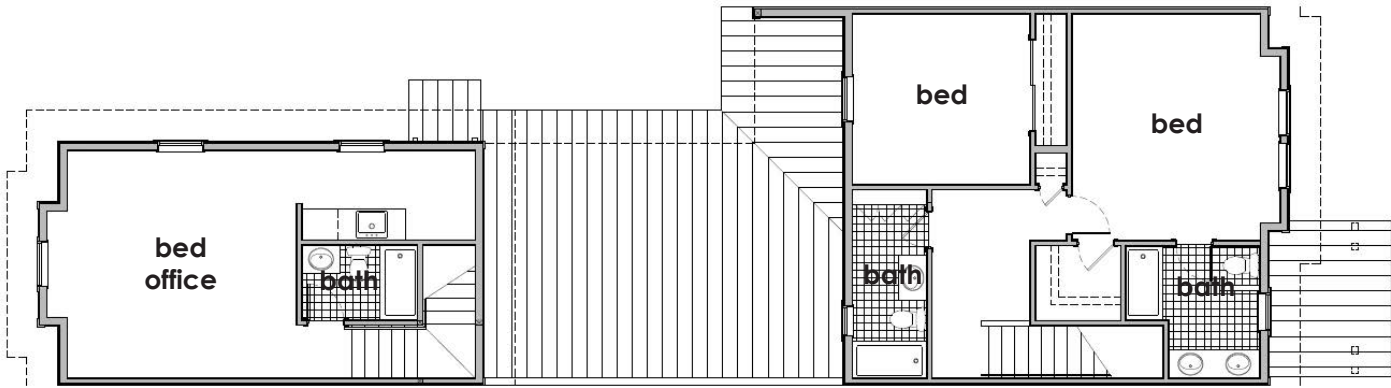
Side Elevation

End (Cap) unit shown



Ground Floor Plan

Middle unit shown



Second Floor Plan

Middle unit shown

DESCRIPTION

A variation of the Evergreen-20, the Evergreen-25 Townhouse updates a classic building type to make it ideal for sharing. Two bedrooms upstairs, with two full baths and carefully placed closets. Open plan downstairs with a alley kitchen, a third bedroom, in-unit laundry room, and an adjacent full bath. The design sports an attached garage with a separate entrance for a second floor home office/spare bedroom. The Evergreen-25 can be mixed and matched with the Evergreen-20 for customized site designs. Plans are available for middle and end-cap units and in mirrored configurations.

BUILDING ATTRIBUTES

- 4 bedrooms and 4 baths (3/3 for primary home, 1/1 for carriage home)
- 25' W x 81' D x 30 H
- 2 stories
- 2,192 square feet (main home), 455 square feet garage and home office

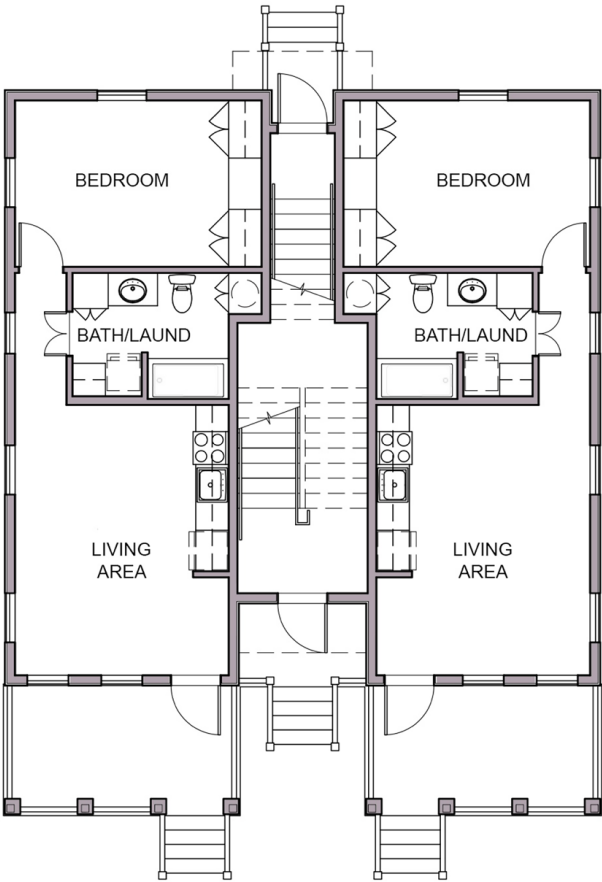


5 FULTON FOURPLEX

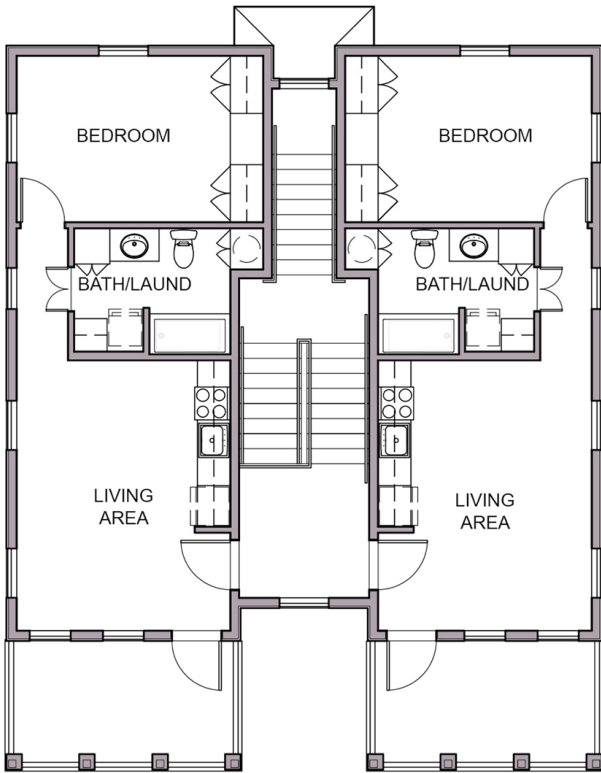


Front Elevation

Side Elevation



Ground Floor Plan



Second Floor Plan

DESCRIPTION

Each one-bedroom apartment enjoys a private front porch and in-unit laundry in this neighborhood-friendly fourplex. A blend of Craftsman and Prairie styles for traditional neighborhood settings. The smaller building footprint ensures the fourplex can fit on the widest range of residential parcel sizes, while its front and rear entrances provides easy access to for parcels that have alley or street access.

BUILDING ATTRIBUTES

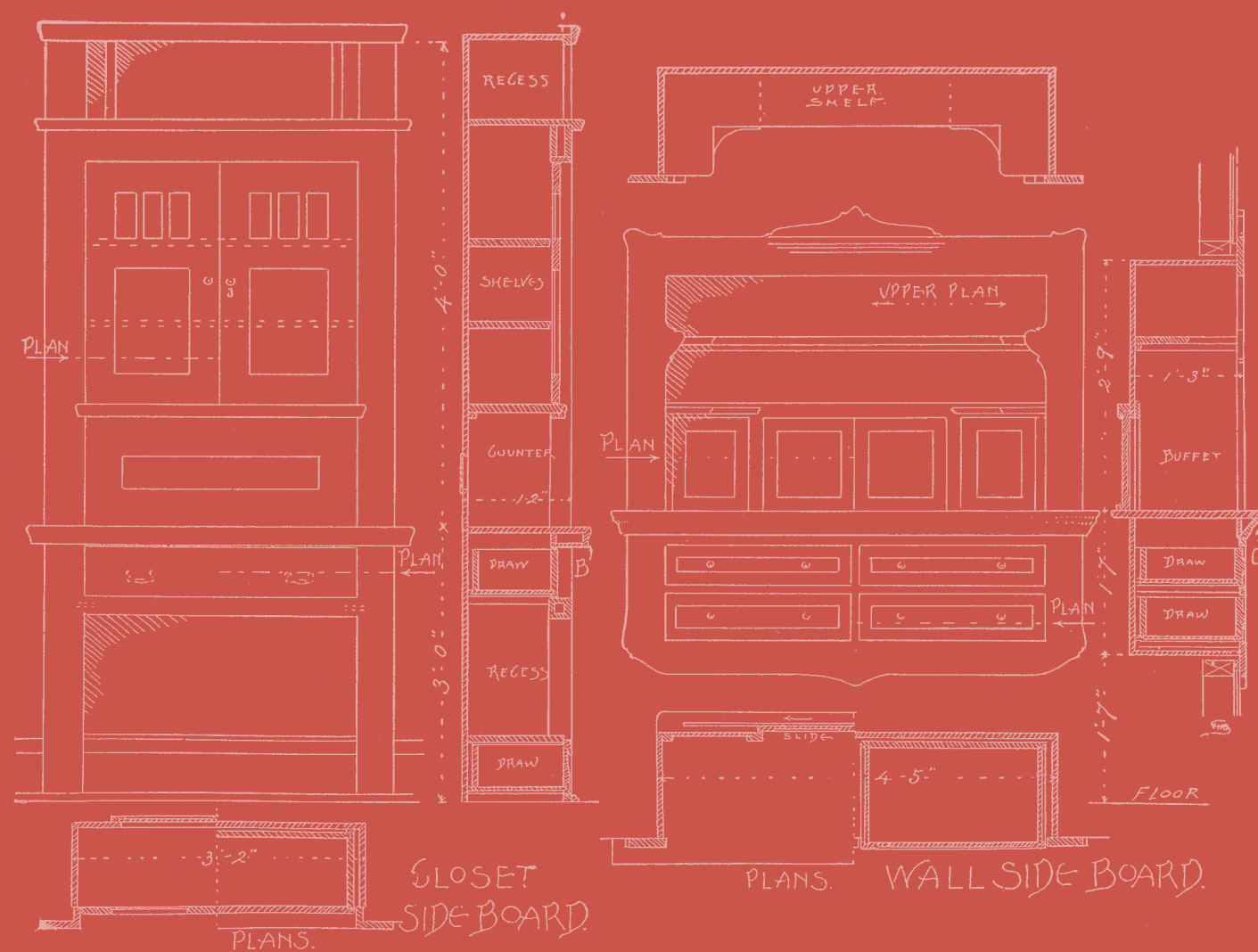
- 4 dwelling units
- 1 bedrooms - 1 bath (per unit)
- 36' W x 44' D x 31' H
- 2 stories
- 2,520 square feet

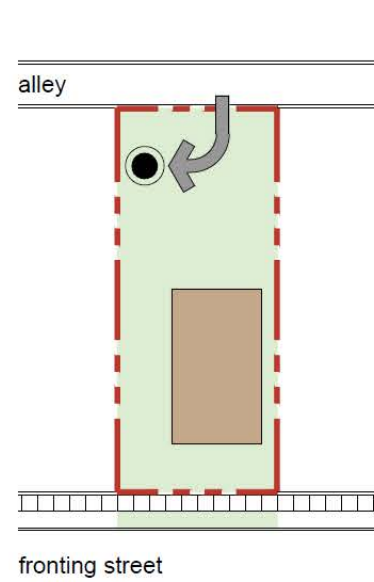
SITE CONCEPTS

HOW TO SELECT PLANS BASED ON A SITE

NARROW LOTS

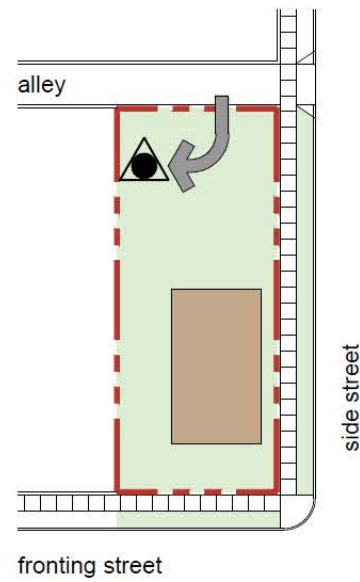
WIDER LOTS





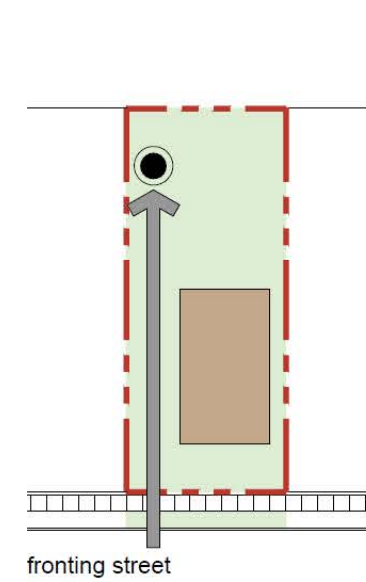
50'-wide Mid-Block Parcel with Alley

- On-Site Parking access via Alley, required
- On-Site Parking may be located to the side or rear of fronting Primary Structure and to either the right or left side of the parcel



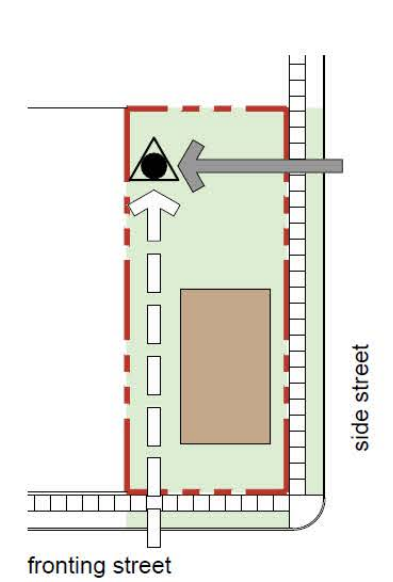
50'-wide Corner Parcel with Alley

- On-Site Parking access via Alley, required
- On-Site Parking should be located to the side or rear of parcel, opposite the side of the side street preferred
- Sufficient Parking may be provided on fronting and side streets



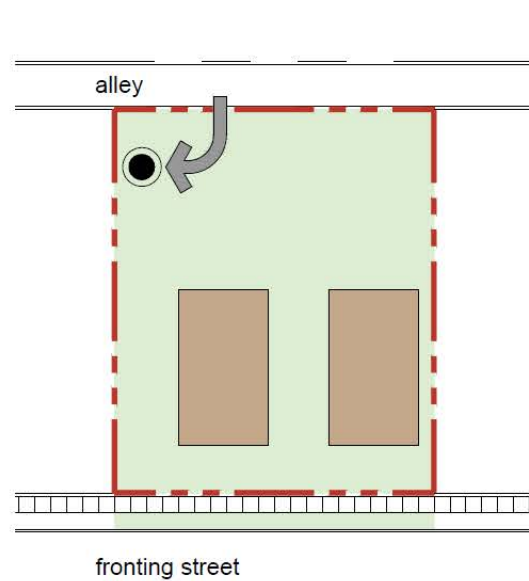
50'-wide Mid-Block Parcel (no Alley)

- On-Site Parking access via fronting street
- On-Site Parking may be located to the side or rear of fronting Primary Structure and to either the right or left side of the parcel



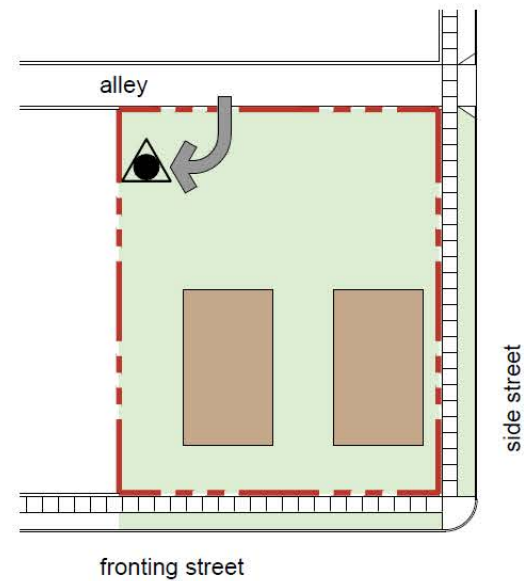
50'-wide Corner Parcel (no Alley)

- On-Site Parking access via side street, preferred
- On-Site Parking should be located to the side or rear of parcel, opposite the side of the side street
- Sufficient Parking may be provided on fronting and side streets



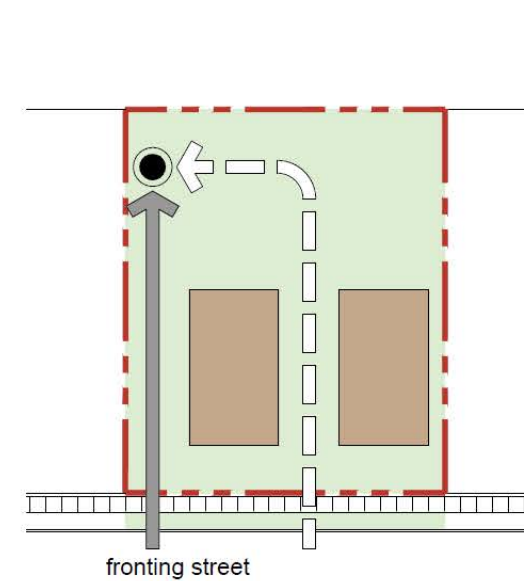
100'-wide Mid-Block Parcel with Alley

- On-Site Parking access via Alley, required
- On-Site Parking may be located to the side or rear of fronting Primary Structure(s) and to either the right or left side of the parcel



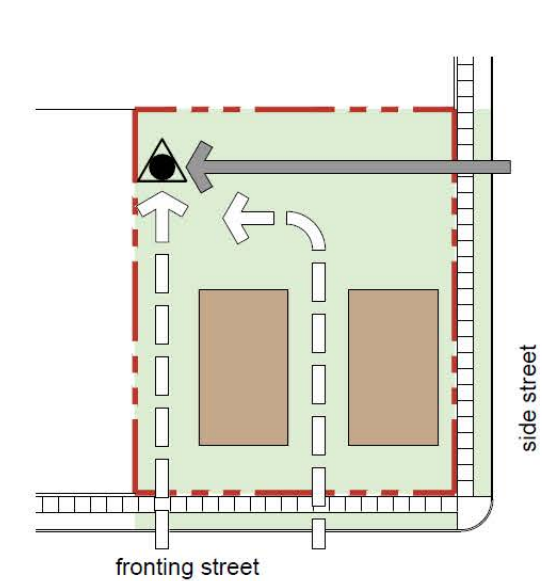
100'-wide Corner Parcel with Alley

- On-Site Parking access via Alley, required
- On-Site Parking should be located to the side or rear of parcel, opposite the side of the side street preferred
- Sufficient Parking may be provided on fronting and side streets



100'-wide Mid-Block Parcel (no Alley)

- On-Site Parking access via fronting street, located to the side of Primary Structure(s), preferred
- On-Site Parking may be located to the side or rear of fronting Primary Structure(s) and to either the right or left side of the parcel



100'-wide Corner Parcel (no Alley)

- On-Site Parking access via side street, preferred
- On-Site Parking should be located to the side or rear of parcel, opposite the side of the side street
- Sufficient Parking may be provided on fronting and side streets

Index

- Vehicle Access, preferred
- Vehicle Access, optional (may be mirrored)
- On-Site Parking location, preferred
- On-Site Parking location, optional (may be mirrored)

Possible Site Configuration (single or double lots)



Front Elevation (Evergreen-20 + Evergreen-25)

Rear



Side Elevation (Evergreen-20 + Evergreen-25)

Site Development Information

Parcel Information

Size (100'x124')	12,400 square feet
Post-BLA Size (4 - 25'x124')	3,100 square feet, ea.
Alley access	

Site Development

Number of Dwelling Units	6 units (4 primary, 2 ADU)
Parking	
Required	0 stalls
Provided	9 stalls (4 on-site, 5 on-street)
Building Coverage (per 25'x124' lot)	
Maximum	1,860 square feet (60% of parcel size)
Provided	1,100 square feet (35% - Evergreen-20) 1,557 square feet (50% - Evergreen-25)
Roof Height	
Maximum	40' (primary) 25' (ADU)
Provided	27'-8" (Evergreen-20) 27'-0" (Evergreen-25)
Wall Height	
Maximum	30' (primary)
Provided	21'-8" (primary)

Design Information (cont'd)

Outdoor Areas	
Required	384 square feet (48 sqft per unit)
Provided	1,721 square feet (Evergreen-20) 1,061 square feet (Evergreen-25)
Entrances	
Individual entrances	Yes (street oriented)
Covered deck/balcony	Yes (all units)
Windows	
Required	332 square feet (15% of front facade)
Provided	373 square feet (17%, 2 dec. features)
Building Articulation	Yes (8 articulating elements provided)
Screening	Yes (in garages)
Parking Facilities (vis. int.)	Yes (matches principal building's roof)

Building Information

The conceptual layout includes two Evergreen-20 and two Evergreen-25 townhouse units. Each unit has an open plan downstairs with either a half-bath (Evergreen-20) or a full bath (Evergreen-25) with a Galley kitchen. Nine foot ceilings throughout first and second floors. Each plan's Master bedroom comes with an en suite. Secure garage parking for each home with either an upstairs Spare Bedroom/Home Office (Evergreen-25) or a detached Carriage ADU (Evergreen-20, shown for reference).

Each Evergreen-20 unit:

- Two bedrooms
- Two and a half baths
- 1,333 square feet

Each Evergreen-25 unit:

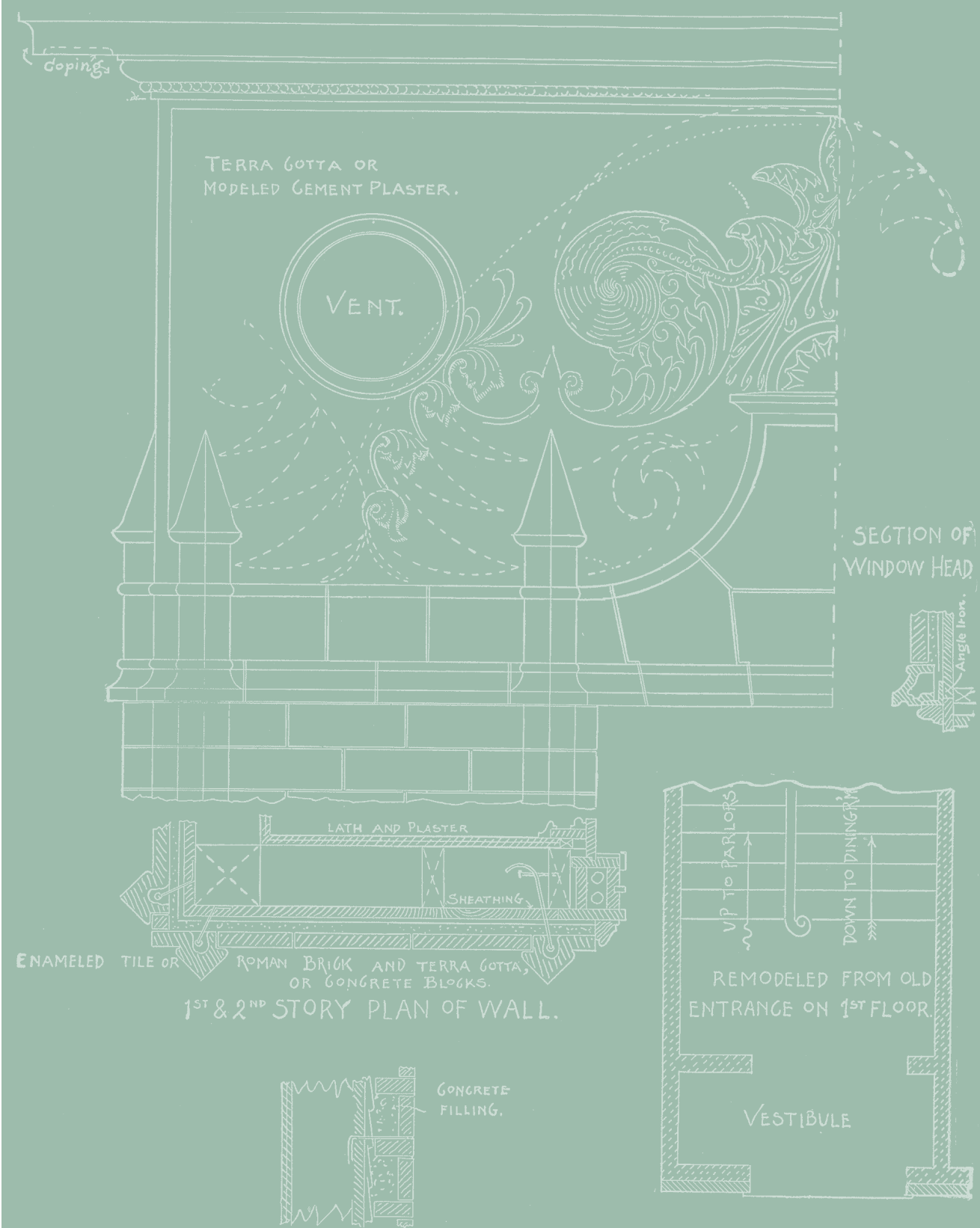
- Three bedrooms + Spare/Home office
- Three and a half baths (2 en suites)
- 2,251 square feet

Mixed Townhouse Double Interior Lot (with short plat)

scale 1/16" = 1'-0"



APPENDIX



FREQUENTLY ASKED QUESTIONS

GLOSSARY

IMAGE ATTRIBUTIONS