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FROM GAP TO GROUNDBREAKING · STAGE 01 · LOT REPORT

Lot Report

A corner lot listed for sale
Perry District, Spokane, Washington

Sample engagement. The parcel and the buyers are illustrative. The code provisions, fee schedule and review process are real as of the report date.

Prepared for	Maren Holt and Teo Castellanos, prospective buyers
Prepared by	Hiatus Advisory
Date	August 4, 2026
Question asked	Will eight cottages fit here, and what will the City make us do to build them?

THE ANSWER

What the lot can do

A 24,000 square foot corner lot in Spokane's R2 zone with a 1910 house on it, listed at $395,000. The buyers want to build eight detached cottages of about 900 square feet and sell them individually.

THE ANSWER

Eight cottages fit, with a 44 by 162 foot common green between them and no driveway at all, because the side street frontage puts every cottage within reach of the fire department. The zoning is not the constraint. Spokane sets no maximum density on a residential site of two acres or less, allows a fee-simple lot under each cottage through a unit lot subdivision, reviews nine or fewer lots administratively, and requires no parking. What decides the count on this lot is the site plan, the open space standard and the nine-lot line, and what decides the cost is the site work, not the permit.

24,000 sf	No maximum	9 lots	0
LOT AREA, 0.55 ACRES, ASSESSOR	DENSITY ON SITES OF TWO ACRES OR LESS	THE LINE BETWEEN A SHORT PLAT AND A FULL SUBDIVISION	PARKING SPACES REQUIRED

The parcel, from the public record

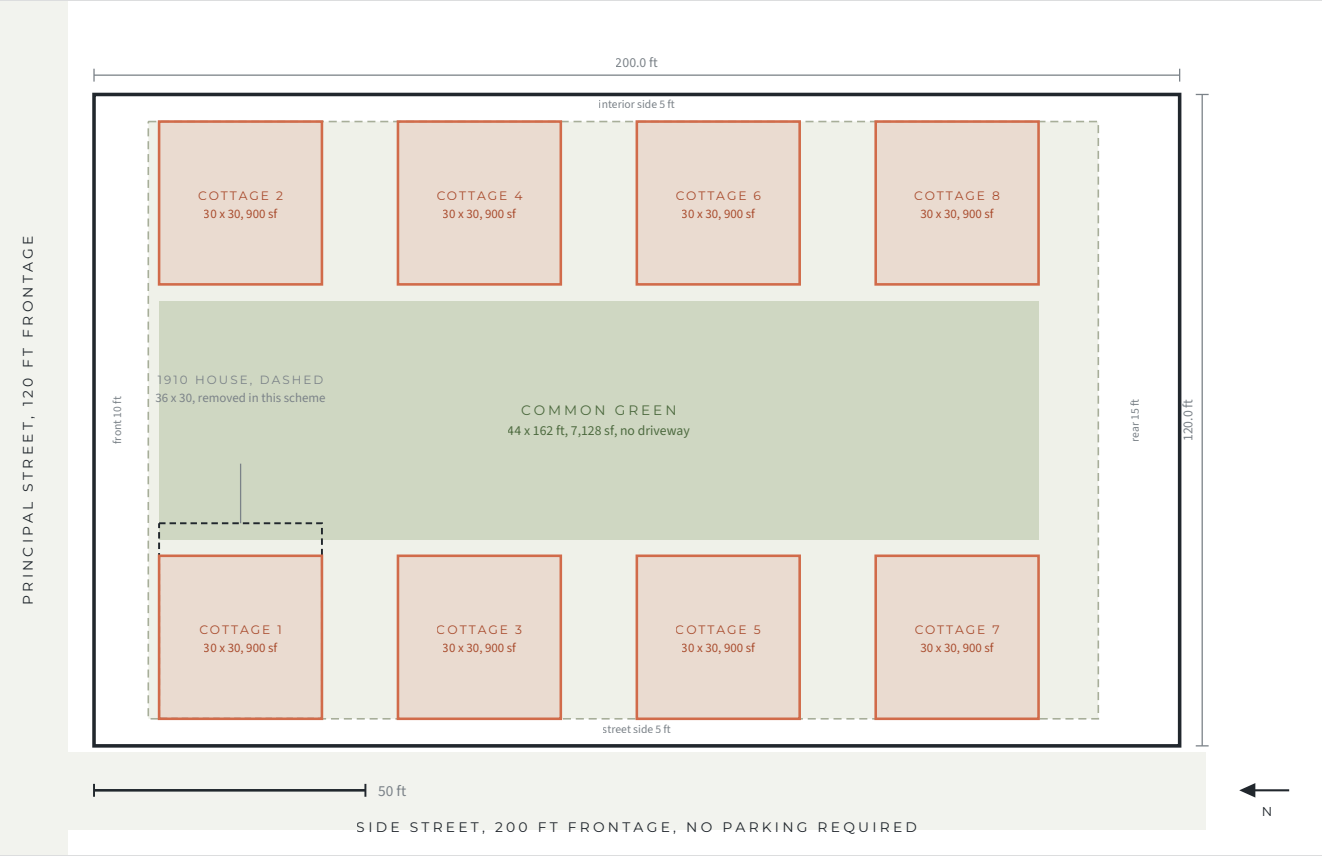
ITEM	FINDING
Location	Corner of a neighborhood collector and a residential side street, Perry District, East Central Spokane. A live report records the address, parcel number and legal description
Lot area and shape	24,000 sf by the assessor, 23,780 sf by the mapped boundary (0.55 acres). 120 ft of frontage on the principal street, 200 ft on the side street, rectangular
Zoning	R2, Residential Two-Family (SMC 17C.111). Comprehensive plan: Residential 4 to 10. No overlay zone, no plan district
Critical areas	None mapped: no geologically hazardous area, wetland or floodplain. The whole city sits over the Spokane Valley-Rathdrum Prairie Aquifer, so stormwater from roofs and paving is disposed on site
Existing structure	1910 house, one story, 36 by 30 ft footprint (1,080 sf), 1,040 sf finished, on the corner, rented month to month. Detached garage removed in 2019 per the permit record
Grade	About 6 ft of fall from the principal street to the rear line, 3 percent, no steep band. Screened from the USGS elevation model, not surveyed
Utilities	City water and sewer in both streets. The parcel is inside a combined sewer basin, which is why new stormwater has to stay off the sewer. Gas and power on the side street
Frontage	Curb and sidewalk on both streets, one driveway approach on the side street. No street trees on the principal frontage
Listing and assessment	Listed at $395,000, 41 days on market. Assessed at $318,400 for 2026, of which $214,000 is land

Lot lines and areas come from the county's mapping data and the assessor, not from a survey. The two disagree by about one percent here, which is normal; the assessor figure is quoted and the mapped figure disclosed.

THE SITE

Eight cottages, drawn to scale

The buyers' program inside the R2 setbacks: two rows of four single-story cottages of 30 by 30 feet, a 7,128 square foot common green between them, the existing house dashed where it stands. No driveway, because every cottage sits within 115 feet of the side street and the code requires no parking.



GOVERNING NUMBER	STANDARD	SOURCE
Setbacks	Front 10 ft, street side 5 ft, interior side 5 ft, rear 15 ft; a garage 20 ft from any street. The parent site meets them; the cottage lots need not	Table 17C.111.205-2
Height and coverage	40 ft in R2, and building coverage up to 80 percent; the eight cottages cover 30. A detached ADU follows the accessory row; state law bars any ADU cap under 24 ft	Tables 17C.111.205-1 and -2; HB 1337
Density and lots	No maximum on sites of two acres or less. Fee-simple child lots may be as small as the building footprint, with common areas held as tracts	SMC 17C.111.210; 17G. 080.065
Open space	Private outdoor area 250 sf per unit; common area 200 sf per unit for the first six and 150 after, 1,500 sf for eight, with at least half the units opening onto it and three amenities. The green drawn is 7,128 sf	Table 17C.111.205-2; 17C. 111.310
Parking and access	No parking: the units are under 1,200 sf and the site is within a half mile of transit. A driveway may serve up to nine units; this plan needs none	SMC 17C.111; ESSB 5184; 17G.080.065
Review	Nine or fewer lots is a Type II short plat, administrative, no hearing. SEPA exempt up to 20 single-unit homes	SMC 17G.080.065; City SEPA exemption

THREE WAYS TO USE THE LOT

What fits under each path

Each path carries its own review, its own unit count and its own ownership form. The buyers asked about the third; the first two are listed because a lender or a partner will ask why not.

PATH	UNITS	REVIEW	WHAT FITS HERE
A. Keep the house, add ADUs	Three: the house plus two accessory dwelling units, attached or detached	Building permits only, no land use decision	Two 900 sf cottages behind the house, rented, on one title. The cheapest path and the least of the lot
B. Middle housing on one lot	Up to six on one lot, any mix of middle housing types, ADUs included, regardless of the density calculation	Building permits and the objective design standards, no plat	Six cottages with the house removed, or five plus the house, held as rentals or condominiums. A fee-simple lot needs path C
C. Fee-simple cottages, unit lot subdivision	No maximum. The count is set by the site plan, the open space table and the nine-lot line	Type II short plat, administrative, for nine or fewer lots. Ten or more is a full subdivision with a hearing examiner decision	The eight cottages drawn, each on its own lot with a common tract: eight lots. Eight plus the house on its own lot: nine, still administrative

What fits, by plan

PLAN	LOTS	COVERAGE	PLAT	NOTE
8 cottages of 900 sf, house removed (drawn)	8 + tract	30%	Short plat	7,128 sf green, no driveway, eight water and sewer services
8 cottages of 750 sf, house kept on the corner lot	9 + tract	30%	Short plat	The last administrative version. The house takes cottage 1's ground; the green narrows to 36 ft
10 cottages of 750 sf, house kept	11 + tract	36%	Full subdivision	Fits physically with compact plans; the eleventh lot buys a hearing and two to three months
12 cottages of 600 sf, house removed	12 + tract	30%	Full subdivision	An upper bound at 5 ft separations, before circulation and the amenity requirement. Not a program

THE ONE NUMBER THAT SHAPES THE PLAN

Nine lots. Spokane processes a unit lot subdivision of nine or fewer lots as an administrative short plat; the tenth lot turns it into a full subdivision with a public hearing. Eight cottages, or eight cottages plus the house kept on its own lot, stays on the administrative side of that line. Whether the house is worth keeping is a question about money, not zoning, and it belongs to the next step.

The drawing settles two things the listing did not. The corner gives the project a second street, which removes the internal driveway most cottage courts have to build, and the house sits exactly where the first cottage wants to go, so keeping it costs one cottage and saves a demolition.

BEFORE THE OFFER

What will cost time or money

ITEM	WHAT TO EXPECT	BASIS
Connection charges	$3,475 water and $4,887 wastewater per 5/8 inch meter, $8,362 per cottage, paid at permit. Each fee-simple lot gets its own services	SMC 13.04.2044, 13.03.0734, 2026 rates
Transportation impact fee	About $3,000 per unit in the South district at the 2023 rate; the 2026 Appendix A rate is confirmed before the offer	SMC 17D.075
Permits and plan review	Valuation-based, roughly $3,900 per cottage including plan review and the 2.5 percent technology fee	2026 development fee schedule
Land use	Preliminary and final short plat, SEPA checklist and processing, about $3,900 for the project; four to six months from a complete application to a decision	2026 fee schedule; SMC 17G.061
Stormwater	On-site disposal over the aquifer, typically drywells sized by an engineer, and nothing to the combined sewer. A stormwater plan is part of the plat, not an afterthought	SMC 17D.060
Frontage	Two frontages to bring to standard: sidewalk and curb repair, the driveway approach closed, street trees planted. Corner lots pay for two sides	City street standards
Site utilities	Eight water and sewer laterals from the mains, power and gas to each lot, shared trenching along the green. The largest cost the listing does not show	Utility purveyors
Short-term rental	Allowed with an administrative permit, one per detached house, with no owner-occupancy requirement for a house without an ADU. A buyer of a cottage can rent it short term; underwrite on long-term rents anyway	SMC 17C.316.040
Schedule	Civil design and plat four to six months, building permits two to three, construction eight to ten. Do not sign a contract whose feasibility period assumes less	Hiatus read

WHAT THIS REPORT IS NOT

It is not a survey, a title review, an appraisal or a permit application. Lot lines and areas come from the county's mapping data, grades from a 10-meter elevation model, and codes change. Before anyone buys, designs or borrows against anything in this report, confirm it with the City of Spokane at a pre-development meeting, and confirm the lot lines with a surveyor.

The next step

A 30-minute call with Jesse or Ryan comes with this report, to walk through the drawing and the nine-lot decision. Whether the house is worth keeping, what a new 900 square foot cottage sells for in the Perry District, what eight of them cost to deliver and how much of that a bank will lend are the questions this report does not answer. They are the gap analysis, and they are the questions to settle inside a feasibility period rather than after one.

This document is a sample. The parcel, the buyers and the listing are illustrative and no such engagement took place. The Spokane Municipal Code provisions, City fee schedule, state statutes and review process cited were checked against public sources in September 2026. In a live engagement the parcel facts are pulled from the county assessor, the City's zoning, critical areas and building footprint layers and the USGS elevation model on the report date, and each carries its source. Hiatus Advisory is the development advisory practice of Hiatus Capital Management LLC, Bend, Oregon.