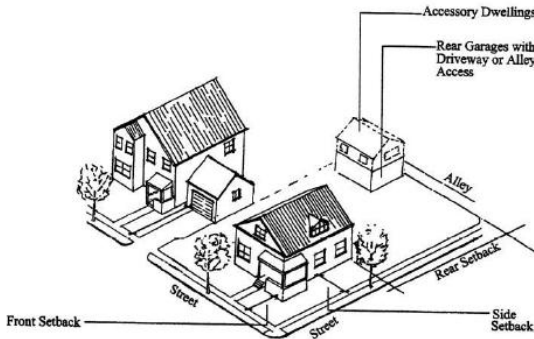



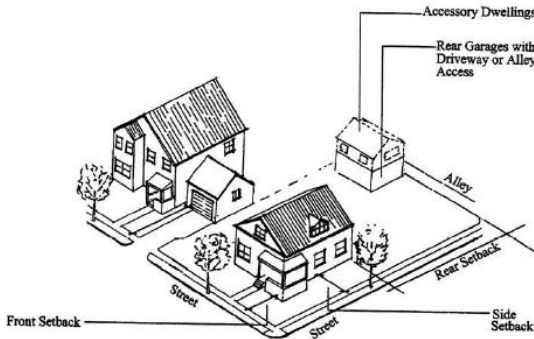

ZTA-09-0006	Section 10-3G-3(B)	<ul style="list-style-type: none"> B. Acquisition by Public Agency. If the developer is required to reserve land area for a park, playground, or other public use, and the land is not dedicated to the City, the land shall be acquired by the appropriate public agency within <u>24-36</u> months following final plat approval, at a price agreed upon prior to approval of the plat <u>final plat approval</u>, or the reservation shall be released to the property owner. 	3-55
ZTA-09-0007	10-4B-4(F)	<ul style="list-style-type: none"> Administrative Appeal Type II and Type III Project Permits: Any aggrieved person may submit a written appeal of the Examiner's decision to the Council within fourteen (14) calendar days from the date the final decision of the Examiner is rendered as outlined in subsection H below. <u>A motion for reconsideration may be filed with an appeal request. The motion for reconsideration shall be reviewed and decided upon by the Hearing Examiner prior to scheduling the City Council appeal hearing.</u> Type III Project Permits: The Hearing Examiner's decision is a recommendation to the City Council and the City Council conducts an additional 'closed record' public hearing at a regularly scheduled City Council meeting to render the final decision. 'Closed record' appeals of Hearing Examiner decisions are hold at the same time as the 'closed record' project decision hearing. <u>A motion for reconsideration by the Hearing Examiner may be submitted to the City within fourteen (14) calendar days from the date of the Hearing Examiner's recommendation decision. The motion for reconsideration shall be reviewed and decided upon by the Hearing Examiner prior to scheduling the City Council decision hearing.</u> 	4-17 & 4-18
ZTA-09-0008	10-4B-4(H)	<ul style="list-style-type: none"> 2. Type II & Type III Project Permits: A 'closed record' appeal to the City Council is available. For Type III project permits, if the Examiner has recommended approval of the proposal, such recommendation will be considered by the City Council at the same time as the consideration of the appeal. a. <u>A motion for reconsideration may be filed with an appeal request. The motion for reconsideration shall be reviewed and decided upon by the Hearing Examiner prior to scheduling the City Council appeal hearing.</u> b. Any aggrieved person may submit a written appeal of the Examiner's decision to the Council within fourteen (14) calendar days from the date the final decision of the Examiner is rendered. The appeal would be a 'closed record' appeal and must be upon the record, established and made at the hearing before the Hearing Examiner, provided that new evidence which was not available at the time of the hearing may be included in such 	4-20

		<p>appeal. The term “new evidence” means only evidence discovered after the hearing and shall not include evidence which was available or which could reasonably have been available and was simply not presented at the hearing for whatever reason. Such written appeal shall allege specific errors of fact, specific procedural errors, omissions from the record, errors in the interpretation of the Comprehensive Plan, or new evidence which was not available at the time of the hearing. Upon such written appeal being filed within the time period allotted and upon payment of fees as required, a hearing will be held by the City Council at their next available, regularly scheduled meeting, except for Type III Project Permits where the Hearing Examiner's decision is a recommendation to the City Council. For Type III project permits, a 'closed record' appeal of the Hearing Examiner's decision shall be held at the same regularly scheduled City Council meeting as the 'closed record' project decision hearing.</p> <p><u>3. Type III Project Permits: The Hearing Examiner's decision is a recommendation to the City Council and the City Council conducts an additional 'closed record' public hearing at a regularly scheduled City Council meeting to render the final decision.</u></p> <p><u>a. A motion for reconsideration by the Hearing Examiner may be submitted to the City within fourteen (14) calendar days from the date of the Hearing Examiner's recommendation decision. The motion for reconsideration shall be reviewed and decided upon by the Hearing Examiner prior to scheduling the City Council decision hearing.</u></p> <p><u>b. An appeal of the final decision of the City Council can be made to Spokane County Superior Court as outlined in Judicial Appeal below.</u></p>	
ZTA-09-0009	Section 10-4D-3(B)	<ul style="list-style-type: none"> • B. Review of Final Plat or Short Plat. Review of a final plat for a subdivision or short plat shall be processed administratively using the approval criteria in Section 10-4D-5 <u>10-4D-7</u>. 	4-34
ZTA-09-0010	Section 10-4D-5(C)(5)	<ul style="list-style-type: none"> • C. Block and Lot Standards. <ul style="list-style-type: none"> 5. In conformance with the Uniform Fire Code, <u>as amended</u>, a 20-foot width fire apparatus access drive shall be provided to serve all portions of a building that are located more than 150 feet from a public right-of-way or approved access drive. See also, Article 10-3B - Access and Circulation. 	4-44
ZTA-09-0011	10-4F-2(A)	<ul style="list-style-type: none"> • A. This Article applies to all development applications approved through the provisions of Chapter 4, including: <ul style="list-style-type: none"> 1. Site Design Review approvals; 	4-63

		<p>2. Subdivisions, Binding Site Plans, Short Subdivisions, and Boundary Line Adjustments;</p> <p>3. Planned Unit Developments;</p> <p>4. Conditional Use Permits; and</p> <p>5. Conditions of approval on any of the above application types.</p> <p><u>6. Modifications to adopted Specific Area Plan Overlays (SAP) shall also be reviewed through the Major & Minor Modification process.</u></p> <p><u>a. SAP Major Modifications are reviewed during the annual amendment cycle.</u></p> <p><u>b. The City or the SAP Applicant can propose modifications to an adopted SAP during the annual amendment cycle, consistent with amendments to the City Comprehensive Plan and Development Code.</u></p> <p><u>c. Minor Modifications can be proposed by the City or the SAP Applicant and are reviewed administratively.</u></p> <p>B. This Article does not apply to zoning district changes, text amendments, temporary use permits, or other permits.</p>	
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ZTA-10-0001	10-1B-8	<ul style="list-style-type: none"> • <u>Alternative Methods of Compliance</u> <u>The Director or designee may accept alternative methods of complying with the development standards of this Code, provided it could be demonstrated that the alternative method is at least equivalent to such standards in terms of implementing the general purpose of the Code. The Director shall not accept alternative methods of compliance that are inconsistent with the City Comprehensive Plan or with conditions of approval imposed through a land use action.</u> 	DC 1-4 RDSAP Ch. 1, P. 3/4
ZTA-10-0002	Article 10-1C Definitions	<ul style="list-style-type: none"> • B. Definitions <u>Auto-court lane - A privately maintained lane, connected to a public street, which provides vehicular access to the garages or off-street parking areas of buildings / dwelling units that have common area or pedestrian path frontage (no street frontage) in conjunction with a pedestrian pathway system to the main entrance (i.e. front entry) of each building / dwelling unit. Auto-court lanes must be designed with approved fire access turnarounds, as applicable.</u> 	RDSAP Ch. 1, P. 8
ZTA-10-0003	Article 10-1C Definitions	<ul style="list-style-type: none"> • B. Definitions <u>Office/Technology Campus or Park: A planned industrial, technology and/or office based district located within the Industrial Zoning District of the city.</u> 	DC 1-33
ZTA-10-0004	10-2B-6 Development Setbacks (R1 Zone) 10-2C-6 Development Setbacks (R2 Zone)	<ul style="list-style-type: none"> • Building setbacks provide space for private yards, and building separation for fire protection/security, building maintenance, sunlight, and air circulation. This section is also intended to promote human-scale design and traffic calming by downplaying the visual presence of garages along the street and encouraging the use of extra-wide sidewalks and pocket parks in front of markets and other non-residential uses. The standards encourage placement of residences close to the street for public safety and neighborhood security. <u>Building setbacks are the distance between a building (or other feature of development) and a property line, right-of-way, auto-court lane, or street, as applicable; however no structures shall be located within easements. Building setbacks are measured from perimeter of the structure to the respective property line. Setbacks for decks and porches are measured from the edge of the deck or porch to the property line. The setback standards, as listed and illustrated below, apply to primary structures as well as accessory structures, unless otherwise specified above for Limited or Conditional Uses. A Variance is required in accordance with Article 10-5B to modify any setback standard. If an existing border easement is in place, the setback is measured from the back of the border easement, <u>as applicable.</u></u> 	DC R-1 2-15 DC R-2 2-34 & 2-35

		 <p style="text-align: center;">Liberty Lake Examples</p> 	
<p>ZTA-10-0005</p>	<p>10-2C-6 Development Setbacks (RD-R Zone)</p>	<ul style="list-style-type: none"> Building setbacks provide space for private yards, and building separation for fire protection/security, building maintenance, sunlight, and air circulation. This section is also intended to promote human-scale design and traffic calming by downplaying the visual presence of garages along the street and encouraging the use of extra-wide sidewalks and pocket parks in front of markets and other non-residential uses. The standards encourage placement of residences close to the street for public safety and neighborhood security. <p>Building setbacks are the distance between a building (or other feature of development) and a property line, right-of-way, auto-court lane, or street, as applicable; however no structures shall be located within easements. Setbacks for decks and porches are measured from the edge of the deck or porch to the property line. The setback standards, as listed and illustrated below, apply to primary structures as well as accessory structures, unless otherwise specified above for Limited or Conditional Uses. A Variance is required in accordance with Article 10-5B to modify any setback standard. If an existing border easement is in place, the setback is measured from the back of the border easement, <u>as applicable</u>.</p>	<p>RDSAP RD-R, P. 6</p>

		 <p style="text-align: center;">Liberty Lake Examples</p> 	
ZTA-10-0009	10-2J-3 Limited Uses (I Zone)	<ul style="list-style-type: none"> • C. Requirements for Specific I Limited Uses. <ul style="list-style-type: none"> 10. Child day-care center <ul style="list-style-type: none"> a. <u>Shall be permitted within an office/technology campus or park. Child day-care centers that are not within an identified office/technology campus or park are only permitted when owned and/or operated by an existing or permitted business and located abutting or within the existing business to supply child care for their employees' children.</u> Shall only be permitted when owned and/or operated by an existing or permitted business and located abutting or within the existing business to supply child care for their employees' children. b. Any outdoor play area shall be completely enclosed to a minimum height of 6 feet with a solid wall or fence. c. The facility shall meet Washington State childcare licensing requirements and applicable building codes. 	DC 2-179
ZTA-10-0010	10-3G-3 Public Use Areas	<ul style="list-style-type: none"> • A. Dedication Requirements. <ul style="list-style-type: none"> <u>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.</u> <u>2. Public Park and Greenway Dedications. Land set aside for public parks or greenways</u> 	DC 3-55

		<p><u>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.</u></p> <p><u>3. Location of Dedications. Where a proposed park, playground or other public use shown in a plan adopted by the City is located in whole or in part in an area proposed for land division, the City may require the dedication or reservation of this area on the final plat, short plat, or BSP. As development occurs, 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 shall be located within ½ mile of a park or greenway area. Access easements for public trail corridors may be required and trails would be designed in accordance with 10-3B-3, to allow for connections to the existing trail system or future trail and wildlife corridors.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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</u></p>	
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		<p>toward any required system development charge, mitigation fee, or impact fee for parks, as applicable.</p> <p>1. Where a proposed park, playground or other public use shown in a plan adopted by the City is located in whole or in part in a subdivision, the City may require the dedication or reservation of this area on the final plat for the subdivision.</p> <p>2. If determined by the City Council to be in the public interest in accordance with adopted comprehensive plan policies, and where an adopted plan of the City does not indicate proposed public use areas, the City may require the dedication or reservation of areas within the subdivision of a character, extent, and location suitable for the development of parks and other public uses.</p> <p>a. Pocket parks need to be constructed to enclose everyone in the City is located within 1/2 mile of a park area.</p> <p>b. Pocket parks should also have public access easements to guarantee continued public park access in close proximity to development, as well as maintenance agreements.</p> <p>c. Access easements for public trail corridors may be required and trails would be designed in accordance with 10-3B-3, to allow for connections to the existing trail system or future trail and wildlife corridors.</p> <p>3. All required dedications of public use areas shall conform to Section 10-3G-1, subsection D (Conditions of Approval).</p> <p>B. Acquisition by Public Agency. If the developer is required to reserve land area for a park, playground, or other public use, and the land is not dedicated to the City, the land shall be acquired by the appropriate public agency within 36 months following final plat approval, at a price agreed upon prior to final plat approval, or the reservation shall be released to the property owner.</p>	
ZTA-10-0011	10-3G-6 Utilities	<ul style="list-style-type: none"> • C. Exception to Under-Grounding Requirement. The standard applies only to proposed subdivisions. An exception to the under-grounding requirement may be granted due to physical constraints, such as steep topography, critical areas, or existing development conditions, <u>as determined by the Director/designee.</u> 	<p>DC 3-56</p> <p>RDSAP Ch. 3, P. 46</p>
ZTA-10-0012	10-4B-4 Project Permit Review Process & Timeline (D)	<ul style="list-style-type: none"> • Notice of Application Notice Requirements - On-Site Signage Type I, Type II, and Type III Project Permits: A sign will need to be posted which is a minimum of two (2) feet in width by three (3) feet in height and six square feet in area. The sign shall be erected by the applicant on the site fronting and adjacent to the most heavily traveled public street, and 	<p>DC 4-13</p> <p>RDSAP Ch. 4, P. 15</p>

		<p>positioned as close to the right-of-way as possible, so it is easily readable by the traveling vehicular public from the right-of-way at least fourteen (14) calendar days prior to the close of the comment period. Depending on site size <u>and location</u>, more than one sign may be required <u>and/or the City may require the sign size to be increased for visibility from I-90</u>. Signage shall consist only of information approved and provided by <u>P&CDthe City</u> and the signage shall be prepared and installed by the applicant. Signage shall be constructed of material of sufficient weight and reasonable strength to withstand normal weather conditions and the applicant shall complete and submit to <u>P&CDthe City</u> an affidavit of posting. The sign shall be lettered and spaced as follows:</p>	
<p>ZTA-10-0013</p>	<p>10-4B-4 Project Permit Review Process & Timeline (F)</p>	<ul style="list-style-type: none"> • Notice of Hearing Notice Requirements - On-Site Signage Type II and Type III Project Permits: A sign will need to be posted which is a minimum of <u>four two (42)</u> feet in width by <u>four three (43)</u> feet in height and <u>sixteen six</u> square feet in area. The sign shall be erected by the applicant on the site fronting and adjacent to the most heavily traveled public street, and positioned as close to the right-of-way as possible, so it is easily readable by the traveling vehicular public from the right-of-way. The sign shall be posted at least fourteen (14) calendar days prior to the hearing. Depending on site size <u>and location</u>, more than one sign may be required <u>and/or the City may require the sign size to be increased for visibility from I-90</u>. Signage shall consist only of information approved and provided by <u>P&CDthe City</u> and the signage shall be prepared and installed by the applicant. Signage shall be constructed of material of sufficient weight and reasonable strength to withstand normal weather conditions and the applicant shall complete and submit to <u>P&CDthe City</u> an affidavit of posting. The sign shall be lettered and spaced as follows: <ol style="list-style-type: none"> a. A minimum one (1)-inch border on the top, sides, and bottom of the sign; b. The first line(s), in <u>four two (42)</u>-inch tall letters, shall read: <p style="margin-left: 40px;">"NOTICE OF PUBLIC HEARING";</p> c. All the following lines, in <u>two one (21)</u>-inch tall letters, shall read (as applicable): <p style="margin-left: 40px;">"PROJECT FILE #"</p> <p style="margin-left: 40px;"><u>"PROJECT NAME PROPOSAL"</u></p> <p style="margin-left: 40px;"><u>"APPLICANT"</u></p> <p style="margin-left: 40px;"><u>"GENERAL LOCATION, SECTION, TOWNSHIP, & RANGE"</u></p> <p style="margin-left: 40px;"><u>"DESCRIPTION / NUMBER OF ACRES / NUMBER OF LOTS"</u></p> 	<p>DC 4-16 & 4-17</p> <p>RDSAP Ch. 4, P. 18 & 19</p>

		<p>"EXISTING / PROPOSED ZONING" "PROPOSAL / PROPOSED USE" "SEPA DETERMINATION" "APPLICANT" "REVIEW AUTHORITY" "HEARING DATE & TIME, HEARING LOCATION"</p> <p>d. Project specific information will be supplied to the applicant by P&CD prior to sign preparation. A copy of the proposed plat map, PUD plat map, etc., the SEPA threshold determination, and the actual Notice of Hearing shall be attached to the bottom face of the sign (as applicable). Required text shall be at least 1/2 inch tall letters. See example below.</p> <div data-bbox="760 617 1248 1341" style="border: 1px solid black; padding: 10px; text-align: center;"> <p>NOTICE OF PUBLIC HEARING</p> <p>PROJECT FILE #: PROPOSAL: APPLICANT: DESCRIPTION:</p> <p>NUMBER OF ACRES: NUMBER OF LOTS: EXISTING ZONING: PROPOSED ZONING: SEPA DETERMINATION: REVIEW AUTHORITY: CITY OF LIBERTY LAKE PLANNING & BUILDING SERVICES HEARING DATE: HEARING TIME: LOCATION:</p> <p><small>ATTACH COPY OF PLAT (PUD, ETC.) MAP TO BOTTOM OF SIGN IF APPLICABLE</small> <small>ATTACH COPY OF NOTICE OF PUBLIC HEARING TO BOTTOM OF SIGN</small> <small>ATTACH COPY OF SEPA DETERMINATION TO BOTTOM OF SIGN IF APPLICABLE</small></p> <p>www.libertylakewa.gov/development/public_notices.asp</p> </div>	
ZTA-10-0014	10-4B-4 Project Permit Review Process & Timeline (F)	<ul style="list-style-type: none"> Administrative Appeal <p>Type II and Type III Project Permits: Any aggrieved person may submit a written appeal of the Examiner's decision to the Council within fourteen (14) calendar days from the date the final decision of the Examiner is rendered as outlined in subsection H below. <u>A motion for reconsideration may be filed with an appeal request. The motion for reconsideration shall be reviewed and decided upon by the Hearing Examiner prior to scheduling the City Council appeal hearing.</u></p> <p>Type III Project Permits: The Hearing Examiner's decision is a recommendation to the City Council and the City Council conducts an additional 'closed record' public hearing at a regularly scheduled City Council meeting to render the final decision. 'Closed record' appeals of Hearing</p>	RDSAP Ch. 4, P. 20

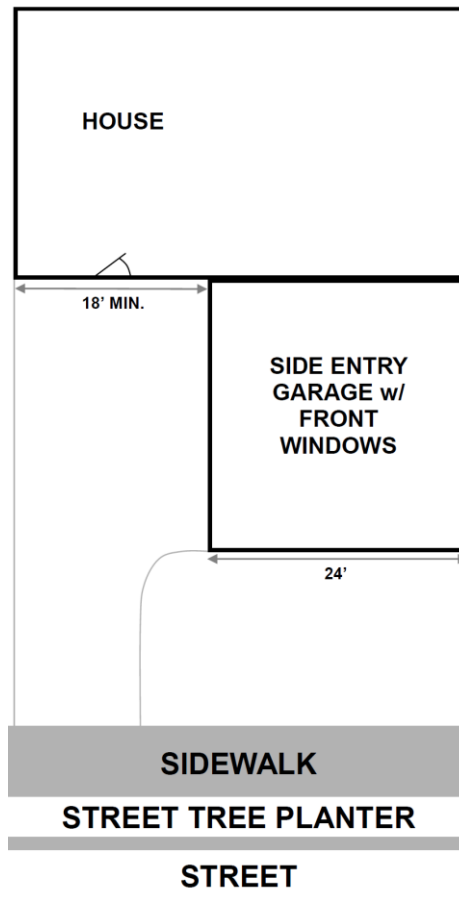
		<p>Examiner decisions are held at the same time as the 'closed record' project decision hearing. A motion for reconsideration by the Hearing Examiner may be submitted to the City within fourteen (14) calendar days from the date of the Hearing Examiner's recommendation decision. The motion for reconsideration shall be reviewed and decided upon by the Hearing Examiner prior to scheduling the City Council decision hearing.</p>	
<p>ZTA-10-0015</p>	<p>10-4B-4 Project Permit Review Process & Timeline (H)</p>	<ul style="list-style-type: none"> • Administrative Appeal <ol style="list-style-type: none"> 2. Type II & Type III Project Permits: A 'closed record' appeal to the City Council is available. For Type III project permits, if the Examiner has recommended approval of the proposal, such recommendation will be considered by the City Council at the same time as the consideration of the appeal. <ol style="list-style-type: none"> a. <u>A motion for reconsideration may be filed with an appeal request. The motion for reconsideration shall be reviewed and decided upon by the Hearing Examiner prior to scheduling the City Council appeal hearing.</u> b. Any aggrieved person may submit a written appeal of the Examiner's decision to the Council within fourteen (14) calendar days from the date the final decision of the Examiner is rendered. The appeal would be a 'closed record' appeal and must be upon the record, established and made at the hearing before the Hearing Examiner, provided that new evidence which was not available at the time of the hearing may be included in such appeal. The term "new evidence" means only evidence discovered after the hearing and shall not include evidence which was available or which could reasonably have been available and was simply not presented at the hearing for whatever reason. Such written appeal shall allege specific errors of fact, specific procedural errors, omissions from the record, errors in the interpretation of the Comprehensive Plan, or new evidence which was not available at the time of the hearing. Upon such written appeal being filed within the time period allotted and upon payment of fees as required, a hearing will be held by the City Council at their next available, regularly scheduled meeting, except for Type III Project Permits where the Hearing Examiner's decision is a recommendation to the City Council. For Type III project permits, a 'closed record' appeal of the Hearing Examiner's decision shall be held at the same regularly scheduled City Council meeting as the 'closed record' project decision hearing. 3. Type III Project Permits: <u>The Hearing Examiner's decision is a recommendation to the City Council and the City Council conducts an additional 'closed record' public hearing at a</u> 	<p>RDSAP Ch. 4, P. 22 & 23</p>

		<p><u>regularly scheduled City Council meeting to render the final decision.</u></p> <p><u>a. A motion for reconsideration by the Hearing Examiner may be submitted to the City within fourteen (14) calendar days from the date of the Hearing Examiner's recommendation decision. The motion for reconsideration shall be reviewed and decided upon by the Hearing Examiner prior to scheduling the City Council decision hearing.</u></p> <p><u>b. An appeal of the final decision of the City Council can be made to Spokane County Superior Court as outlined in Judicial Appeal below.</u></p>	
ZTA-10-0016	10-4B-5 Type IV Projects	<ul style="list-style-type: none"> Planning is an ongoing process, and improved data or changing circumstances will require amendment to the comprehensive plan or development regulations. Amendments to the comprehensive plan or development regulations can be requested by the City Council, Planning Commission, City Staff, or by any affected citizen on a yearly basis. Yearly review of proposed amendments shall begin in July April and should conclude in December. Applications for amendments shall be submitted by July April 1st of each year in order for the amendment to be reviewed that year. Applications for amendments submitted after July April 1st shall be reviewed the following year. Identified deficiencies shall be docketed for possible future plan or development regulation amendments during the project review process. 	<p>DC 4-22</p> <p>RDSAP Ch. 4, P. 25</p>
ZTA-10-0017	10-4D-3 Approvals Process	<ul style="list-style-type: none"> A. Review of Preliminary Plat or Short Plat. Review of a preliminary plat shall be processed by means of a Type III procedure, as governed by Article 10-4B. Review of a preliminary short plat shall be processed by means of a Type I procedure, as governed by Article 10-4B. All preliminary plats and short plats shall be reviewed using approval criteria contained in Section 10-4D-5. An application for a preliminary plat shall be processed simultaneously with applications for rezones, variances, planned unit developments, and similar quasi-judicial or administrative actions to the extent that procedural requirements applicable to these actions permit simultaneous processing. <u>Contiguous parcels that have one or more common owners, one or more persons who have an interest in the entity that owns or has an ownership interest in contiguous parcels, or a developer who intends to develop contiguous properties within a five year period, must comply with the plat / subdivision requirements of this Code if the total number of resultant lots will exceed four in number. The short plat / short subdivision process shall not be used as a mechanism to avoid the requirements of the plat / subdivision requirements where there are adjacent parcels under common ownership, as</u> 	<p>DC 4-35 & 4-36</p> <p>RDSAP Ch. 4, P. 39 & 41</p>

		<p><u>described herein, that, but for the property boundaries, would be required to comply with the plat / subdivision requirements. Multiple short plat applications shall not be utilized as a substitute for comprehensive subdividing in accordance with the requirements of this Code.</u></p> <p>C. Preliminary Plat and Short Plat Approval Period. Preliminary plat and short plat approval shall be effective for a period of 5 years from the date of approval, <u>or for the amount of time specified in RCW 58.17.170, on the date of approval, whichever is greater.</u> The preliminary plat or short plat shall lapse if a final plat or short plat has not been submitted within the 5-year period, <u>or for the amount of time specified in RCW 58.17.140, on the date of approval, whichever is greater.</u></p>	
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ZTA-11-0001	Article 10-1C Definitions	<ul style="list-style-type: none"> • B. Definitions (<i>Signage</i>) <ul style="list-style-type: none"> <u>Commercial Off Premise Sign - A sign which carries advertisements for a business not located on the premises or parcel where the sign is located, including signs indicating the business transacted, services rendered, goods sold or produced, name of the business and/or name of the person, firm, or corporation.</u> <u>Off-Premise Sign - A sign not located on the premises or parcel of the use or activity to which the sign pertains.</u> <u>Premises - A lot of record not separated by right-of-way and owned or managed by the same individual or entity.</u> <u>Public Officer - Federal, state, county, and municipal employees.</u> <u>Window Sign - A sign applied to a window or mounted or suspended directly behind a window.</u> 	DC 1-15 to 1-48
ZTA-11-0002	10-2B-6 Development Setbacks (R1 Zone)	<ul style="list-style-type: none"> • A. Front Yard Setbacks <ol style="list-style-type: none"> 1. Minimum Setback <ol style="list-style-type: none"> a. Detached Single Family Housing; Manufactured Homes on Lots and Other Uses: A minimum front yard setback of 10 feet is required, except that an unenclosed porch may be within 5 feet, as long as it does not encroach into a public utility easement. b. Attached (townhome) Single Family: A minimum front yard setback of 10 feet is required, except that an unenclosed porch may be within 5 feet, as long as it does not encroach into a public utility easement. c. Clustered Housing: A minimum front yard setback of 10 feet is required; however 0 feet is allowed when fronting a Home Owner Association common area. Overhanging eaves may only extend beyond the property line into a common utility/use or maintenance easement, adjacent common area or tract that is owned and maintained by the Cluster Housing Home Owner Association. No other portion of the structure may extend beyond the property line and no structures shall be located within easements. 2. <u>Garage doors on attached garages should be accessed from alleys or face the side or rear of the property, rather than the front and be accessed from a driveway that does not exceed 20 feet wide except at the garage entrance. A side entry garage may be utilized that extends out from the furthest forward living space or covered porch on the street-facing elevation if six (6) of the residential</u> 	DC 2-15 & 2-16

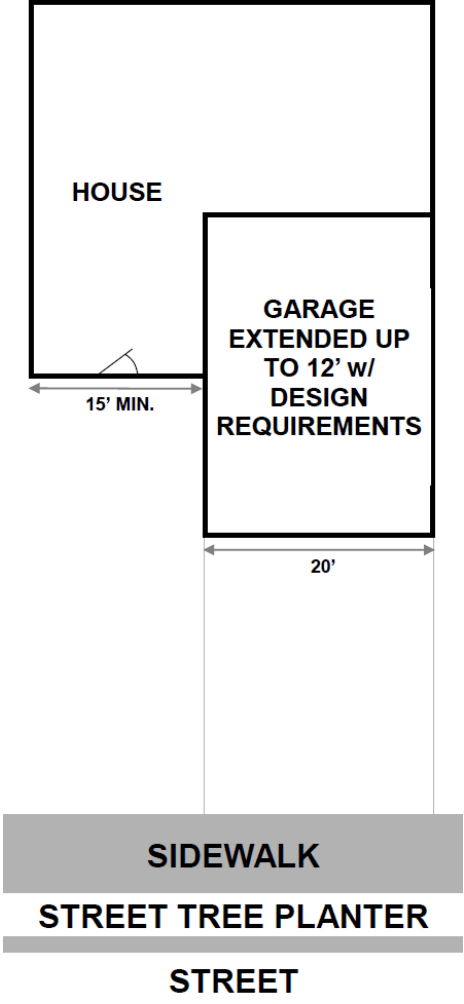
design elements outlined in subsection (3)(a - l) below are included on the front of the structure. Additionally, the ratio of house elevation width to garage elevation width must be at least 75% in order to achieve an appropriate scale (i.e. if the depth of the garage / side elevation is 24', then the width of the house elevation must be at least 18' for a total structure width of 42' minimum). See example below. ~~Garages and carports shall be accessed from alleys or otherwise recessed behind the front building elevation by a minimum of 4 feet.~~ Alternatively, garage and carport entrances may be built flush with the front building elevation when the building is set back by at least 20 feet.



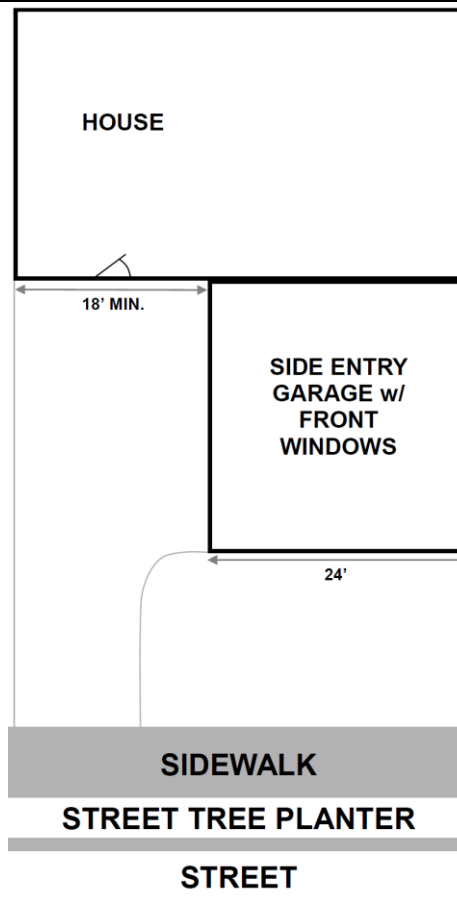
3. Design Requirements for Garages Extending Past the Front Elevation of Houses

A front loaded garage may extend up to twelve (12) feet in front of the furthest forward living space or covered porch on the street-facing elevation if six (6) of the residential design elements outlined below are included on the front of the structure. Additionally, the ratio of house elevation width to garage elevation width must be at least 75% in order to achieve an appropriate scale (i.e. if the width of the garage is 20', then the width of the house elevation must be at least 15' for a total structure width of 35' minimum). See

		<p><u>example below.</u></p> <ul style="list-style-type: none"> <u>a. The design of the dwelling includes dormers, which are projecting structures built out from a sloping roof housing a vertical window</u> <u>b. The building facade includes two or more offsets of sixteen inches or greater</u> <u>c. A minimum sixty square-foot covered front porch that is at least five feet deep</u> <u>d. Windows and main entrance doors that occupy a minimum of fifteen of the lineal length of the front facade (excluding any windows in a garage door)</u> <u>e. Windows on front elevations include a minimum of four-inch trim or shutters</u> <u>f. Shakes, shingles, brick, stone or other similar decorative materials shall occupy a minimum of sixty square feet of the street façade</u> <u>g. Garage doors are painted the same color as the body color of the front elevation of the home</u> <u>h. There are a minimum of two windows in each garage door</u> <u>i. Windows in gables or dormers above the garage doors</u> <u>j. A variety of architectural elements incorporated into the front building facade design, such as knee braces, varied column types, window boxes, corbels, and raised panel garage doors with windows</u> <u>k. A direct pedestrian connection from the front door to the adjoining front sidewalk / streetscape</u> <u>l. Each garage door is a one car width (9')</u> 	
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		 <p>HOUSE</p> <p>15' MIN.</p> <p>GARAGE EXTENDED UP TO 12' w/ DESIGN REQUIREMENTS</p> <p>20'</p> <p>SIDEWALK</p> <p>STREET TREE PLANTER</p> <p>STREET</p> <p><u>4. Detached Garages</u> and carports shall be accessed from alleys or otherwise recessed behind the front building elevation by a minimum of 4 feet <u>and at least 20 feet from the back of sidewalk.</u></p> <p><u>35.</u> Multi-family housing and other buildings that require Site Design Review (see Section 10-4C-2), shall also comply with the building orientation standards in Section 10-2B-9.</p>	
ZTA-11-0003	10-2C-6 Development Setbacks (R2 Zone)	<ul style="list-style-type: none"> A. Front Yard Setbacks <ul style="list-style-type: none"> 1. A minimum setback of 16 feet is required, except that an unenclosed porch may be within 10 feet, as long as it does not encroach into a public utility easement. <u>1. Minimum Setback</u> <ul style="list-style-type: none"> <u>a. Detached & Attached Single Family Housing; Manufactured Homes on Lots and Other Uses: A minimum front yard setback of 10 feet is required, except that an unenclosed porch may be within 5 feet, as long as it does not encroach into a public utility easement.</u> <u>b. Clustered Housing: A minimum front yard setback of 10 feet is required;</u> 	DC 2-34 to 2-36

		<p><u>however 0 feet is allowed when fronting a Home Owner Association common area. Overhanging eaves may only extend beyond the property line into a common utility/use or maintenance easement, adjacent common area or tract that is owned and maintained by the Cluster Housing Home Owner Association. No other portion of the structure may extend beyond the property line and no structures shall be located within easements.</u></p> <p><u>2. Garage doors on attached garages should be accessed from alleys or face the side or rear of the property, rather than the front and be accessed from a driveway that does not exceed 20 feet wide except at the garage entrance. A side entry garage may be utilized that extends out from the furthest forward living space or covered porch on the street-facing elevation, if six (6) of the residential design elements outlined in subsection (3)(a - l) below are included on the front of the structure. Additionally, the ratio of house elevation width to garage elevation width must be at least 75% in order to achieve an appropriate scale (i.e. if the depth of the garage / side elevation is 24', then the width of the house elevation must be at least 18' for a total structure width of 42' minimum). See example below. Garages and carports shall be accessed from alleys or otherwise recessed behind the front building elevation by a minimum of 4 feet. Alternatively, garage and carport entrances may be built flush with the front building elevation when the building is set back by at least 20 feet.</u></p>	
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3. Design Requirements for Garages Extending Past the Front Elevation of Houses

A front loaded garage may extend up to twelve (12) feet in front of the furthest forward living space or covered porch on the street-facing elevation if six (6) of the residential design elements outlined below are included on the front of the structure. Additionally, the ratio of house elevation width to garage elevation width must be at least 75% in order to achieve an appropriate scale (i.e. if the width of the garage is 20', then the width of the house elevation must be at least 15' for a total structure width of 35' minimum). See example below.

- a. The design of the dwelling includes dormers, which are projecting structures built out from a sloping roof housing a vertical window
- b. The building facade includes two or more offsets of sixteen inches or greater
- c. A minimum sixty square-foot covered front porch that is at least five feet deep
- d. Windows and main entrance doors that occupy a minimum of fifteen of the lineal length of the front facade (excluding any windows in a garage door)
- e. Windows on front elevations include a minimum of four-inch trim or shutters

f. Shakes, shingles, brick, stone or other similar decorative materials shall occupy a minimum of sixty square feet of the street façade

g. Garage doors are painted the same color as the body color of the front elevation of the home

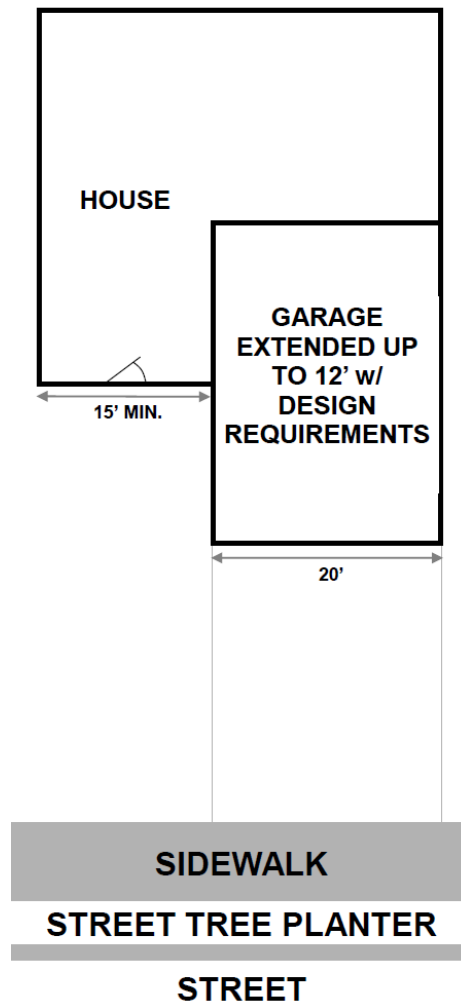
h. There are a minimum of two windows in each garage door

i. Windows in gables or dormers above the garage doors

j. A variety of architectural elements incorporated into the front building facade design, such as knee braces, varied column types, window boxes, corbels, and raised panel garage doors with windows

k. A direct pedestrian connection from the front door to the adjoining front sidewalk / streetscape

l. Each garage door is a one car width (9')



4. Detached ~~Garages~~ garages and carports shall be accessed from alleys or otherwise recessed behind the front building elevation

by a minimum of 4 feet and at least 20 feet from the back of sidewalk.

35. Multi-family housing and other buildings that require Site Design Review (see Section 10-4C-2), shall also comply with the building orientation standards in Section 10-2C-9.

B. Rear Yard Setbacks

1. Minimum Setback

a. Detached Single Family Housing: Manufactured Homes on Lots and Other Uses: The minimum rear yard setback shall be 15 feet for street-access lots, and 6 feet for alley-access lots (except for accessory structures).

b. Attached (townhome) Single Family: The minimum rear yard setback shall be 15 feet for street-access lots, and 6 feet for alley-access lots (except for accessory structures).

c. Clustered Housing: A minimum rear yard setback of 0 feet is allowed. Overhanging eaves may only extend beyond the property line into a common utility/use or maintenance easement, adjacent common area or tract that is owned and maintained by the Cluster Housing Home Owner Association. No other portion of the structure may extend beyond the property line and no structures shall be located within easements.

2. Accessory structures:

a. Structures 120 square feet or under may be located on the rear and side property lines, so long as no eave overhangs the property line, the structure is not built on a permanent foundation, and the abutting property is protected from runoff or other intrusion.

b. The minimum rear yard setback shall be 5 feet for all other accessory structures less than 15 feet tall and for accessory structures greater than 15 feet tall, an additional foot of rear yard setback shall be added per foot of height to a maximum of 15 feet.

C. Side Yard Setbacks

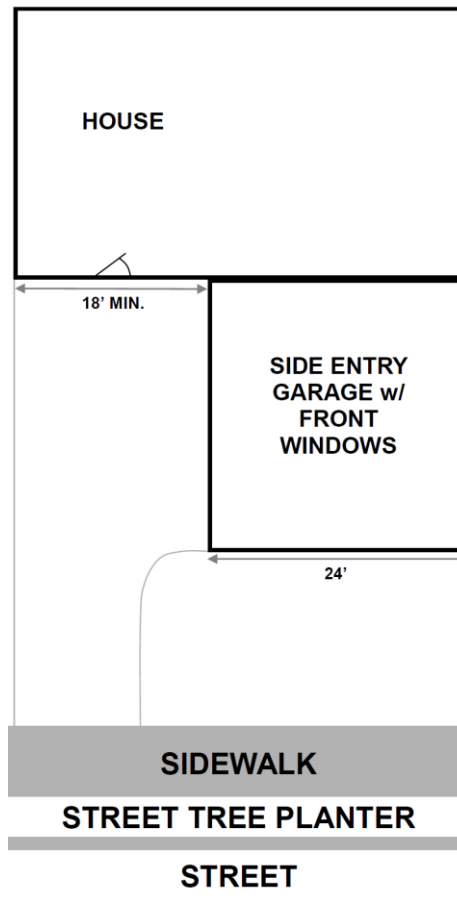
1. Minimum Setback

a. Detached Single Family Housing: Manufactured Homes on Lots and Other Uses: The minimum side yard setback shall be 5 feet on interior side yards and 15 feet on flanking street yards (street corner yards).

b. Attached (townhome) Single Family: The minimum side yard setback shall be 5 feet on interior side yards and 15 feet on flanking street yards (street corner yards).

		<p><u>c. Clustered Housing: A minimum side yard setback of 0 feet is allowed. Overhanging eaves may only extend beyond the property line into a common utility/use or maintenance easement, adjacent common area or tract that is owned and maintained by the Cluster Housing Home Owner Association. No other portion of the structure may extend beyond the property line and no structures shall be located within easements.</u></p> <p>2. When zero-lot line development is permitted, the minimum side yard setbacks shall be 6 feet minimum on one side of the dwelling unit, and no setback required on the opposite side. (See standards for zero-lot line housing in Section 10-2C-3)</p> <p>D. Setback Exceptions</p> <p>The following architectural features are allowed to encroach into the setback yards: Eaves, chimneys, bay windows, overhangs, and similar architectural features may encroach into setbacks by no more than 2 feet. Porches, decks, and similar structures not exceeding 24 inches in height may encroach into setbacks by no more than 5 feet, subject to the front yard setback provisions in "A". Walls and fences may be placed on property lines, subject to the standards in Section 10-3C-5 - Landscaping and Fences and Walls. Walls and fences within front yards shall additionally comply with the vision clearance standards in Section 10-3B-2, subsection N. Interior sideyard setbacks would be 0 feet for dwelling units that are attached by a common wall.</p> <p>E. Special Yards - Distance Between Buildings on the Same Lot</p> <p>To provide usable yard area and allow air circulation and light, the minimum distance between buildings on the same lot shall be at least one half-quarter (1/4) <u>(1/4)</u> the sum of the height of both buildings; provided, however, that in no case shall the distance be less than 42-6 <u>6</u> feet. This requirement shall also apply to portions of the same buildings separated from each other by a court, landscaped yard, or other open space.</p>	
ZTA-11-0004	10-2C-6 Development Setbacks (RD-R Zone)	<ul style="list-style-type: none"> • A. Front Yard Setbacks <ul style="list-style-type: none"> 1. A minimum setback of 5 feet is required from the back of sidewalk on rear loaded lots. 2. <u>Garage doors on attached garages should be accessed from alleys or face the side or rear of the property, rather than the front and be accessed from a driveway that does not exceed 20 feet wide except at the garage entrance. A side entry garage may be utilized that extends out from the furthest forward living space or covered porch on the street-facing elevation, if six (6) of the residential design elements outlined in subsection (3)(a -</u> 	RDSAP RD-R, P. 6 & 7

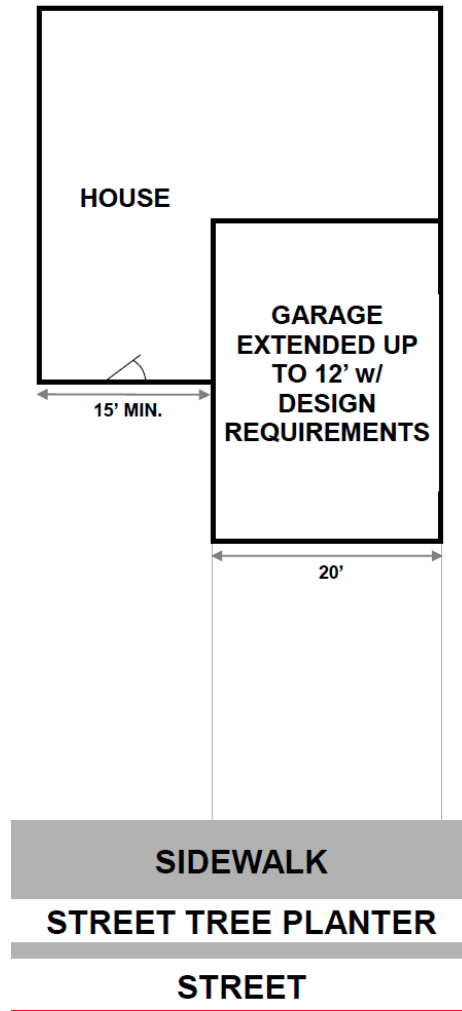
l) below are included on the front of the structure. Additionally, the ratio of house elevation width to garage elevation width must be at least 75% in order to achieve an appropriate scale (i.e. if the depth of the garage / side elevation is 24', then the width of the house elevation must be at least 18' for a total structure width of 42' minimum). See example below. ~~Garages and carports shall be accessed from alleys or otherwise recessed behind the front building elevation by a minimum of 4 feet.~~ Alternatively, garage and carport entrances may be built flush with the front building elevation when the building is set back by at least 18 feet from the back of sidewalk.



3. Design Requirements for Garages Extending Past the Front Elevation of Houses

A front loaded garage may extend up to twelve (12) feet in front of the furthest forward living space or covered porch on the street-facing elevation if six (6) of the residential design elements outlined below are included on the front of the structure. Additionally, the ratio of house elevation width to garage elevation width must be at least 75% in order to achieve an appropriate scale (i.e. if the width of the garage is 20', then the width of the house elevation must be at least 15' for a total structure width of 35' minimum). See

		<p><u>example below.</u></p> <ul style="list-style-type: none"> <u>a. The design of the dwelling includes dormers, which are projecting structures built out from a sloping roof housing a vertical window</u> <u>b. The building facade includes two or more offsets of sixteen inches or greater</u> <u>c. A minimum sixty square-foot covered front porch that is at least five feet deep</u> <u>d. Windows and main entrance doors that occupy a minimum of fifteen of the lineal length of the front facade (excluding any windows in a garage door)</u> <u>e. Windows on front elevations include a minimum of four-inch trim or shutters</u> <u>f. Shakes, shingles, brick, stone or other similar decorative materials shall occupy a minimum of sixty square feet of the street façade</u> <u>g. Garage doors are painted the same color as the body color of the front elevation of the home</u> <u>h. There are a minimum of two windows in each garage door</u> <u>i. Windows in gables or dormers above the garage doors</u> <u>j. A variety of architectural elements incorporated into the front building facade design, such as knee braces, varied column types, window boxes, corbels, and raised panel garage doors with windows</u> <u>k. A direct pedestrian connection from the front door to the adjoining front sidewalk / streetscape</u> <u>l. Each garage door is a one car width (9')</u> 	
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4. Detached Garages-garages and carports shall be accessed from alleys or otherwise recessed behind the front building elevation by a minimum of 4 feet and at least 18 feet from the back of sidewalk.

35. Multi-family housing and other buildings that require Site Design Review (see Section 10-4C-2), shall also comply with the building orientation standards in Section 10-2C-9.

46. Attached Single Family Clustered Housing unit setbacks shall be only for the single building elevation that is nearest to the right-of-way, auto-court lane, or street, as applicable; however no structures shall be located within easements. A minimum building front yard setback of 5 feet is required for an attached single family clustered housing unit building with rear loaded lots.

ZTA-11-0005	10-2B-7 Lot Area, Dimensions, Coverage, & Residential Density				DC 2-18	
	R-1 Land Use	Lot Area	Lot Width / Depth	Lot Coverage		Residential Density
	Detached Single Family Housing; Manufactured Homes on Lots	Minimum area: 5000 square feet	Minimum Width: 50 feet at front property line None Maximum Depth: Three (3) times the lot width, except as required to protect critical areas, etc. None	Maximum: 40 percent		Minimum Net Density: 4 dwelling units per acre Maximum Net Density: 6 dwelling units per acre
	Attached (townhome) Single Family Housing; Clustered Housing	Minimum area: 2000 square feet Maximum area: 7500 square feet	Minimum Width: 20 feet at front property line Maximum Depth: None	Maximum: 60 percent *		Minimum Net Density: 4 dwelling units per acre Maximum Net Density: 8 dwelling units per acre
Other Uses	Minimum area: None Maximum area: 4 acres (excluding parks and recreation uses)	Minimum Width: 60 feet at front property line Maximum Depth: None	Maximum: 70 percent	None		
* Attached Clustered Housing shall be based on the individual project boundary						
ZTA-11-0005	10-2C-7 Lot Area, Dimensions, Coverage, & Residential Density				DC 2-37	
	R-2 Land Use	Lot Area	Lot Width / Depth	Lot Coverage		Residential Density
	Detached Single Family Housing; Manufactured Homes on Lots	Minimum area: 5000 square feet Maximum area: 10,000 square feet	Minimum Width: 50 feet at front property line None Maximum Depth: None	Maximum: 50 percent		Minimum Net Density: 6 dwelling units per acre Maximum Net Density: 12 dwelling units per acre
	Two-Family Housing (duplex)	Minimum area: 7000 square feet Maximum area: 12,000 square feet	Minimum Width: 50 feet at front property line None Maximum Depth: None	Maximum: 70 percent		Minimum Net Density: 6 dwelling units per acre Maximum Net Density: 12 dwelling units per acre
	Attached (townhome) Single Family Housing	Minimum area: 2000 square feet Maximum area: 6,000 square feet	Minimum Width: 20 feet at front property line Maximum Depth: None	Maximum: 70 percent*		Minimum Net Density: 6 dwelling units per acre Maximum Net Density: 12 dwelling units per acre
	Manufactured Home Parks	See Section 10-2C-3 for Manufactured Home Park standards.				Minimum Net Density: 6 dwelling units per acre

			Maximum Net Density: 12 dwelling units per acre		
ZTA-11-0006	10-2C-7 Lot Area, Dimensions, Coverage, & Residential Density			DC 2-37	
	R-2 Land Use	Lot Area	Lot Width / Depth	Lot Coverage	Residential Density
	Detached Single Family Housing; Manufactured Homes on Lots	Minimum area: 5000 square feet Maximum area: 10,000 square feet	Minimum Width: 50 feet at front property line Maximum Depth: None	Maximum: 50 percent	Minimum Net Density: 6 dwelling units per acre Maximum Net Density: 12 dwelling units per acre
	Two-Family Housing (duplex)	Minimum area: 7000 square feet Maximum area: 12,000 square feet	Minimum Width: 50 feet at front property line Maximum Depth: None	Maximum: 70 percent	Minimum Net Density: 6 dwelling units per acre Maximum Net Density: 12 dwelling units per acre
	Attached (townhome) Single Family Housing; <u>Clustered Housing</u>	Minimum area: 2000 square feet Maximum area: 6,000 square feet	Minimum Width: 20 feet at front property line Maximum Depth: None	Maximum: 70 percent*	Minimum Net Density: 6 dwelling units per acre Maximum Net Density: 12 dwelling units per acre
	Manufactured Home Parks	See Section 10-2C-3 for Manufactured Home Park standards.			Minimum Net Density: 6 dwelling units per acre Maximum Net Density: 12 dwelling units per acre
	<u>* Attached Clustered Housing shall be based on the individual project boundary</u>				
ZTA-11-0007	10-3C-3	<ul style="list-style-type: none"> <u>M. Shopping Cart Storage & Return Stations.</u> <u>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:</u> 			DC 3-18 RDSAP Ch. 3, P. 18

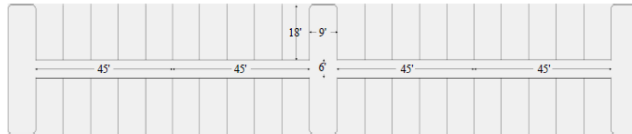
		<p><u>1. Shopping cart return stations shall be identified on the site plan and the locations shall be approved by the City;</u></p> <p><u>2. Shopping cart return stations shall incorporate landscaping, architectural features, or similar design elements to draw attention to and lessen the impact of stand-alone features within parking areas (see integrated curb example below);</u></p> <p><u>3. Storage or temporary storage of shopping carts shall not be allowed on walkways outside of buildings at anytime; and</u></p> <p><u>4. The applicant shall submit a working plan for the collection of shopping carts from the parking lot.</u></p> 	
ZTA-11-0008	<p>Article 10-3E Signage Standards</p> <ul style="list-style-type: none"> • Window • Temporary • Political • People 	<ul style="list-style-type: none"> • 10-3E-1 Purpose <p><u>As identified in the City Comprehensive Plan, an attractive urban landscape is an asset to the community. Aesthetically pleasing areas instill a sense of pride in the community and serve as a magnet for attracting new business. Signage regulation is one method to achieve an attractive urban landscape.</u> The purpose and intent of this article is to <u>maintain or</u> enhance the visual environment of residential, commercial and industrial areas <u>the City of Liberty Lake, to protect the public health, safety and welfare; and to increase the effectiveness of visual communication in the City</u> while promoting commerce, traffic safety, and community identity <u>and by providing opportunities for Liberty Lake businesses, residents and property owners to appropriately display signage.</u></p> <p><u>The regulations for signs have the following specific objectives:</u></p> <ul style="list-style-type: none"> • <u>To have signs that attract and invite rather than demand the public's attention along the City's streetscapes.</u> • <u>To have streets that appear orderly and safe, because clutter is minimized.</u> • <u>To have signs that enhance the visual environment of the City, because they are in harmony with building architecture and landscape design.</u> 	DC 3-33 to 3-40

		<ul style="list-style-type: none"> • <u>To allow business identification that is not unduly hindered by regulatory standards.</u> • <u>To ensure typical communication and civic discussion is fostered in the City's residential neighborhoods.</u> • <u>To allow signs that utilize high quality construction materials, fine architectural detailing, harmonious proportionality, and that serve a multi-modal environment.</u> <ul style="list-style-type: none"> • 10-3E-3 Prohibited Signs <ul style="list-style-type: none"> A. <u>Signs Prohibited in the City.</u> The following signs are prohibited in all zones unless otherwise specifically permitted. <ul style="list-style-type: none"> <u>19. Commercial off-premise signs.</u> • 10-3E-4 Sign Permit Requirements <ul style="list-style-type: none"> A. <u>Exempt Signs.</u> The following shall not require a sign permit provided that these exemptions shall not be construed as relieving the owner from the responsibility to comply with the provisions of this Code or any other law or ordinance, including the Building Code. <ol style="list-style-type: none"> 1. Signs that are attached to buildings provided such signs are not more than four (4) sq. ft. in area and project not more than 2 inches from any building surface. 2. The changing of the advertising copy or message on a lawfully erected sign, readerboard, or similar sign specifically designed for replaceable copy. 3. Painting, repainting, or normal maintenance, unless a structural or electrical change is made. 4. Incidental signs. 5. Any sign located within a building not visible from the street or sidewalk. 6. Temporary pennants or signs for annual City events (e.g. Farmer's Market, Pavillion Park Summer Festival, Pot Day in the Park, Liberty Lake Kite Festival, Clean Green Day). <u>6. Traffic or pedestrian control signs or signals, or signs indicating scenic, historic, or public points of interest (i.e. government services, parks, recreation, schools, transportation facilities), which are erected by or on the order of a public officer in the performance of his/her public duty;</u> <u>7. Signs required by law;</u> <u>8. Official public notices, official court notices or official law enforcement notices.</u> B. <u>Temporary Signs.</u> The following shall not require a complete sign permit application, however application for a temporary sign permit shall be required. <ol style="list-style-type: none"> 1. Temporary banners and temporary signs as permitted herein. 	
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		<p>2. Real estate signs as permitted herein.</p> <p>3. Temporary political signs <u>as permitted herein</u>.</p> <ul style="list-style-type: none"> • 10-3E-5 Signs Permitted in All Zones in Connection with Specific Uses <ul style="list-style-type: none"> A. The following signs may be permitted in any zone, subject to the limitations as provided herein. <ul style="list-style-type: none"> <u>9. Permanent City Gateway Signs - Decorative City signs of a permanent character at the entrances to the City of Liberty Lake, shall be permitted, subject to the following conditions:</u> <ul style="list-style-type: none"> <u>a. The signs shall be designed to achieve aesthetic harmony with a consistent design theme approved by the City Council.</u> <u>b. The signs shall consist of decorative masonry walls, concrete, rock or wood with illuminated, indirectly lighted or non-illuminated name plates or letters.</u> <u>c. The signs shall be utilized to define the City boundaries and/or announce re-occurring annual City events and be located on City property or within a City easement.</u> <u>10. Political Campaign Signs</u> <ul style="list-style-type: none"> <u>a. Signs promoting or publicizing candidates for public office or issues that are to be voted upon in a general or special election may be displayed on private property with the consent of the property owner.</u> <u>b. Signs shall not be located on public property, within public easements, or within street right-of-way.</u> <u>c. All political campaign signage shall be removed within 14 days following the general election. If a run-off election for a candidate or initiative is required, the signs may remain until 14 days following the run-off election.</u> <u>11. Community Event Signs</u> <ul style="list-style-type: none"> <u>a. Community event signs shall be limited to announcing or promoting a non-profit or public sponsored community fair, festival or event, such as the Liberty Lake Spring Clean-Up, Liberty Lake Farmer's Market, Liberty Lake Community Yard Sale, Pavillion Park Summer Festival, Pet Day in the Park, Liberty Lake Days, and Winter Festival.</u> <u>b. Community event signs may be displayed no more than 8 calendar days prior to the start of the fair, festival, or event and must be removed within 2 days of the conclusion of the fair, festival, or event.</u> 	
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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.

3. Each 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, six (6) foot wide pedestrian walkways, running parallel or perpendicular to the landscape islands shall be provided for convenient pedestrian access to the building entry(s) and throughout the parking lot.



Interior Parking Area Layout Example (without pedestrian walkways)

Within the I (Light Industrial) Zone, the parking row landscape island / walkway requirements will not be required within internal parking lots in order to prevent interference with truck maneuverability or other factors; provided the requirements of 10-3C-3(E)(4) below are met.

4. In accordance with City Development Code Section 10-1B-8, Alternative Methods of Compliance, the City may approve alternatives to the interior parking area landscape requirements for individual properties within the I (Light Industrial) Zone, if the consistency and other standards of Section 10-1B-8 are met and:

a. the landscaping within the parking area (excluding commercial loading and truck maneuvering areas) is at least equal to the minimum area requirements of 10-3C-3(D) above

b. no landscape islands or peninsulas are less than 100 square feet in area

c. no parking stall is located more than 50 feet from a shade tree, unless the site contains a large-scale building or development (buildings with greater than 20,000 square feet of enclosed ground floor space or multiple buildings with a combined enclosed ground floor space greater than 40,000 square feet - see Section 10-2J-10(C)(2)), than no parking

		<p><u>stall shall be located more than 100 feet from a shade tree</u></p> <p><u>d. shade trees are located at the end of parking rows, or between parking stalls, or between stalls and the property line.</u></p>	
<p>10-3C-3 New Landscaping</p>		<ul style="list-style-type: none"> • (F) <u>Perimeter Landscaping</u>. 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. <ol style="list-style-type: none"> 1. Perimeters Adjacent to Public Rights-of-way. <ol style="list-style-type: none"> 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, drive, 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 a minimum of one (1) shade tree and ten (10) shrubs distributed per 25 linear feet of street frontage or 1 evergreen tree and 5 shrubs distributed per 25 linear feet of street frontage. 2. Perimeters Not Adjacent to Public Rights-of-way. <p>In addition to F-1 above, the remaining perimeter of any parking areas, drives, 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) shade tree or one (1) ornamental tree and ten shrubs distributed per 25 linear feet of perimeter or 1 evergreen tree and 5 shrubs distributed per 25 linear feet of perimeter, unless existing landscaping on abutting properties prohibits planting to the required quantities, as determined by the Director or designee. If approved by the City, landscape berms may be utilized in place of the shrub requirements. <u>In accordance with City Development Code Section 10-1B-8, Alternative Methods of Compliance, the City may approve alternatives to the landscaping requirements for perimeters not adjacent</u></p> 	<p>DC 3-16</p>

		<u>to public rights-of-way for individual properties within the I (Light Industrial) Zone, if the consistency and other standards of Section 10-1B-8 are met.</u>	
	10-3D-3 Vehicle Parking Standards	<ul style="list-style-type: none"> • F. Parking Location and Shared Parking. <ul style="list-style-type: none"> 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. <u>The required parking in the Light Industrial (I) Zone classification can be reduced by 30% where parking facilities for 2 or more uses, structures or parcels of land are shared by a recorded instrument establishing joint use and access.</u> 	DC 3-29