

CHAPTER 3 RIVER DISTRICT DESIGN STANDARDS

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Article 10-3A — Design Standards Administration

All developments within the River District SAP must comply with the River District Design Standards (RDDS) as well as the standards of the applicable zone within which the development is located.

Each zoning district (Chapter 2) provides design standards that are specifically tailored to the zoning district. In addition, each district provides special standards that are meant to address the impacts or characteristics of certain land uses.

Article 10-3B — Access and Circulation

10-3B-1 Purpose

The purpose of this article is to ensure that developments provide safe and efficient access and circulation, for pedestrians and vehicles.

10-3B-2 Access and Circulation

- A. Intent and Purpose. The intent of this article is to manage vehicle access and calm traffic flow to development through a connected street system, while preserving pedestrian movements and the flow of traffic in terms of safety, roadway capacity, and efficiency. Major roadways, including arterials and collectors, serve as the primary system for moving people and goods. Local access streets and driveways provide access to individual properties and local access streets facilitate pedestrian movements. Alleys can provide secondary access to properties. This article attempts to balance the right of reasonable access to private property with the need to slow traffic in residential neighborhoods; and the need to provide interconnected pedestrian systems throughout the district. To achieve this policy intent, roadways have been categorized in the River District Specific Area Plan (RDSAP) by function and classified for access purposes based upon their level of importance and function. The specific road classifications and standards are attached as Exhibits 6.2.1a through 6.2.1k.
- B. Applicability. This article shall apply to all vehicular access and traffic circulation within the RDSAP and to all abutting properties.
- C. Approach Permit Required. Access to a public street requires an Approach Permit in accordance with City of Liberty Lake Development Code Article 10-3B-2.
- D. Traffic Study Requirements. The entire River District SAP boundary is included as part of the proposed Liberty Lake Transportation Mitigation Fee Plan area (formerly Harvard Road Mitigation Plan). The land uses permitted in the SAP are subject to the mitigation fee requirements when the plan is adopted. The mitigation plan shall be updated every five years.

The City or other agency with access jurisdiction may require a traffic study prepared by a qualified professional engineer licensed in the State of Washington to determine access, circulation and other transportation requirements or participation in an established traffic mitigation plan shall be required.

- E. Access to Private Property. When vehicle access is required for development, access shall be provided by one of the following methods:

Option 1. Access is from a driveway or auto-court lane that has access to a public street. A public access easement covering the driveway shall be recorded in this case to assure access to the closest public street for all users of the driveway or auto-court lane.

Option 2. Access is from a public street adjacent to the development parcel. An auto-court lane or private road extending from the public road may serve parcels concurrent with City Street Standards, as amended.

- F. Conditions of Approval. The City may, in the case of new development along arterial or collector streets, require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage street, installation of traffic control devices, and/or other mitigation as a condition of granting an approach permit that is identified in the Liberty Lake Transportation Mitigation Plan, when adopted, to ensure the safe and efficient operation of the street system.

Access to and from off-street parking areas shall not permit backing onto a public street, except in Residential Zones.

- G. Access Spacing. Driveway accesses shall be separated from other driveways, alleys and street intersections in accordance with the following standards and procedures:

A minimum of 50 feet separation between driveways or alleys and a minimum of 150 feet between intersections (as measured from the edge of the driveway / intersection) shall be required on local access streets (i.e., streets not designated as collectors or arterials). Single family, two-family, and townhome uses shall not be required to comply with the 50 foot minimum separation.

Arterial and Collector Streets. Access spacing on collector and arterial streets, and at controlled intersections (i.e., with four-way stop sign or traffic signal) shall be determined based on the policies and standards contained in the City's Transportation Improvement Plan and applicable transportation standards.

- H. Number of Access Points. For all housing types, except multi-family, one street access point is permitted per lot, when alley access cannot otherwise be provided; except that two access points may be permitted for housing on corner lots (i.e., no more than one access per street), subject to the access spacing standards listed above. The number of street access points for multiple family, commercial, industrial, and public/institutional developments shall be minimized to protect the function, safety, and operation of the street(s) and sidewalk(s) for all users. Shared access is encouraged to minimize disruption of pedestrian traffic and limit the number of access points along collectors and arterials.

- I. Shared Driveways. Except for single family residential, shared driveways are encouraged and may be required when feasible, for traffic safety and access management purposes in accordance with the following standards:

1. Shared driveways are encouraged to consolidate access onto a collector or arterial streets. When shared driveways are provided, they shall be stubbed to adjacent developable parcels to indicate future extension. "Stub" means that a driveway or street temporarily ends at the property line, but may be extended in the future as the adjacent parcel develops. "Developable" means that a parcel is either vacant or it is likely to receive additional development (i.e., due to infill or redevelopment potential).
2. Access easements (i.e., for the benefit of affected properties) shall be recorded for all shared driveways at the time of final plat approval (Article 10-4D) or as a condition of site development approval (Article 10-4C).
3. Exception. Shared driveways are not required when existing development patterns or physical constraints (e.g., topography, parcel configuration, and similar conditions)

prevent extending the street/driveway in the future.

J. Street Connectivity and Formation of Blocks Required. In order to promote efficient vehicular and pedestrian circulation throughout the city, land divisions shall produce blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards:

1. **Block Length.** The maximum block length and perimeter shall not exceed: 900 feet length in Residential and Mixed Use Zones.
2. **Street Standards.** Public and private streets shall also conform to the River District SAP road standards, as reviewed and approved by the City Engineer.

Exception. The block length and perimeter standards may not apply when existing development patterns or physical constraints restrict construction in conformance with the standards.

K. Driveway Openings. Driveway openings or curb cuts shall be the minimum width necessary to provide the required number of vehicle travel lanes and shall comply with the City of Liberty Lake Street Standards. The following standards (i.e., as measured where the front property line meets the sidewalk or right-of-way) are required to provide adequate site access, minimize stormwater runoff, and avoid conflicts between vehicles and pedestrians. Approach width may be increased if it is necessary to provide for shared driveways or public safety, as determined by the Director or designee:

1. Single family, two-family, and townhome uses shall have a minimum driveway width of 10 feet, and a maximum width of 30 feet.
2. Multiple family uses with more than 4 dwelling units shall have a minimum driveway or auto-court lane width of 20 feet, and a maximum width of 30 feet.
3. Driveway widths for all other uses shall not exceed 35 feet.
4. **Driveway Aprons.** Driveway aprons (when required) shall be constructed of concrete and shall be installed between the street right-of-way and the private drive. Driveway aprons shall conform to ADA standards for sidewalks and pathways.

L. Fire Access and Parking Area Turn-Arounds. A fire equipment access drive shall be provided in accordance with the Building and Fire Codes. Parking areas shall provide adequate aisles or turn-around areas for service and delivery vehicles. All access to collector and arterial streets must be made to accommodate entrance in a forward manner.

M. Vertical Clearances. Driveways, private streets, aisles, turn-around areas, and ramps shall have a minimum vertical clearance of 13' 6" for their entire length and width.

N. Vision Clearance. Compliance shall be consistent with City of Liberty Lake Development Code Article 10-3B-2.

O. Construction. Driveways, parking areas, aisles, and turn-arounds may be paved with asphalt, concrete or comparable surfacing, or a durable non-paving material may be used to reduce stormwater runoff and protect water quality. Paving surfaces shall be subject to review and approval by the City Engineer. In no case shall graveled surfaces be used

except for temporary turnarounds or access.

P. Pedestrian Access.

1. Pedestrian Access and Circulation. River District and associated neighborhoods, parks, neighborhood retail clusters, village centers, commercial, retail and offices shall be interconnected with a continuous paved system of sidewalks, pathways, trails and multi-use pathways in compliance with the Americans with Disabilities Act. (Trails and multi-use pathways accommodate pedestrians and bicycles.) The system shall be designed based on the standards in subsections a-d, below:
 - a. Interconnected System. The pathway system shall extend throughout River District and individual development sites to connect existing and future phases of development, adjacent trails, public parks, greenways and open space areas whenever possible.
 - b. Safe, Direct, and Convenient Non-motorized Circulation System. The system within River District and developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and the non-motorized circulation system in compliance with the Americans with Disabilities Act.
 1. Reasonably direct. A route that does not deviate unnecessarily or a route that does not involve a significant amount of out-of-direction travel for likely users.
 2. Safe and convenient. Bicycle and pedestrian routes that are reasonably free from hazards and provide a reasonably direct route of travel between destinations.
 3. For commercial, industrial, mixed use, public, and institutional buildings, the “primary entrance” is the main public entrance to the building. In the case where no public entrance exists, street connections shall be provided to the main employee entrance.
 4. For residential buildings the “primary entrance” is the front door (i.e., facing the street). For multifamily buildings in which each unit does not have its own exterior entrance, the “primary entrance” may be a lobby, courtyard, or breezeway which serves as a common entrance for more than one dwelling.
 - c. Connections within Development. For all developments subject to Site Design Review, pathways shall connect all building entrances to one another. In addition, pathways shall connect all parking areas, storage areas, recreational facilities, and common areas (as applicable). Connections to adjacent developments to the site should be provided when practical.
 - d. Connectivity. Pathways (for pedestrians and bicycles) shall be provided at or near mid-block where the block length exceeds the length required by this Code. Pathways shall also be provided where cul-de-sacs or dead-end streets are planned, to connect the ends of the streets together, to other streets, and/or to other developments, when practical. Pathways used to comply with these standards shall conform to all of the following criteria:
 1. Multi-use or shared pathways (i.e., for pedestrians and bicyclists) are no less than 10 feet wide and located within an associated street right-of-way, 20-

foot-wide right-of-way or easement that allows access for emergency vehicles;

2. Stairs or switchback paths using a narrower right-of-way/easement may be required in lieu of a multi-use pathway where grades are steep;
3. The City Engineer may determine that a pathway is impractical due to: physical or topographic conditions (e.g., freeways, railroads, extremely steep slopes, critical areas, and similar physical constraints); buildings or other existing development on adjacent properties that physically prevent a connection now or in the future, considering the potential for redevelopment; and sites where the provisions of recorded leases, easements, covenants, restrictions, or other agreements recorded as of the effective date of this Code prohibit the pathway connection.

Pathway Standards (Typical)

2. Design and Construction. Pathways shall conform to all of the standards in 1-5 below:
 - a. Vehicle/Pathway Separation. Where pathways are parallel and adjacent to a driveway or street (public or private), they shall be raised 6 inches and curbed, or separated from the driveway/street by a 5-foot minimum strip with bollards, a landscape berm, or other physical barrier. If a raised path is used, the ends of the raised portions must be equipped with curb ramps. This standard may not apply to re-construction of existing roadways.
 - b. Housing/Pathway Separation. Pedestrian pathways in right-of-way or publicly maintained easements shall be separated a minimum of 5 feet from all internal residential living areas on the ground-floor, except at building entrances. Separation is measured from the pathway edge to the closest dwelling unit. The separation area shall be landscaped in conformance with the provisions of Article 10-3C. No pathway/building separation is required for commercial, industrial, public, or institutional uses.
 - c. Crosswalks. Where pathways cross a parking area, driveway, or street (“crosswalk”), they shall be clearly marked with contrasting paving materials, humps/raised crossings, or painted striping. An example of contrasting paving material is the use of a concrete crosswalk through an asphalt driveway. If painted striping is used, it shall consist of thermo-plastic striping or similar type of durable application. Crosswalks within parking areas may be removed at the discretion of the City Engineer.
 - d. Sidewalk & Pathway Surface. Sidewalks shall be concrete and at least 6' wide, unless otherwise specified by this Code. Pathway surfaces shall be concrete, asphalt, brick/ masonry pavers, or other durable surface, at least 10 feet wide. (See also the applicable City Transportation Standards related to pathways). Additionally, sidewalk and pathway design shall conform to the requirements of this Code, the City Street Standards, the Liberty Lake Trail System Plan and Parks, Recreation, Open Space, and Trails Plan, as applicable.
 - e. Accessible routes. Pathways shall comply with the Americans With Disabilities Act, which requires accessible routes of travel.

Article 10-3C — Landscaping, Street Trees, Fences, & Walls

10-3C-1 Purpose

The purpose of this article is to promote community health, safety and welfare by protecting natural vegetation, and setting development standards for landscaping, street trees, fences and walls. Together, these elements of the natural and built environment maintain and protect property values, enhance the City's appearance and character, visually unify the City and its neighborhoods, and promote proper plant selection and provide for continuous maintenance so that plant materials can flourish. Trees provide climate control through shading during summer months and wind screening during winter, and trees and other plants can also buffer pedestrians from traffic. Walls, fences, trees and other landscape materials also provide vital screening and buffering between land uses. Landscaped areas help to control stormwater drainage and can improve water quality, as compared to paved or built surfaces. The article is organized into the following sections:

10-3C-2 Landscape Conservation - prevents the indiscriminate removal of significant trees and other vegetation, including vegetation associated with streams, wetlands and other protected natural resource and critical areas.

10-3C-3 New Landscaping - sets standards for and requires site landscaping and buffering for parking and maneuvering areas, and between different zones. (Note that other landscaping standards may be provided in Chapter 2 - Zoning Districts, for specific types of development.)

10-3C-4 Street Trees - sets standards for and requires planting of trees along all streets for shading, comfort, and aesthetic purposes.

10-3C-5 Fences and Walls - sets standards for new fences and walls, including maximum allowable height and materials, to promote security, personal safety, privacy, and aesthetics. (Note that other fence and wall standards may be provided in Chapter 2 - Zoning Districts, for specific types of development.)

10-3C-2 Landscape Conservation

- A. **Applicability.** All development sites containing Significant Vegetation, as defined below, shall comply with the standards of this Section. The purpose of this Section is to incorporate significant native vegetation into the landscapes of development and protect vegetation associated with streams, wetlands and other protected natural resource and critical areas. The use of mature, native vegetation within developments is a preferred alternative to removal of vegetation and re-planting. Mature landscaping provides summer shade and wind breaks, and allows for water conservation due to larger plants having established root systems.

B. Significant Vegetation.

1. Significant Trees and Shrubs - All trees within the public right of way with a trunk diameter of 12 inches or greater, as measured 4 feet above the ground (DBH), and all plants within the drip line of such trees and shrubs, shall be protected, if practical and as applicable. Additionally, individual trees and shrubs with a trunk diameter of 12 inches or greater should be protected, if practical. Other trees may be deemed significant, when nominated by the property owner or City staff and designated by the City Council as "Heritage Trees" (i.e., by virtue of site, rarity, historical significance, etc.)
2. Natural Resource / Critical Areas - Trees and shrubs on sites that have been designated as "Critical Areas" or natural resource areas, in accordance with Chapter 6 (e.g., due to slope, natural resource areas, wildlife habitat, etc.) shall be protected.
3. Exception - Protection shall not be required for plants listed as non-native, Class A weeds by the Spokane County Noxious Weed Control Board or for non-native invasive plants.

C. Mapping and Protection Required. All significant trees within the right of way and all Heritage Trees shall be mapped individually and identified by species and size (diameter at 4 feet above grade, or "DBH"). A "protection" area shall be defined around the edge of all branches (drip-line) of each tree (drip lines may overlap between trees). The City also may require an inventory, survey, or assessment prepared by a qualified professional when necessary to determine vegetation boundaries, building setbacks, and other protection or mitigation requirements. Other significant vegetation should be identified as existing vegetation on required landscape plans with their size and species, if the trees will be preserved as a portion of the required landscaping.

D. Protection Standards. All of the following protection standards shall apply to significant vegetation identified in B above, other vegetation should comply whenever practical:

1. Protection of Significant Vegetation - Significant vegetation shall be retained whenever practical, as determined by P&CD. Preservation may become impractical when it would prevent reasonable development of public streets, utilities, or land uses permitted by the applicable zoning district and relocation of the vegetation or replacement with equivalent vegetation with the closest DBH for trees or commercially available nursery size available in the Spokane/ Coeur d'Alene metro region shall be required within the development or if not possible, then relocated or replaced within another area in the City.
2. Protection of Natural Resource / Critical Areas - Natural Resource / Critical Areas shall be protected in conformance with the provisions of Chapter 6.
3. Conservation Easements and Dedications - When necessary to implement the Comprehensive Plan, the City may require dedication of land or recordation of a conservation easement to protect specific areas, including groves of significant trees or Heritage Trees.

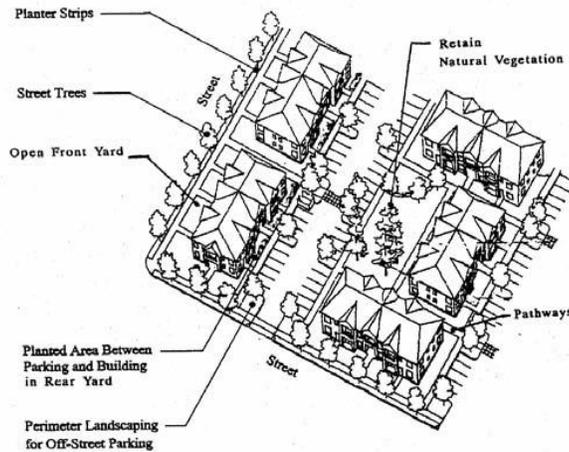
E. Construction. All areas of significant vegetation shall be protected prior to, during, and after construction. Grading and operation of vehicles and heavy equipment is prohibited within significant vegetation areas, except as approved by the City for installation of utilities or streets. Such approval shall only be granted after finding that there is no other reasonable

alternative to avoid the protected area, and any required mitigation is provided in conformance with Chapter 6 and Subsection D above.

- F. Exemptions. The protection standards in “D” above shall not apply in the following situations:
1. Dead, Diseased, and/or Hazardous Vegetation - Vegetation that is dead or diseased, or poses a hazard to personal safety, property, or the health of other trees, may be removed. Prior to tree removal, the applicant shall provide a report from a certified arborist or other qualified professional to determine whether the subject tree is diseased or poses a hazard, and any possible treatment to avoid removal, except as provided by subsection 2, below.
 2. Emergencies - Significant vegetation may be removed in the event of an emergency when the vegetation poses an immediate threat to life or safety, as determined by the Director of Planning & Community Development. The Director shall prepare a notice or letter of decision within 15 days of the tree(s) being removed. The decision letter or notice shall explain the nature of the emergency and be on file and available for public review at City Hall.

10-3C-3 New Landscaping

- A. Applicability. All land uses shall comply with the requirements of this section, except temporary uses, single-family detached residential, and other uses not subject to Site Design Review as outlined in Article 10-4C, which must only comply with the requirements for the preservation of significant vegetation and landscape conservation identified in Section 10-3C-2 above.
- B. Landscaping Plan Required. A landscape plan is required and shall be submitted and reviewed prior to any permit issuance or development approval. All landscape plans shall conform to the requirements in Section 10-4C-3. The landscape plan shall be prepared or approved by a licensed landscape architect licensed in the state of Washington and sealed with the landscape architect's stamp.
- C. Bonding and Assurances. Prior to the issuance of any occupancy permits for a project, the project shall either install the required landscaping in accordance with the approved landscape plan or obtain bonding or other assurances as established in Section 10-4C-5. In the event a bond or other assurance is needed, a temporary certificate of occupancy may be issued for a six month period to complete the installation of the landscaping. . If the installation of the landscaping is not completed within the six-month period, the security may be used by the City to complete the installation.



Multi-Family Landscape Example

D. Landscape Area Requirements. The landscaping requirements are minimums; higher standards can be substituted as long as all fence or vegetation height limitations are met and vision clearance areas (Section 10-3B-2, subsection N) are maintained. Crime prevention and safety should be remembered when exceeding the landscaping standards (height and amount of vegetation may be an issue). The following are minimum percentages of required site landscaping based on types of development (the requirements in E-G below may require exceeding the percentages below). If after meeting the requirements in E-G below, the required minimum percentage has not been achieved; additional landscaping shall be added on the site around the buildings, in the parking areas, around the perimeter, etc. in order to meet the required minimum percentages below (percentage of the site that is required to be landscaped):

1. Multi-Family Residential (and other applicable residential projects in all zones) - 20%
2. Commercial, Industrial, and Other Non-Residential (RD-C) - 10%
3. Commercial, Industrial, and Other Non-Residential (RD-M) 15%
4. Government / Civic (all zones) - 20%

E. Interior Parking Area Landscaping. Interior parking area landscaping shall contribute to the total site area requirements in D above.

1. The interior of all parking areas shall contain landscape islands and peninsulas located in such a manner as to:
 - a. Divide and break up large expanses of paving.
 - b. Guide traffic flow and direction.
 - c. Promote pedestrian and vehicular safety.
 - d. Preserve existing trees and vegetation.

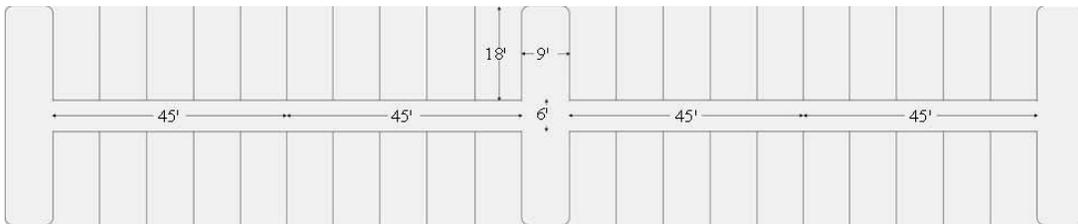
Interior landscaping shall consist of an evenly distributed mix of shade trees with shrubs. "Evenly distributed" means that the trees are distributed around the parking lot perimeter and between parking spaces to provide a partial canopy.

2. Landscape islands shall be installed to break up the parking area into rows of not more than 20 contiguous parking spaces or 10 spaces in one row.

- a. Each end of each row of parking spaces shall require a landscape island unless the end of such row of parking spaces is adjacent to a perimeter landscape.
 - b. The minimum width for a landscape island that is parallel to a parking space shall be equivalent to the area of one parking space (e.g. 90 degree stalls are required to be a minimum of 9' x 18', therefore the landscape island shall be at least 9' x 18'). Each landscape island or peninsula shall contain a minimum of one (1) shade tree and a combination of five (5) deciduous and evergreen shrubs or groundcover.
 - c. No stormwater facilities are allowed within the required portions of landscape islands. Stormwater facilities added to areas with required landscape.
3. Every other row of parking spaces shall be separated from one another by a six (6) foot landscape island that extends the entire length of the row of parking spaces. Such landscape island shall contain two (2) shade trees and ten (10) shrubs distributed per 45 linear feet. Additionally, a six (6) foot wide pedestrian walkway, running parallel to the landscape islands shall be provided for convenient pedestrian access to the building entry(s) and spaced approximately 250' apart throughout the parking lot.

When the parking is oriented parallel to the building face, a six (6) foot wide pedestrian walkway shall be provided through the parking lot from the furthest row of parking to the building entry. These pedestrian walkways run perpendicular to the building face and parking and shall be spaced no greater than 250' apart throughout the parking lot.

Orientation of the walkway to the building entry and integration of the walkway into the required landscape along the driveway is encouraged. The pedestrian walkway shall be integrated with landscape islands when practical. The dimension of a landscape island with a 6' pedestrian walkway shall be no less than sixteen (16) feet to accommodate trees and snow removal.



Interior Parking Area Layout Example (without pedestrian walkways)

Stormwater management: Innovative stormwater techniques are encouraged. No stormwater facilities may be installed in required landscape areas.

4. Alternative Tree Installation
- a. At the option of the applicant, the following tree installation requirements to provide a minimum of Fifty percent shading of paved parking lots and paved service areas may be utilized.
 - b. Fifty percent of paved parking lots and open service area surfaces shall be shaded by tree canopies within fifteen years of planting.

GENERAL

- 1. A "paved parking lot" shall include parking stalls, driveways, and maneuvering areas.

2. Trees planted to satisfy the requirements of these guidelines are landscaping as defined by Municipal Code and are subject to established landscaping requirements.

LANDSCAPE PLAN REQUIRED

1. A landscape plan which details the degree of compliance with the Parking Lot Shade Tree Ordinance is required. The plan shall show:
 - a. All landscaped areas.
 - b. Tree canopies drawn to scale representing the estimated canopy at a fifteen year growth period.
 - c. The total area in square feet of the paved parking lot, driveways, and maneuver areas; and the area shaded by tree canopies. A schedule listing total parking area, shaded area, and the percentage of parking area shaded shall be included.
 - d. A schedule of the specific names of proposed trees and their sizes.
2. Such plan shall be approved by the City prior to issuance of building permits. However, the plan is encouraged to be submitted at the time of site plan review.

METHODOLOGY

1. To simplify the process of determining compliance, the true angle of deflection of natural sunlight shall not be considered. Shaded areas shall be assumed to be only those portions of a paved parking lot directly beneath the shading canopy or drip line.
2. Shading shall be provided by tree canopies except that any portion of a paved parking lot directly beneath and shaded by a man made structure (overhangs and covered parking, for instance) shall be deleted from the requirements of these performance standards and shall be subtracted from the area of the parking lot to be shaded.
3. Credit shall be given only for surface area shaded. Multiple canopies shading the same surface area will not be counted as multiple credit.
4. Landscape planters beneath the canopy may be considered as shaded parking areas for the purpose of determining compliance.
5. Where more than five trees are to be planted, mix tree species.
6. Trees planted along the perimeter of a lot may be counted as providing shade for the full area of their canopy.
7. If the degree of overlap between trees is less than 15 percent, all trees may be counted as shading 100 percent of their canopy. If the degree of overlap is 15 percent or greater, then it will be necessary to perform individual calculation to determine the area of shading.

ALLOWABLE SPECIES/CANOPY

MINIMUM TREE REQUIREMENT

Provide minimum of two (2) medium size shade trees for every two required parking spaces. (This requirement may be modified by the Director if the standards for shading and perimeter planting have been met.)

Disperse trees throughout the parking lot area in the required landscape areas to provide 50 percent shading of the parking area surface within 15 years (This requirement may be reduced to 40 percent for existing development if it is demonstrated that the constraints of an existing site would make it impossible to meet the normal standard).

Trees shall also be planted in the required landscaped areas along the periphery of the development in order to shade and enhance adjacent property and public rights-of-ways.

Trees shall be maintained in good health. However, trees may not be trimmed or pruned to reduce the natural height or overall crown of the tree, except as necessary for health of the tree and public safety; or as may otherwise be approved by the City.

MINIMUM PLANTER SIZE per standards in section E and F.

TREE SHADE CALCULATIONS

Minimum deciduous tree size to be as listed in Section I of this Chapter and tree selection to be approved by the City.

Sizes of trees at 15 years of growth to be as listed in the current addition of the Sunset New Western Garden Book.

Shade Calculations:

30 feet to 35 feet diameter trees: 100% = 962 square ft; 50% = 481 square ft; 25% = 240 square ft

20 feet to 30 feet diameter trees 100% = 707 square ft; 50% = 354 square ft; 25% = 177 square ft

15 feet to 20 feet diameter trees: 100% = 314 square ft; 50% = 157 square ft; 25% = 79 square ft

- F. Perimeter Landscaping. Perimeter landscaping shall contribute to the total site area requirements in D above. The landscape screening shall provide breaks, as necessary, to allow for access to the site and sidewalk by pedestrians via pathways.
1. Perimeters Adjacent to Public Rights-of-way.
 - a. Parking areas and drives or other vehicular areas that extend to within 50 feet of a public right-of-way shall provide a landscape screen between the parking area, driveway, or other vehicular area and the right-of-way.
 - b. The landscape screen shall be a minimum of ten (10') feet in width and shall contain at least one (1) evergreen or deciduous tree and ten (10) shrubs distributed per 25 linear feet of street frontage. At least 50% of the perimeter trees shall be evergreen. Clustering of evergreen trees is encouraged. Incorporation of berms, low walls or other landscape features is encouraged.

2. Perimeters Not Adjacent to Public Rights-of-way.

- a. In addition to F-1 above, the remaining perimeter of any parking areas, driveways, or other vehicular areas shall be surrounded by a continuous five (5') foot landscape border minimum. Such landscape border shall be required between any paved area and any property line, yard, or required yard. The landscape border may be interrupted for ingress and egress to structures and adjoining lots. When a shared driveway will be located at the property line, the perimeter landscaping can be located at the sides of the driveway or as a landscaped median, as applicable. The landscaped border shall consist of at least one (1) evergreen or deciduous tree and ten (10) shrubs distributed per 25 linear feet of street frontage. At least 50% of the perimeter trees shall be evergreen. Clustering of evergreen trees is encouraged.

3. Perimeters of Structures.

- a. The border between any structure and parking area, drive, or other vehicular area shall be at least five (5') foot wide and consist of a minimum of ten (10) shrubs distributed per 25 linear feet, unless a sidewalk / pedestrian path is provided along the building or where vehicle access is provided to the building. The sidewalks / pedestrian paths located at the main building entrance shall be incorporated with plants. Borders between buildings and loading, storage or service areas that are not accessible to the general public are exempt from this requirement.
- b. Sight obscuring fences may be installed on the sideyard and rearyard property lines of commercial developments with the perimeter landscaping installed between the parking area and the fence. Installation of shrubs on the inside of perimeter fencing is not required adjacent to loading, storage or other areas not accessible to the general public. Trees, however are still required. Chainlink with slats is not approved.

4. Perimeters Adjacent to Interstate 90.

A 40 foot minimum landscape buffer shall be required for perimeters adjacent to Interstate 90 to reduce light glare, noise and aesthetic impacts of Interstate 90 on the development as well as provide an aesthetic buffer between development and Interstate 90 traffic.

Width: 40 foot minimum

Plant Material: The buffer shall contain an average of at least three (3) deciduous or coniferous trees and twenty (20) shrubs per 1000 square feet of buffer.

Trees:

Evergreen: 50% of all trees, planted size 6-8'. Clustered in groups.

Deciduous: 50% of all trees, planted size 2" caliper.

Native, drought tolerant and adapted trees are highly encouraged.

Shrubs: 50% evergreen and 50% deciduous when planted. Planted size: 5 gallon min. Native, drought tolerant and adapted shrubs are highly encouraged.

Irrigation: Automatic irrigation systems are required. Drip irrigation and other water conservation measures are highly encouraged. Utilization of reclaimed water is required when available.

Berms: Undulating berms ranging from 3' to 6' are encouraged. Berms to be constructed in natural shapes with integrated landscaping.

Berm slopes:

Mown Turf: 4:1

Native Grass: 3:1

Shrubs: 2:1

Stormwater: Innovative stormwater management techniques are encouraged. Stormwater facilities may be integrated in the 40' buffer as long as they do not exceed 50% of the total depth of the buffer at any one point.

Pedestrian Facilities: Pedestrian pathways may be integrated in the 40' buffer as part of a larger pedestrian circulation system.

5. Mixed Residential Zone Buffering. A 20 foot minimum landscape buffer zone shall be required between development and any adjacent Residential Zone to reduce light, glare, noise, and aesthetic impacts, as outlined in Chapter 2, the buffer zone shall be as follows:
 - a. A minimum width of twenty (20) feet.
 - b. Density provided based on per 1000 square feet of buffer. The landscaped border shall consist of at least three (3) shade, ornamental or evergreen trees and twenty (20) shrubs distributed per 25 linear feet of perimeter. Clustering of similar trees in groups of 3-5 is highly encouraged. The buffer zone shall provide landscaping to screen parking, service, and delivery areas, and walls without windows or entries, as applicable. The buffer may contain pedestrian seating but shall not contain any trash receptacles or storage of equipment, materials, vehicles, etc.
 - c. Where fences are not installed, berming or other landscape treatment is encouraged to integrate the screening with the overall landscape design of the adjacent properties.
6. Other Buffering.

Refer to Section 10-2I-6(D), RD-C Development Setbacks, Other Yard Requirements, for additional buffering required within the RD-C Zone.

G. Screening of Mechanical Equipment, Outdoor Storage, and Loading Areas. All mechanical equipment, outdoor storage and manufacturing areas, and loading, service, and delivery areas, shall be screened from view from all public streets and any Residential Zones. Screening shall be provided by one or more the following (minimum of 6 feet tall):

1. Decorative wall (i.e., masonry or similar quality material),
2. Evergreen hedge,
3. Sight-obscuring fence, or
4. Similar feature that provides a non-see through barrier.

Walls, fences, and hedges shall comply with the vision clearance requirements (Section 10-3B-2, subsection N) and provide for pedestrian circulation, in accordance with Article 10-3B - Access and Circulation. (See Section 10-3C-5 for standards related to fences and walls.)

- H. Refuse Enclosures. Trash dumpsters or compactors that are required by this Code shall be enclosed by a refuse enclosure consisting of a six (6) foot tall decorative or solid fence with fully sight obscuring access gates.
- I. Landscape Materials. Landscape materials include trees, shrubs, ground cover plants, non-plant ground covers, and outdoor hardscape features, as described below:
1. Natural Vegetation. Natural vegetation shall be preserved or planted where practical and may contribute to the required landscaping.
 2. Significant Vegetation. Significant vegetation preserved in accordance with Section 10-3C-2 above shall be credited toward meeting the minimum landscape area standards. Credit shall be granted on a per square foot basis. The Street Tree standards of Section 10-3C-4 below may be waived when trees preserved within the front yard provide the same or better shading and visual quality as would otherwise be provided by street trees.
 3. Plant Selection. A combination of deciduous and evergreen trees, shrubs, and ground covers shall be used for all planted areas, unless otherwise specified above. The selection plantings shall be based on local climate, exposure, water availability, and drainage conditions and non-native, invasive plants shall be prohibited. As necessary, soils shall be amended to allow for healthy plant growth.
 - a. Minimum Deciduous Tree Size. Deciduous trees shall have a caliper size of 2 inches or greater, or be at least 10 feet tall at time of planting.
 - b. Minimum Evergreen Tree Size. Evergreen trees shall be at least 6 feet tall at time of planting and have a low-branching habit with dense foliage.
 - c. Minimum Shrub Size. Shrubs or perennials shall be planted from 2 gallon containers or larger, and be at least 12" tall at time of planting. Perennials may be planted from 1 gallon containers if 2 gallon are not available.
 4. Hardscape features (i.e., patios, decks, plazas, etc.) may cover up to 10 percent of the required site landscape area; except in the RD-MU, where hardscape features may cover up to 20 percent of the required site landscape area (e.g. on a five acre site in the RD-M zone, 15% of the site or 32,670 sq. feet, is required to be landscaped, of that 32,670 sq. feet, 6534 sq. feet may be covered by hardscape features). Swimming pools, sports courts and similar active recreation facilities may not be counted toward fulfilling the landscape requirement.
 5. Plant & Non-plant Ground Covers. Plant groundcovers and bark mulch, chips, aggregate, or other non-plant ground covers are encouraged to be used around trees and shrubs in landscaped areas.
 6. Storm Water Facilities. Storm water facilities (e.g., detention/retention ponds and swales) should be landscaped with water tolerant, native plants.
- J. Protective Curbing. All landscaped areas shall be protected from vehicle damage by a six (6) inch high protective concrete curbing, consistent with drainage requirements. Raised curbs, bollards, wheel stops, or other design features shall be used to protect buildings from being damaged by vehicles.

K. Maintenance and Irrigation. The use of drought-tolerant plant species is encouraged, and xeriscaping may be required when irrigation is not available. An automatic Irrigation system shall be provided for plants that are not drought-tolerant and the use of drip irrigation and moisture sensing timers is encouraged. Landscaping shall comply with City Water Conservation Ordinances, as adopted or amended. If the plantings fail to survive, the property owner shall replace them with an equivalent specimen of the same size (i.e., evergreen shrub replaces evergreen shrub, deciduous tree replaces deciduous tree, etc.). All other landscape features required by this Code shall be maintained in good condition, or otherwise replaced by the owner.

L. Additional Requirements.

1. Additional buffering and screening may be required for specific land uses, as identified by Chapter 2, and the City may require additional landscaping through the Conditional Use Permit process (Article 10-4H).
2. Reclaimed water use in landscape areas is required when available.
3. Landscape design should take into account the integration of required trees and shrubs with required exterior lighting, as well as monument and freestanding signage.
4. In accordance with City Development Code Section 10-1B-8, Alternative Methods of Compliance, the City may approve alternatives to the landscape requirements, if the consistency and other standards of Section 10-1B-8 are met.

M. Shopping Cart Storage & Return Stations.

When a business utilizes shopping carts, adequate close-by shopping cart return stations to temporarily house returned shopping carts shall be provided throughout the parking lots. All shopping carts shall be effectively contained or controlled within the boundaries of store premises, which refers to the lot area, maintained, managed and/or utilized by the business, that may include the building, parking lot and adjacent walkways, and where the business's shopping carts are permitted. Exterior shopping cart storage areas are not permitted and carts must be permanently stored inside the building. The following standards apply to exterior shopping cart return stations:

1. Shopping cart return stations shall be identified on the site plan and the locations shall be approved by the City;
2. Shopping cart return stations shall incorporate landscaping, architectural features, or similar design elements to draw attention to and lessen the impact of stand-alone features within parking areas (see integrated curb example below);
3. Storage or temporary storage of shopping carts shall not be allowed on walkways outside of buildings at anytime; and
4. The applicant shall submit a working plan for the collection of shopping carts from the parking lot.



10-3C-4 Street Trees

Street trees shall be planted for all developments that are subject to Land Division or Site Design Review. Requirements for street tree planting strips are provided in Section 10-3G-2 - Transportation Improvements. Planting of unimproved streets shall be deferred until the construction of curbs and sidewalks. Street trees shall conform to the following standards and guidelines:

- A. Landscaping Plan Required. A landscape plan is required and shall be submitted and reviewed prior to any permit issuance or development approval. All landscape plans shall conform to the requirements in Section 10-4C-3. The landscape plan shall be prepared or approved by a licensed landscape architect with the landscape architect's stamp on the plans.
- B. Growth Characteristics. Trees shall be selected based on growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance. The following should guide tree selection:
 1. Provide a broad canopy where shade is desired.
 2. Use low-growing trees for spaces under utility wires.
 3. Select trees which can be “limbed-up” where vision clearance is a concern.
 4. Use narrow or “columnar” trees where awnings or other building features limit growth, or where greater visibility is desired between buildings and the street.
 5. Use species with similar growth characteristics on the same block for design continuity.
 6. Avoid using trees that are susceptible to insect damage, and avoid using trees that produce excessive seeds or fruit.
 7. Select trees that are well-adapted to the environment, including soil, wind, sun exposure, and exhaust. Drought-resistant trees should be used in areas with sandy or rocky soil.
 8. Select trees for their seasonal color, as desired.
 9. Use deciduous trees for summer shade and winter sun.
 10. Select trees that do not have invasive roots.

- C. Caliper Size. The minimum caliper size at planting shall be 2 inches, based on the American Association of Nurserymen Standards.
- D. Spacing and Location. Street trees shall be planted within existing and proposed planting strips, and in sidewalk tree wells on streets without planting strips. The use of grass in street tree planters is discouraged and if necessary, shall only be utilized in a manner approved by the City. Street tree spacing shall be based upon the type of tree(s) selected and the canopy size at maturity.
1. Spacing. The spacing of Street Trees will be in accordance with the three species size classes listed in G below, and no trees may be planted closer than the following:
 - a. Small Trees - 30 feet
 - b. Medium Trees - 40 feet
 - c. Large Trees - 50 feet
 - d. Exceptions - special plantings designed or approved by a landscape architect.
 2. Distance from Curb and Sidewalk. The distance trees may be planted from curbs or curblines and sidewalks will be in accordance with the three species size classes listed in G below, and no trees may be planted closer to any curb or sidewalk than the following:
 - a. Small Trees - 2 feet
 - b. Medium Trees - 3 feet
 - c. Large Trees - 4 feet

The City may require increased distances from curbs and/or sidewalks on Arterial and Collector streets to accommodate snow removal and vertical clearances.
 3. Distance from Street Corners and Fire Hydrants. No Street Tree shall be planted closer than the spacing requirements identified above in subsection (D)(1) to any crosswalk, stop sign, point of curvature of intersection curblines, or point of tangency of intersection curblines. No Street Trees shall be planted closer than 10 feet of any fire hydrant.
 4. Utilities. No street trees other than Small Trees may be planted under or within 10 lateral feet of any overhead utility wire, or over or within 5 lateral feet of any underground water line, sewer line, transmission line, or other utility.
- E. Soil Preparation, Planting, and Care. The developer or abutting property owner, as applicable, shall be responsible for ensuring the planting of street trees, including soil preparation, ground cover material, staking, and temporary irrigation for two years after planting. The developer or abutting property owner, as applicable, shall also be responsible for ensuring the tree care (pruning, watering, fertilization, and replacement as necessary) during the first two years after planting. All trees shall be maintained and cared for in accordance with City ORDINANCE NO. 124, AN ORDINANCE OF THE CITY OF LIBERTY LAKE, WASHINGTON, ESTABLISHING A CITY TREE ORDINANCE, as amended. Note: if at any time a street tree is substantially damaged by a vehicle or other means, it shall be the responsibility of the person causing the damage to replace the tree with one of similar species and size. Contact the City of Liberty Lake for additional information on street tree planting, pruning, and replacement.

F. Assurances. The City may require the developer to obtain bonding or other assurances as established in Section 10-4C-5, subsection D to ensure the planting of the tree(s) and care during the first two years after planting.

G. Street Tree List. The following list constitutes example Street Tree species for the City of Liberty Lake, Washington. The City of Liberty Lake is a Tree City USA and the program emphasizes native species and encourages species diversity. Similar trees may be used if permission is obtained by the Planning & Community Development Department. Additional information is available in City Ordinance No. 124.

1. Small Trees (shall only be used where utility conflicts exist):

- Crataegus x lavalleyi* - Lavalley Hawthorne
- Fraxinus excelsior* 'Aureaefolia' - Golden Desert Ash
- Fraxinus pennsylvanica* 'Johnson' – Leprechaun Ash
- Malus x 'Spring Snow'* – Spring Snow Crabapple
- Prunus cerasifera* 'Thundercloud' - Thundercloud Flowering Plum

2. Medium to Large Trees:

- Acer x freemanii* 'Autumn Blaze' - Autumn Blaze Maple
- Acer griseum* - Paperbark Maple
- Acer platanoides* 'Crimson King' - Crimson King Norway Maple
- Acer platanoides* 'Deborah' - Deborah Maple
- Acer platanoides* 'Emerald Queen' - Emerald Queen Norway Maple
- Acer rubrum* 'Autumn Flame' – Autumn Flame Maple
- Acer rubrum* 'October Glory' - October Glory Red Maple
- Acer rubrum* 'Red Sunset' - Red Sunset Red Maple
- Acer saccharum* 'Commemoration' - Commemoration Sugar Maple
- Acer truncatum x Acer platanoides* 'Norwegian Sunset' - Norwegian Sunset Maple
- Acer truncatum x platanoides* "Warrenred" - Pacific Sunset Maple
- Cercidiphyllum japonicum* - Katsura Tree
- Fraxinus pennsylvanica* "Patmore" - Patmore Ash
- Fraxinus pennsylvanica* 'Cimmaron' - Cimmaron Ash
- Ginkgo biloba* 'Autumn Gold' - Maidenhair Tree / Autumn Gold Ginkgo
- Gleditsia triacanthos* 'Shademaster' - Shademaster Thornless Honeylocust
- Gleditsia triacanthos* 'Skycole' - Skyline Thornless Honeylocust
- Liquidambar styraciflua* 'Moraine' - Moraine American Sweetgum
- Parrotia persica* – Persian Parrotia
- Platanus x acerifolia* 'Bloodgood' - Bloodgood London Plane Tree
- Pyrus calleryana* 'Autumn Blaze' - Autumn Blaze Pear
- Pyrus calleryana* 'Aristocrat' - Aristocrat Pear
- Pyrus calleryana* 'Holmford' - New Bradford Pear
- Pyrus calleryana* 'Redspire' – Redspire Pear
- Quercus palustris* - Pin Oak
- Quercus rubra* - Red Oak
- Tilia americana* 'Redmond' – Redmond Linden
- Tilia cordata* 'Greenspire' – Greenspire Linden
- Tilia tomentosa* 'Sterling' – Sterling Silver Linden

10-3C-5 Fences and Walls

The following standards shall apply to all fences and walls:

- A. General Requirements. All fences and walls shall comply with the standards of this Section. The City may require installation of walls and/or fences as a condition of development approval, in accordance with Article 10-4H - Conditional Use Permits or Article 10-4C - Site Design Review. Walls built for required landscape buffers or as enclosures shall comply with Section 10-3C-3 subsections G and H.
- B. Dimensions.
1. The maximum allowable height of residential fences and walls is 6 feet, as measured from the lowest grade at the base of the wall or fence, except that retaining walls and terraced walls may exceed 6 feet when permitted as part of a site development approval, or as necessary to construct streets and sidewalks. A building permit is required for fences and walls exceeding 6 feet in height, in conformance with the Building Code, as well as retaining walls exceeding 4 feet in height.
 2. The height of fences and walls within a front yard shall not exceed 4 feet (except decorative arbors, gates, etc.), as measured from the grade closest to the street right-of-way. Sight-obscuring fences shall not exceed 3 feet in height.
 3. Walls and fences to be built for required buffers shall comply with Section 10-3C-3 subsection G.
 4. Fences and walls shall comply with the vision clearance standards of Section 10-3B-2, subsection N.
- C. Materials. The following fencing materials shall be regulated within the City:
1. Barb wire or razor wire (prohibited in all Zones)
 2. Chain link
 - a. Prohibited in RD-R except when part of fencing for parks, open space or sports facilities in private/public parks. Chain link with black or green vinyl coating is approved for tennis courts, ball fields or other sports facilities.
 - b. Prohibited in the RD-MU zone.
 - c. Restricted in the RD-C zone to rear yard and side yard fencing only when the zoning of the adjacent land use is RD-C. Chain link is not allowed for side yards adjacent to public rights of way or driveways.
- D. Maintenance. For safety and for compliance with the purpose of this article, walls and fences required as a condition of development approval shall be maintained in good condition, or otherwise replaced by the owner.

Article 10-3D — Vehicle and Bicycle Parking

10-3D-1 Purpose

The purpose of this article is to provide basic and flexible standards for development of vehicle and bicycle parking. Historically, some communities have required more parking than is necessary for some land uses, paving extensive areas of land that could be put to better use. This article recognizes that each development has unique parking needs by providing a flexible approach for determining parking space requirements. This article also provides standards for bicycle parking because many people use bicycles for recreation, commuting, and general transportation. Children as well as adults need safe and adequate spaces to park their bicycles throughout the community.

10-3D-2 Applicability.

All new development shall comply with the provisions of this article.

10-3D-3 Vehicle Parking Standards

- A. Vehicle Parking Minimum Standards. The number of required off-street vehicle parking spaces shall be determined in accordance with the following standards. Off-street parking spaces may include spaces in the public or private road right of way, garages, carports, parking lots, and/or driveways if vehicles are not parked in a vehicle travel lane (including emergency or fire access lanes), pathway, or landscape area. Parking facilities provided in the RD-M Zone and for Neighborhood Retail Clusters shall be located to the rear and/or side of buildings to enhance streetscapes and promote pedestrian access. Required parking spaces shall be calculated for primary and accessory uses.

Residential Uses	Required Parking Spaces
Accessory caretaker's residence	None
Accessory dwelling units (ADU's)	None
Single family detached housing / zero lot line / manufactured homes on individual lots	2 spaces per dwelling unit
Manufactured home parks	2 spaces per unit
Two-family and townhome housing	1.5 spaces per dwelling unit
Multi-family housing	
Studio or 1-bedroom units less than 500 sq. ft.	1 space per dwelling unit
1-bedroom units 500 sq. ft. or larger	1.0 spaces per dwelling unit
2-bedroom units	1.25 spaces per dwelling unit
3-bedroom or greater units	1.5 spaces per dwelling unit
Rooming and boarding houses, dormitories	One space for every 2 beds

Specialty housing	.5 space per bed, plus 1 space per employee on the largest shift
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Commercial Uses	Required Parking Spaces
Auto, boat, recreational vehicle, trailer sales, etc., retail nurseries and similar bulk retail uses (additional parking for auto oriented sales display areas may be provided in accordance with the landscaping standards)	1 space per 1,000 gross square feet of the first 10,000 square feet of gross land area; plus 1 space per 5,000 gross square feet for the excess over 10,000 square feet of gross land area; and 1 space per two employees.
Automobile, etc. repair and rental	1 space per 500 gross square feet (3 spaces minimum required) Additional parking shall be provided for vehicles under repair or rental vehicles and the additional parking shall be enclosed within a building or with a solid wall or fully sight obscuring fence to a minimum height of 6 feet.
Business, general retail, personal services, animal health services	1 space per 350 gross square feet
Cultural centers, museums, and libraries, and athletic clubs, gyms, etc.	1 space per 350 gross square feet
Hotels and motels	.75 space per guest room, plus 1 space per employee on the largest shift, plus 1 space per 200 gross square feet of meeting or conference rooms (restaurants, etc. require additional spaces as set forth herein)
Offices	1 space per 450 gross square feet for general or 1 space per 350 gross square feet for medical and dental offices
Restaurants, bars, ice cream parlors and similar uses	1 space per four seats or 1 space per 200 gross square feet, whichever is less
Theaters, auditoriums, stadiums, gymnasiums, community centers, and similar uses	1 space per four fixed seats or 1 space per 75 gross square feet, whichever is greater

Industrial, Manufacturing, and Storage Uses	Required Parking Spaces
Industrial and manufacturing uses, except warehousing	1 space per two employees on the largest shift or 1 space per 700 gross square feet, whichever is less, plus 1 space per company vehicle
Self-service storage facility	1 space per employee, plus 1 space per 250 units (5 spaces minimum required)
Warehousing	1 space per 1,000 gross square feet or 1 space per two employees on the largest shift, whichever is greater, plus 1 space per company vehicle.

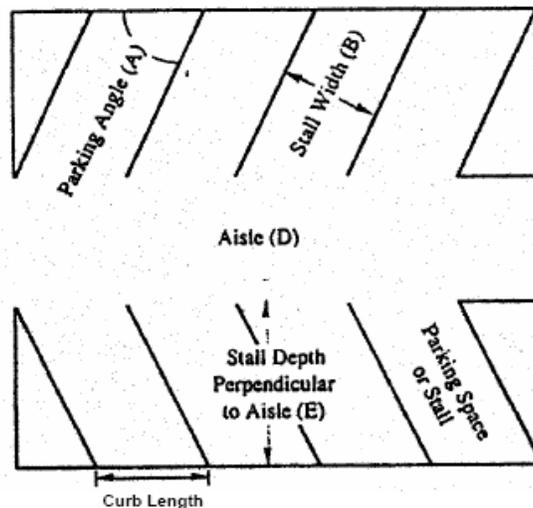
Recreation, Public and Institutional, and Other Uses	Required Parking Spaces
Child care centers having 13 or more children and nursery / pre-schools	1 space per two employees; a minimum of 2 spaces is required.
Chapels and mortuaries, and churches and similar places of worship	1 space per four fixed seats or 1 space per 150 gross square feet, whichever is greater.
Golf courses	8 spaces per hole, plus additional spaces for accessory uses set forth in this section. Miniature golf courses - 4 spaces per hole.
Group homes	1 space per employee, plus 1 space per 5 residents, plus 1 space per vehicle operated by the home or facility.
Hospitals	2.5 spaces per patient bed
Elementary and middle school / junior high	1.5 spaces per classroom, plus the requirements for auditorium areas as set forth herein.
High schools	1 space per classroom, plus 1 space per 5 students that the school is designed to accommodate, plus the requirements for auditorium areas as set forth herein.

Colleges, universities and trade schools	1.5 spaces per classroom, plus 1 space per 5 students that the school is designed to accommodate, plus the requirements for on-campus student housing (dormitories) as set forth herein.
Participant & spectator sports facilities	1 space per 150 gross square feet
Public utilities and facilities, not including offices	1 space per two employees on the largest shift, plus 1 space per company vehicle (2 spaces)
Recreational vehicle park / campground	1 space per stall

B. **Maximum Number of Parking Spaces.** The number of parking spaces provided by any particular use in ground surface parking lots shall not exceed the required minimum number of spaces provided herein by more than 50%; except uses in the RD-C Zone are exempt from the maximum parking standards. Unless otherwise specified, all commercial and industrial uses may exceed the maximum number of parking spaces in order to provide .5 spaces per employee during the largest shift. Larger parking areas should be in a parking structure. If surface parking lots must be larger than 4 acres to meet the minimum required parking space requirements in this Code, additional landscaping shall be provided, at the discretion of the Director or his or her designee. Spaces provided on-street or within parking structures do not apply towards the maximum number of allowable spaces. Parking spaces provided through “shared parking”, parking spaces for golf carts (as defined by City Ordinance 186, as amended), and electric vehicle spaces also do not apply toward the maximum number. Additionally, auto oriented sales display spaces that conform to the landscaping standards and auto repair or outdoor vehicle storage areas that are enclosed within a building or with a solid wall or fully sight obscuring fence to a minimum height of 6 feet, do not apply toward the maximum number of parking spaces. As outlined in Article 10-5B, the Director may approve variances to the minimum or maximum standards for off-street parking through a Class A Variance.



- C. Unspecified Uses. Where a use is not specifically listed in subsection "A" above, parking requirements shall be determined by finding that a use is similar to those listed in terms of parking needs.
- D. Credit for On-Street Parking. The amount of off-street parking required may be reduced by the amount of on-street parking reasonably available to the proposed development use. Reasonably available parking shall be that available within 100 feet of the property line of the proposed use.
- E. Parking Stall Standard Dimensions and Compact Car Parking. All parking stalls shall be improved to conform to City standards for surfacing, stormwater management, and striping, and provide dimensions in accordance with the following table. Up to 15% of the required parking may be designed and labeled as compact. Compact stalls are 1' narrower and 2' shorter than standard stalls (i.e. a 9' x 18' standard stall would be an 8' x 16' compact stall). Compact stalls shall include landscape islands as required by Article 10-3C of this Code, except they can be 9' x 16'. Disabled person parking shall be provided in conformance with ADA requirements.



Angle (A)	Width (B)	Curb Length (C)	1 Way Aisle Width (D)	2 Way Aisle Width (D)	Stall Depth (E)
Parallel	9 ft.	24	12 ft.	24 ft.	9 ft.
30 Degree	9 ft.	18	12 ft.	24 ft.	17 ft.
45 Degree	9 ft.	12' 6"	14 ft.	24 ft.	19 ft.
60 Degree	9 ft.	10' 6"	18 ft.	24 ft.	20 ft.
90 Degree	9 ft.	9 ft.	24 ft.	24 ft.	18 ft.

F. Parking Location and Shared Parking.

1. Location. Vehicle parking is allowed only on approved parking shoulders (streets), within garages, carports, and other structures, or on driveways or parking lots that have been developed in conformance with this code.
2. Off-site parking. Except for single family dwellings, the vehicle parking spaces required

by this Article may be located on another parcel of land if on-site parking cannot be provided. The parcel shall be within 1000 feet of the use it serves. The distance from the parking area to the use shall be measured from the nearest parking space to a building entrance, following a sidewalk or other pedestrian route. The right to use the off-site parking must be evidenced by a recorded deed, lease, easement, or similar written instrument.

3. Mixed uses. If more than one type of land use occupies a single structure or parcel of land or group of structures with reciprocal parking rights, the total requirements for off-street automobile parking shall be the sum of the requirements for all uses less 20%, unless it can be shown that the peak parking demands are actually less than the sum of the requirement less 20% (i.e., the uses operate on different days or at different times of the day). In that case, the total requirements shall be further reduced accordingly.
4. Shared parking. Required parking facilities for two or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly, to the extent that the owners or operators show that the need for parking facilities does not materially overlap (e.g., uses primarily of a daytime versus nighttime nature), and provided that the right of joint use is evidenced by a recorded deed, lease, contract, or similar written instrument establishing the joint use.

10-3D-4 Bicycle Parking Standards

All uses shall provide bicycle parking, in conformance with the following guidelines:

- A. Number of Bicycle Parking Spaces. Unless specified in 1-7 below, at least one bicycle parking space shall be supplied per 50 required vehicle parking spaces with a minimum of 2 spaces provided. Generally, a bike rack(s) would be installed that have the capacity to accommodate the required number of spaces. Providing sheltered spaces (under an eave, overhang, independent structure, or similar cover) is encouraged.

The following additional standards apply to specific types of development:

1. Multi-Family Residences. Provide one bicycle parking space for every unit (structures with 4 or more units). This provision is met when enclosed parking garages or storage rooms for bicycles are provided for each unit.
2. Parking Structures and Park & Ride Facilities. All parking structures shall provide a minimum of one bicycle parking space for every 10 motor vehicle parking spaces.
3. Elementary and middle schools, both private and public. Provide one bicycle parking space for every 8 students that the school is designed to accommodate.
4. High schools, both private and public. Provide one bicycle parking space for every 20 students that the school is designed to accommodate.
5. Colleges and trade schools. Provide one bicycle parking space for every 10 motor vehicle spaces plus one space for every dormitory unit.
6. RD-M Zone. Individual businesses shall provide their own bicycle parking, spaces may be clustered between businesses to serve up to six (6) bicycles or spaces may be

provided as part of the public roadway improvements. One bicycle parking space shall be provided per 25 required vehicle spaces. Bicycle parking spaces should be located in front of the businesses, either on the sidewalks or in specially constructed areas such as pedestrian curb extensions. Bicycle parking shall not interfere with pedestrian passage, leaving a clear area of at least 36 inches between bicycles and other existing and potential obstructions.

7. Multiple Uses. For buildings with multiple uses (such as a commercial or mixed use center), bicycle parking standards shall be calculated by using the total number of motor vehicle parking spaces required for the entire development. One bicycle parking space per 25 motor vehicle parking spaces is recommended, with a minimum of 5 spaces.
- B. Exemptions. This section does not apply to single family, two-family, and townhome housing (attached, detached or manufactured housing), home occupations, accessory dwelling units or other developments with fewer than 10 required vehicle parking spaces.
 - C. Location and Design. Bicycle parking shall be conveniently located with respect to both the street right-of-way and at least one building entrance (e.g., no farther away than the closest parking space). It should be incorporated whenever possible into building design and coordinated with the design of street furniture when it is provided. Street furniture includes benches, street lights, planters, and other pedestrian amenities.
 - D. Visibility and Security. Bicycle parking shall be visible to cyclists from street sidewalks or building entrances, so that it provides sufficient security from theft and damage.
 - E. Options for Storage. Bicycle parking requirements for long-term and employee parking can be met by providing a bicycle storage room, bicycle lockers, racks, or other secure storage space inside or outside of the building.

10-3D-5 Loading Space Standards

It is the intent of this section to require all future commercial, business, institutional, or industrial development to provide off-street loading facilities in order to guarantee full utilization of existing rights of way to accommodate present and future traffic demands.

- A. Location and Design.
 1. All off-street loading spaces shall be designed to minimize impacts on adjacent properties.
 2. In all cases, loading facilities shall be located on the same lot as the structure they are designed to serve. Required yards cannot be used for loading. Off-street loading space shall not be included in an area used to satisfy off-street parking requirements.
 3. Loading spaces shall be designed and located so vehicles using these spaces do not project into any public right-of-way or otherwise extend beyond property lines.
 4. Loading spaces shall be designed and built so vehicles are not required to back to or from an adjacent street, except for minor access for heavy trucking in industrial zones on local access streets.

5. When a proposed structure is intended to be used concurrently for different purposes, final determination of required loading spaces shall be made by the Director, provided the loading requirement for the combined uses shall not be less than the total requirement for each separate use.

B. Required Off-Street Loading Spaces. The minimum number of off-street loading spaces shall be required according to the following table, unless the number is reduced by the Director.

Use	Size	Required Spaces
Industrial, manufacturing wholesale, warehouse, and similar uses	Up to 40,000 sq. ft. 40,000 - 60,000 sq. ft. 60,000 - 100,000 sq. ft. Over 100,000 sq. ft.	1 space; 2 spaces; 3 spaces; 3 spaces plus 1 additional space per every 50,000 sq. ft. of building or portion thereof over 100,000
Offices, hotels/motels, and restaurants	Up to 60,000 sq. ft. 60,000 - 100,000 sq. ft. Over 100,000 sq. ft.	None; 2 spaces 2; spaces plus 1 additional space per every 50,000 sq. ft. of building or portion thereof over 100,000
Hospitals, nursing homes, and similar uses	Up to 40,000 sq. ft. 40,000 - 100,000 sq. ft. Over 100,000 sq. ft.	1 space; 2 spaces; 2 spaces plus 1 additional space per every 50,000 sq. ft. of building or portion thereof over 100,000
Retail and other commercial uses	Up to 10,000 sq. ft. 10,000 - 30,000 sq. ft. 30,000 - 100,000 sq. ft. Over 100,000 sq. ft.	None; 1 spaces; 2 spaces; 3 spaces plus 1 additional space per every 50,000 sq. ft. of building or portion thereof over 100,000

10-3D-6 Drive-Through Facilities

The standards of this section are intended to allow for drive-through facilities by reducing the negative impacts they may create. Of special concern are noise from idling cars and voice amplification equipment, lighting and queued traffic interfering with on-site and off-site traffic and pedestrian flow. The specific purposes of this chapter are to: Reduce noise, lighting and visual impacts on abutting uses, particularly residential uses; Promote safer and more efficient on-site vehicular and pedestrian circulation; Minimize conflicts between queued vehicles and traffic on adjacent streets.

A. Location and Design

1. The standards of this section apply to all uses that have drive-through facilities regardless of zone, including vehicle repair and quick vehicle servicing.
2. The standards of this section apply only to the portions of the site development that comprise the drive-through facility. The standards apply to new developments, the addition of drive-through facilities to existing developments, and the relocation of an existing drive-through facility. Drive-through facilities are not a right; the size of the site or the size and location of existing structures may make it impossible to meet the standards of this chapter. Chapter 3 - Design and Maintenance Standards, as well as standards for specific land use zones, contain additional requirements regarding vehicle areas.
3. Parts of a Drive-through Facility. A drive-through facility is composed of two parts – the stacking lanes and the service area. A drive-through facility may also have a third part – an order menu. The stacking lanes are the space occupied by vehicles queuing for the service to be provided. The service area is where the service occurs. In uses with service windows, the service area starts at the service window. In uses where the service occurs indoors, the service area is the area within the building where the service occurs. For other development, such as gas pumps, air compressors and vacuum cleaning stations, the service area is the area where the vehicles are parked during the service.

B. Setbacks and Landscaping

All drive-through facilities must provide the setbacks and landscaping stated below.

1. Abutting a RD-R Zone. Service areas and stacking lanes must be set back five feet from all lot lines which abut Residential zones. The setback must be landscaped per the requirements of 10-3C-3 New Landscaping.
2. Abutting a RD-M or RD-C Zone. Service areas and stacking lanes must be set back five feet from all lot lines which abut Commercial or Industrial zones. The setback must be landscaped to the minimum requirements included in 10-3C-3 New Landscaping.
3. Abutting a Street. Service areas and stacking lanes must be set back five feet from all street lot lines. The setback must be landscaped to the minimum requirements included in 10-3C-3 New Landscaping.

C. Vehicular Access

All driveway entrances, including stacking lane entrances, must meet driveway spacing requirements, unless otherwise authorized by the City. The distance is measured along the property line from the junction of the two street lot lines to the nearest edge of the entrance.

1. Stacking Lane Standards

These standards ensure that there is adequate on-site maneuvering and circulation areas, ensure that stacking vehicles do not impede traffic on abutting streets, and that stacking lanes will not have nuisance impacts on abutting residential lands.

a. Gasoline Pumps. A minimum of thirty feet of stacking lane is required between a lot line and the nearest gasoline pump. The applicant must demonstrate to engineering services that sufficient queuing area is available such that vehicles in queue do not interfere with adjacent street traffic.

b. Other Drive-through Facilities.

i. Primary Facilities.

A minimum of eighty feet for a single stacking lane or eighty feet per lane when there is more than one stacking lane, is required for all other drive-through facilities. A stacking lane is measured from the curb cut to the service area or the order area if an outdoor order area precedes the service area. Stacking lanes do not have to be linear.

ii. Accessory Facilities.

A stacking lane is not required for accessory facilities where vehicles do not routinely stack up while waiting for the service. Examples are window washing, air compressor, and vacuum cleaning stations.

2. Stacking Lane Design and Layout.

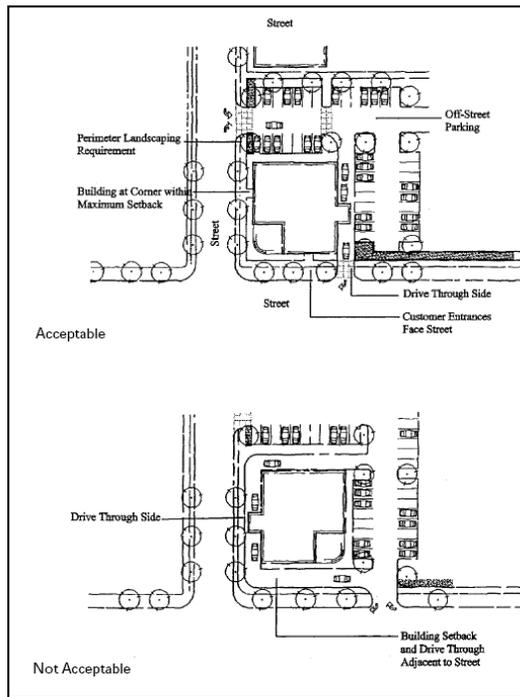
Stacking lanes must be designed so that they do not interfere with parking, parking access and vehicle circulation.

3. Stacking Lanes Identified.

All stacking lanes must be clearly identified, through the use of means such as striping, landscaping and signs.

D. Off-site Impacts

Drive-through facilities must meet the off-site impact standards of this chapter regarding off-site impacts. When abutting land zoned RD-R, drive-through facilities with noise-generating equipment must document in advance that the facility will meet the off-site impact noise standards. Noise generating equipment includes items such as speakers, mechanical car washes, vacuum cleaners and exterior air compressors.



Site layout for drive through uses should place parking and driveways away from pedestrian areas.

10-3D-7 Electric Vehicle Infrastructure (EVI)

Electric Vehicle Infrastructure, as defined by RCW 35A.63.107 shall be allowed as an accessory use within any parking lot / area or within a garage or parking structure. Site and landscaping requirements identified in this Code shall apply, as applicable.

- A. Residential Zones. EVI in residential zones shall be limited to residential use and shall not be used for purposes of wholesale or retail sales.
- B. Other Zones. EVI for commercial and industrial uses should be designed and sized proportionately to accommodate the demand of the underlying permitted, limited, or conditional use and shall be suitable for the desired location.

1. Design Criteria and Guidelines.

- a. Minimum Number. There is no required minimum on the number of parking stalls for electric vehicle recharge stations. Electric vehicle recharging stations may utilize required parking spaces and are exempt from maximum parking standards.
- b. Parking Space Size. Electric Vehicle charging stations should be sized the same as a regular parking space as identified in this Code.
- c. Lighting. Unless the charging station is designated as day time use only, adequate lighting shall be provided for the charging station, consistent with the standards identified in this Code.

d. EVI Signage. Signage should be posted to identify each charging station space as an electric vehicle charging station and identify any restriction such as use limits, towing provisions etc. Signage shall be consistent with the following guidance documents: “Electric Vehicle Infrastructure: A guide for Local Government in Washington State” (July 2010) or the Manual on Uniform Traffic Control Devices (MUTCD).

e. Notification of station specifics. Notification shall be placed on the unit to identify voltage and amperage levels, time of use, fees, safety information and other pertinent information.

2. Public Streets. Generally electrical vehicle charging stations should not be allowed within the publicly owned right of way. Placement of electric vehicle charging stations proposed to be located in the publicly owned right of way shall serve a public purpose and receive the approval of the City Engineer.



3. Maintenance. Maintenance of the electrical vehicle charging station, including but not limited to functionality of the station, shall be the responsibility of the property owner.

Article 10-3E — Signage Standards

Please refer to the City Development Code Article 10-3E Signage Standards

Article 10-3F — Other Design Standards

10-3F-1 Solid Waste Storage

Solid waste shall not be stored on public or private property for more than two (2) weeks. Except for single, two-family, and townhome housing residential waste & recycle containers, all other solid waste storage areas containing trash dumpsters, compactors, etc. and recycle bins are to be screened from adjacent properties and public rights-of-way in accordance with Section 10-3C-3, subsection H.

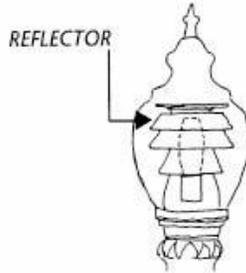
10-3F-2 Lighting

- A. Purpose. The purpose of this Section is to protect the health, safety, and welfare of the public by recognizing the need for buildings and sites to be illuminated for safety, security, and visibility for pedestrians and motorists balanced against the often detrimental affects associated with the use of outdoor lighting. This Section provides standards for various forms of lighting that will:
1. Minimize light pollution;
 2. Preserve the restful quality of nighttime by eliminating intrusive artificial light and lighting that unnecessarily contributes to sky glow;
 3. Reduce light pollution and light trespass from light sources onto adjacent properties;
 4. Enhance customer and employee safety;
 5. Contribute to improving visibility by requiring illuminated areas to have uniform light; and curtail the degradation of the nighttime visual environment.
- B. Applicability. The standards in this Section shall apply to any light source visible beyond the property from which it is emanating. The Planning & Community Development Department may review any building or site to determine compliance with the requirements under this Section. Whenever a person is required to obtain a building permit, land use or land division approval, or site plan approval from the City, the applicant shall submit sufficient information to enable the Director or his/her designee to determine whether the proposed lighting will comply with this Section. Lighting shall also comply with the Non-Residential Energy Code (NREC), as applicable.
- C. Lighting Plan Submittal Requirements. The following information must be included for all submissions which include any new exterior lighting, some or all of the items may be required by the Planning & Community Development Department prior to lighting installation:
1. Location of all outdoor lighting fixtures, including but not limited to freestanding pole fixtures, building-mounted and canopy light fixtures on the site plan and building elevations;
 2. Photometric grid overlaid on the proposed site plan indicating the light intensity throughout the site (in footcandles). Measurements must be at ground level and shown at 10' spacing;

3. Manufacturer's specification sheets and details for the type of fixture being proposed including but not limited to the total lumen output, type of lamp, distribution type and method of shielding;
4. Maximum footcandle calculation, minimum footcandle calculation, minimum to maximum and minimum to average uniformity ratios and light loss factor used. These statistics shall be provided for areas where vehicular and pedestrian movement is provided for and for other areas as necessary to show compliance with standards of this section;
5. Use of fixture(s) proposed; and
6. Any other information deemed necessary by the Director in accordance with the intent and purpose of this Section.

D. General Standards.

1. Unless otherwise permitted within subsections E and G below, only shielded fixtures may be used. Any interior light fixtures that are deemed to be causing glare and therefore not meeting the purpose or intent of this ordinance shall be shielded to prevent glare at the property line.
2. Decorative fixtures using lamps with low wattages do not have to be shielded; these include incandescent lamps of sixty (60) watts or less, glass tubes filled with neon, argon and krypton and any other light source of fifty (50) watts or less. Decorative luminaries above fifty (50) watts shall have internal and/or external reflectors that shield the light source.
3. It is recognized that metal halide and fluorescent lamps are superior lights for color and object recognition when compared to other lamp types such as low and high pressure sodium or mercury vapor. Therefore, use of metal halide and fluorescent lamps is highly encouraged over low or high pressure sodium or mercury vapor lamps. It is also recognized that as the lighting industry develops, new lamp types are occasionally introduced that may have similar characteristics as the currently preferred types that may also be desirable for use in outdoor lighting.
4. The intensity of light on a site shall not exceed three-tenths (0.3) foot candles at any property line that abuts a residential zoned property or five-tenths (0.5) foot candles for any other zoned property. To encourage energy conservation, it is recognized that some commercial, office, and industrial sites may desire to share fixtures along property lines or allow light to trespass onto adjacent sites. Such light trespass shall be allowable if a letter of permission is provided by the property owner where the light trespass is occurring and if the footcandle intensities meet the intent and purpose of this Section.
5. All exterior lighting shall be designed in a consistent and coordinated manner for the entire site.
6. Indirect internal illumination of signs and canopies is permitted provided a maximum one hundred and twenty five (125) watt bulb is utilized and the transmittal surface is of a color and material that effectively shields lamps.



E. Lighting Intensity and Uniformity Standards. The following lighting intensity and uniformity standards shall be used in designing an outdoor lighting plan as required within subsection C above.

Light Use ¹	Required Avg. to Min. Uniformity Ratio ²	Required Min. Footcandle Reading ²	Max. Allowable Avg. Illumination ²	Max. Allowable Footcandle Reading ²
Outdoor Display	4:1	_____	5.0 Footcandles	Front Row No More Than 10 Footcandles. Other Rows No More Than 5 Footcandles
Pump Islands of Gas Stations	4:1	Between 1.0 and 5.0	_____	22.0 Footcandles
Building Facades & Externally Illuminated Signs ³	_____	_____	_____	_____
Bright Surroundings and Light Surfaces			5	
Bright Surroundings and Medium Light Surfaces			7	
Bright Surroundings and Dark Light Surfaces			10	
Dark Surroundings and Light Surfaces			2	
Dark Surroundings and Medium Light Surfaces			3	
Dark Surroundings and Medium Dark Surfaces			4	
Dark Surroundings and Dark Light Surfaces			5	

Building Entrances	4:1	_____	5.0 Footcandles Active 1.0 Footcandles Inactive	_____
Parking Lots ⁴	4:1	Between 0.2 and 0.7	_____	_____
Security Lighting	_____	_____	1.5 Footcandles	_____
Exterior Parks and Recreational Facilities	See Exterior Recreational Facilities below			

Footnotes to Chart

1. The above statistics should only be applied to the area of each site devoted to the particular use. For example, a gas station/restaurant combination may have an area dedicated as a parking lot for the restaurant patrons and in addition have a pump island canopy. In this scenario two (2) sets of statistics would need to be generated; one (1) set for the parking lot and the other set for the canopy area.
2. Measurements for average to minimum uniformity ratio, required minimum footcandle reading, maximum allowable average illumination and maximum allowable footcandle reading shall be generated at the surface intended to be illuminated; e.g., pavement or area surface. These statistics shall be provided for areas where vehicular and pedestrian movement is provided for and other areas as necessary to show compliance with standards.
3. Building facades and signs shall not be illuminated if they are of glass, polished metal or other glossy surface including painted surfaces. Building facades shall also not be entirely illuminated, illumination shall be for architectural ornament and/or the illumination of small areas for visibility and security. For spotlight fixtures, no less than ninety percent (90%) of the light beam must be concentrated on the surface intended to be illuminated. For fixtures mounted directly to a wall surface or sign, external shields or dark colored non-reflective surface materials or other appropriate methods shall be used to minimize reflectance glare.
4. The maximum height of parking lot light fixtures shall be twenty (20) feet when within one hundred and fifty (150) feet of a residential zone or public or private roadway, fixture heights may be as high as twenty-five (25) feet on commercial, office and industrial sites when not within one hundred and fifty (150) feet of a residential zone or public or private roadway. For large developments such as a regional mall, the Director may approve fixtures mounted as high as thirty-five (35) feet.

Exterior Recreational Facilities

For exterior recreational facilities, sufficient information must be submitted in addition to that required in subsection C above, that demonstrates that the location, selection, and aiming of all lighting fixtures will focus light on the playing areas, minimize glare and visibility from adjacent and nearby properties and roadways, and minimize sky glow. A written explanation and statements shall be supplied explaining why locations, fixtures types, intensities, orientation of fixtures, and other decisions were made. Lighting of sports facilities shall not be operated except during and turned off no later than forty five (45) minutes after the event is over.

Uses Not Specifically Listed

For uses not specifically listed within this subsection, but determined to be of a type, use, and or intensity that may be detrimental to achieving the purpose of this section, the Director, depending on the purpose of the lighting, shall classify lighting into one (1) of the categories contained in "E". An applicant may request an administrative interpretation from the Director based on the procedures outlined in Article 10-4G.

F. Prohibited Outdoor Lighting.

1. The use of laser light source, searchlights, or any similar high intensity light for outdoor advertisement or entertainment is prohibited.
2. Lighting shall not be of a flashing, moving, or intermittent type.

G. Exemptions. The following are exempt from the lighting requirements of this Section, provided that they have no glare or other detrimental effects on adjoining streets or property owners:

1. Private swimming pools;
2. Holiday decorations;
3. Window displays;
4. Temporary Searchlights (as permitted in the City Development Code Section 10-3E-5);
5. Pedestrian walkway lighting;
6. Residential lighting; and
7. Street lights shall be designed and installed per Section 10-3G-2, subsection T of this Code.

H. Lamp or Fixture Substitution. Should any light fixture regulated under this Section, or the type of light source therein, be changed after the permit has been issued, a change request must be submitted to the Director for his approval, together with adequate information to assure compliance with this code, which must be received prior to substitution.

I. Administration. Outdoor lighting plans shall be reviewed by the Planning & Community Development Department. Approval of the plan shall be based on conformance with this Section. The Director has the discretion to require the re-direction of existing light fixtures when it is determined that the fixture is creating off-site glare.

Article 10-3G — Public Facilities Standards

10-3G-1 Purpose and Applicability

- A. Purpose. The purpose of this article is to provide planning and design standards for public and private motorized and non-motorized transportation facilities and utilities.
- B. When Standards Apply. Unless otherwise provided in the RD roads standards, the standard specifications for construction, reconstruction, or repair of transportation facilities, utilities, and other public improvements within the City shall occur in accordance with the standards of this article and the City of Liberty Lake Street and Stormwater Standards. No development may occur unless the public facilities related to development comply with the public facility requirements.
- C. Standard Specifications. The City Engineer shall establish standard construction specifications consistent with the concepts of this article and application of engineering principles. These specifications shall be contained in the City of Liberty Lake Street and Stormwater Standards and they are incorporated in this code by reference.
- D. Conditions of Development Approval. No development may occur unless required public facilities are in place or guaranteed, in conformance with the provisions of this Code. Improvements required as a condition of development approval, when not voluntarily accepted by the applicant, shall be directly attributable and roughly proportional to the impact of development. Findings in the development approval shall indicate how the required improvements are roughly proportional to the impact.

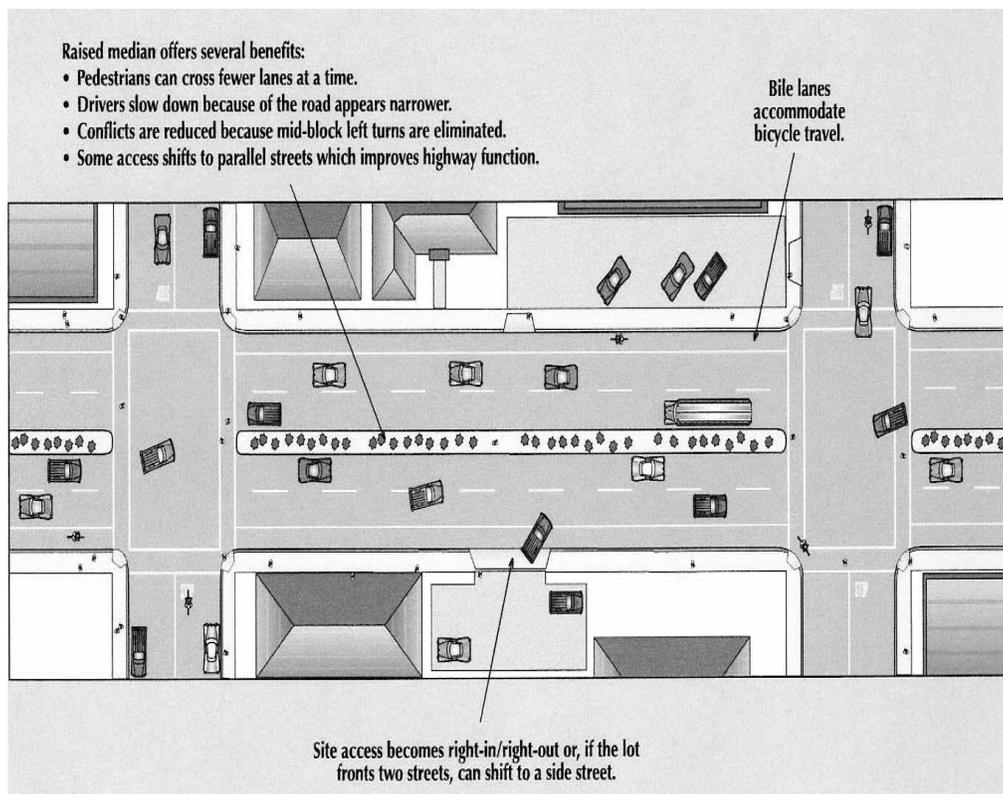
10-3G-2 Transportation Improvement

- A. Development Standards. No development shall occur unless the development has frontage or approved access to a public street. Streets within or adjacent to a development shall be improved in accordance with the River District SAP, the provisions of this article, and the City of Liberty Lake Street and Stormwater Standards.
 - 1. Development of new streets, and additional street width or improvements planned as a portion of an existing street, shall be improved in accordance with this article and the City of Liberty Lake Street and Stormwater Standards as modified by the RDSAP. Public streets shall be dedicated to the applicable city, county or state jurisdiction;
 - 2. New streets and drives shall be paved; and
 - 3. The City may accept a future improvement guarantee [e.g., owner agrees not to object against the formation of a local improvement district in the future in lieu of street improvements if one or more of the following conditions exist:
 - a. A partial improvement may create a potential safety hazard to motorists or pedestrians;
 - b. Due to the developed condition of adjacent properties it is unlikely that street improvements would be extended in the foreseeable future and the improvement associated with the project under review does not, by itself, provide increased street

- safety or capacity, or improved pedestrian circulation;
 - c. The improvement would be in conflict with an adopted capital facility plan; or
 - d. The improvement is associated with an approved land division on property zoned residential and the proposed land division does not create any new streets.
 - e. The improvement is part of the proposed Liberty Lake Transportation Mitigation Plan, when adopted.
4. Privately owned and maintained streets may be allowed. However, streets must meet all the design and construction standards required in the RD-SAP, as reviewed and approved by the City Engineer concurrent with AASHTO or current applicable standards. A homeowner's or property owner's association must be established to provide for street repair and maintenance.
- B. Creation of Rights-of-Way for Streets and Related Purposes. Streets shall be created through the approval and recording of a final plat, binding site plan, or short plat; except the City may approve the creation of a street by acceptance of a deed, provided that the street is deemed essential by the City Council for the purpose of implementing the Transportation Improvement Plan, and the deeded right-of-way conforms to the standards of this Code and the City of Liberty Lake Street and Stormwater Standards. All deeds of dedication shall be in a form prescribed by the Director and shall name "the public," as grantee.
- C. Creation of Access Easements. The City may approve an access easement established by deed when the easement is necessary to provide for access by private roadway, driveway, alley, or auto-court lane.
- D. Street Location, Width, and Grade. Except as noted below, the location, width, and grade of all streets shall conform to the Transportation Improvement Plan, as modified by the RDSAP, the City of Liberty Lake Street and Stormwater Standards; and an approved street plan or subdivision plat. Street location, width, and grade shall be determined in relation to existing and planned streets, topographic conditions, public convenience, and safety, and in appropriate relation to the proposed use of the land to be served by such streets:
1. Street grades shall be approved by the City Engineer in accordance with the City of Liberty Lake Street and Stormwater Standards.
 2. Where the location of a street is not shown in an existing street plan, the location of streets in a development shall either:
 - a. Provide for the continuation and connection of existing streets in the surrounding areas, conforming to the street standards of this article and the City of Liberty Lake Street and Stormwater Standards, or
 - b. Conform to a street plan adopted by the City Council, if it is impractical to connect with existing street patterns because of particular topographical or other existing conditions of the land. Such a plan shall be based on the type of land use to be served, the volume of traffic, the capacity of adjoining streets, and the need for public convenience and safety.

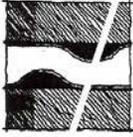
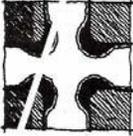
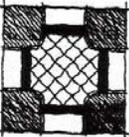
E. Minimum Rights-of-Way and Street Sections. Street rights-of-way and improvements shall be the widths listed in the City of Liberty Lake Street Standards, as modified by the RDSAP and as reviewed and approved by the City Engineer. Where a range of width is indicated, the width shall be determined by the decision-making authority based upon the following factors:

1. Street classification in the RDSAP;
2. Anticipated traffic generation;
3. On-street parking needs;
4. Sidewalk and bikeway requirements based on anticipated level of use;
5. Requirements for placement of utilities;
6. Street lighting;
7. Minimize or prevent drainage, slope, and critical area impacts, as identified by the Comprehensive Plan;
8. Safety and comfort for motorists, bicyclists, and pedestrians;
9. Street furnishings (e.g., benches, lighting, bus shelters, etc.), when provided;
10. Access needs for emergency vehicles; and
11. Transition between different street widths (i.e., existing streets and new streets), as applicable.



F. Traffic Signals and Traffic Calming Features.

1. Traffic-calming features, such as traffic circles / modern roundabouts, curb extensions, narrow residential streets, and special paving are encouraged to slow traffic in neighborhoods and areas with high pedestrian traffic.
2. Traffic signals or traffic circles / modern roundabouts shall be required with development when traffic signal warrants are met. The location of traffic signals shall be noted on approved street plans. Where a proposed street intersection will result in an immediate need for a traffic signal, a signal meeting approved specifications shall be installed. The developer's cost and the timing of improvements shall be included as a condition of development approval.

<i>Drawing</i>	<i>Technique</i>	<i>Description</i>
	Traffic Circles	Circular raised islands centered within intersections. Circles can be landscaped or surfaced with special paving. Landscaping can be maintained by the local jurisdiction or by neighborhood volunteers.
	Chicanes	Alternately placed curb extensions into the street that force motorists to drive in a serpentine pattern. Chicanes are offset from each other in mid-block locations and can be used to keep through-trucks versus local delivery off residential streets.
	Curb Bulb-Outs, Chokers/ Neckdowns	Curb extensions placed at mid-block locations or intersections which narrow the street to provide visual distinction and reduce pedestrian crossing distances. Bulb-outs help to provide a clear visual signal to drivers that a crossing is approaching and makes waiting pedestrians more visible. Neckdowns are often longer than bulb-outs and often line up with and help to define parallel street parking areas. They narrow the appearance of the street and can be attractive, especially when landscaped.
	Special Paving	Alternative road surfaces, such as brick, colored concrete or special pavers, can be used at crossings, intersections, or along the sides of the street to break up the visual expanse of pavement and define areas of pedestrian travel.

Traffic Calming Features

G. Street Alignment and Connections.

1. Staggering of streets making "T" intersections at collectors and arterials shall not be designed so that jogs of less than 300 feet on such streets are created, as measured from the centerline of the street.
2. Spacing between local street intersections shall have a minimum separation of 125 feet, except where more closely spaced intersections are designed to provide an open space, pocket park, common area, or similar neighborhood amenity. This standard applies to four-way and three-way (off-set) intersections.
3. Proposed streets or street extensions shall be located to provide direct access to

existing or planned commercial services and other neighborhood facilities, such as schools, shopping areas, parks, and transit facilities.

- H. Sidewalks, Planter Strips, Bicycle Lanes. Separated sidewalks with planters shall be required along both sides of streets in all new developments, unless existing sidewalks prohibit the use of separated sidewalks or physical constraints (e.g., topography) prevent construction in conformance with the standards, as determined by ~~P&CD~~[the City](#) and additional sidewalks or pathways will be required within the development or the City. The use of urban streetscapes is encouraged in mixed use zones and designs shall be reviewed for compliance with the intent of the street tree and sidewalk standards. Maintenance of sidewalks, curbs, and planter strips is the continuing obligation of the adjacent property owner. A planter strip, consistent with the RDSAP road design sections, shall be included on public and private roads. The required planter strip shall not be used for stormwater treatment or disposal.
- I. Intersection Angles. Streets shall be laid out so as to intersect at an angle as near to a right angle as practical, except where topography requires a lesser angle or where a reduced angle is necessary to provide an open space, pocket park, common area, or similar neighborhood amenity. See the City of Liberty Lake Street Standards for details
- J. Existing Rights-of-Way. Whenever existing rights-of-way adjacent to or within a tract are of less than standard width, additional rights-of-way shall be provided at the time of subdivision or development, subject to the provision of this article.
- K. Cul-de-sacs. A cul-de-sac should be no more than 200 feet long and used on a limited basis when environmental, site/project specific, topographical constraints, existing development patterns, or compliance with other standards in this code preclude street extension and through circulation
- L. Grades and Curves. Grades shall not exceed standards in the City of Liberty Lake Street and Stormwater Standards.
- M. Curbs, Curb Cuts, Ramps, and Driveway approaches. Concrete curbs, curb cuts, wheelchair, bicycle ramps, and driveway approaches shall be constructed in accordance with City Standards.
- N. Alleys, Public or Private. Alleys shall conform to the standards in this Code and the City of Liberty Lake Street Standards. Alleys shall be provided off Local Access or Collector Streets only, not Arterials, and shall connect to a Local Access or Collector street at both ends.
- O. Private Streets. Private streets shall not be used to avoid connections with public streets. Gated communities (i.e., where a gate limits access to a development from a public street) are prohibited, unless the streets conform to the public street standards in the City of Liberty Lake Street Standards
- P. Street Names & Addresses. No street name shall be used which will duplicate or be confused with the names of existing streets in Spokane County, except extensions of existing streets may be permitted. Street names, signs, and numbers shall conform to the

established pattern in the City. Addresses shall be assigned by the City and provided off streets only. If a building does not have street frontage (e.g. common area or pedestrian path frontage), then the address shall be provided based on the street connection point for vehicular access and appropriate signage shall be provided for public safety. Exceptions may be granted by the Director for specific situations, including auto-court lanes.

- Q. Survey Monuments. Upon completion of a street improvement and prior to acceptance by the City, it shall be the responsibility of the developer's registered professional land surveyor to provide certification to the City that all boundary and interior monuments shall be reestablished and protected.
- R. Street Signs. The city, county, or state with jurisdiction shall install all signs for traffic control and street names, unless it is delegated to the developer. The cost of signs required for new development shall be the responsibility of the developer. Street name signs shall be installed at all street intersections. Stop signs and other signs may be required. Street sign posts shall comply with City Standards.
- S. Mail Boxes. Plans for mail boxes to be used shall be approved by the United States Postal Service.
- T. Street Light Standards. Street lights shall be installed for all new development by the developer / applicant to encourage a pedestrian friendly environment and enhance community safety and business exposure. Final lighting fixture selection and location shall be made by the City based on developer / applicant proposals. The developer / applicant should coordinate with Avista Utilities for style / fixture selection. All street light electrical installations including wiring, conduit, and power connections shall be located underground. A plan shall be provided showing the proposed fixture types and locations along with light fixture specification sheets and each fixture shall be equipped with a photocell. Current AASHTO Roadway Lighting Design Guidelines, or equivalent guidelines shall be utilized.
- U. Street Cross-Sections. The final lift of asphalt or concrete pavement shall be placed on all new constructed public roadways prior to final City acceptance of the roadway and within one year of the conditional acceptance of the roadway, unless otherwise approved by the City Engineer. Street construction shall comply with the City of Liberty Lake Street Standards. Street improvements shall be in place prior to the issuance of a Certificate of Occupancy on any structure.

10-3G-3 Public Use Areas

The River District Specific Area Plan proposes a combination of public and private parks, greenways, and private open space areas. The SAP Park and Greenway plan and in 3.6 Land Use Analysis – Open Space identifies the areas, general configuration, size, and the aggregate acreage. It is intended to provide a flexible guide for the size, location, use, and configuration of park and open space areas. It is anticipated the final size, location, and configuration of public and private open space will evolve over the 25 year development time frame for the project. In the development of the land within the SAP, the following dedication requirements shall apply:

A. Dedication Requirements:

1. Private Parks or Greenway Dedications. Land set aside for private parks or greenways shall be dedicated to a Home Owner Association or related private entity responsible for the ownership and maintenance of said property. Private park and greenway dedications shall include provisions for public easement access.
2. Public Park Dedications. Land set aside for public parks or greenways shall be dedicated to and accepted by the city. The City shall agree to a general park development plan at the time of title transfer. Land dedicated for public park use shall include covenant language that would require that the property be used and developed for use as a public park. The City may not transfer or use land dedicated for park and open space use for any other purpose.
3. Location of Dedications. The SAP shows the general size and location of public and private parks and greenways. As development occurs within the SAP, the developer and the city shall work concurrently to identify the size, location, and configuration of proposed parks and greenways consistent with the city's adopted Parks, Recreation, Open Space, and Trails Plan. All proposed residential uses within the SAP shall be located within ½ mile of a public or private park or greenway area.
4. Timing of Dedications. Dedications shall occur in phases as part of the final platting of the property. Dedication of land to the City shall be coordinated between the City and the Developer dependent upon availability of access and utilities and the City timeline for development of park improvements.
5. Private Open Space Areas. Private open space areas will be part of the development of private projects and will occur when those properties are developed. The open space areas that will be part of residential, office, mixed use, and commercial developments will be owned and maintained by the project developer and owner. The private open space areas will be primarily for the use and benefit of the occupants or tenants of the project and will generally not be open for general public use.

B. Reservations and Acquisition by Public Agencies. Land reserved for acquisition by a Public Agency shall be secured with an agreement for purchase upon reservation. Land reserved for a park, playground, or other public use shall be acquired by the appropriate public agency within the defined period, mutually agreed upon time schedule, and price.

C. System Development Charge / Mitigation Fee / Impact Fee Credit. Dedication of land to the City for public use areas shall be eligible as a credit toward any required system development charge, mitigation fee, or impact fee for parks, as applicable.

10-3G-4 Sanitary Sewer and Water Service Improvements

A. Sewers and Water Mains Required. Sanitary sewers and water mains shall be installed to serve each new development and to connect developments to existing mains in accordance with the adopted construction specifications and the applicable Comprehensive Plan policies.

- B. Sewer and Water Plan approval. Development permits for sewer and water improvements shall not be issued until the City has approved all sanitary sewer and water plans.
- C. Over-sizing. Proposed sewer and water systems should be sized to accommodate additional development within the area as projected by the Comprehensive Plan. The developer may be entitled to a system development charge or impact fee credits for the oversizing, if applicable.
- D. Permits Denied. Development permits may be restricted by the City where a deficiency exists in the existing water or sewer system which cannot be rectified by the development and which if not rectified will result in a threat to public health or safety, surcharging of existing mains, or violations of state or federal standards pertaining to operation of domestic water and sewerage treatment systems. Building moratoriums shall conform to the criteria and procedures contained in RCW 35A.63.220.

10-3G-5 Storm Drainage Improvements

The City shall issue a development permit only where adequate provisions for storm water and flood water runoff have been made in conformance with Article 10-3H - Stormwater Management.

10-3G-6 Utilities

- A. Underground Utilities. All utility lines including, but not limited to, those required for electric, communication, lighting, and cable television services and related facilities shall be placed underground, except for surface mounted transformers, surface mounted connection boxes and meter cabinets which may be placed above ground if screened, temporary utility service facilities during construction, and high capacity electric lines operating at 50,000 volts or above. The following additional standards apply to all new subdivisions, in order to facilitate underground placement of utilities:
 1. The developer shall make all necessary arrangements with the serving utility to provide the underground services. Care shall be taken to ensure that all above ground equipment does not obstruct vision clearance areas for vehicular traffic (Section 10-3B-2, subsection N);
 2. The City reserves the right to approve the location of all surface mounted facilities;
 3. All underground utilities, including sanitary sewers and storm drains installed in streets by the developer, shall be constructed prior to the surfacing of the streets; and
 4. Stubs for service connections shall be long enough to avoid disturbing the street improvements when service connections are made.
- B. Easements. Easements shall be provided for all underground utility facilities.
- C. Exception to Under-Grounding Requirement. An exception to the under-grounding requirement may be granted due to physical constraints, such as steep topography, critical areas, or existing development conditions, as determined by the Director/designee.

10-3G-7 Easements

Easements for sewers, storm drainage and water quality facilities, water mains, electric lines, or other public utilities shall be dedicated on a final plat, or provided for in recorded easements. See also, Article 10-4C - Site Design Review, and Article 10-4D - Land Divisions. The developer or applicant shall make arrangements with the City, the applicable district, and each utility franchise for the provision and dedication of utility easements necessary to provide full services to the development. The City's standard width for public main line utility easements shall be 10 feet when adjoining a public right-of-way, and 20 feet when private property is located on both sides of the easement, unless otherwise specified by the utility company, applicable district, or the City Engineer.

10-3G-8 Construction Plan Approval and Assurances

No public improvements, including sanitary sewers, storm sewers, streets, sidewalks, curbs, lighting, parks, or other requirements shall be undertaken except after the plans have been approved by the City, permit fee paid, and permit issued. The permit fee is required to defray the cost and expenses incurred by the City or applicable district for construction and other services in connection with the improvement. The City may require the developer or subdivider to provide bonding or other performance guarantees to ensure completion of required public improvements

10-3G-9 Installation

- A. Conformance Required. Improvements installed by the developer either as a requirement of these regulations or at his/her own option, shall conform to the requirements of this article, approved construction plans, and to improvement standards and specifications adopted by the City, including the City of Liberty Lake Street and Stormwater Standards.
- B. Adopted Installation Standards. The Standard Specifications for Public Works Construction, Washington Chapter A.P.W.A. shall be a part of the City's adopted installation standard(s); other standards may also be required upon recommendation of the City Engineer.
- C. Commencement. Work shall not begin until the City has been notified two (2) working days in advance and a pre-construction meeting has been held.
- D. Resumption. If work is discontinued for more than one month, it shall not be resumed until the City is notified.
- E. City Inspection. Improvements shall be constructed under the inspection and to the satisfaction of the City. The City may require minor changes in typical sections and details if unusual conditions arising during construction warrant such changes in the public interest. Modifications requested by the developer shall be subject to land use review under Article 10-4F
 - Modifications to Approved Plans and Conditions of Approval. Any monuments that are disturbed before all improvements are completed by the subdivider shall be replaced prior to final acceptance of the improvements.

- F. Engineer's Certification and As-Built Plans. A registered engineer shall provide written certification in a form required by the City that all improvements, workmanship, and materials are in accord with current and standard engineering and construction practices, conform to approved plans and conditions of approval, and are of high grade, prior to City acceptance of the public improvements, or any portion thereof, for operation and maintenance. The developer's engineer shall also provide 2 set(s) of "as-built" plans and one reproducible original plan, in conformance with the City Engineer's specifications, for permanent filing with the City.

Article **10-3H** — Stormwater Management

10-3H-1 Spokane Regional Stormwater Manual (April 2008)

All development within the City shall comply with the Spokane Regional Stormwater Manual (April 2008), as amended by the City of Liberty Lake. The Manual serves as a single technical stormwater manual for the Spokane region. It provides uniform stormwater management standards and is a central repository for Best Management Practices (BMPs).

In addition to the standards set out above, the following standards shall be required in the River district SAP:

- A. No stormwater may be treated in bio-swailes located in a required parking strip between the curb and sidewalk. Stormwater swales may be located behind the curb but outside of the required parking strip.
- B. No stormwater swales may be located within the required landscape areas of a parking lot.

Article 10-3I — Property Maintenance Standards

10-3I-1 Purpose

The purpose of this Title is to protect the health, safety and welfare of Liberty Lake citizens, to prevent deterioration of existing housing, and to contribute to vital neighborhoods by:

- A. Establishing and enforcing minimum standards for residential structures regarding basic equipment, sanitation, fire safety, and maintenance.
- B. Establishing and enforcing minimum standards of maintenance for outdoor areas and adjacent rights of way.
- C. Regulating dilapidated buildings.

10-3I-2 Applicability

The provisions of this Article shall apply to all property in the City except as otherwise excluded by law. Any alterations to buildings, or changes of their use, which may be a result of the enforcement of this Article shall be in accordance with the Development Code, applicable Building Regulations, and any applicable County, State, and/or Federal laws or regulations. If any portion of this article is in conflict with any other regulations of the City Municipal Code, the more restrictive shall apply and the procedures for administration and enforcement specified within this article shall always apply.

10-3I-3 General Outdoor Maintenance Requirements

- A. Maintenance Requirements. It is the responsibility of the owner of any property, improved or unimproved, to maintain the outdoor areas of the property and adjacent rights of way in a manner that complies with the following requirements:
 - 1. Holes, tanks, and child traps. Remove, or fill where filling will abate the nuisance, all holes, cisterns, open cesspools, open or unsanitary septic tanks, excavations, open foundations, refrigerators, freezers, or iceboxes with unlocked attached doors and any other similar substance, material or condition which may endanger neighboring property or the health or safety of the public or the occupants of the property.
 - 2. Unsecured structures. Board over or otherwise secure, and maintain, all open or broken exterior doors, windows, or apertures of any structure so as to prevent access by unauthorized persons through such openings.
 - 3. Vermin harborage. Remove or repair and prevent, any condition that provides a place where vermin gain shelter, feed, or breed.
 - 4. Emergency access routes. Remove and maintain all brush, vines, overgrowth and other vegetation located within 10 feet of a structure or within 10 feet of a property line which is likely to obstruct or impede the necessary passage of fire or other emergency personnel.
 - 5. Thickets that conceal hazards. Cut, remove, and maintain all vines and other thickets

when such growth is found to be:

- a. Concealing trash and debris; or
 - b. Creating vermin harborage; or
 - c. Creating harborage for people involved in criminal activity or for products used for criminal activity.
6. Overgrown lawn areas, fields, and vegetation. Weeds, grass, or other uncultivated vegetation prohibited by this Code whether located on developed or undeveloped property shall be cut and removed. A property owner has a further duty to remove or destroy all uncultivated grass and weeds, including dead shrubs, bushes and trees which have no appreciable, practical use or value to the property, create a fire hazard or pose a menace to public health, safety or welfare. The word "weeds" shall include noxious weeds regulated pursuant to RCW Chapter 17.10.
7. Trash and debris. Remove and maintain, unless specifically authorized by ordinance to do otherwise:
- a. All household garbage, offal, dead animals, animal and human waste, and waste materials (All household garbage shall be stored as specified in Section 10-3I-4);
 - b. Accumulations of litter, glass, scrap materials (such as wood, metal, paper, and plastics), junk, combustible materials, stagnant water, or trash;
 - c. Accumulations of dead organic matter and yard debris, with the exception of small accumulations of such material in a maintained compost area on the property and only if such material does not result in a nuisance, such as creating vermin harborage, as otherwise defined in this article; and
 - d. Accumulations of clothing and any other items not designed for outdoor storage.
8. Storage of non-trash items. Remove, and keep removed, unless specifically authorized by ordinance to do otherwise:
- a. Accumulations of wood pallets.
 - b. All firewood that is not stacked and useable. "Useable" firewood has more wood than rot and is cut to lengths that will fit an approved fireplace or wood stove on the property.
 - c. Accumulations of vehicle parts or tires, unless the parts or tires are enclosed within a legally permitted structure.
 - d. All construction materials except those that are stored in a manner to protect their utility and prevent deterioration and are reasonably expected to be used at the site.
 - e. All appliances or appliance parts except for storage of appliances that are reasonably expected to be used at the site and are stored in a manner to protect their utility and prevent deterioration.
 - f. All indoor furniture except that which is stored in a manner to protect its utility and prevent deterioration and is reasonably expected to be used at the property.
 - g. All recycling materials except for reasonable accumulations (amounts consistent with a policy of regular removal) that are stored in a well-maintained manner.

- h. All other non-trash items which are of a type or quantity inconsistent with normal and usual use or are likely to obstruct or impede the necessary passage of fire or other emergency personnel.
9. Junk vehicles. No junk vehicles, as such term is defined in RCW 46.55.010, shall be stored on any property within the City for a period exceeding 30 days, unless the same is stored on private property within an enclosed, legally permitted structure or is covered by a vehicle cover intended for such purpose. A junk vehicle does not include a motor vehicle which is in the process of being repaired as evidenced by the good faith efforts of the vehicle owner, as defined in City Ordinance No. 109. Removal and abatement of such junk vehicles shall be in accordance with the provisions of ORDINANCE NO. 109, AN ORDINANCE OF THE CITY OF LIBERTY LAKE, WASHINGTON RELATING TO JUNK VEHICLES INCLUDING PROCEDURES FOR THE ABATEMENT AND REMOVAL AS PUBLIC NUISANCES.
 10. Obstructions to sidewalks, streets, and other rights of way. Keep the adjacent rights of way free of anything that obstructs or interferes with the normal flow of pedestrian or vehicular traffic, unless specifically authorized by ordinance to do otherwise. This responsibility includes, but is not limited to, removal of earth, rock, and other debris, as well as projecting or overhanging bushes and limbs that may obstruct or render unsafe the passage of persons or vehicles. This responsibility also includes, but is not limited to, the obligation to maintain all rights of way referenced in this subsection to meet the following minimum clearances:
 11. Sidewalks. When any street is improved with a sidewalk along either or both sides thereof, the duty to clean and maintain the same shall be upon the abutting property owner. It shall be the responsibility of the owner of property abutting upon a public sidewalk to maintain the sidewalk at all times in a safe condition, by removing snow and ice, or any accumulation of debris, materials or objects where the same endangers or interferes with the public convenience in the use of such sidewalks. All sidewalks must be clear of obstructions by earth, rock, or vegetation from edge to edge and to an elevation of 7-1/2 feet above sidewalk level. For example, bushes that encroach on or over any part of a sidewalk area must be cut back or removed and limbs of trees that project over the sidewalk area at an elevation of less than 7-1/2 feet above the sidewalk level must be removed.
 12. Improved streets. All improved streets must be clear of obstructions to vehicle movement and parking from edge to edge and to an elevation of 13' 6" above street level. For example, bushes that encroach on or over any part of a street must be cut back or removed; limbs of trees that project over a street at an elevation of less than 13' 6" above street level must be removed; and no wires or other things shall be maintained over the street level at any elevation less than 13' 6".
 13. Alleys and unimproved rights of way. All alleys, unimproved streets, and other public rights of way must be clear of obstructions that may hinder the normal flow of traffic or render the right of way unsafe for its current and necessary use.

- B. Other Endangering Conditions. It is the responsibility of the owner of any property, improved or unimproved, to remove or repair:
1. Any damage to or failure of an on-site sewage disposal system, private sewer line, or storm water system, and
 2. Any other substance, material, or condition which is determined by the Director to endanger neighboring property, the health or safety of the public, or the occupants of the property.

10-31-4 Housing Maintenance Requirements

- A. General Provisions. No owner shall maintain or permit to be maintained any residential property which does not comply with the requirements of this article. All residential property shall be maintained to the building code requirements in effect at the time of construction, alteration, or repair.
- B. Display of Address Number. Address numbers posted shall be the same as the number listed on the County Assessment and Taxation Records for the property. All dwellings shall have address numbers posted in a conspicuous place so they may be read from the listed street or public way. Units within apartment houses shall be clearly numbered, or lettered, in a logical and consistent manner.
- C. Accessory Structures. All accessory structures on residential property shall be maintained structurally safe and sound and in good repair. Exterior steps and walkways shall be maintained free of unsafe obstructions or hazardous conditions.
- D. Roofs. Roofs shall be structurally sound, tight, and have no defects which might admit rain. Roof drainage shall be adequate to prevent rainwater from causing dampness in the walls or interior portion of the building and shall channel rainwater in an approved manner to an approved point of disposal.
- E. Chimneys. Every masonry, metal, or other chimney shall remain adequately supported and free from obstructions and shall be maintained in a condition which ensures there will be no leakage or backup of noxious gases. Every chimney shall be reasonably plumb. Loose bricks or blocks shall be rebonded. Loose or missing mortar shall be replaced. Unused openings into the interior of the structure must be permanently sealed using approved materials.
- F. Foundations and Structural Members.
1. Foundation elements shall adequately support the building and shall be free of rot, crumbling elements, or similar deterioration.
 2. The supporting structural members in every dwelling shall be maintained structurally sound, showing no evidence of deterioration or decay which would substantially impair their ability to carry imposed loads.
- G. Exterior Walls and Exposed Surfaces.
1. Every exterior wall and weather-exposed exterior surface or attachment shall be free of

- holes, breaks, loose or rotting boards or timbers and any other conditions which might admit rain or dampness to the interior portions of the walls or the occupied spaces of the building.
2. All exterior wood surfaces shall be made substantially impervious to the adverse effects of weather by periodic application of an approved protective coating of weather-resistant preservative, and be maintained in good condition. Wood used in construction of permanent structures and located nearer than six inches to earth shall be treated wood or wood having a natural resistance to decay.
 3. Exterior metal surfaces shall be protected from rust and corrosion.
 4. Every section of exterior brick, stone, masonry, or other veneer, shall be maintained structurally sound and be adequately supported and tied back to its supporting structure.
- H. Stairs and Porches. Every stair, porch, and attachment to stairs or porches shall be so constructed as to be safe to use and capable of supporting the loads to which it is subjected and shall be kept in sound condition and good repair, including replacement as necessary of flooring, treads, risers, and stringers that evidence excessive wear and are broken, warped, or loose.
- I. Handrails and Guardrails. Every handrail and guardrail shall be firmly fastened, and shall be maintained in good condition, capable of supporting the loads to which it is subjected, and meet the following requirements:
1. Handrails and guardrails required by building codes at the time of construction shall be maintained or, if removed, shall be replaced.
 2. Where not otherwise required by original building codes, exterior stairs of more than three risers which are designed and intended to be used as part of the regular access to the dwelling unit shall have handrails. Interior stairs of more than three risers shall have handrails. When required handrails are installed they shall be installed so that they meet the applicable building code requirements in effect at the time this work is being performed.
 3. Where not otherwise required by original building codes, porches, balconies, or raised floor surfaces located more than 30 inches above the floor or grade below shall have guardrails. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guardrails. When required guardrails are installed, they shall be installed so that they meet the applicable building code requirements in effect at the time this work is being performed.
- J. Windows and Doors. All windows and doors, including garage doors shall be maintained in an operable condition and capable of performing their intended purpose.
- K. Insect and Vermin Harborage. Every dwelling shall be kept free from insect and vermin infestation, and where insects and rodents are found, they shall be promptly exterminated. After extermination, proper precautions shall be taken to prevent reinfestation.

L. Cleanliness and Sanitation.

1. All exterior property areas shall be maintained in a clean and sanitary condition free from any accumulation of rubbish or garbage. All household garbage shall be stored in receptacles which are free from holes and covered with tight fitting lids.
2. The interior of every dwelling shall be maintained in a clean and sanitary condition and free from any accumulation of rubbish or garbage so as not to breed insects and rodents, produce dangerous or offensive gases, odors and bacteria, or other unsanitary conditions, or create a fire hazard.
3. The owner of any residential rental property shall provide in a location accessible to all dwelling units at least one 30 gallon receptacle for each dwelling unit, or receptacles with a capacity sufficient to prevent the overflow of garbage and rubbish from occurring, into which garbage and rubbish from the dwelling units may be emptied for storage between days of collection. Receptacles and lids shall be watertight and provided with handles. All receptacles shall be maintained free from holes and covered with tight-fitting lids at all times. The owner of the units shall subscribe to and pay for weekly garbage removal service for the receptacles required by this subsection.

M. Maintenance of Facilities and Equipment. In addition to other requirements for the maintenance of facilities and equipment described in this article:

1. All required facilities in every dwelling shall be constructed and maintained to properly and safely perform their intended function.
2. All non-required facilities or equipment present in a dwelling shall be maintained to prevent structural damage to the building or hazards of health, sanitation, or fire.

N. Overcrowding. No dwelling unit shall be permitted to be overcrowded. A dwelling unit shall be considered overcrowded if there is more than 1 resident per 200 gross square feet of dwelling, or as defined in the adopted Building Code.

10-31-5 Administration and Enforcement

All conditions in violation of Article 10-31 of this Code shall constitute a code violation. Any person whose duty it is to correct such conditions and who fails to do so shall be subject to the penalties provided for by Article 10-1D — Enforcement. In cases where the Director determines that it is necessary to take immediate action in order to meet the purposes of this article, the issuance of an emergency order shall be authorized, as outlined in Section 10-1D-9.