CHAPTER 3

DESIGN AND MAINTENANCE STANDARDS

CONTENTS

		Page #
Article 10-3A	Design Standards Administration	3-2
Article 10-3B	Access and Circulation	3-3
Article 10-3C	Landscaping, Street Trees, Fences, and Walls	3-12
Article 10-3D	Vehicle and Bicycle Parking	3-22
Article 10-3E	Signage Standards	3-33
Article 10-3F	Other Design Standards	3-43
Article 10-3G	Public Facilities Standards	3-48
Article 10-3H	Stormwater Management	3-58
Article 10-3I	Property Maintenance Standards	3-59

Article 10-3A — Design Standards Administration

Sections:

10-3A-1 **Applicability**
10-3A-2 **Types of Design Standards**

10-3A-1 Applicability

All developments within the City must comply with the provisions of Chapter 3, as well as the article within Chapter 2 for the zone the development is located. Some developments, such as major projects requiring land division and/or site design review approval, may require detailed findings demonstrating compliance with each chapter of the code. For smaller, less complex projects, fewer code provisions may apply.

10-3A-2 Types of Design Standards

The City's development design standards are contained in both Chapter 2 and Chapter 3. It is important to review both chapters, and all relevant code sections within the chapters, to determine which standards apply. The City may prepare checklists to assist property owners and applicants in determining which sections apply.

A. Chapter 3. The design standards contained within the following articles apply throughout the City, for all land use types:

1. Article 10-3B - Access and Circulation
2. Article 10-3C - Landscaping, Street Trees, Fences and Walls
3. Article 10-3D - Vehicle and Bicycle Parking
4. Article 10-3E - Signage Standards
5. Article 10-3F - Other Design Standards
6. Article 10-3G - Public Facilities Standards
7. Article 10-3H - Stormwater Management
8. Article 10-3I - Property Maintenance Standards

B. Chapter 2. Each zoning district (Chapter 2) provides design standards that are specifically tailored to the zoning district. For example, the R-1 (Single Family Residential) District contains building design guidelines that are different than those provided in the M-1 (Neighborhood Center Mixed-Use) District, due to differences in land use, building types, and compatibility issues. 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

Sections:

10-3B-1 **Purpose**
10-3B-2 **Vehicular Access and Circulation**
10-3B-3 **Pedestrian 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. Section 10-3B-2 provides standards for vehicular access and circulation. Section 10-3B-3 provides standards for pedestrian access and circulation. Standards for transportation improvements are provided in Article 10-3G.

10-3B-2 Vehicular Access and Circulation

A. Intent and Purpose. The intent of this article is to manage vehicle access to development through a connected street system, while preserving the flow of traffic in terms of safety, roadway capacity, and efficiency. Access shall be managed to maintain an adequate "level of service" and to maintain the "functional classification" of roadways, as required by the City's Transportation Improvement Program. Major roadways, including arterials and collectors, serve as the primary system for moving people and goods. "Access management" is a primary concern on these roads. Local access streets and alleys provide access to individual properties. If vehicular access and circulation are not properly designed, these roadways will be unable to accommodate the needs of development and serve their transportation function. This article attempts to balance the right of reasonable access to private property with the right of all citizens. It also requires all developments to construct planned streets (arterials and collectors) and to extend local access streets.

To achieve this policy intent, roadways have been categorized in the Comprehensive Plan by function and classified for access purposes based upon their level of importance and function, (see Article 10-3G). Regulations have been applied to these roadways for the purpose of reducing traffic accidents, personal injury, and property damage attributable to access systems, and to thereby improve the safety and operation of the roadway network. This will protect the substantial public investment in the existing transportation system and reduce the need for expensive remedial measures. These regulations also further the orderly layout and use of land, protect community character, and conserve natural resources by promoting well-designed road and access systems and preventing the unplanned subdivision of land.

B. Applicability. This article shall apply to all public streets within the City and to all properties that abut these streets.

C. Approach Permit Required. Access to a public street requires an Approach Permit in accordance with the following procedures:

1. Permits for access to City streets shall be subject to review and approval by the Director of Planning & Community Development based on the standards contained in this article, the provisions of Article 10-3G, and other applicable City Transportation Standards. An approach permit may be in the form of a permit issued by P&CD or it may be attached to a land use decision notice as a condition of approval.
2. Permits for access to State highways shall be subject to review and approval by Washington Department of Transportation (WSDOT).

D. Traffic Study Requirements. The City or other agency with access jurisdiction may require a traffic study prepared by a qualified professional to determine access, circulation and other transportation requirements or participation in an established traffic mitigation plan shall be required. (See also, Article 10-3G)

E. Conditions of Approval. The City or other agency with approach permit jurisdiction 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, to ensure the safe and efficient operation of the street and highway system. Access to and from off-street parking areas shall not permit backing onto a public street, except in Residential Zones.

F. Access Options. When vehicle access is required for development (i.e., for off-street parking, delivery, service, drive-through facilities, etc.), access shall be provided by one of the following methods (a minimum of 10 feet per lane is required). These methods are "options" to the developer/subdivider, unless one method is specifically required by Chapter 2 (i.e., under "Limited or Conditional Uses").

1. Option 1. Access is from a private street or driveway connected to an adjoining property that has direct access to a public street (i.e., "shared driveway"). 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 private street/drive.
2. Option 2. Access is from a public street adjacent to the development parcel. If practical, the owner/developer may be required to close or consolidate an existing access point as a condition of approving a new access. Street accesses shall comply with the access spacing standards in Section 10-3B-2, subsection Section G, below.
3. Subdivisions Fronting Onto an Arterial Street. New residential land divisions fronting onto an arterial street shall be required to provide alleys or secondary (local or collector) streets for access to individual lots. When alleys or secondary streets cannot be constructed due to topographic or other physical constraints, access may be provided by consolidating driveways for clusters of two or more lots.
4. Double-Frontage Lots. When a lot has frontage onto two or more streets, access shall be provided first from the street with the lowest classification. For example, access shall be provided from a local street before a collector or arterial street. Except for corner lots, the creation of new double-frontage lots shall be prohibited in Residential Zones, unless topographic or physical constraints require the formation of such lots. When double-frontage lots are permitted in Residential Zones, a landscape buffer with trees and/or shrubs and ground cover not less than 20 feet wide shall be provided between the back yard fence/wall and the sidewalk or street; maintenance shall be assured by the owner (i.e., through homeowner's association, etc.).

Important cross-references to other code sections:
Chapters 2 and 3 may require buildings placed at or near the front property line and driveways and parking areas oriented to the side or rear yard. The City may require the dedication of public right-of-way and construction of a street (e.g., frontage road, alley or other street) when the development impact is proportionate to the need for such a street, and the street is identified by the Comprehensive Plan or an adopted Transportation Plan. (Please refer to Article 10-3G)

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

1. Local Access Streets A minimum of 50 feet separation (as measured from the sides of the driveway/street, minus the width of the driveway) shall be required on local access streets (i.e., streets not designated as collectors or arterials), except as provided in

subsection 3, below or unless a shared driveway, as outlined in Section 10-3B-2, subsection "I" below, is utilized. Single family, two-family, and three-family uses may not be required to comply with the 50 foot minimum separation, however compliance with Section 10-3B-2, subsection "K" below shall be required.

2. 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.

3. Special Provisions for All Streets. Direct street access may be restricted for some land uses, in conformance with the provisions of Chapter 2 - Zoning Districts. For example, access consolidation, shared access, and/or access separation greater than that specified by subsections 1 and 2, may be required by the City, County, or WSDOT for the purpose of protecting the function, safety, and operation of the street for all users (see Section 10-3B-2, subsection 'I', below). Where no other alternatives exist, the permitting agency may allow construction of an access connection along the property line farthest from an intersection. In such cases, directional connections (i.e., right in/out, right in only, or right out only) may be required.

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 in Section 10-3B-2, subsection 'G', 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 may be required, in conformance with Section 10-3B-2, subsection 'I', below, in order to maintain the required access spacing, and minimize the number of access points.

I. Shared Driveways. Except for single family residential, the City shall require shared driveways as a condition of land division or site design review, as applicable and feasible, for traffic safety and access management purposes in accordance with the following standards:

1. Shared driveways and frontage streets may be required to consolidate access onto a collector or arterial street. When shared driveways or frontage streets are required, 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).

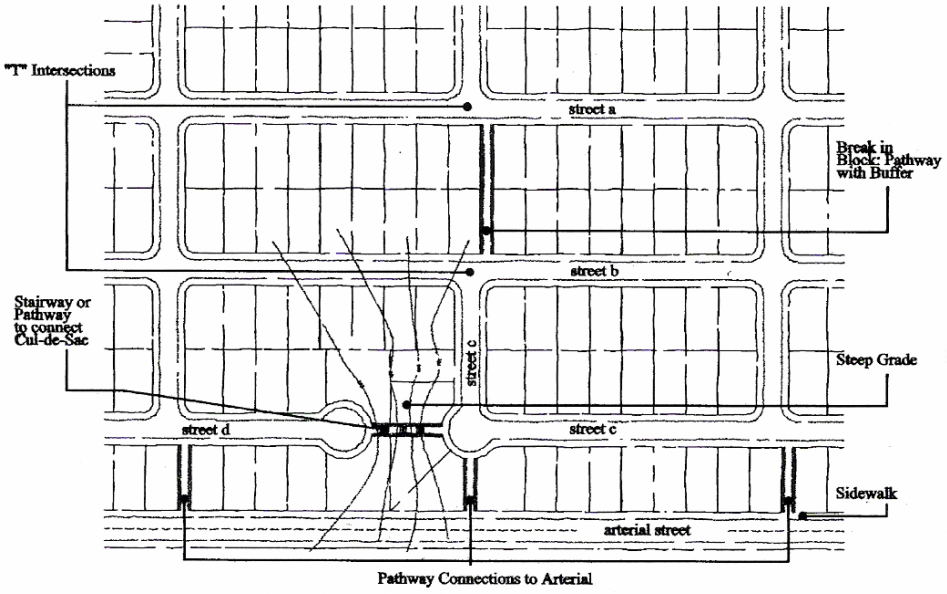
2. Access easements (i.e., for the benefit of affected properties) shall be recorded for all shared driveways, including pathways, at the time of final plat approval (Article 10-4D) or as a condition of site development approval (Article 10-4C).

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.

Street Connectivity and Formation of Blocks

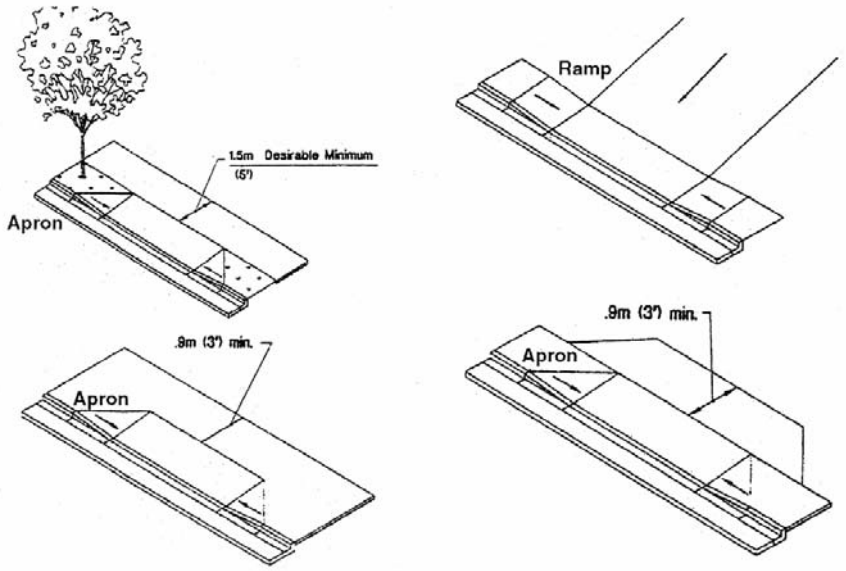
Standard Blocks

Exceptions



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

1. Block Length and Perimeter. The maximum block length and perimeter shall not exceed: 600 feet length and 1,600 feet perimeter in Residential and Mixed Use Zones.
2. Street Standards. Public and private streets shall also conform to Article 10-3G, Section 10-3B-3 - Pedestrian Access and Circulation, and applicable Americans With Disabilities Act (ADA) design standards.
3. Exception. Exceptions to the above standards may be granted when blocks are divided by one or more pathway(s), in conformance with the provisions of Section 10-3B-3. Pathways shall be located to minimize out-of-direction travel by pedestrians and may be designed to accommodate bicycles. The block length and perimeter standards may not apply when existing development patterns or physical constraints (e.g., topography, parcel configuration, and similar conditions) prevent construction in conformance with the standards If a single use requires a parcel larger than the block formation allows, an exception may be granted.



Examples of Acceptable Driveway Openings Next to Sidewalks/Pathways

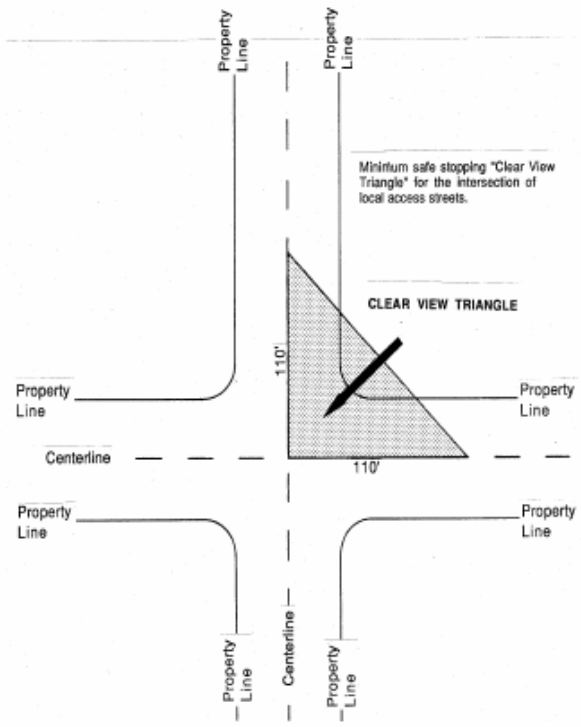
K. Driveway Openings. Driveway openings or curb cuts shall be the minimum width necessary to provide the required number of vehicle travel lanes and shall comply with the City of Liberty Lake Street and Stormwater Standards. The following standards (i.e., as measured where the front property line meets the sidewalk or right-of-way) are required to provide adequate site access, minimize stormwater runoff, and avoid conflicts between vehicles and pedestrians:

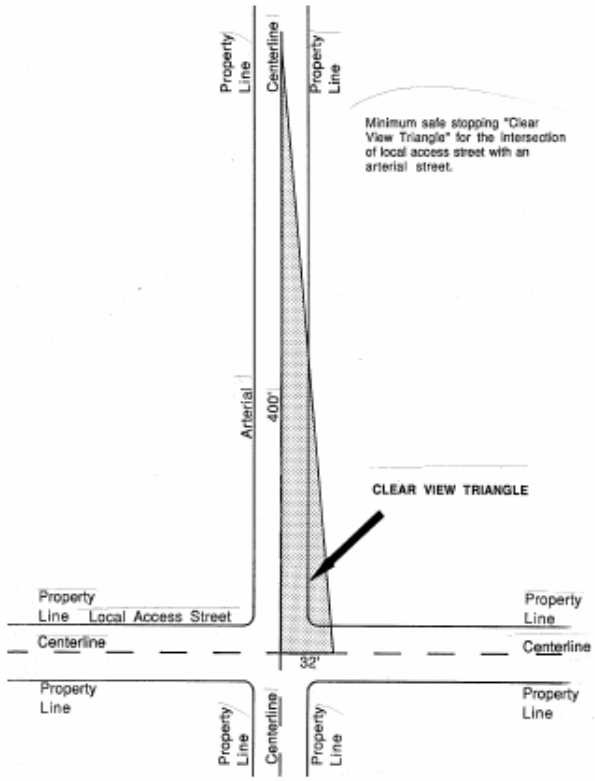
1. Single family, two-family, and three-family uses shall have a minimum driveway width of 10 feet, and a maximum width of 30 feet
2. Multiple family uses with between 4 and 7 dwelling units shall have a minimum driveway width of 20 feet, and a maximum width of 30 feet.
3. Multiple family uses with more than 8 dwelling units, and off-street parking areas with 16 or more parking spaces, shall have a minimum driveway width of 24 feet, and a maximum width of 30 feet. These dimensions may be increased if the Director determines that more than two lanes are required based on the number of trips generated or the need for turning lanes.
4. Driveway widths for all other uses shall not exceed 35 feet, except that driveways providing direct access to parking spaces shall conform to the parking area standards in Article 10-3D, or unless approved by Planning & Community Development.
5. 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, as shown above. 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 so that all vehicles may enter the street 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. No signs or structures, or vegetation in excess of three feet in height shall be placed in “vision clearance areas” or "clear view triangle", as described and shown below. The minimum vision clearance area may be increased by the Director upon finding that more sight distance is required (i.e., due to traffic speeds, roadway alignment, etc.). Vision clearance standards shall be based on the American Association of State Highway and Transportation Officials (AASHTO) standards. The following example is based on a typical situation; however project designers shall be responsible for designing the proposed project to AASHTO Standards. If the project designer does not have access to this AASHTO guide, the Planning & Community Development Department, in consultation with the City Engineers, will assist them with determining requirements for the clear view triangle.

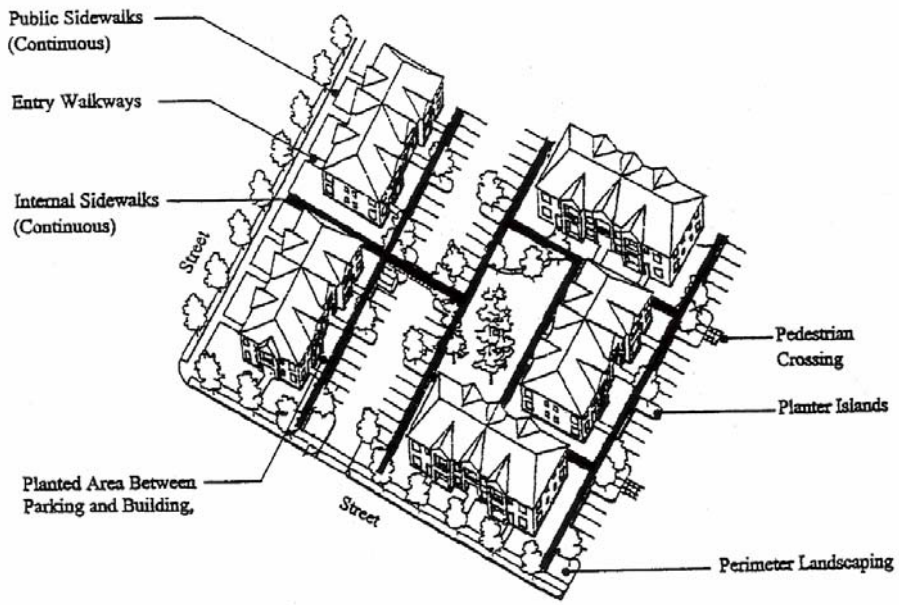




O. Construction. The following development and maintenance standards shall apply to all driveways and private streets:

1. Surface Options. 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 Director. In no case shall graveled surfaces be used.
2. Stormwater Management. When a paved surface is used, all driveways, parking areas, aisles, and turn-arounds shall have on-site collection or infiltration of surface waters to eliminate sheet flow of such waters onto public rights-of-way and abutting property. Stormwater facilities shall be constructed in conformance with City standards.
3. Driveway Aprons. When driveway approaches or “aprons” are required to connect driveways to the public right-of-way, they shall be paved with concrete surfacing. (See also, Section 10-3B-2, subsection 'K' above)

10-3B-3 Pedestrian Access and Circulation

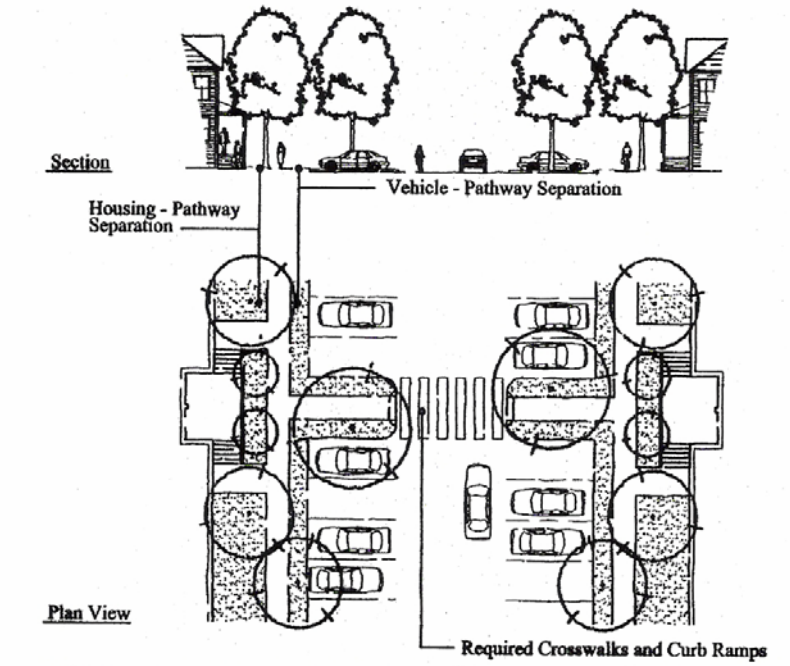


Pedestrian Pathway System for Multifamily Development (Typical)

A. Pedestrian Access and Circulation. To ensure safe, direct, and convenient pedestrian circulation, all developments, except single family detached housing (i.e., on individual lots), shall provide a continuous pedestrian and/or multi-use pathway system. (Pathways only provide for pedestrian circulation. Multi-use pathways accommodate pedestrians and bicycles.) The system of pathways shall be designed based on the standards in subsections 1-3, below:

1. Continuous Pathways. The pathway system shall extend throughout the development site, and connect to all future phases of development, adjacent trails, public parks, and open space areas whenever possible. The developer may also be required to connect or stub pathway(s) to adjacent streets and private property, in accordance with the provisions of Section 10-3B-2 - Vehicular Access and Circulation, and Article 10-3G.
2. Safe, Direct, and Convenient Pathways. Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent streets, based on the following definitions:
    a. 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.
    b. Safe and convenient. Bicycle and pedestrian routes that are reasonably free from hazards and provide a reasonably direct route of travel between destinations.
    c. 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.
    d. 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.
3. 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), and adjacent developments to the site, as applicable.

4. Street Connectivity. Pathways (for pedestrians and bicycles) shall be provided at or near mid-block where the block length exceeds the length required by Section 10-3B-2, subsection 'J'. 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, as applicable. Pathways used to comply with these standards shall conform to all of the following criteria:
    a. Multi-use pathways (i.e., for pedestrians and bicyclists) are no less than 10 feet wide and located within a 20-foot-wide right-of-way or easement that allows access for emergency vehicles;
    b. If the streets within the subdivision or neighborhood are lighted, the pathways shall also be lighted;
    c. 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;
    d. The City may require landscaping within the pathway easement/right-of-way for screening and the privacy of adjoining properties;
    e. The Director 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)

B. <u>Design and Construction</u>. Pathways shall conform to all of the standards in 1-5 below:

1. 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.

2. Housing/Pathway Separation. Pedestrian pathways shall be separated a minimum of 5 feet from all residential living areas on the ground-floor, except at building entrances.

Separation is measured as 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.

3. 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.
4. 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 the Liberty Lake Trail System Plan, as applicable.
5. Accessible routes. Pathways shall comply with the Americans With Disabilities Act, which requires accessible routes of travel.

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

Sections:

10-3C-1 **Purpose**
10-3C-2 **Landscape Conservation**
10-3C-3 **New Landscaping**
10-3C-4 **Street Trees**
10-3C-5 **Fences and 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:

A. **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.

B. **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.)

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

D. **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 areas within the public right of way and Heritage Trees, other significant vegetation should comply whenever practical:

1. Protection of Significant Trees - Significant trees identified as meeting the criteria in subsection B.1 above shall be retained whenever practical. Preservation may become impractical when it would prevent reasonable development of public streets, utilities, or land uses permitted by the applicable zoning district.
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.

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.

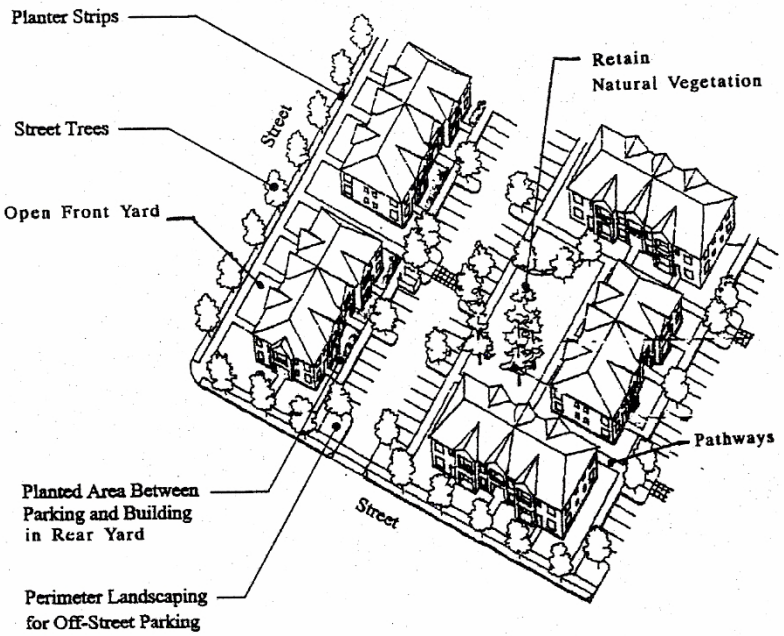
10-3C-3 New Landscaping

A. Applicability. All land uses shall comply with the requirements of this section, except temporary uses, single-family 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, certified nurseryman, certified landscaper, or professional landscape designer.

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 assuarances as established in Section 10-4C-5, subsection D.

Required planting/irrigation shall be installed within six months of the date of final construction permit approval or the issuance of a certificate of occupancy, whichever is later. 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):

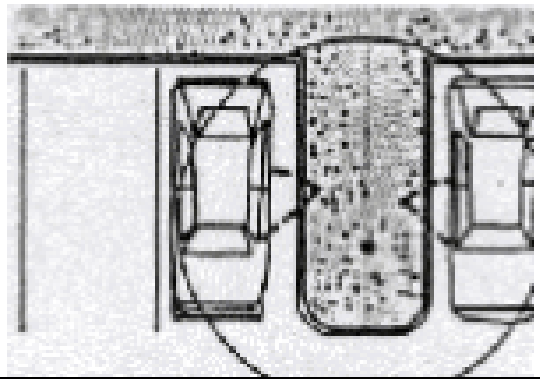
1. Multi-Family Residential (and other applicable residential projects in all zones) - 20%
2. Commercial, Industrial, and Other Non-Residential (C-1, C-2, I, & P Zones) - 10%
3. Commercial, Industrial, and Other Non-Residential (M-1, M-2, M-3, & O Zones) - 15%
4. Government / Civic (all zones) - 20%

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, whichever yields the greater coverage.
   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 deciduous and evergreen shrubs or groundcover.



3. At least every fourth group of rows 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 distributed per 45 linear feet and shall also incorporate pedestrian walkways.

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, drive, or other vehicular area and the right-of-way.
    b. If the parking area, drive, or other vehicular area does not exceed 30,000 square feet in area, then such 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.
    c. If the parking area, drive, or other vehicular area exceeds 30,000 square feet in area, then such landscape screen shall be a minimum of fifteen (15') feet in width and shall contain a berm with a minimum height of two and one half (2.5') feet above the finished elevation of the parking area. Such berm shall have a maximum slope of one foot of rise to two feet of run (1:2) and a minimum crown of three (3) feet. In addition to the required berm, at least one (1) shade tree and ten (10) shrubs distributed per 25 linear feet of street frontage shall be required.

2. Perimeters Not Adjacent to Public Rights-of-way.
    a. 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. The landscaped border shall consist of at least one (1) shade tree or one (1) ornamental tree and ten shrubs distributed per every 25 linear feet of perimeter.
    b. 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.

3. Perimeters Adjacent to Interstate 90. Any perimeter adjacent to Interstate 90 shall provide at least a fifteen (15') wide landscape border containing at least one (1) tree and ten (10) shrubs which are a mix of evergreen and deciduous plantings distributed per 25 linear feet of Interstate 90 frontage.

4. Minimum Buffer Zones. Whenever a 20 foot minimum buffer zone is required for a specific use or for uses within the C-1, C-2, I, P, and O Zones that are adjacent to any Residential Zone, as outlined in Chapter 2, the buffer zone shall be as follows:
    a. A minimum width of twenty (20) feet.
    b. The buffer shall contain at least one (1) evergreen tree and ten (10) shrubs which are predominantly evergreen, but may include some deciduous shrubs, distributed per 25 linear feet.

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 wall with 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 5 feet tall at time of planting.
   c. Minimum Shrub Size.
      Shrubs shall be planted from 2 gallon containers or larger.
4. Hardscape features (i.e., patios, decks, plazas, etc.) may cover up to 10 percent of the required site landscape area; except in the Mixed Use Zones, where hardscape features may cover up to 20 percent of the required site landscape area (e.g. on a five acre site in the M-2 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. 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. 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).

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, certified nurseryman, certified landscaper, or professional landscape designer.

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. 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 professional.
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
3. Distance from Street Corners and Fire Hydrants. No Street Tree shall be planted closer than 35 feet of any street corner, measured from the point of nearest intersecting curbs or 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 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 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. 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.

F. Assurances. The City may require the developer to obtain bonding or other assuarances 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:
    a. *Acer circinatum* - Vine Maple
    b. *Acer ginnala* - Amur Maple
    c. *Acer griseum* - Paperbark Maple
    d. *Acer truncatum x platanoides* "Warrenred' - Pacific Sunset Maple
    e. *Amelanchier alnifolia* - Serviceberry
    f. *Cercis canadensis* - Eastern Redbud
    g. *Cornus florida* - Flowering Dogwood

h. *Malus floribunda* - Japanese Flowering Crabapple
i. *Prunus cerasifera* 'Thundercloud' - Thundercloud Flowering Plum
j. *Prunus serrulata* 'Kansan' - Kansan or Kwansan Flowering Cherry
k. *Pyrus calleryana* - Callery Pear
l. *Pyrus calleryana* 'Aristocrat' - Aristocrat Pear
m. *Robinia pseudoacacia* - Black Locust

2. Medium to Large Trees:
   a. *Acer x freemanii* 'Autumn Blaze' - Autumn Blaze Maple
   b. *Acer platanoides* 'Crimson King' - Crimson King Norway Maple
   c. *Acer platanoides* 'Deborah' - Deborah Maple
   d. *Acer platanoides* 'Emerald Queen' - Emerald Queen Norway Maple
   e. *Acer rubrum* 'October Glory' - October Glory Red Maple
   f. *Acer rubrum* 'Red Sunset' - Red Sunset Red Maple
   g. *Acer saccharum* - Sugar maple
   h. *Acer saccharum* 'Commemoration' - Commemoration Sugar Maple
   i. *Acer truncatum* × *Acer platanoides* 'Norwegian Sunset' - Norwegian Sunset Maple
   j. *Betula nigra* - River Birch
   k. *Cercidiphyllum japonicum* - Katsura Tree
   l. *Fagus sylvatica* - European Beech
   m. *Fraxinus pennsylvanica* "Patmore' - Patmore Ash
   n. *Ginkgo biloba* - Maidenhair Tree
   o. *Gleditsia triacanthos var. inermis* - Thornless Honeylocust
   p. *Liquidambar styraciflua* - American Sweetgum
   q. *Liriodendron tulipifera* - Tulip Tree / Yellow Poplar
   r. *Platanus x acerifolia* - London Plane Tree
   s. *Prunus sargentii* - Sargent Cherry
   t. *Quercus palustris* - Pin Oak
   u. *Quercus rubra* - Red Oak
   v. *Zelkova serrata* - Japanese Zelkova

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 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 setback 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 prohibited within the City:

1. Barb wire or razor wire (prohibited in all Zones)
2. Chain link with slats (prohibited in Residential Zones)

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

Sections:

10-3D-1 **Purpose**
10-3D-2 **Applicability**
10-3D-3 **Vehicle Parking Standards**
10-3D-4 **Bicycle Parking Standards**
10-3D-5 **Loading Space Standards**

10-3D-1 Purpose

The purpose of this article is to provide basic and flexible standards for development of vehicle and bicycle parking. The design of parking areas is critically important to the viability of some commercial areas, pedestrian and driver safety, the efficient and safe operation of adjoining streets, and community image and livability. 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. Because vehicle parking facilities can occupy large amounts of land, they must be planned and designed carefully to use the land efficiently while maintaining the visual character of the community. This article recognizes that each development has unique parking needs by providing a flexible approach for determining parking space requirements (i.e., “minimum” and “performance-based” standards). 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 garages, carports, parking lots, and/or driveways if vehicles are not parked in a vehicle travel lane (including emergency or fire access lanes), public right-of-way, pathway, or landscape area. The City encourages locating parking lots to the rear 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	1 space per unit
Accessory dwelling units (ADU's)	1 space per unit
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- and three-family housing	1.5 spaces per dwelling unit

Multi-family and single family attached housing	
Studio or 1-bedroom units less than 500 sq. ft.	1 space per dwelling unit
1-bedroom units 500 sq. ft. or larger	1.5 spaces per dwelling unit
2-bedroom units	1.75 spaces per dwelling unit
3-bedroom or greater units	2 spaces per dwelling unit
Rooming and boarding houses, dormitories	Two spaces for every three beds
Specialty housing	1 space per bed, plus 1 space per employee on the largest shift

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 in 10-3C-3)	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 350 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 250 gross square feet
Hotels and motels	1 space per guest room, plus 1 space per employee on the largest shift, plus 1 space per 150 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 100 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 minimum required)
Recreational vehicle park / campground	1 space per stall

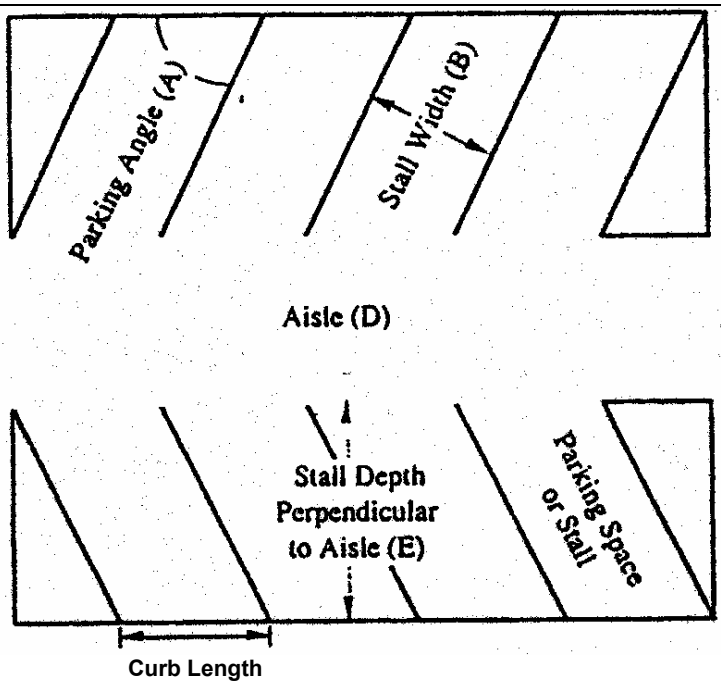
B. Maximum Number of Parking Spaces. The number of parking spaces provided by any particular use in ground surface parking lots shall not exceed the required minimum number of spaces provided herein by more than 50% and when the number of parking spaces does exceed the minimum, additional landscaping, beyond the minimum requirements in Section 10-3C-3 above, shall be provided. Additionally, individual surface parking lots shall never exceed 4 acres; 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, and the lots shall be separated into multiple 4 acre maximum lots. Spaces provided on-street or within parking structures do not apply towards the maximum number of allowable spaces. Parking spaces provided through “shared parking” also do not apply toward the maximum number. Additionally, auto oriented sales display spaces that conform to the landscaping standards in 10-3C-3 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.

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 one off-street parking space for every on-street parking space provided adjacent to the development in the Mixed Use Zones. The following constitutes an on-street parking space (stalls shall meet minimum dimension requirements in section "E" below, except for aisle width which shall conform to the City of Liberty Lake Right of Way and Street Design Standards for motor vehicle travel lanes (see Article 10-3G):

1. 0 degree / parallel parking;
2. 30 degree diagonal parking;
3. 45 degree diagonal parking;
4. 60 degree diagonal parking;
5. 90 degree (perpendicular) parking;
6. Curb space must be connected to the lot which contains the use;
7. Parking spaces that would not obstruct a required clear vision area, nor any other parking that violates any law or street standard; and
8. On-street parking spaces credited for a specific use may not be used exclusively by that use, but shall be available for general public use at all times. Signs or actions limiting general public use of on-street spaces is prohibited.

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. (Disabled person parking shall be provided in conformance with section "F".)



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.

Important cross-references:

Also see, Chapter 2 - Zoning Districts; Article 10-3B - Access and Circulation; Article 10-3C - Landscaping; and Article 10-3H - Stormwater Management.

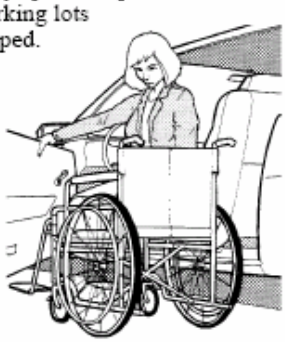
F. Disabled Person Parking Spaces. Parking for disabled persons shall be provided in conformance with the Americans With Disabilities Act (ADA):

Accessible Parking Spaces

When a business, State or local government agency, or other covered entity restripes a parking lot, it must provide accessible parking spaces as required by the ADA Standards for Accessible Design. Failure to do so would violate the ADA.

In addition, businesses or privately owned facilities that provide goods or services to the public have a continuing ADA obligation to remove barriers to access in existing parking lots when it is readily achievable to do so. Because restriping is relatively inexpensive, it is readily achievable in most cases.

This ADA Design Guide provides key information about how to create accessible car and van spaces and how many spaces to provide when parking lots are restriped.



Accessible Parking Spaces for Cars

Accessible parking spaces for cars have at least a 60-inch-wide access aisle located adjacent to the designated parking space. The access aisle is just wide enough to permit a person using a wheelchair to enter or exit the car. These parking spaces are identified with a sign and located on level ground.

Van-Accessible Parking Spaces

Van-accessible parking spaces are the same as accessible parking spaces for cars except for three features needed for vans:

- a wider access aisle (96") to accommodate a wheelchair lift;
- vertical clearance to accommodate van height at the van parking space, the adjacent access aisle, and on the vehicular route to and from the van-accessible space, and
- an additional sign that identifies the parking spaces as "van accessible."

One of eight accessible parking spaces, but always at least one, must be van-accessible.

Minimum Number of Accessible Parking Spaces

ADA Standards for Accessible Design 4.1.2 (5)

Total Number of Parking spaces Provided (per lot)	Total Minimum Number of Accessible Parking Spaces (60" & 96" aisles)	Van Accessible Parking Spaces with min. 96" wide access aisle	Accessible Parking Spaces with min. 60" wide access aisle
	Column A		
1 to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	2	7
501 to 1000	2% of total parking provided in each lot	1/8 of Column A*	7/8 of Column A**
1001 and over	20 plus 1 for each 100 over 1000	1/8 of Column A*	7/8 of Column A**

* one out of every 8 accessible spaces ** 7 out of every 8 accessible parking spaces

Location

Accessible parking spaces must be located on the shortest accessible route of travel to an accessible facility entrance. Where buildings have multiple accessible entrances with adjacent parking, the accessible parking spaces must be dispersed and located closest to the accessible entrances.

When accessible parking spaces are added in an existing parking lot, locate the spaces on the most level ground close to the accessible entrance. An accessible route must always be provided from the accessible parking to the accessible entrance. An accessible route never has curbs or stairs, must be at least 3-feet wide, and has a firm, stable, slip-resistant surface. The slope along the accessible route should not be greater than 1:12 in the direction of travel.

Accessible parking spaces may be clustered in one or more lots if equivalent or greater accessibility is provided in terms of distance from the accessible entrance, parking fees, and convenience. Van-accessible parking spaces located in parking garages may be clustered on one floor (to accommodate the 98-inch minimum vertical height requirement).

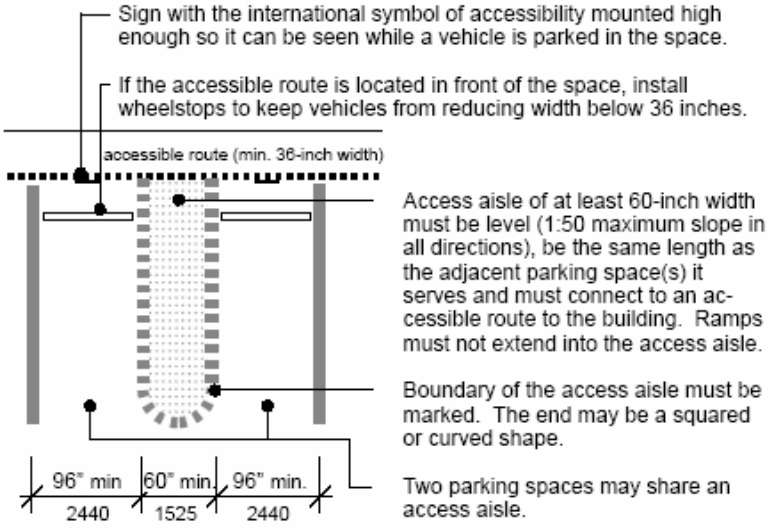
Free Technical Assistance

Answers to technical and general questions about restriping parking lots or other ADA requirements are available by telephone on weekdays. You may also order the ADA Standards for Accessible Design and other ADA publications, including regulations for private businesses or State and local governments, at any time day or night. Information about ADA-related IRS tax credits and deductions is also available from the ADA Information Line.

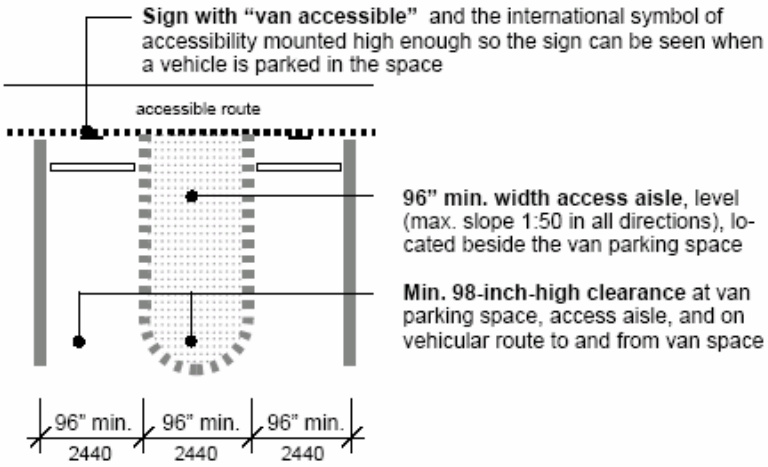
Department of Justice
ADA Information Line

800-514-0301 (voice)
800-514-0383 (tty)

Features of Accessible Parking Spaces for Cars



Three Additional Features for Van-Accessible Parking Spaces



Internet

You may also review or download information on the Department's ADA Internet site at any time. The site provides access to ADA regulations, technical assistance materials, and general ADA information. It also provides links to other Federal agencies, and updates on new ADA requirements and enforcement efforts. Internet address: **www.usdoj.gov/crt/ada/adahom1.htm**

Reference:

ADA Standards for Accessible Design (28 CFR Part 36):

§ 4.1.6 Alterations;
§ 4.1.2 Accessible Sites and Exterior Facilities: New Construction, and
§ 4.1.6 Parking and Passenger Loading Zones.

F. Parking Location and Shared Parking.

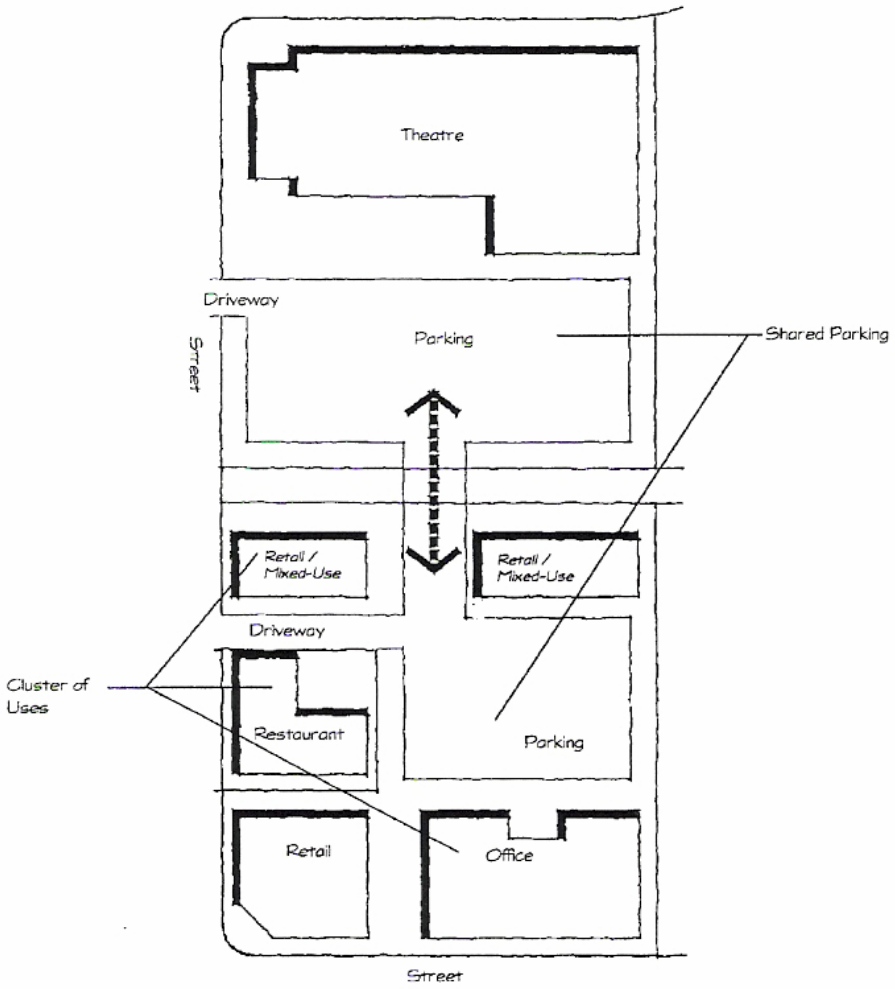
1. Location. Vehicle parking is allowed only on approved parking shoulders (streets), within garages, carports, and other structures, or on driveways or parking lots that have been developed in conformance with this code. Specific locations for parking are indicated in Chapter 2 for some land uses (e.g., the requirement that parking be located to side or rear of buildings, etc.). (See also, Article 10-3B - Access and Circulation).

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, the total requirements for off-street automobile parking shall be the sum of the requirements for all uses, unless it can be shown that the peak parking demands are actually less (i.e., the uses operate on different days or at different times of the day). In that case, the total requirements shall be 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.



5. Availability of facilities. Owners of off-street parking facilities may post a sign indicating that all parking on the site is available only for residents, customers and/or employees, as applicable. Signs shall conform to the standards of Article 10-3E.

10-3D-4 Bicycle Parking Standards

All uses which are subject to Site Design Review (see Section 10-4C-2) shall provide bicycle parking, in conformance with the following guidelines, which are evaluated during Site Design Review. Buildings that do not require site design review are encouraged to incorporate these standards.

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).

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 10 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. Mixed Use Zones.
   Within the M-1, M-2, and M-3 zones, individual businesses shall provide their own bicycle parking, or spaces may be clustered between businesses to serve up to six (6) bicycles. One bicycle parking space shall be provided per 25 required vehicle spaces with a minimum of 5 spaces provided. 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. Inverted "U" style racks are recommended. 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 three-family 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.

F. Lighting. Bicycle parking shall be at least as well lit as vehicle parking for security.

G. Reserved Areas. Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only.

H. Hazards. Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards (Section 10-3B-2, subsection N).

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. Off-street loading facilities are intended to provide adequate space to accommodate outside deliveries from large vehicles which cannot be functionally served by normal parking stalls. Off-street loading facilities must be located in such a manner that service vehicles do not block or intrude into public rights of way or block driveways or parking area circulation.

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 no vehicles are 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.	1 space 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 20,000 sq. ft. 20,000 - 50,000 sq. ft. 50,000 - 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

Article 10-3E — Signage Standards

Sections:

10-3E-1 **Purpose**
10-3E-2 **Applicability and General Provisions**
10-2E-3 **Prohibited Signs**
10-3E-4 **Sign Permit Requirements**
10-3E-5 **Signs Permitted in All Zones in Connection with Specific Uses**
10-3E-6 **Sign Standards in Residential Zones**
10-3E-7 **Sign Standards in Mixed Use, Commercial, and Industrial Zones**
10-3E-8 **Sign Location, Setback, Area Calculations, and Maintenance Standards**
10-2E-9 **Non-Conforming Signs**

10-3E-1 Purpose

The purpose and intent of this article is to enhance the visual environment of residential, commercial and industrial areas while promoting commerce, traffic safety, and community identity.

10-3E-2 Applicability and General Provisions

The signage standards shall apply to all development within the City, unless specifically exempted by City code or ordinance. A permit is required for any on-premises sign that is erected, re-erected, constructed, painted, posted, applied or structurally altered. The Planning and Community Development Department shall review sign permit applications.

10-3E-3 Prohibited Signs

A. Signs Prohibited in the City. The following signs are prohibited in all zones unless otherwise specifically permitted.

1. Signs, which by coloring, lighting, shape, wording or location resemble or conflict with traffic control signs or devices.
2. Signs that create a safety hazard for pedestrian or vehicular traffic.
3. Flashing signs.
4. Flashing or neon lighting used as an alternative to signage.
5. Portable signs exceeding six (6) square feet.
6. Readerboards signs (except as permitted herein).
7. All freestanding electronically changeable message signs.
8. Signs attached to or placed on a vehicle or trailer parked on public or private property, provided that this provision shall not be construed as prohibiting the identification of a firm or its product on a vehicle operating during the normal course of business. Franchised buses and taxis are exempt from these provisions.
9. Roof signs.
10. Freestanding Signage with unconcealed pole supports.
11. Video Boards.

12. Billboards.
13. Signs attached to towers or wireless communication support towers.
14. Inflatable signs.
15. A-frame signs (except as permitted herein).
16. Signs attached to benches that advertise businesses, goods, services, etc.
17. Signage in residential areas (except as permitted herein).
18. Temporary signage (except as permitted herein).

B. Examples of Prohibited Signage

Readerboards

Billboards

Inflatable Signs

Electronic Changeable

Unconcealed Pole Supports

Video Boards

10-3E-4 Sign Permit Requirements

A. Exempt Signs. 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.

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.

B. Temporary Signs. The following shall not require a complete sign permit application, however application for a temporary sign permit shall be required.

1. Temporary banners and temporary signs as permitted herein.
2. Real estate signs as permitted herein.
3. Temporary political signs.

C. Required Submittals for Sign Permits.

1. Completed & Signed Application with owner and contractor Information, project description, site address / location, etc., square footage of building façade, proposed sign type, area, etc., and value of sign.
2. Plans for the signs with dimensions
3. Building elevations with dimensions (wall signs)
4. Setbacks (freestanding / monument signs)
5. Site Clearance (freestanding / monument signs)
6. Site Map (freestanding / monument signs)
7. Attachment Illustration (wall signs)
8. Engineering (freestanding signs)

10-3E-5 Signs Permitted in All Zones in Connection with Specific Uses

A. The following signs may be permitted in any zone, subject to the limitations as provided herein.

1. Temporary Banners, Flags, Pennants and Searchlights -
   a. A temporary banner, flag, or pennant may be permitted for by the Planning and Community Development Director for temporary on-premises use not exceeding thirty (30) days in any one year for special events such as grand openings, provided that such display does not have an adverse impact on nearby residences or institutions. A temporary sign permit application shall be submitted and approved for all temporary signage.
   b. A searchlight may be permitted by the Planning and Community Development Director for temporary on-premises use only not exceeding three (3) days in any one year for special events such as grand openings, provided that such display does not have an adverse impact on nearby residences or institutions. A temporary sign permit application shall be submitted and approved for all temporary signage.
2. Temporary Construction Site Signs - One on premises construction sign that identifies the future use of a site, architects, engineers, contractors, financial institutions, and other individuals or firms involved with the construction of a project, may be approved under the following conditions:
   a. The sign shall be a maximum area of thirty-two (32) square feet and shall not exceed six (6) feet above grade of the lot or parcel on which the sign is located.
   b. The sign shall not include advertisement of any products, during the actual construction period.
   c. The sign shall be removed prior to an occupancy permit being issued.
   d. A temporary sign permit application shall be submitted and approved for all temporary signage.
3. Temporary Real Estate Wall Signs - Within all zones, excluding Residential Properties / Uses, a temporary real estate sign located on a wall or in a window advertising the prospective sale, lease or rental of the building, property or premises shall be permitted, subject to the following conditions:
   a. The sign shall be located on the premises being sold or leased.
   b. The banner or wall sign shall be flush mounted to the building wall surface below the roof eve and oriented to minimize visual exposure to existing

residential areas.

c. The sign shall be non-illuminated.

d. The sign shall not exceed a maximum ratio of: 1 square foot of signage per 10 square feet of building façade (sign area: building facade) up to a maximum area of 150 square feet.

e. A temporary sign permit application shall be submitted and approved for all temporary signage.

f. The sign shall remain only as long as property remains unsold or un-leased for a period not to exceed one (1) year. The Planning and Community Development Director may extend the one (1) year time period upon written request by the owners/ developers of the project.

4. Temporary Real Estate Freestanding Signs (Residential Properties / Uses) - A temporary real estate sign advertising the prospective sale, lease or rental of the building, property or premises shall be permitted, subject to the following conditions:

a. The sign shall be located on the premises being sold or leased.

b. Only 1 sign per frontage road, per parcel shall be permitted.

c. The sign shall be non-illuminated.

d. The sign shall be limited in size to to five (5) square feet and limited in height to six (6) feet above grade. A sixteen (16) square foot sign limited in height to six (6) feet above grade is allowed on property of five (5) acres or more, with or without a dwelling on-site.

e. A temporary sign permit application shall be submitted and approved for all temporary signage.

f. The sign shall remain only as long as property remains unsold or un-leased for a period not to exceed one (1) year. The Planning and Community Development Director may extend the one (1) year time period upon written request by the owners/ developers of the project.

5. Temporary Real Estate Freestanding Signs (Commercial & Industrial Properties / Uses) - A temporary real estate sign advertising the prospective sale, lease or rental of the building, property or premises shall be permitted, subject to the following conditions:

a. The sign shall be located on the premises being sold or leased.

b. Only 1 sign per frontage road, per parcel shall be permitted.

c. The sign shall be non-illuminated.

d. The sign shall be limited in size to sixteen (16) square feet and limited in height to six (6) feet above grade on sites less than one (1) acre. A thirty two (32) square foot sign limited in height to six (6) feet above grade is allowed on property of one (1) acre or more. Within the Interstate 90 Corridor, the sign shall be limited in size to ninety six (96) square feet and limited in height to sixteen (16) feet.

e. A temporary sign permit application shall be submitted and approved for all temporary signage.

f. The sign shall remain only as long as property remains unsold or un-leased for a period not to exceed one (1) year. The Planning and Community Development Director may extend the one (1) year time period upon written request by the owners/ developers of the project.

6. Real Estate Open House/ Directional Sign

a. Temporary open house/ directional sign(s) shall be allowed on the access street(s) to property that is for sale, lease, or rent while that property is open for inspection during an otherwise advertised "open house" or similar, non-recurring event. A maximum of three (3) open house / directional signs may be used for such "open house".

b. Such sign(s) shall not be placed in such a manner as to interfere with vehicular or pedestrian traffic

c. The sign shall be non-illuminated.
d. Such signs may be in an A-board form if they are otherwise in compliance with this Code and the standards within this subsection.
e. Such sign(s) shall be limited in size to five (5) square feet and limited in height to three (3) feet above grade.
f. Such sign(s) shall not be considered temporary if advertising the same property, or portions thereof, for more than two (2) consecutive days, remains in place overnight, or is utilized for more than ten (10) days in any calendar month.
g. The above standards shall also apply to the advertisement of designated model homes or subdivision sales offices.
h. Any sign(s) not in compliance with the above standards shall be impounded by the City at the expense of the individual or entity advertising the sale of the property.

7. Bulletin Boards - Bulletin boards may be permitted on the premises of public, charitable or religious institutions, subject to the following:
   a. Such sign shall contain not more than thirty-two (32) square feet in area on a face and may be double-faced.
   b. No part of the sign shall exceed a height of six (6) feet above the grade.
   c. The sign, if lighted, shall use low-intensity lighting.

8. Permanent Residential Subdivision or Area Name Signs - Decorative subdivision or area name signs of a permanent character at the street entrance or entrances to the subdivision or area which identifies the name of the subdivision or area only, shall be permitted, subject to the following conditions:
   a. The sign shall be designed to achieve aesthetic harmony with the identifying neighborhood
   b. The sign shall consist of decorative masonry walls, concrete, rock or wood with illuminated, indirectly lighted or non-illuminated name plates or letters
   c. The sign shall be located in a maintained landscaped area.

B. <u>Examples of Permitted Signage.</u>

Real Estate Sign -
Temporary sign advertising a sale of property,
5 acre + property, 16 sq. ft. max. size, and
6 ft. max height above grade

Construction Site Sign -
Temporary sign removed prior to occupancy,
Identifying the future use of a site,
32 sq. ft. max size, and
6 ft. max height above grade

Temporary <u>Banners</u>, Flags, Pennants, and Searchlights -
Temporary use that must be permitted for by the Planning & Community Development Director 30 day max use. Display cannot have an adverse impact on nearby residences or institutions

Permanent Residential Subdivision or Area Name Signs -
Decorative subdivision or area name signs of a permanent character at the street entrance or entrances to the subdivision or area which identifies the name of the subdivision or area only, designed to achieve aesthetic harmony with the identifying neighborhood, consist of decorative masonry walls, concrete, rock, or wood.
Sign must have indirectly lighted or non-illuminated name plates or letters Sign must be located in a maintained landscaped area.

10-3E-6 Sign Standards in Residential Zones

Sign structures are permitted in the residential zones in accordance with the following uses and standards:

A. Nameplates. A nameplate, which indicates no more than the name and address of the occupant of the premises, is permitted, provided that such sign shall not exceed a maximum area of three (3) square feet.

B. Permitted Signs by Use. The following categories of uses are defined to apply to signage standards provided in Tables 1 and 2 below:

1. Semi-Public uses include a church, public park, multiple-family dwelling, dormitory, fraternity, sorority, nursing home, retirement apartment, public building, child day-care center, family day-care provider, nonprofit community hall or lodge, animal clinic, cemetery, sanitarium.
2. School/Public uses include a school (kindergarten through university), hospital, police station, fire station, post office or public golf course, incinerator, solid waste recycling transfer site, or landfills.
3. Office uses include a business or professional office.
4. Commercial Use/Other shall include commercial uses other than those listed in above and other than home industry or home profession.

C. Wall Signs. On-Premises wall signs are permitted not to exceed the maximum number and size as shown in Table 1 below. Wall signs shall be unlighted or have low-intensity lighting, and shall be placed flat against the outside wall of the main building.

TABLE 1 Use	Max # of Signs	Max Sign Area
Semi-Public	1	10 sq. ft.
Schools/Public Use	1	20 sq. ft.
Office	1*	16 sq. ft.**
Commercial Uses, Other	1	20 sq. ft.

*Multiple office complexes shall be allowed one wall sign per building.
**An office building containing four (4) or more offices shall be allowed a maximum aggregate sign area of 64 sq. ft.

D. Monument Signs. On-Premises monument signs are permitted not to exceed the maximum number, size, and height as shown in Table 2 below. On-Premises monument signs shall be unlighted or have low-intensity lighting.

TABLE 2 Use	Max # of Signs	Max Sign Area	Max Sign Height
Semi-Public	1	16 sq. ft.	6 feet
Schools/Public Use	1	32 sq. ft.	6 feet
Office	1	32 sq. ft.	6 feet
Commercial Uses, Other	1	32 sq. ft.	6 feet

10-3E-7 Sign Standards for Other Zones

Any sign which pertains only to the identification of a permitted use in any zone, except for residential zones, and is located entirely on the property with the use or business, is permitted, provided that it complies with the following conditions:

A. Wall Signs – Individual and Multiple Businesses. Wall signs for businesses are permitted on each wall of a building and for each business located entirely on the property provided the aggregate area for wall signage on any one (1) property or any one (1) building does not exceed a maximum ratio of: 1 square foot of signage per 10 square feet of building façade (sign area: building facade) up to a maximum area of 150 square feet. Except for properties whose principal exposure is from Interstate 90 where 300 square feet shall be the maximum aggregate signage area. In the case of properties with Interstate 90 exposure, the maximum size for signage on walls not facing Interstate 90 shall be 150 square feet. Businesses in strip commercial type structures shall be calculated separately based on their individual frontage.

B. Freestanding / Monument Signs – Individual Business. One (1) on-premises freestanding / monument sign for an individual business is permitted, not to exceed the area and height limits as provided in Table 3 below.

TABLE 3 Zone	Max Sign Area	Max Sign Height	Sign Type
M-1	50 sq. ft.	8.5 feet	monument
M-2 / M-3	75 sq. ft.	8.5 feet	monument
C-1 / C-2 / I / P / O	75 sq. ft.	8.5 feet	monument
M-2 / C-2 / P*	150 sq. ft.*	30 feet*	freestanding*

*Parcel is within Interstate 90 Corridor but not within the City's Interchange Corridor.

C. Freestanding / Monument Signs – Multiple Business. Freestanding on-premises sign(s) for multiple businesses are permitted, not to exceed the number, maximum area and height limits as provided in Table 4. Freestanding signage allowed for an individual business shall not be combined with the signage allowed for multiple businesses. The minimum separation between signs shall be 200 feet. Sign area shall be calculated at one (1) sq. ft. per lineal foot of street frontage up to the maximum area provided in Table 4.

TABLE 4 Zone	Max # of Signs	Max Sign Area	Max Sign Height	Sign Type
M-1	1	75 sq. ft.	8.5 feet	monument
M-2 / M-3	1 per 200' street frontage**	100 sq. ft.	8.5 feet	monument
C-1 / C-2 / I / P / O	1 per 200' street frontage**	100 sq. ft.	8.5 feet	monument
M-2 / C-2 / P*	1 per 200' I-90 frontage**	250 sq. ft.*	30 feet*	freestanding*

* Parcel is within Interstate 90 Corridor but not within the City's Interchange Corridor.
**One (1) freestanding sign is permitted on parcels with less than 200' of lineal street frontage.

Figure 1 – Example of maximum allowed signage on a parcel with 350 feet of frontage.

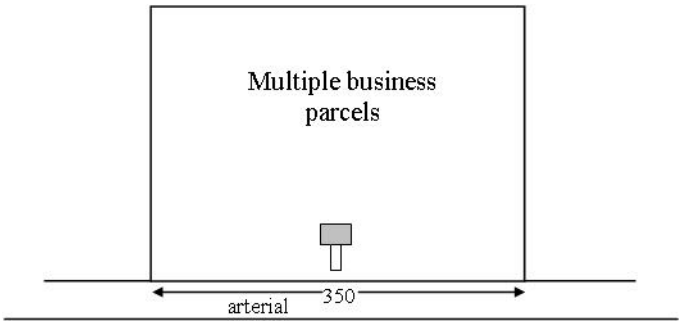
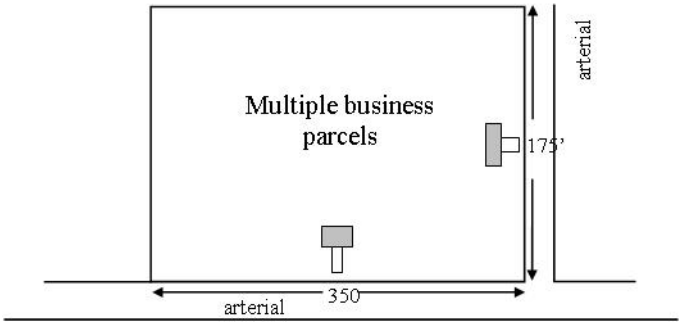


Figure 2 – Example of maximum allowed signage on a parcel with dual frontage.



10-3E-8 Sign Location, Setback, Area Calculations, Maintenance, and Lighting

A. Sign Location. All signs shall be so located that they:

1. Do not interfere with vehicular or pedestrian accessibility or sight distance.
2. Conform to the provisions of Section 10-3B-2, subsection "N", vision clearance areas.
3. Do not overhang or are not located in any public right-of-way.
4. All freestanding and monument signs shall be located in a maintained landscaped area.

B. Sign Setback. Any portion of a sign (including structural supports) that is higher than three (3) feet above grade shall be located a minimum of ten (10) feet back from any public right-of-way.

C. Sign Area Calculations. Sign area is the total area of a sign visible from any one viewpoint or direction, excluding the sign support structure, and its size shall be calculated using the methods described in items 1-4 below.

1. A wall sign shall be calculated by measuring the area created by drawing imaginary straight lines around the entire copy or grouping of such letters, words or symbols, and then multiplying A x B as illustrated in figure 3 below.

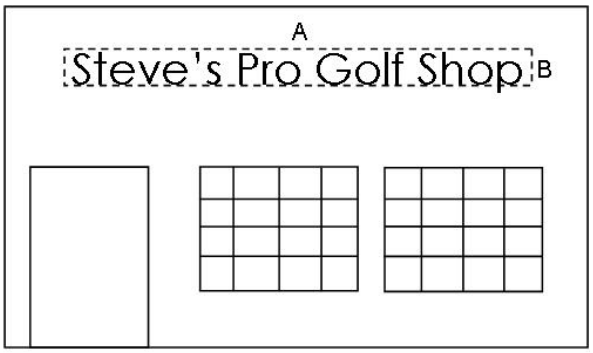


Figure 3

2. The sign area of a freestanding sign consisting of one sign shall be calculated as shown in Figure 4 below. The sign area of a freestanding sign consisting of more than one (1) sign shall be computed by adding together the total area(s) of all signs as shown in Figure 5 below.

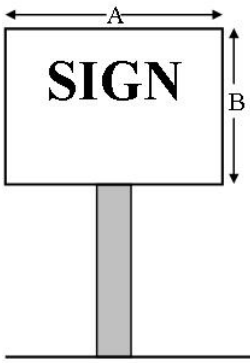


Figure 4

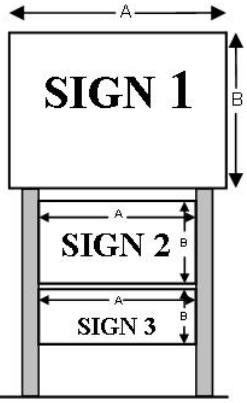


Figure 5

3. The sign area for multiple-sided signs shall be calculated as follows:
   a. The total sign area for a two-sided (back to back) sign shall be calculated using one (1) face, therefore allowing both faces to be of equal size (for example, a two-sided sign has two faces with 18 square feet per side, therefore the sign area is 18 square feet).
   b. The sign area for a three-sided sign shall be equal to the total area of signage permitted for a two-sided sign, for example, in item 3a above, a two-sided sign is allowed 18 square feet of sign area per side which equals 36 total square feet. If a three-sided sign is used instead of a one-sided or two-sided sign, the three-sided sign may allocate the 36 total square feet among three sides, therefore allowing three sides with 12 square feet per face for a total of 36 square feet of sign area.

D. Maintenance of Signs. Signs that have been approved or that have been issued a permit shall be maintained by the owner or person in possession of the property on which the sign is located. Maintenance shall be such that the signage continues to conform to the conditions imposed by the sign permit.

1. A damaged sign shall be repaired within thirty (30) days.
2. A sign, which has been damaged, to such extent that it may pose a hazard to passersby shall be repaired or removed immediately.

E. Lighting. Internal and external sign illumination shall be of low intensity. External sign illumination shall be down shielded and confined to the sign to minimize impacts to the surrounding area. Illuminated Signs require an electrical permit that is obtainable from the Washington State Department of Labor & Industries

Article 10-3F — Other Design Standards

Sections:

10-3F-1 **Solid Waste Storage**
10-3F-2 **Lighting**

10-3F-1 Solid Waste Storage

All structures that require site design review, as outlined in Article 10-4C, shall provide a solid waste storage area. Property owners shall not permit solid waste to be placed in locations or in a manner that the solid waste may be scattered by wind, water, animals, or insects. Every property owner shall cause container contents to be removed and deposited at a permitted disposal facility at a frequency so as to not create a nuisance. Solid waste shall not be stored on public or private property for more than two (2) weeks.

Except for single, two-family, and three family 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 and where site plan approval is not required, some or all of the items may be required by the Planning & Community Development Department prior to lighting installation:

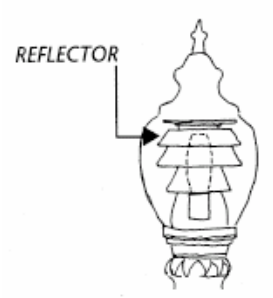
1. Location of all outdoor lighting fixtures, including but not limited to freestanding pole fixtures, building-mounted and canopy light fixtures on the site plan and building

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 Section 20.06;
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, neon, 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 Section 10-3E-5);
5. Pedestrian walkway lighting;
6. Residential lighting; and
7. Street lights.

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

Sections:

10-3G-1 **Purpose and Applicability**
10-3G-2 **Transportation Improvements**
10-3G-3 **Public Use Areas**
10-3G-4 **Sanitary Sewer and Water Service Improvements**
10-3G-5 **Storm Drainage Improvements**
10-3G-6 **Utilities**
10-3G-7 **Easements**
10-3G-8 **Construction Plan Approval and Assurances**
10-3G-9 **Installation**

10-3G-1 Purpose and Applicability

A. Purpose. The purpose of this article is to provide planning and design standards for public and private transportation facilities and utilities. Streets are the most common public spaces, touching virtually every parcel of land. Therefore, one of the primary purposes of this article is to provide standards for attractive and safe streets that can accommodate vehicle traffic from planned growth, and provide a range of transportation options, including options for driving, walking, transit, and bicycling. This article is also intended to implement the City's Transportation Improvement Plan.

Important cross-reference to other standards: The City requires that streets provide direct and convenient access, including regular intersections. Article 10-3B - Access and Circulation, provides standards for intersections and blocks, and requires pedestrian access ways to break up long blocks. Several references within this article refer to the City of Liberty Lake Street and Stormwater Standards which is available at the Planning & Community Development Department.

B. When Standards Apply. Unless otherwise provided, 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 Planning & Community Development Department, in consultation with 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 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 Improvements

A. Development Standards. No development shall occur unless the development has frontage or approved access to a public street, in conformance with the provisions of Article 10-3B - Access and Circulation, and the following standards are met:

1. Streets within or adjacent to a development shall be improved in accordance with the Transportation Improvement Plan, the provisions of this article, and the City of Liberty Lake Street and Stormwater Standards.
2. 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. Public streets shall be dedicated to the applicable city, county or state jurisdiction;
3. New streets and drives connected to a collector or arterial street shall be paved; and
4. 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.
5. Privately owned and maintained streets may be allowed, but are not encouraged. However, private streets must meet all the design and construction standards required for public streets.

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 and circulation in conformance with Article 10-3B - Access and Circulation. Access easements shall be created and maintained in accordance with the Fire Code.

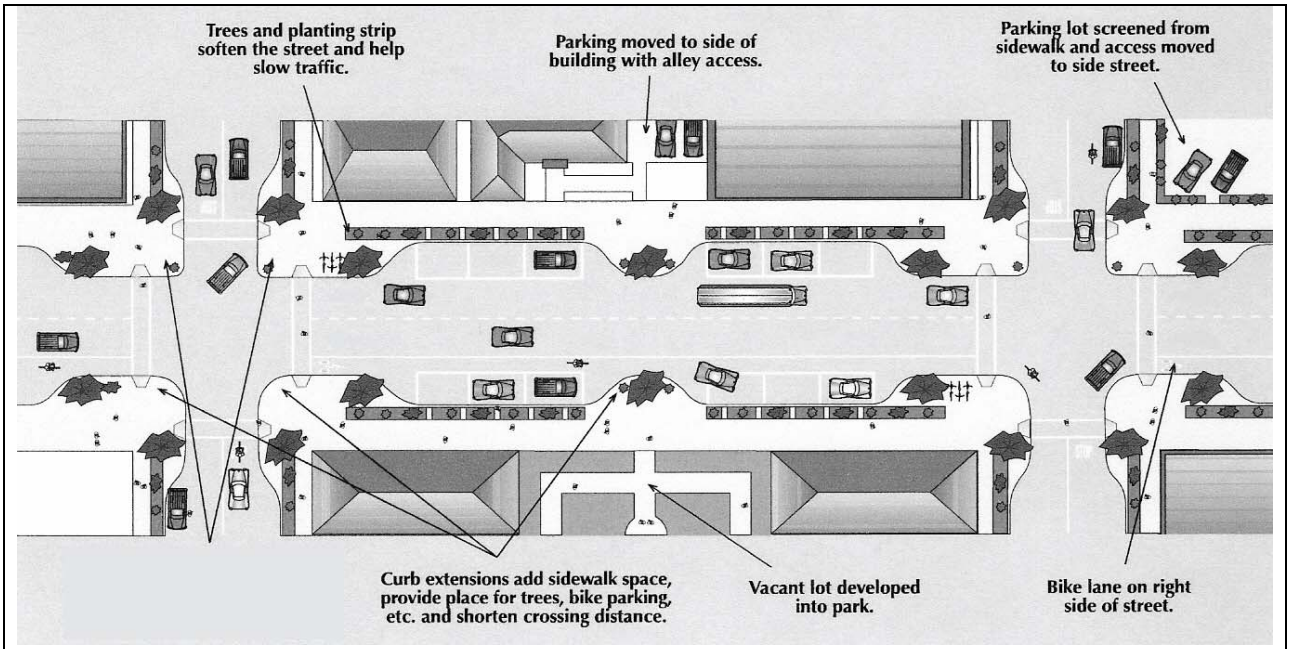
D. Street Location, Width, and Grade. Except as noted below, the location, width, and grade of all streets shall conform to the Transportation Improvement Plan, as applicable, the City of Liberty Lake Street and Stormwater Standards; and an approved street plan or subdivision plat. Street location, width, 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:

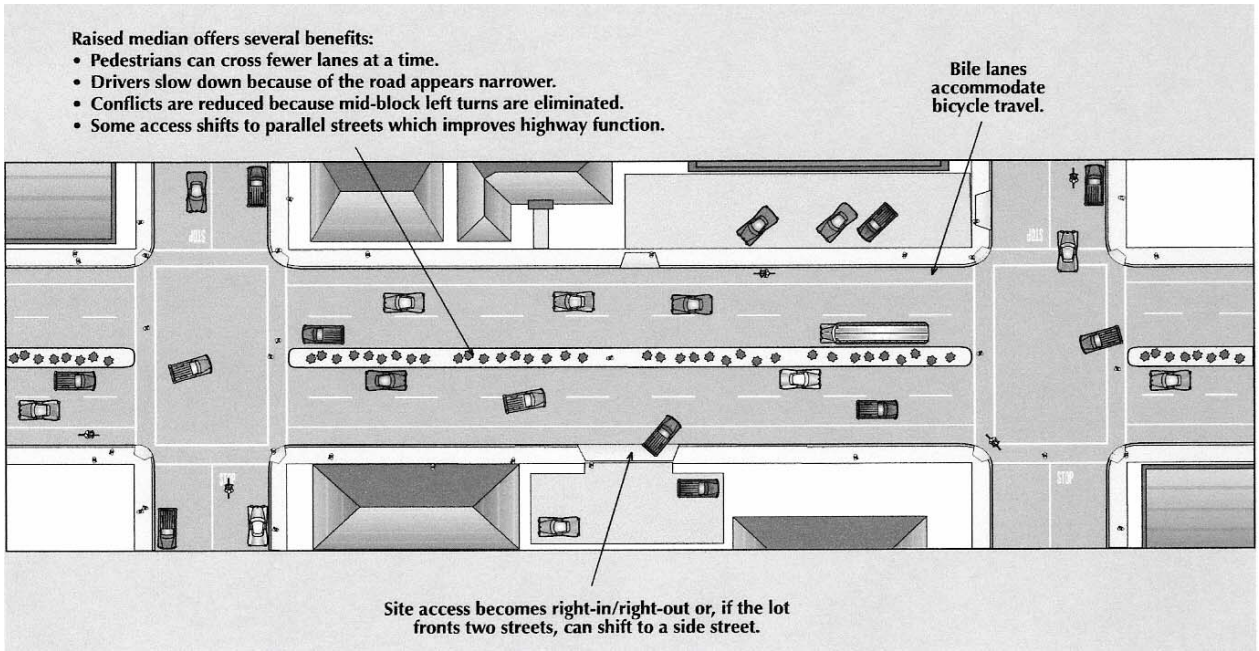
1. Street grades shall be approved by the City Engineer in accordance with the City of Liberty Lake Street and Stormwater Standards; and

2. Where the location of a street is not shown in an existing street plan (See subsection 'G'), 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 and Stormwater Standards. 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 Transportation Improvement Plan;
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. Street tree location, as provided for in Section 10-3C-4;
9. Protection of significant vegetation, as provided for in Section 10-3C-2;
10. Safety and comfort for motorists, bicyclists, and pedestrians;
11. Street furnishings (e.g., benches, lighting, bus shelters, etc.), when provided;
12. Access needs for emergency vehicles; and
13. Transition between different street widths (i.e., existing streets and new streets), as applicable.

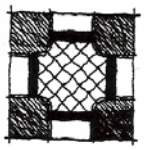




F. <u>Traffic Signals and Traffic Calming Features.</u>

1. Traffic-calming features, such as traffic circles, curb extensions, narrow residential streets, and special paving may be used to slow traffic in neighborhoods and areas with high pedestrian traffic.

2. Traffic signals 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.

Drawing	Technique	Description
	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. <u>Future Street Plan and Extension of Streets.</u>

1. A future street plan shall be filed by the applicant in conjunction with an application for a subdivision in order to facilitate orderly development of the street system. The plan shall show the pattern of existing and proposed future streets from the boundaries of the proposed land division and shall include other parcels within 400 feet surrounding and adjacent to the proposed land division. The street plan is not binding; rather it is intended to show potential future street extensions with future development.

2. Streets shall be extended to the boundary lines of the parcel or tract to be developed, when the Director determines that the extension is necessary to give street access to, or permit a satisfactory future division of, adjoining land. The point where the streets temporarily end shall conform to a-c, below:
    a. These extended streets or street stubs to adjoining properties are not considered to be cul-de-sacs since they are intended to continue as through streets when the adjoining property is developed.
    b. A barricade (e.g., fence, bollards, boulders or similar vehicle barrier) shall be constructed at the end of the street by the subdivider and shall not be removed until authorized by the City or other applicable agency with jurisdiction over the street. The cost of the barricade shall be included in the street construction cost.
    c. Temporary turnarounds (e.g., hammerhead or bulb-shaped configuration) shall be constructed for stub streets over 150 feet in length and must be paved according to the adjoining street standard.

H. <u>Street Alignment and Connections.</u>

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. All local and collector streets which abut a development site shall be extended within the site to provide through circulation unless prevented by environmental or topographical constraints, existing development patterns, or compliance with other standards in this code. This exception applies when it is not possible to redesign or reconfigure the street pattern to provide required extensions. In the case of environmental or topographical constraints, the mere presence of a constraint is not sufficient to show that a street connection is not possible. The applicant must show why the environmental or topographic constraint precludes some reasonable street connection.
4. 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.
5. In order to promote efficient vehicular and pedestrian circulation throughout the city, the design of subdivisions and alignment of new streets shall conform to the standards in Section 10-3B-2, subsection 'J'.

I. Sidewalks, Planter Strips, Bicycle Lanes. Sidewalks, planter strips, and bicycle lanes shall be installed in conformance with the standards in Section 10-3G-2, applicable provisions of the Transportation Improvement Plan, the Comprehensive Plan, adopted street plans, and the City of Liberty Lake Street and Stormwater Standards. Maintenance of sidewalks, curbs, and planter strips is the continuing obligation of the adjacent property owner.

J. 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.

K. 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.

L. Cul-de-sacs. A cul-de-sac should be no more than 200 feet long and shall only be used when environmental or topographical constraints, existing development patterns, or compliance with other standards in this code preclude street extension and through circulation.

M. Grades and Curves. Grades shall not exceed standards in the City of Liberty Lake Street and Stormwater Standards.

N. Curbs, Curb Cuts, Ramps, and Driveway approaches. Concrete curbs, curb cuts, wheelchair, bicycle ramps, and driveway approaches shall be constructed in accordance with standards specified in Article 10-3B - Access and Circulation and the City of Liberty Lake Street and Stormwater Standards.

O. Streets Adjacent to Railroad Right-of-Way. Wherever the proposed development contains or is adjacent to a railroad right-of-way, a street approximately parallel to and on each side of such right-of-way at a distance suitable for the appropriate use of the land shall be created. New railroad crossings and modifications to existing crossings are subject to review and approval by the Washington State Department of Transportation.

P. Development Adjoining Arterial Streets. Where a development adjoins or is crossed by an existing or proposed arterial street, the development design shall separate residential access and through traffic, and shall minimize traffic conflicts. The design shall include one or more of the following:

1. A parallel access street along the arterial with a landscape buffer separating the two streets;
2. Deep lots abutting the arterial or major collector to provide adequate buffering with frontage along another street. Double-frontage lots shall conform to the buffering standards in Section 10-3B-2, subsection F(4);
3. Screen planting at the rear or side property line to be contained in a non-access reservation (e.g., public easement or tract) along the arterial; or
4. Other treatment suitable to meet the objectives of this subsection;
5. If a lot has access to two streets with different classifications, primary access shall be from the lower classification street, in conformance with Section 10-3B-2.

Q. Alleys, Public or Private. Alleys shall conform to the standards in this Article the City of Liberty Lake Street and Stormwater Standards.

R. 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 and Stormwater Standards.

S. Street Names. 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.

T. 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.

U. 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.

V. Mail Boxes. Plans for mail boxes to be used shall be approved by the United States Postal Service.

W. Street Light Standards. Street lights shall be installed in accordance with City standards.

X. 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 and Stormwater 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

A. Dedication Requirements.

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.
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.
3. All required dedications of public use areas shall conform to Section 10-3G-1, subsection D (Conditions of Approval).

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 24 months following final plat approval, at a price agreed upon prior to approval of the plat, or the reservation shall be released to the property owner.

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. 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.

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. See also, Article 10-4C - Site Design Review, and Article 10-4D - Land Divisions.

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 in advance.

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

Sections:

10-3H-1 Stormwater Management Manual for Eastern Washington

10-3H-1 Stormwater Management Manual for Eastern Washington

All development within the City shall comply with the Stormwater Management Manual for Eastern Washington prepared by the Washington State Department of Ecology Water Quality Program. The Manual serves as a single technical stormwater manual for eastern Washington. It provides uniform stormwater management standards and is a central repository for Best Management Practices (BMPs). The Washington State Department of Ecology will maintain the region's technical stormwater manual for new development and redevelopment and will update, revise and republish the Manual as appropriate.

Article 10-3I — Property Maintenance Standards

Sections:

10-3I-1 **Purpose**
10-3I-2 **Applicability**
10-3I-3 **General Outdoor Maintenance Requirements**
10-3I-4 **Housing Maintenance Requirements**
10-3I-5 **Administration and Enforcement**

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.

10-3I-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.

10-3I-5 Administration and Enforcement

All conditions in violation of Article 10-3I 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.