

Proposed change to Section 17A.020.200 “T” Definitions

Q. Type II Application.

An application for a project permit that is subject to a ~~quasi-judicial~~ an administrative decision of a department director, that may or may not be categorically exempt from chapter 43.21C RCW (SEPA), ~~but and that~~ does not require a public hearing. The Type II applications are identified in Table 17G.060-1 in chapter 17G.060 SMC. These applications may include, but are not limited to, short plats, binding site plans, or shoreline substantial development permits.

Proposed new section

Section 17C.110.XX Demolitions in the Residential Zones

A. Purpose.

The demolition of residential structures to expand surface parking for adjoining non-residential uses interrupts the established rhythm of streetscapes and diminishes the residential character of neighborhoods. These provisions limit the demolition of residential structures for the expansion of non-residential parking lots when additional parking is not required.

B. Residential dwelling units in the residential zones shall not be demolished or removed in order to create non-required (more than the minimum number of stalls required by Chapter 17C.230 Parking and Loading) parking for a non-residential use.

C. Demolitions of Residential structures listed on the Spokane Historic Register or located in local historic districts are also subject to the provisions of Section 17D.040.220.

SMC 17C.110.110 Alternatives

Alternative 1-No change to existing

6. Religious Institutions.

This regulation applies to all parts of Table 17C.110-1 that have a note [6]. In the RA, RSF and RTF zones, a one-time addition to religious institutions are a permitted, provided the addition is under one thousand five hundred square feet and fifteen or less parking stalls located on the same site as the primary use. The addition and parking are subject to the development standards of the base zone and the design standards for institutional uses. New buildings or larger additions require a conditional use permit and are

processed as a Type II application. New buildings or additions to existing religious institutions uses are permitted in the RMF and RHD zones.

7. Schools.

This regulation applies to all parts of the Table 17C.110-1 that have a note [7]. In the RA, RSF and RTF zones, a one-time addition to schools is permitted, provided the addition is less than five thousand square feet and five or less parking stalls located on the same site as the primary use. The addition and parking are subject to the development standards of the base zone and the design standards for institutional uses. New buildings or larger additions require a conditional use permit and are processed as a Type II application.

Alternative 2- Require a Type III for all new and larger additions

Amend SMC 17C.110.110 Limited Use Standards as follows:

6. Religious Institutions.

This regulation applies to all parts of Table 17C.110-1 that have a note [6].

a. In the RA, RSF and RTF zones new religious institutions and additions to existing religious institutions exceeding the thresholds set forth in part b. of this subsection require a conditional use permit and are processed as a Type-III application.

b. A one-time addition to an existing religious institution is permitted without a conditional use permit, provided the addition is under one thousand five hundred square feet in floor area and fifteen or less parking stalls located on the same site as the primary use. The addition and parking are subject to the development standards of the base zone and the design standards for institutional uses.

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7. Schools.

This regulation applies to all parts of the Table 17C.110-1 that have a note [7].

- a. In the RA, RSF and RTF zones new schools and larger additions to existing school exceeding the thresholds set forth in part b. of this subsection require a conditional use permit and are processed as a Type III application.
- b. A one-time addition to an existing school is permitted without a conditional use permit, provided the addition is less than five thousand square feet in floor area and five or less parking stalls located on the same site as the primary use. The addition and parking are subject to the development standards of the base zone and the design standards for institutional uses.

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Alternative 3 - Applications Meeting Certain Thresholds are Treated as Type III Applications

Revision to SMC 17C.110.110 Limited Use Standards

6. Religious Institutions.

This regulation applies to all parts of Table 17C.110-1 that have a note [6].

- a. In the RA, RSF and RTF zones new religious institutions or additions to existing religious institutions exceeding the thresholds set forth in part b. of this subsection require a conditional use permit and are processed as a Type-II application; provided, that applications in which one or more of the following conditions exist will be processed as Type III application:
 - i. Existing structures have been demolished or are proposed be demolished to accommodate the proposed religious institution or additions.
 - ii. The proposed new building or addition would exceed twelve thousand square feet in floor area.
 - iii. The proposed parking lot would exceed forty spaces.
 - iv. A significant tree or grove of trees is proposed to be removed.

- b. A one-time addition to an existing religious institution is permitted without a conditional use permit, provided the addition is under one thousand five hundred square feet in floor area and fifteen or less parking stalls located on the same site as the primary use. The addition and parking are subject to the development standards of the base zone and the design standards for institutional uses.

~~This regulation applies to all parts of Table 17C.110-1 that have a note [6]. In the RA, RSF and RTF zones, a one-time addition to religious institutions are a permitted, provided the addition is under one thousand five hundred square feet and fifteen or less parking stalls located on the same site as the primary use. The addition and parking are subject to the development standards of the base zone and the design standards for institutional uses. New buildings or larger additions require a conditional use permit and are processed as a Type II application. New buildings or additions to existing religious institutions uses are permitted in the RMF and RHD zones.~~

7. Schools.

This regulation applies to all parts of the Table 17C.110-1 that have a note [7].

- a. In the RA, RSF and RTF zones new schools and additions to existing schools exceeding the thresholds in part b. of this subsection require a conditional use permit and are processed as a Type II application; provided, that applications in which one or more of the following conditions exist will be processed as Type III application:
 - i. Existing structures have been demolished or are proposed be demolished to accommodate the proposed school or additions.
 - ii. The proposed new building or addition would exceed twelve thousand square feet in floor area.
 - iii. The proposed parking lot would exceed forty spaces.
 - iv. An existing public school is proposed to be relocated.

v. A significant tree or grove of trees is proposed to be removed.

b. A one-time addition to an existing school is permitted without a conditional use permit, provided the addition is less than five thousand square feet in floor area and five or less parking stalls located on the same site as the primary use. The addition and parking are subject to the development standards of the base zone and the design standards for institutional uses.

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Proposed Addition to 17C.320.080 Conditional Uses Decision Criteria

F. Institutional and Other Uses in Residential Zones.

These approval criteria apply to all conditional uses in RA through RHD zones. The approval criteria allow institutional uses (including expansions of existing facilities), allows increases to the maximum occupancy of group living, and permits other non-residential household living uses in a residential zone. These types of uses must maintain or do not significantly conflict with the appearance and function of residential areas. The approval criteria are:

1. Proportion of Residential Household Living Uses.
The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the residential household living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the residential household living category and is specifically based on the:
 - a. number, size and location of other uses not in the residential household living category in the residential; and
 - b. intensity and scale of the proposed use and of existing residential household living uses and other uses.
2. Physical Compatibility.
 - a. The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks and landscaping; or

- b. The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping and other design features.
- 3. Livability.

The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:

 - a. noise, glare from lights, late-night operations, odors and litter; and
 - b. privacy and safety issues.
- 4. Public Services.
 - a. The proposed use is in conformance with the street designations of the transportation element of the comprehensive plan.
 - b. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include:
 - i. street capacity, level of service and other performance measures;
 - ii. access to arterials;
 - iii. connectivity;
 - iv. transit availability;
 - v. on-street parking impacts;
 - vi. access restrictions;
 - vii. neighborhood impacts;
 - viii. impacts on pedestrian, bicycle and transit circulation;
 - ix. safety for all modes; and
 - x. adequate transportation demand management strategies.
 - c. Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the engineering services department.
- 5. Religious Institutions.
 - a. In the case of religious institutions, the decision maker must make the following additional findings:
 - i. Application of the criteria in this section do not impose a substantial burden on the religious exercise of a religious institution unless necessary to further a compelling governmental interest; and
 - ii. Application of the criteria in this section will not unreasonably limit religious institutions within the City of Spokane.