PLANNING COMMISSION MEETING AGENDA
WEDNESDAY, September 9, 2026
4 P.M.
CITY HALL
HELD REMOTELY& IN-PERSON AT CITY HALL

To participate remotely, you can:

- Sign up to provide Public Comment at the meeting via calling in.
- Submit Written Public Comment Prior to 2 pm on September 9, 2026.
- Join the Zoom Meeting.

Questions? Assistance? Please contact Kathy Cummings at kcummings@libertylakewa.gov .

1. Call to Order – 4:00 pm
2. Roll Call
3. Pledge of Allegiance

4. **GENERAL BUSINESS**
   - Review of Agenda
   - Approval of Minutes from August 12, 2026

5. **WORKSHOPS:**
   - Development Code Amendments
   - Rezone Inquiry for Parcel 55103.0204

6. **CITIZEN COMMENTS**

7. **REPORTS**
   - Secretary's Report
   - Planning Commissioner Reports

8. Adjournment

Next Meeting: October 14, 2026

PUBLIC COMMENT

If you wish to provide oral public comments or testimony during the Planning Commission meeting, please follow the directions below to Join the Zoom Meeting.

WRITTEN PUBLIC COMMENTS

If you wish to provide written public comments for the upcoming council meeting, please email your comments to kcummings@libertylakewa.gov **by 2:00 p.m**. the day of the Planning Commission meeting and include all of the following information with your comments:

1. The Meeting Date
2. Your First and Last Name
3. If you are a Liberty Lake resident
4. The Agenda Item(s) which you are speaking about

JOIN ZOOM MEETING

To view the meeting live via Zoom Meeting, join the Zoom web meeting:

Meeting Instructions:

To join the Zoom web meeting:

https://us02web.zoom.us/s/86818958997

Dial In Phone Numbers:

- +1 253 215 8782 US (Tacoma)
- +1 253 205 0468 US

Meeting ID: 868 1895 8997

PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, AUGUST 12, 2026
HELD VIA ZOOM & IN PERSON AT CITY HALL

Planning Commission Members Present: Tom Sahlberg (Chairperson), Jim Baumker, Dg Garcia, Charlie Jencks, and Gene Heuschel

Adjunct Member(s) Present: Abby Sprague

Staff Present: Amy Mullerleile, Lance Mueller, Dan Maus, and Kathy Cummings

Call to Order: Meeting was called to order at 4:00 p.m.

Roll Call: A quorum of members was present. A motion to excuse Commissioners Phil Folyer, Joe Mann, and Troy Mullenix was made by Commissioner Baumker, seconded by Commissioner Jencks. The motion was carried unopposed.

In lieu of the Pledge of Allegiance, Chairperson Sahlberg asked the commission to take a moment to reflect on the last 12 days of the Spokane Complex fires and to continue to help and serve our community.

Review of Agenda: Commissioner Jencks motioned to approve the agenda, seconded by Commissioner Baumker. The motion passed unanimously.

Approval of Minutes: Commissioner Jencks motioned to approve the July 8th meeting minutes, seconded by Commissioner Sprague. The motion passed unanimously.

Workshops:

Development Code Amendments: Gen Dial and Liam Taylor, consultants with SCJ Alliance, presented more of the state mandated updates and revisions to the City's Development Code. Staff and the Commission discussed the proposed updates throughout the presentation. Staff clarified the distinction between the definitions of a public tree and a street tree in response to questions. A final packet of all the red-line changes to the Development Code will be presented to the commission at the next meeting that is scheduled for September 9th.

Citizen Comments: None

Secretary's Report: Staff updated the Commission on the SEPA status of the Comprehensive Plan draft. Staff will forward the agency comments received to the commission at the close of the 60-day comment period next week.

At the next meeting the Commission will consider allowing manufactured homes to be used as offices as a limited use within certain zones. If the Commission is agreeable, this will be included with the other red-line changes proposed.

An administrative interpretation will be written for Bretz's RV to allow for temporary placements of camp trailers on site to assist the public affected by the recent fires.

Commissioner's Reports: Commissioner Baumker questioned whether the Commission would be responsible for approving a requirement that housing units have air conditioning. It was clarified that such a requirement would be determined by the City Council.

Adjournment: Commissioner Garcia motioned to adjourn the meeting, seconded by Commissioner Baumker. The motion carried unanimously. The meeting was adjourned at 5:09 p.m.

DRAFT

10-2A-4 Zoning Districts Matrix

Comprehensive Plan Category	Implementation - Zoning District	
Single Family Residential	R-1	(Single Family Residential)
Mixed Residential	R-2	(Mixed Residential)
Multi-Family Residential	R-3	(Multi-Family Residential)
Neighborhood Center	M-1	(Neighborhood Center)
Community Center	M-2	(Community Center)
Central Business District	M-3	(Central Business District)
Community Commercial	C-1	(Community Commercial)
Freeway Commercial	C-2	(Freeway Commercial)
Light Industrial	I	(Light Industrial)
Public / Semi-Public Institutional	P	(Public / Semi-Public Institutional)
Open Space / Recreation	O	(Open Space / Recreation)
Mixed Residential	RD-R	(River District-Mixed Residential)
Community Center Mixed Use	RD-M	(River District-Community Center)
Freeway Commercial	RD-C	(River District-Freeway Commercial)

Types of Uses

- **Permitted Uses (P):** Permitted uses are designated in matrix (10-2A-4) with the letter "P". These uses may occur without special action by the Hearing Body, subject to development standards of the zone in which it is located, and other applicable portions of this Code.
- **Limited Uses (L):** Limited uses are designated in matrix (10-2A-4) with the letter "L". These uses are allowed if they comply with the development standards of the zone in which it is located, and other applicable portions of this Code, including meeting the requirements for the necessary permits or approvals. These uses include accessory uses, temporary uses, home occupations, special uses, etc.
- **Conditional Uses (CU):** Conditional uses are designated in matrix (10-2A-4) with the letters "CU". Conditional uses are permitted to locate only after a public hearing and the decision to grant a permit (conditional use permit) imposing such performance standards as will make the use compatible with other permitted uses in the same vicinity and zone and ensure against excessive interference with other permitted uses or imposing excessive demands upon public utilities and facilities as determined by the Hearing Body. Conditional use permits require a public hearing before the Hearing Examiner.
- **Not Permitted (N):** Uses designated in matrix (10-2A-4) with the letter "N" are not permitted. All uses not specifically authorized by this Code are prohibited.
- **Use Determinations:** It is recognized that all possible uses and variations of uses cannot be reasonably listed in a use matrix. The Zoning Administrator may classify uses not specifically addressed in the matrix consistent with similar uses. Classifications shall also be consistent with Comprehensive Plan policies.
- **Essential Public Facilities (EPF's):** Facilities that may have statewide or regional/countywide significance are listed in the Facilities and Uses column as EPF and shall additionally be evaluated to determine applicability with the "Spokane County Regional Siting Process for Essential Public Facilities", as amended.

Facilities and Uses	R-1	R-2	R-3	M-1	M-2	M-3	C-1	C-2	I	P	O
Manufacturing, equipment, and industrial production											
Concrete product manufacturing / ready mix concrete (excluding extraction / mining)	N	N	N	N	N	N	N	N	N	N	N
Artisan / Craftsman Live Work	N	N	N	N	N	N	N	N	N	N	N
Construction / industrial equipment sales or rental	N	N	N	N	N	N	N	P	P	N	N
High impact uses	N	N	N	N	N	N	N	N	N	N	N
Light manufacturing & assembly	N	N	N	N	L	~~N~~L	P	P	P	N	N
Light manufacturing & assembly w/ retail sales showroom	N	N	N	N	L	~~N~~L	P	P	P	N	N
Lumber mill, sawmill, shingle mill, plywood mill	N	N	N	N	N	N	N	N	N	N	N
Machine shop	N	N	N	N	N	N	N	L	P	N	N
Marijuana Processor	N	N	N	N	N	N	N	N	N	N	N
Plastic injection molding	N	N	N	N	N	N	L	L	P	N	N
Sandblasting / cutting	N	N	N	N	N	N	L	L	P	N	N
Tool and die making	N	N	N	N	N	N	L	L	P	N	N
Welding / sheet metal shop	N	N	N	N	N	N	L	L	P	N	N
Woodworking / cabinet manufacturing	N	N	N	N	N	N	L	L	P	N	N
Woodworking / cabinet manufacturing w/ retail sales showroom	N	N	N	N	L	N	L	L	P	N	N
General office and professional facilities											
Communications service systems	N	N	N	N	P	N	P	P	P	N	N
~~Office~~	~~N~~	~~CU~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~N~~	~~N~~
Manufactured office building	N	CU	L	L	L	L	L	L	L	N	N
Medical equipment supply	N	N	N	N	P	N	P	P	P	N	N
Office	N	CU	P	P	P	P	P	P	P	N	N
Research facility / laboratory	N	N	N	N	P	N	L	L	P	N	N
Telemarketing centers / catalog & mail order houses	N	N	N	N	P	N	P	P	P	N	N
Social Services											
Secure Community Transition Facility (SCTF, 3 or fewer residents) - EPF	N	CU	CU	N	N	N	N	N	N	N	N
Solid waste management & recycling											
Commercial composting storage / processing facility - EPF	N	N	N	N	N	N	N	N	N	CU	N
Incinerator - EPF	N	N	N	N	N	N	N	N	N	CU	N
Landfill - EPF	N	N	N	N	N	N	N	N	N	CU	N
Recycling collection center	N	N	N	N	N	N	N	N	N	CU	N
Solid waste transfer site - EPF	N	N	N	N	N	N	N	N	N	CU	N
Tire salvage yard	N	N	N	N	N	N	N	N	N	N	N
Storage, freight, and wholesale facilities											
Outdoor vehicle storage	N	N	N	N	N	N	N	N	N	N	N

Commented [LT10]: Not listed as a "Limited" use in Chapter 2G, Central Business District (M-3).

Commented [LT10R2]: TO BE ADDRESSED AT A LATER MEETING

Commented [LT11]: Not listed as a "Limited" use in Chapter 2G, Central Business District (M-3).

Commented [LT11R2]: TO BE ADDRESSED AT A LATER MEETING

Commented [LT12]: 2026-0903: New proposed land use.

Commented [LT13]: 2026-0904: Office was move to be in alphabetical order.

CHAPTER 1
INTRODUCTION

CONTENTS		Page #
Article 10-1A	How to Use the Development Code	1-2
Article 10-1B	General Administration	1-3
Article 10-1C	Definitions	1-6
Article 10-1D	Enforcement	1-57

preservation, protection, and replacement of existing trees.

Lane - A private road allowing ingress and egress to a parcel of land which may or may not have minimum lot frontage on a public street, road, or right-of-way.

Landfill - A method of final disposal of solid waste by utilizing land in a manner that allows the disposal of solid waste without creating hazards to public health, significant impacts to the environment, or nuisances.

Large-scale retail establishment – A retail establishment (also including grocery stores, auto supply stores, building supply stores, etc.), or any combination of retail establishments in a single building with:

1. a building footprint of fifty thousand (50,000) square feet or more (including outdoor display and sales areas),
2. a gross square footage of eighty thousand (80,000) square feet or more (including outdoor display and sales areas), or
3. multiple retail establishments in separate but abutting buildings, reviewed as one site plan, with a combined building footprint of one hundred thousand (100,000) square feet or more (including outdoor display and sales areas) (also known as "Big- Box" Retail or Superstores).

Lawn area - Any area of a property where lawn grasses are used as ground cover, or any area of a property where the ground covering vegetation does not permit passage to substantial portions of the property without walking directly on the vegetation.

Lawn grass - Varieties of grass that were planted, or are commonly sold, for the purpose of maintaining a mowed lawn.

Legislative - A legislative action or decision is the making of law, as opposed to the application of existing law to a particular use (e.g., adoption of, or amendment to, a comprehensive plan or development regulation). See Chapter 4.

Level of service (LOS) - LOS standards are an indicator of the extent or quality of service provided by a facility that is related to the operational characteristics of the facility. They are a summary of existing or desired public service conditions. The process of establishing a level of service standards requires the City to make quality of service decisions explicit. Public services LOS standards are implemented to control the impacts of development and maintain existing City services.

Library - An establishment for the sole purpose of loaning and circulating books or providing a reading room and reference service to the public whether conducted by a public or private agency or whether the service is with or without direct cost to the user.

Life safety standards – The applicable requirements of the Washington State Building Code adopted pursuant to chapter 19.27 RCW, including applicable building, residential, existing building, fire, mechanical, and other codes incorporated into the State Building Code, as applicable to the development, use, occupancy, alteration, or construction of a building or structure.

Commented [LT30]: Closely matches the ICC definition.

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Light fixture - The assembly that holds a lamp and may include an assembly housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and a refractor or lens. A light fixture also includes the assembly for luminous tube and fluorescent lighting.

Light loss factor (LLF) - Factor (between 0.0 and 1.0) describing light output of a luminaire after losses due to dirt accumulation (Luminaire Dirt Depreciation, LDD) and lamp lumen depreciation

additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Manufactured home park or subdivision, new - A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations.

Manufactured office building – A factory-built structure built according to applicable state or federal construction standards that is designed and utilized for nonresidential office use. A manufactured office building:

1. Includes plumbing, heating, air conditioning, and electrical systems.
2. Is built on a permanent chassis.
3. Can be transported in one or more sections.
4. Is designed and constructed to applicable commercial building codes and structural load requirements.
5. Meets Americans with Disabilities Act (ADA) and applicable Washington State accessibility standards.
6. Shall be permanently or semi-permanently installed on a site in accordance with applicable City development, foundation, utility, site-design, and permitting requirements.
7. Is not designed or used as a dwelling and is not considered a manufactured home for the purposes of this Code.

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Marijuana processor - A person licensed by the state liquor control board to process marijuana into useable marijuana and marijuana-infused products, package and label useable marijuana and marijuana-infused products for sale in retail outlets, and sell useable marijuana and marijuana-infused products at wholesale to marijuana retailers.

Marijuana producer - A person licensed by the state liquor control board to produce and sell marijuana at wholesale, to marijuana processors and other marijuana producers.

Marijuana retailer - A person licensed by the state liquor control board to sell usable marijuana and marijuana-infused products in a retail outlet.

Marquee Sign - Any sign attached to or constructed in a marquee, which is a permanent roof-like structure projecting beyond a building wall at an entrance to a building or extending along and projecting beyond the building's wall and generally designed and constructed to provide protection against weather.

Massage parlor - A building or structure where persons obtain massage treatment and/or advice or where persons use facilities for nonsexual relaxation purposes.

Mean sea level - For purposes of the National Flood Insurance Program, the vertical datum to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

Medical equipment supply - A business that sells medical equipment to private and public medical facilities or to the general public, retail and/or wholesale.

Medical services - An outpatient facility providing examination and treatment by physicians, dentists, and other health care professionals.

Priority habitats and species - A fish or wildlife habitat or species that has been identified by the Washington State Department of Fish and Wildlife in the Priority Habitat and Species Program or by the City of Liberty Lake as a species of local importance.

Prison / correctional facility - A correctional institution where persons are confined while on trial or for punishment.

Private off-premises directional sign - A permanently installed sign that provides directional information to business(es) located within the City of Liberty Lake but not located on the same parcel as the business(es).

Prohibited use - A use not specifically enumerated as a permitted use, limited use, conditional use, or nonconforming use. Prohibited uses include, but are not limited to, the enumerated "not permitted uses" within each zone of this Code.

Project permit / project permit application - See Chapter 4.

Projection - A conditional statement about the future based on a set of assumptions.

Public assembly - Places where public or private groups assemble for civic, educational, political, religious, or social purposes including, but not limited to, arenas, religious institutions, lecture halls, theaters, schools, auditoriums, and stadiums.

Public facilities - Includes streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. See Article 10-3G.

Public improvements - Development of public facilities. See Article 10-3G.

Public officer - Federal, state, county, and municipal employees.

Public right of way - Any sidewalk, planting strip, alley, street, or pathway, improved or unimproved, that is dedicated to public use. Land that is owned in fee simple by the public, usually for transportation facilities.

Public and semi-public institutional zoning district -

> P (Public and Semi-Public Institutional) **-** The P zone provides for large and moderate scale governmental uses, special districts, and semi-institutional uses. The zone allows for the specialized needs of providing public services to the City of Liberty Lake.

Public services - Includes fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

Public transit facility - A bus transfer area or facility located at major points providing passenger access to routes and adjacent activities.

Public tree – Any woody perennial plant, typically have a single main stem or trunk, located entirely ~~or partially~~ within property owned, leased, dedicated to, or under the legal jurisdiction and control of the City of Liberty Lake. This includes, but is not limited to, trees situated within the public right of way and municipal property, such as parks.

Commented [LT38]: Is this all we need?

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Public utility - A closely regulated public or private enterprise with an exclusive franchise for providing a public service paid for directly by the recipient of that service.

Public utility local distribution facility - Any building, structure, or device which transfers directly to the public the service or supply provided by a public utility, including telephone, electric (less than 60 feet in height), gas, cable television, water and sewer, and all other facilities, equipment, and structures necessary for conducting a local distribution service by a government

of the adopted public or private road standards for the city of Liberty Lake, as amended. The private road easements and associated maintenance agreement shall be recorded with the County Auditor prior to final subdivision or segregation by Certificate of Exemption.

Street stub - A temporary street ending; i.e., where the street will be extended through adjacent property in the future, as those properties develop. Not a permanent street-end or dead-end street.

Street tree - Any tree planted within a public right-of-way, such as along a street, avenue, within a sidewalk tree well, roundabout, median, or ~~on land lying between private property lines on either side of any streets, avenues, or~~ public right-of-ways ~~within the city, in roundabouts or medians within the public right-of-way, or in trees wells located in sidewalks on public right-of-way~~ or in public access easement~~s~~.

Structure –

1. Any object constructed or erected which requires location on or in the ground or is attached to something having a location on the ground (including towers, smokestacks, overhead transmission lines, captive balloons, etc.) but not including fences, retaining walls, signs or walls used as fences less than 6 feet in height. Excluded from this definition are accessory storage structures for the sole purpose of the owner or occupant less than 120 square feet in area not specifically permitted or prohibited by this Title or written interpretation thereto. Also excluded are docks and piers, but which may still be governed by the City's Shoreline Program. (See also Macro Wireless Communication Antenna Array and Macro Wireless Communication Support Tower.)
2. When used in the context of a small wireless facility, shall mean a pole, tower, base station, or other building, whether or not it has an existing antenna facility, that is used for or to be used for the provision of wireless service, (either on its own or co-mingles with other services).
3. For the purposes of flood plain management, a “structure” shall be a walled and roofed building, including a gas or liquid storage tank that is principally above the ground.

Subdivision - Within this Code, includes both short subdivisions and long subdivisions defined within Article 10-4D.

Subject property - The site where an activity requiring a permit or approval under this ordinance will occur.

Substantial damage – Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement – means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

1. Before the improvement or repair is started; or
2. If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term excludes:

1. Any project for improvement of a structure to correct pre-cited existing violations of state or local health, sanitary, or safety code specifications which have been previously

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Article 10-2C — R-2 (Mixed Residential) District

Sections:

10-2C-1 **Purpose**
10-2C-2 **Permitted Uses (P)**
10-2C-3 **Limited Uses (L)**
10-2C-4 **Conditional Uses (CU)**
10-2C-5 **Accessory Structures**
10-2C-6 **Development Setbacks**
10-2C-7 **Lot Area, Dimensions, Coverage, & Residential Density**
10-2C-8 **Building Height**
10-2C-9 **Building Orientation**
10-2C-10 **Architectural Guidelines and Special Standards**
10-2C-11 **Design Standards**

10-2C-1 Purpose

The R-2 (Mixed Residential) District is intended to promote the livability, stability, and improvement of the City's mixed residential neighborhoods. This article provides standards for the orderly expansion and improvement of neighborhoods based on the following principles:

A. Make efficient use of land and public services, and implement the Comprehensive Plan, by providing minimum and maximum density standards for housing.

B. Accommodate a range of housing needs, including owner-occupied and non-owner- occupied housing.

C. Provide for compatible building and site design at an appropriate neighborhood scale.

D. Reduce reliance on the automobile for neighborhood travel and provide a variety of options for alternative transportation.

E. Provide direct and convenient access to schools, parks, and neighborhood services.

10-2C-2 Permitted Uses (P)

A. Permitted Uses. The land uses listed in the Zoning Matrix (Section 10-2A-4) under the R-2 (Mixed Residential) District with the letter "P" are permitted in the R-2 zone, without special action by the Hearing Body, subject to development standards of the R-2 (Mixed Residential) District, and other applicable portions of this Code. Only land uses which are specifically listed in the Zoning Matrix (Section 10-2A-4), and land uses which are approved as "similar" to those in the Zoning Matrix (Section 10-2A-4), may be permitted.

b. Shall only be permitted on public property or in public right-of-way with a valid Franchise Agreement in place, as required in Liberty Lake Municipal Code §8-8, which expressly addresses small wireless facilities.

10-2C-4 Conditional Uses (CU)

A. Conditional Uses. The land uses listed in the Zoning Matrix (Section 10-2A-4) under the R-2 (Mixed Residential) District with the letters "CU" are permitted to locate in the R-2 zone only after a public hearing and the decision to grant a permit (conditional use permit) imposing such performance standards as will make the use compatible with other permitted uses in the same vicinity and zone and ensure against excessive interference with other permitted uses or imposing excessive demands upon public utilities and facilities as determined by the Hearing Body. Conditional use permits require a public hearing before the Hearing Examiner. Only land uses which are specifically listed in the Zoning Matrix (Section 10-2A-4), and land uses which are approved as "similar" to those in the Zoning Matrix (Section 10-2A-4), may be permitted as conditional uses.

B. Determination of Similar Land Use. Similar use determinations shall be made in conformance with the procedures in Article 10-4G - Administrative Interpretations.

C. Requirements for Specific R-2 Conditional Uses.

1. Bed and breakfast inn

a. The facility must maintain the outward appearance of a residence and conform to the residential character of the area.

b. Parking shall be located as to not detract from the aesthetics of the residence, street, or neighborhood.

c. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under Article 10-4H.

2. Office

a. Offices shall only be permitted on lots that front an arterial or collector street.

b. The maximum width or length of an office building shall not exceed 160 feet (from end-wall to end-wall).

c. The facility must maintain the outward appearance of a residence and conform to the residential character of the area.

d. Parking shall be located as to not detract from the aesthetics of the residence, street, or neighborhood.

e. The maximum commercial footprint area shall not exceed 3000 square feet total per site. An individual leasable office space shall not exceed 1500 square feet of footprint area.

f. Offices may include apartments above or within which shall not be included in the calculation for leasable office space area.

g. Offices shall be open to the public only during the following hours: 8:00 a.m. to 7:00 p.m.

h. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under Article 10-4H.

FCC, FAA, and any required aviation easements have been satisfied.

d. The applicant shall perform and provide documentation of a visual simulation of the site plan.

e. The applicant shall meet and provide documentation of all requirements of SEPA.

f. The antenna array and supporting electrical and mechanical equipment shall be installed using stealth technology.

g. No advertising or display shall be located on any antenna array; however, the owner of the antenna array shall place an identification plate indicating the name of the wireless service provider and a telephone number for emergency contact on the site.

h. No artificial lights other than those required by FAA or other applicable authority shall be permitted, and that any security lights shall be down shielded, and shall be positioned, placed, constructed, or used so as not to illuminate directly any adjacent lot, building, or structure or portion thereof.

i. The owner of the antenna array shall notify the City when the antenna array is no longer operating as part of a wireless communication system authorized and licensed by FCC. Within 6 months of the date the antenna array ceases to operate as part of an authorized system, the antenna array must be removed from the site, or when the technology becomes obsolete and is no longer utilized.

j. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under Article 10-4H.

5. Manufactured office buildings

a. Manufactured office buildings shall only be permitted on lots that front an arterial or collector street.

b. The manufactured office building must maintain the outward appearance of a residence and conform to the residential character of the area.

c. Parking shall be located as to not detract from the aesthetics of the residence, street, or neighborhood.

d. The maximum commercial footprint area shall not exceed 3000 square feet total per site. An individual leasable office space shall not exceed 1500 square feet of footprint area.

e. Manufactured office buildings shall be open to the public only during the following hours: 8:00 a.m. to 7:00 p.m.

f. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under Article 10-4H.

g. The manufactured office building must be installed on a permanent foundation in accordance with the manufacturer's specifications, with the area between the bottom of the office and the ground enclosed with concrete or an approved concrete product.

h. The manufactured office building is designed and constructed to applicable commercial building codes and structural load requirements.

i. The manufactured office building is designed and constructed to Americans with Disabilities Act (ADA) and applicable Washington State accessibility standards.

j. The manufactured office building must not be designed or used as a dwelling and is not considered a manufactured home.

Commented [LT7]: Because “offices” are a Conditional Use (CU) in the R-2 zone, we listed manufactured office buildings as CU as well.

It has the same limited standards as manufactured office buildings in the R-3, M-1, 2, 3, and C-1 and 2 zones, plus the applicable CU standards for offices.

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k. The manufactured office building must be thermally equivalent to the Washington State Energy Code.

j.l. The manufactured office building must be able to be transported in one or more sections

10-2C-5 Accessory Structures

Accessory structures are of a nature customarily incidental and subordinate to the principal use or structure on the same lot. Typical accessory structures in residential zones include detached garages, carports, sheds, workshops, green houses, and similar structures, but do not include cargo containers, which are not permitted. (For standards applicable to Accessory Dwelling Units, please refer to Section 10-2C-3). Accessory structures shall comply with all of the following standards and Sections 10-2C-6 for setbacks and 10-2C-7 for maximum lot coverage:

A. Primary use required. An accessory structure shall only be allowed on lots with another permitted, limited, or conditional use as defined above, on the same lot.

B. Compliance with land division standards. The owner may be required to remove an accessory structure as a condition of land division approval when removal of the structure is necessary to comply with setback standards.

C. Building Height. The height of a detached accessory structure shall not exceed the height of the primary structure or twenty-five (25) feet, whichever is greater.

D. Buffering. A minimum 6-foot sight obscuring fence shall be required to screen the accessory structure from dwellings on adjacent lots, unless a similar screen is already provided, the distance to adjacent dwelling(s) is greater than 50 feet, or the buffer requirement is waived in acknowledged writing by abutting property owners.

E. Development Standards, Architectural Guidelines, and Design Standards. Accessory structures must comply with all applicable standards and guidelines for this zone (10-2C-6, 10- 2C-7, 10-2C-8, 10-2C-9, 10-2C-10, and 10-2C-11), unless specifically exempted, or alternative methods are authorized, or a variance is approved by the City.

10-2C-6 Development Setbacks

Building setbacks provide space for private yards, and building separation for fire protection/security, building maintenance, sunlight, and air circulation. This section is also intended to promote human-scale design and traffic calming by downplaying the visual presence of garages along the street and encouraging the use of extra-wide sidewalks and pocket parks in front of markets and other non-residential uses. The standards encourage placement of residences close to the street for public safety and neighborhood security.

Building setbacks are the distance between a building (or other feature of development) and a property line, right-of-way, auto-court lane, or street, as applicable; however, no structures shall be located within easements. Setbacks for decks and porches are measured from the edge of the deck or porch to the property line. The setback standards, as listed and illustrated below, apply to primary structures as well as accessory structures, unless otherwise specified above for Limited or Conditional Uses. A Variance is required in accordance with Article 10-5B to modify any setback standard. If an existing border easement is in place, the setback is measured from the back of the border easement, as applicable.

Article 10-2D — R-3 (Multi-Family Residential) District

Sections:

10-2D-1 **Purpose**
10-2D-2 **Permitted Uses (P)**
10-2D-3 **Limited Uses (L)**
10-2D-4 **Conditional Uses (CU)**
10-2D-5 **Accessory Structures**
10-2D-6 **Development Setbacks**
10-2D-7 **Lot Area, Dimensions, Coverage, and Residential Density**
10-2D-8 **Building Height**
10-2D-9 **Building Orientation**
10-2D-10 **Architectural Guidelines and Special Standards**
10-2D-11 **Design Standards**

10-2D-1 Purpose

The R-3 (Multi-Family Residential) District is intended to promote the livability, stability, and improvement of the City's multi-family neighborhoods. This article provides standards for the orderly expansion and improvement of neighborhoods based on the following principles:

A. Make efficient use of land and public services, and implement the Comprehensive Plan, by providing minimum and maximum density standards for housing.

B. Accommodate a range of housing needs, including owner-occupied and non-owner- occupied housing.

C. Provide for compatible building and site design at an appropriate neighborhood scale.

D. Reduce reliance on the automobile for neighborhood travel and provide a variety of options for alternative transportation.

E. Provide direct and convenient access to schools, parks, and neighborhood services.

10-2D-2 Permitted Uses (P)

A. Permitted Uses. The land uses listed in the Zoning Matrix (Section 10-2A-4) under the R-3 (Multi-Family Residential) District with the letter "P" are permitted in the R-3 zone, without special action by the Hearing Body, subject to development standards of the R-3 (Multi-Family Residential) District, and other applicable portions of this Code. Only land uses which are specifically listed in the Zoning Matrix (Section 10-2A-4), and land uses which are approved as "similar" to those in the Zoning Matrix (Section 10-2A-4), may be permitted.

B. Determination of Similar Land Use. Similar use determinations shall be made in conformance with the procedures in Article 10-4G - Administrative Interpretations.

10-2D-3 Limited Uses (L)

A. Limited Uses. The land uses listed in the Zoning Matrix (Section 10-2A-4) under the R-3 (Multi-Family Residential) District with the letter "L" are allowed in the R-3 zone if they comply with the development standards of the R-3 (Multi-Family Residential) District, and other applicable portions of this Code, including meeting the requirements for the necessary permits or approvals. These uses include accessory uses, temporary uses, home occupations, special uses, etc. Only land uses which are specifically listed in the Zoning Matrix (Section 10-2A-4), and land uses which are approved as "similar" to those in the Zoning Matrix (Section 10-2A-4), may be permitted as Limited Uses. The following standards are intended to control development scale; avoid or minimize impacts associated with traffic, parking, and design compatibility; and ensure management and maintenance of common areas, as applicable.

B. Determination of Similar Land Use. Similar use determinations shall be made in conformance with the procedures in Article 10-4G - Administrative Interpretations.

C. Requirements for Specific R-3 Limited Uses.

1. **Home Occupation**
   a. Requires application for and approval of a home occupation permit as outlined in Section 10-4I-2.
2. **Mobile sales / concessions**
   a. Requires application for and approval of a Temporary Use Permit as outlined in Section 10-4I-1.
   b. Only permitted during community events.
3. **Parking structure**
   a. Parking structures shall be accessed from an alley, placed underground, placed within buildings, or located behind or to the side of a building.
   b. Parking structure entrances facing a street shall be recessed behind the front elevation by a minimum of 4 feet. On corner lots, parking structure entrances shall be oriented to a side street (i.e., away from the arterial or collector street) when vehicle access cannot be provided from an alley.
4. **Temporary construction / sales office**
   a. Requires application for and approval of a Temporary Use Permit as outlined in Section 10-4I-1.
5. **Tower, private**
   a. The applicant shall show that the impact area (that area in all directions equal to the private tower's height above grade) is completely on the subject property or that an easement(s) has been secured for all property in the tower's impact area. Such easement(s) shall be recorded with the County Auditor with a statement that only the City of Liberty Lake can remove the easement.
   b. The tower must be accessory to a residence on the same site.

30 feet wide.

c. The minimum setback between park structures and abutting properties is 5 feet. The minimum setback between park structures and public street right-of- way is 15 feet. At least a 10-foot separation shall be provided between all dwellings. Dwellings shall be placed a minimum of 14 feet apart where flammable or combustible fuel is stored between units. Park structures shall be placed no closer than 5 feet to a park street or sidewalk/pathway. An accessory structure shall not be located closer than 6 feet to any other structure or dwelling, except that a double carport or garage may be built which serves 2 dwellings. When a double carport/garage is built, the carport/garage shall be separated from all adjacent structures by at least 3 feet.

d. When manufactured homes are oriented with their back or side yards facing a public right-of-way, the City may require installation of fencing and planting of a 6-foot-wide landscape buffer between the right-of-way and a manufactured home park for the privacy and security of residents or aesthetics of the streetscape.

e. The manufactured homes shall have a pitched roof with a slope not less than 3 feet in height for each 12 feet in width (14 degrees).

f. The manufactured homes shall have exterior siding and roofing which in color, material and appearance are similar or superior to the exterior siding and roof material used on nearby residences (e.g., horizontal wood or wood- appearance siding is considered "superior" to metal siding and roofing)

g. Associated uses permitted within manufactured home parks - Single family residences, manufactured home park manager's office, home occupations, and accessory structures which are necessary for the operation and maintenance of the manufactured home park (e.g., landscape maintenance). Home occupations shall comply with Section 10-4I-2 - Home Occupations.

13. Manufactured office buildings

a. The manufactured office building must be installed on a permanent foundation in accordance with the manufacturer's specifications, with the area between the bottom of the office and the ground enclosed with concrete or an approved concrete product.

b. The manufactured office building is designed and constructed to applicable commercial building codes and structural load requirements.

c. The manufactured office building is designed and constructed to Americans with Disabilities Act (ADA) and applicable Washington State accessibility standards.

d. The manufactured office building must not be designed or used as a dwelling and is not considered a manufactured home.

e. The manufactured office building must be thermally equivalent to the Washington State Energy Code.

~~a.~~ f. The manufactured office building must be able to be transported in one or more sections.

~~12.~~14. Transitional & Supportive Housing, 8 beds or less

a. The facility shall be limited to 8 or fewer residents, not including caregivers and staff.

b. The facility must maintain the outward appearance of a residence and conform to the residential character of the area.

c. The facility shall meet any applicable state and federal licensing requirements.

Commented [LT5]: Closely matches the definition for manufactured office building and manufactured home (where applicable).

Applies to R-3, M-1, 2, 3, and C-1, C-2.

This is a Conditional Use in the R-2 zone, where it has all of these standards plus the applicable standards for offices.

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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	3-13
Article 10-3D	Vehicle and Bicycle Parking	3-25
Article 10-3E	Signage Standards	3-36
Article 10-3F	Other Design Standards	3-55
Article 10-3G	Public Facilities Standards	3-69
Article 10-3H	Stormwater Management	3-80
Article 10-3I	Property Maintenance Standards	3-81

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 six (6) inches or greater, as measured 4 feet above the ground (DBH), that are deemed healthy and non-invasive shall be preserved, unless they fall within a planned new driveway, are in conflict with other required infrastructure, or as based upon other compelling circumstances, with the concurrence of the Zoning Administrator, or his/her designee. Additionally, other individual trees and shrubs not located within the public right of way with a trunk diameter of six (6) inches or greater shall be preserved, unless they fall within the proposed building footprint or required parking area or are in conflict with other required on-site infrastructure. 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 and if the trees will be preserved as a portion of the required landscaping.

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

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

E. Construction. All areas of significant vegetation shall be protected prior to, during, and after construction. Grading and operation of vehicles and heavy equipment is prohibited within significant vegetation areas, except as approved by the City for installation of utilities or streets. Such approval shall only be granted after finding that there is no other reasonable alternative to avoid the protected area, and any required mitigation is provided in conformance with Chapter 6

and Subsection D above.

F. Exemptions. The protection standards in "D" above shall not apply in the following situations:

1. Dead, Diseased, and/or Hazardous Vegetation - Vegetation that is dead or diseased, or poses a hazard to personal safety, property, or the health of other trees, may be removed. Prior to tree removal, the applicant shall provide a report from a certified arborist or other qualified professional to determine whether the subject tree is diseased or poses a hazard, and any possible treatment to avoid removal, except as provided by subsection 2, below.
2. Emergencies - Significant vegetation may be removed in the event of an emergency when the vegetation poses an immediate threat to life or safety, as determined by the Zoning Administrator. The Zoning Administrator 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. New landscaping requirements shall apply to the following uses:

1. Commercial and industrial buildings;
2. Multi-family buildings and complexes with 5 or more attached units;
3. Developments with three or more independent buildings on site;
4. As may be required by a condition of approval, or a conditional use permit; and,
5. Public buildings greater than 5,000 sq. ft.

Other uses not subject to new landscaping requirements, as detailed above, are, however, subject to 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. For projects requiring 11 parking spaces or more, the landscape plan shall be prepared or approved by a licensed landscape architect with the landscape architect's stamp on the plans.

~~Landscape plans shall include the following details for irrigation and maintenance.~~

- ~~Water source~~
- ~~Point of connection~~
- ~~Controller system~~
- ~~Hydrozones~~
- ~~Tree irrigation method~~
- ~~Backflow prevention~~
- ~~Maintenance plan, including the responsible party (property owner, HOA, City (if approved)) for a minimum of two growing seasons after installation, or longer when required by the City.~~

~~B.~~

C. Inspection, Acceptance, and Replacement

Commented [LM1]: Standards have been added to ensure proper information is included for city reviewers.

Commented [AM1R2]: Should this be added to 10-4C-3(B)(1)(c) where the other landscape plan requirements are listed? We already have a maintenance and irrigation section this should be combined with.

Commented [LT1R3]: My suggestion is to move these requirements to section 10-4C-3(B)(1)(c).

Commented [AM2]: Does this need to be defined?

Commented [AM3]: Can we replace this with Irrigation Plan. I assume we will want to see this for more than just trees.

Commented [LM4]: Added this to make it clear that we can require corrections to make sure the planting is done correctly and trees do not die within 1-2 years.

Commented [AM5]: This section seems like it could be combined with the Maintenance and Irrigation section below. Existing code section 10-3C-3(M). We could rename this existing section.

Commented [LT5R2]: I think they are fine as separate sections. It might make sense to re-order them, so the Maintenance and Irrigation section comes right after the landscape plan section.

1. Required landscaping, street trees, and irrigation systems shall be inspected by the City at installation, and prior to release of financial assurance.
2. The City reserves the right to require correction of improper planting depth, girdling roots, damaged trunks, broken leaders, inadequate mulch, inadequate soil volume, defective irrigation, dead or declining plant material, or staking deficiencies, or other threats to plant viability noted during inspection, prior to Certificate of Occupancy issuance.
3. Trees that are dead, missing, improperly planted, severely damaged, or in irreversible decline during the establishment or assurance period shall be replaced with an approved species of equal or greater functional class unless otherwise approved by the City.

Commented [AM6]: We should add something open ended at the end of the list so we aren't limited.

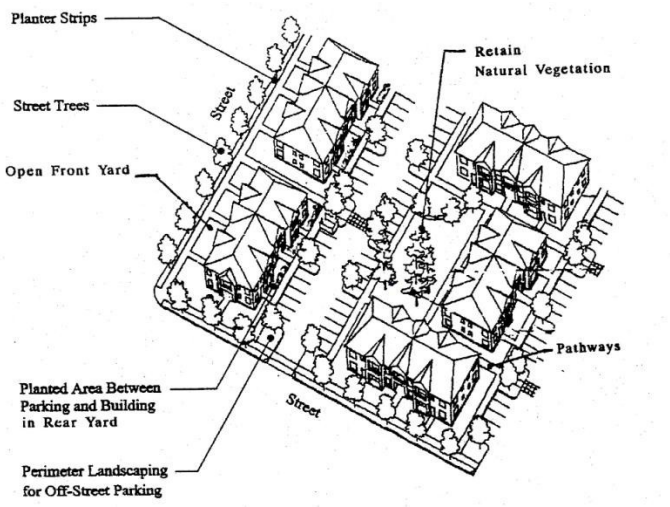
"… staking deficiencies, or other threats to plant viability noted during inspection"

D. Bonding and Assurances. Prior to the issuance of any occupancy permits for a project, the project shall either install the required landscaping in accordance with the approved landscape plan or obtain bonding or other assurances as established in Section 10-4C-5, subsection D. In the event a bond or other assurance is needed, a temporary certificate of occupancy (TCO) may be issued for a period of up to 12 months, to complete the installation of the landscaping. In the case of a phased construction, the TCO may be extended once, for a period of up to 12 months. If the installation of the landscaping is not completed prior to the expiration of the TCO, the bond/ assurance may be used by the City to complete the installation.

~~C.~~

~~D.~~E. 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%



Multi-Family Landscape Example

~~E.~~F. The following table sets forth the required landscape buffers associated with specific zoning/land use adjacencies, as described in paragraph G:

Required Zone/Use Landscape Buffers		
Zoning/Use of the Site	**Adjacent Zoning or Adjacent Use[1]**	**Landscape Buffering Requirement**
Mixed Use Zones (M-1, M-2, M-3, RD-M)/ all non-residential uses	Residential Zone or Use	Type II – Visual Relief Buffer
C-1, C-2, RD-C/All uses	Residential Zone or Use	Type II – Visual Relief Buffer
I/All Uses	Residential Zone or Use	Type I – Visual Screen
I/All Uses	Mixed Use, P or O Zones	Type II – Visual Relief Buffer

[1]Whichever is least intensive

~~F.~~G. The following table establishes landscaping requirements for all developments identified in paragraph A of this section:

Landscaping Requirements	
Location	**Landscape Type**
I-90 Frontage	Type II – Visual Relief Buffer
Street Frontage	Type III – See-through Buffer
Parking Lot Perimeter[1]	Type III – See-through Buffer
Interior Park Lot[2]	As per Paragraph H
Building Perimeter	Type IV – Aesthetic Separation

[1]Not required if perimeter landscaping is established on adjacent lot.
[2]Done in combination with Interior Parking Lot Landscaping requirements

~~G.~~H. The following table establishes the standards for the different types of required landscape buffers:

Standards for Landscape Buffers				
	Type I -Visual Screen	**Type II - Visual Relief Buffer**	**Type III -See Through Buffer**	**Type IV - Aesthetic Separation**
Purpose	Dense, year-round screen between incompatible uses & zones to create a noise and sight obscuring barrier	A year-round, visual separation between incongruous land uses and zone designations	A street frontage aesthetics buffer, together with visual relief and canopy opportunities along the perimeter of parking lots	An aesthetic buffer to create a separation to soften the appearance of building elevations adjacent to driveways, parking areas
Width	10 ft. with required solid fence or wall	15 ft.	6 ft	5 ft.
Required Trees	Evergreen trees planted on the interior side of the fence to create a continuous screen within 15 years of planting (in no event shall trees be separated by greater than 25 feet on center)	Class I Tree = 1/180 sf Class II Tree = 1/240 sf Class III Tree =1/400 sf Maximum deciduous = 50%	Class I Tree = 1/180 sf Class II Tree = 1/240 sf Class III Tree =1/400 sf Maximum evergreen 25%	
Required Shrubs	Not required	1/25 sf, 50% evergreen/50% deciduous	1/25 sf, 50% evergreen/50% deciduous	1/25 sf, 50% evergreen/50% deciduous
Ground Cover	100% coverage with native & adaptive plants & grasses, vegetative or non-vegetative ground coverage around required trees; turf grass is not an acceptable ground cover	100% coverage with native & adaptive plants & grasses, vegetative or non-vegetative ground coverage around required shrubs & trees; turf grass is not an acceptable ground cover	100% coverage with native & adaptive plants & grasses, vegetative or non- vegetative ground coverage around required shrubs & trees; turf grass is not an acceptable ground cover	100% coverage with native & adaptive plants & grasses, vegetative or non-vegetative ground coverage around required shrubs & trees; turf grass is not an acceptable ground cover
	Type I -Visual Screen	**Type II - Visual Relief Buffer**	**Type III -See Through Buffer**	**Type IV - Aesthetic Separation**
Alternates	Note: planting on interior of fence (for maintenance purposes)	Planting strip width can be reduced to 6 ft in combination with a minimum 6 ft high solid fence or wall. Note: planting on interior of fence (for maintenance purposes); also, no shrubs required with fence.	Landscaping between shared parking areas is not required, provided adequate tree canopy is provided through other means.	Landscape boulders and hardscape can be installed in lieu of 50% of required planting area

Exceptions			Tree placement near any street corner, cross walk, or intersection shall be in conformance with the City's clear view triangle standard; Trees must be set back a minimum of 15 feet from edge of driveway	Sidewalk or pedestrian path can be installed in lieu of planting strip
Administrative variances may be granted to the above requirements based upon topographic challenges and/or other naturally occurring site limitations.				

~~H.~~I. Interior Parking Lot Landscaping. Interior parking lot landscaping is required to supplement the perimeter parking lot landscaping in order to meet the following standards:

1. No parking stall is located more than 50 feet from a shade tree, unless the site contains a large-scale building or development (buildings with greater than 20,000 square feet of enclosed ground floor space or multiple buildings with a combined enclosed ground floor space greater than 40,000 square feet (as per Section 10-2J- 10(C)(2))), then no parking stall shall be located more than 100 feet from a shade tree. Street trees and trees located on adjacent properties can be included for the purpose of this calculation if they are in close enough proximity to the parking.
2. Required shade trees shall be located in landscape islands of not less than 100 sq. ft. in area, and not less than 9 feet in width.
3. In addition to shade trees, landscape islands shall contain vegetative or non-vegetative ground cover. Shrubs are optional.
4. Parking, loading, storage and/or display areas for tractor/trailers, buses, recreational vehicles, heavy equipment, and similar uses are exempt from interior parking lot landscaping requirements.

~~I.~~J. 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.
5. 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.)

~~J.~~K. 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 or solid fence with fully sight-obscuring access gates.

~~K.~~L. Landscape Materials. Landscape materials include trees, shrubs, ground cover plants, non- plant

ground covers, and outdoor hardscape features, as described below:

1. 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.
2. Plant Selection. Native and/or adaptive plant materials shall be used for all required landscaping. 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 1 3/4 inches or greater or be at least 10 feet tall at time of planting.

   b. Minimum Evergreen Tree Size.

      Evergreen trees shall be at least 6 feet tall at time of planting and have a low- branching habit with dense foliage.

   c. Minimum Shrub Size.

      Shrubs or perennials shall be planted from 2-gallon containers or larger and be at least 12” tall at time of planting. Perennials may be planted from 1-gallon containers if 2-gallons are not available.
3. 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), or as otherwise provided in this section. Swimming pools, sports courts and similar active recreation facilities may not be counted toward fulfilling the landscape requirement.
4. Plant & Non-plant Ground Covers. Native and adaptive plant materials under 3 inches in height, and bark mulch, chips, aggregate, or other non-plant ground covers are encouraged to be used around trees and shrubs in landscaped areas. Turf grasses may not be used for ground cover, except where required landscape areas are combined with stormwater treatment facilities.
5. Storm Water Facilities. Storm water facilities (e.g., detention/retention ponds and swales) should be landscaped as per Regional Stormwater Manual specifications.

~~L.~~M. Protective Curbing. All landscaped areas shall be protected from vehicle damage by a six (6) inch high protective concrete curbing, consistent with drainage requirements. Rolled curbs are an acceptable alternative. Raised curbs, bollards, wheel stops, or other design features shall be used to protect buildings from being damaged by vehicles.

~~M.~~N. Maintenance and Irrigation.

1. An automatic irrigation system shall be required.
2. Exceptions to irrigation system requirements may be waived for xeriscaping and drought-tolerant plantings, provided a plan is in place to provide for irrigation during the period required

for the plantings to become established.

3. Required landscaping and street trees shall be served by an irrigation system designed to provide sufficient water for plant establishment and long-term viability.

4. Irrigation systems shall be designed according to plant water needs, soil conditions, slope, sun exposure, and hydrozones. Trees shall be irrigated separately from turf where feasible.

~~2.~~5. Tree irrigation shall deliver water to the root zone and shall not rely solely on turf spray heads unless approved by the City.

~~3.~~6. 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.).

~~4.~~7. All other landscape features required by this Code shall be maintained in good condition or otherwise replaced by the owner.

~~N.~~O. Additional Requirements.

1. Additional buffering and screening may be required for specific land uses, as identified by Chapter 2, and the City may require additional landscaping through Conditional Use Permit process (Article 10-4H).
2. Landscape design should take into account the integration of required trees and shrubs with required exterior lighting and should coordinate signage with landscape plans.
   a. A separation distance of 15 feet must be maintained between light poles and trees.
   b. Owners shall coordinate the location of planned or potential future wall, monument, and freestanding signage with landscape plans as part of the site plan review process. For the purpose of this requirement, potential future signage should be based upon allowable signage as per City Development Code 10-3E if specific sign plans are not yet available.
   3. In accordance with City Development Code Section 10-1B-8, Alternative Methods of Compliance, the City may approve alternatives to the landscape requirements if the consistency and other standards of Section 10-1B-8 are met.

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 approved by the City prior to any permit issuance or development approval. All landscape plans shall conform to the requirements in Section 10-4C-3 and shall indicate the anticipated height and width of each tree species proposed at maturity. The landscape plan shall be prepared or approved by a licensed landscape architect with the landscape architect's stamp on the plans.

1. Acceptable Street Trees. Acceptable street trees shall be considered any species of tree determined or approved by city staff for planting in rights-of-way or on other public lands. The City maintains a non-exhaustive list of approved Street Tree species. Other trees, with characteristics similar to those listed above, and consistent with this Chapter, may be used with prior approval from City staff.

Commented [LM7]: Added by city arborist to ensure proper water is provided to plants/trees.

Commented [LM8]: New list of acceptable trees created by City Arborist.

2. Tree Diversity. New developments shall provide a diverse mix of tree species appropriate to the planting site, available soil volume, overhead and underground utilities, irrigation availability, and long-term maintenance needs. For developments requiring ten or more trees, no more than one-third (1/3) of the required trees may be the same species unless approved by the City Arborist.
3. Deviation. The City may approve deviations where site constraints, utility conflicts, or availability make strict compliance impractical.
4. Guidance. All individual specimens to be planted must meet industry-accepted standards of quality established within the American National Standards Institute's "Z60.1 American Standards for Nursery Stock" as published by American Hort.~~Acceptable street trees shall be considered any species of tree determined or approved by city staff for planting on rights-of-way and other public lands. The following sections C – F contain guidance for selecting species of trees proposed for planting on rights-of-way and other public lands. All individual specimens to be planted must meet industry-accepted standards of quality established within the American National Standards Institute's *"Z60.1 American Standards for Nursery Stock"* as published by AmericanHort.~~

~~B.~~

~~C.~~B. Growth Characteristics. Trees shall be selected based on the compatibility of their growth characteristics with site conditions, including but not limited to available space for trees to grow above and below ground; required clearances for traffic, visibility and other infrastructure; soil conditions; and, exposure. 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" as the tree grows to accommodate vision clearance requirements.
4. Use narrow or "columnar" or other similar trees with narrow or upright growth forms, where awnings or other building features may limit growth, or where greater visibility is desired between buildings and the street.
5. Use species with similar 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, de-icing chemicals, and exhaust. Drought-resistant trees should be used in areas with sandy or rocky soil.
8. Use deciduous trees for summer shade and winter sun.

~~D.~~C. Size at Planting. The minimum caliper size at planting shall be 1 ¾ inches.

~~E.~~D. Size at Maturity. The following size classes which categorize tree species' size at maturity are set forth as follows and are referenced throughout other provisions of this section. [See Paragraph J of this Section for a list of acceptable street tree species.]

1. Class I Trees (Small Trees) are 20'-30' tall at maturity. Examples include but are not limited to:

   Crataegus x lavallei - Lavalle Hawthorne

   Maackia amurensis - Amur Maackia

Commented [LM9]: This has been added to make sure there is diversity in species so that they do not all mature and die at the same time and to make sure they are not al susceptible to the same diseases.

Malus x 'Spring Snow' – Spring Snow Crabapple (fruitless)

Parrotia persica - Persian Parrotia

2. Class II Trees (Medium Trees) are 30'-50' tall at maturity. Examples include but are not limited to:

   Acer campestre - Hedge Maple

   Gleditsia triacanthos 'Skycole' - Skyline Thornless Honeylocust

   Tilia americana 'Redmond' – Redmond Linden

   Tilia tomentosa 'Sterling' – Sterling Silver Linden

3. Class III Trees (Large Trees) are in excess of 50' tall at maturity. Examples include but are not limited to:

   Acer x freemanii 'Autumn Blaze' - Autumn Blaze Maple Acer saccharum spp. - Sugar Maple Varieties

   Ginkgo biloba - Maidenhair Tree Liriodendron tulipifera - Tulip Tree

~~F.~~E. Spacing and Location. Street trees shall be planted within existing and proposed planting strips, and in sidewalk tree wells on streets without planting strips. The use of grass in sidewalk tree wells is discouraged and if necessary, shall only be utilized in a manner approved by the City. Street tree spacing shall be based upon the type of tree(s) selected and the canopy size at maturity.

1. Spacing. The spacing of Street Trees should be based upon the size of the tree selected and the canopy size at maturity, in accordance with the three species classes listed below:
   a. Class I Trees (Small Trees): 15 - 30 feet
   b. Class II Trees (Medium Trees): 30 - 40 feet
   c. Class III Trees (Large Trees): 40 - 50 feet
   d. Exceptions - special plantings designed or approved by a landscape professional or certified arborist.
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 size classes listed in paragraph F (above), and no trees may be planted closer to any curb or sidewalk than the following, except in the case of existing plantings:
   a. Class I Trees (Small Trees) and Class II (Medium Trees) - three feet (minimum planting strip width of six feet)
   b. Class III Trees (Large Trees) - four feet (minimum planting strip width of eight feet)
   c. For existing planting strips less than 6 feet in width, only Class I Trees will be permitted, for replanting purposes.

   The City may require increased distances from curbs and/or sidewalks on Arterial and Collector streets to accommodate snow removal, vertical clearances, and visibility at intersections.
3. Separation Distances from Other Infrastructure Fixtures. Street trees are to be located in available planting areas as determined once improvements and infrastructure identified below are taken into account and spacing is adjusted. No street tree shall be planted closer than the following separation distances, unless a design deviation has been granted by the City:
   a. Tree placement near any street corner, cross walk, or intersection shall be in conformance

with the City's clear view triangle standard;

b. 15 feet from the edge of any commercial or multi-family driveway;

c. Half the measured distance between the curb and the sidewalk will be used as the offset dimension from an alley or single-family driveway;

d. 15 feet from any light fixture;

e. 7 feet from any fire hydrant;

f. 15 feet from any utility poles;

g. For trees NOT included on the Avista approved list of powerline compatible trees, a minimum of 15 lateral feet from any overhead utility line (greater separation distance may be required as based on the tree class, and anticipated size and shape of the tree canopy at maturity);

h. 5 feet from any curb cut for drainage; and,

i. 10 feet from any dry well.

~~G.~~F. Planting Standards. Street trees shall be planted in accordance with City of Liberty Lake Engineering Design Standards, Section 3.3(K)(3), Planting Standards.

~~H.~~G. Soil Preparation, Planting, and Care. The developer or abutting property owner, as applicable, shall be responsible for ensuring the planting of street trees, including soil preparation, ground cover material, staking, and temporary irrigation for two years after planting. The developer or abutting property owner, as applicable, shall also be responsible for ensuring the regular tree care maintenance (pruning, irrigating, fertilization, and replacement as necessary). Note: if at any time a street tree is substantially damaged by a vehicle or other means, it shall be the responsibility of the person causing the damage to replace the tree with one of similar species and size. Contact the City of Liberty Lake for additional information on street tree planting, pruning, and replacement.

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

I. Street Tree List. The City of Liberty Lake is a Tree City USA, and the program emphasizes native species and encourages species diversity. ~~The City maintains a non-exhaustive list of approved Street Tree species for the City of Liberty Lake, Washington. Other trees, with characteristics similar to the above listed trees, and consistent with paragraph C of this section, may be used with prior approval from City staff~~ The approved Street Tree List can be found on the city website.

~~J.~~

J. Replacement of Trees. Whenever a public tree, ~~or~~ public shrub, or a street tree is removed, the removed tree or shrub shall be replaced unless it is determined by the city arborist or their designee, that no suitable planting location exists on or adjacent to the subject site.

~~J.~~

10-3C-5 Fences and Walls

The following standards shall apply to all fences and walls:

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Commented [LM10]: This is already mentioned above for street trees. This is to clearly identify that we maintain a list and where it can be found. I don't want the list to be in the code, because we want to have flexibility to change it as needed.

Commented [LM11]: Added to address this issue as this is not currently anywhere in the code.

Commented [AM12]: What is a public tree?

Commented [LM12R2]: Per this comment, this probably needs a definition. I'm thinking for publicly owned properties, such as the library, and public right-of-way.

Commented [LT12R3]: Added this to the definition section.

Public tree – Any woody perennial plant, typically have a single main stem or trunk, located entirely or partially within property owned, leased, dedicated to, or under the legal jurisdiction and control of the City of Liberty Lake. This includes, but is not limited to, trees situated within the public right of way and municipal property, such as parks.

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-6 **Drive-Through Facilities**

10-3D-7 **Electric Vehicle Infrastructure**

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. This article recognizes that each development has unique parking needs by providing a flexible approach for determining parking space requirements. This article also provides standards for bicycle parking because many people use bicycles for recreation, commuting, and general transportation. Children as well as adults need safe and adequate spaces to park their bicycles throughout the community.

10-3D-2 Applicability

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

10-3D-3 Vehicle Parking Standards

A. Vehicle Parking Minimum Standards. The number of required off-street vehicle parking spaces shall be determined in accordance with the following standards. Off-street parking spaces may include spaces in garages, carports, parking lots, and/or driveways if vehicles are not parked in tandem, or 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)	~~• 0 spaces if within one-half mile walking distance of a major transit stop.~~ ~~• 1 space per dwelling unit for lots smaller than 6,000 square feet.~~ ~~• 2 spaces per dwelling unit for lots 6,000 square feet or larger.~~ 1 space per dwelling unit, unless within one-half mile walking distance of a major transit stop, then 0 spaces are required.
Single family detached housing / zero lot line / manufactured homes on individual lots	2 spaces per dwelling unit
Manufactured home parks	2 spaces per dwelling unit
Two- and three-family housing	• 0 spaces if within one-half mile walking distance of a major transit stop. • 1 space per dwelling unit for lots smaller than 6,000 square feet. • 1.75 spaces per dwelling unit for lots 6,000 square feet or larger.
Multi-family and single family attached housing	1.75 spaces per dwelling unit
Rooming and boarding houses, dormitories	2 spaces for every 3 beds
Specialty housing	0.5 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 square feet over 10,000 square feet of gross land area; and, 1 space per two employees.
Automobile, etc. repair and rental	1 space per 350 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 in 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 square feet
Cultural centers, museums, libraries, and athletic clubs, gyms, etc.	1 space per 250 gross square feet

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Commented [LT13]: The park and ride counts as a major transit stop.

Commented [LT14]: This is the new recommended parking standard for ADUs. It matches the intent of the previous zoning code as well as the intent of this update, which is to make development easier and more affordable.

Commented [LT15]: "Middle Housing," which in Liberty Lake's case means duplexes and triplexes, have the same new parking standards for ADUs regarding the lot size and the distance to a the park and ride.

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 150 gross square feet
Theaters, auditoriums, stadiums, gymnasiums, community centers, and similar uses	1 space per 3 fixed seats or 1 space per 150 gross square feet, whichever is greater

Industrial, Manufacturing, and Storage Uses	**Required Parking Spaces**
Industrial and manufacturing uses, except warehousing	1 space per employee on the largest shift or 1 space per 1,000 gross square feet, whichever is less, plus 1 space per company vehicle
Self-service storage facility	1 space per employee, plus 2 spaces per 250 units (5 spaces minimum required)
Warehousing	1 space per 1,000 gross square feet or 1 space per employee on the largest shift, whichever is greater, plus 1 space per company vehicle.

Recreation, Public and Institutional, and Other Uses	**Required Parking Spaces**
Childcare centers having 13 or more children and nursery / pre-schools	1.5 space per employee; or 1 space per 4 students, whichever is greater.
Chapels and mortuaries, and churches and similar places of worship	1 space per 4 fixed seats or 1 space per 100 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.
Supportive Housing	1 space per employee, plus 1 space per 5 residents, plus 1 space per vehicle operated by the home or facility
Hospitals	4 spaces per patient bed or 2.5 spaces per 1,000 gross sq. ft., whichever is greater
Elementary and middle school / junior high	1 space per 8 students
High schools	1 space per 4 students
Colleges, universities and trade schools	4 spaces per 1,000 gross sq. ft.

Participant & spectator sports facilities	60 spaces per outdoor field, or 1 space per 100 gross sq. ft. for indoor facilities
Public utilities and facilities, not including offices	1 space per employee on the largest shift, plus 1 space per company vehicle (2 spaces minimum required)
Recreational vehicle park / campground	1 space per stall

B. 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 or by utilizing the ITE Parking Manual. For all non-residential uses or for special cases involving new residential developments, the required minimum parking amount shall be determined by the City. For determination by the City, the Applicant shall supply:

1. Documentation regarding actual parking demand for the proposed use; or
2. Technical studies relating the parking need for the proposed use; or
3. Required parking for the proposed use as determined by other comparable jurisdictions.

C. Credit for On-Street Parking. The amount of off-street parking required may be reduced by the amount of on-street parking available directly adjacent to the subject property, provided the parking meets the following standards:

1. On-street parking shall conform to the minimum dimensions as detailed in Paragraph F, below, except that the aisle width shall conform to the City of Liberty Lake Right of Way and Street Design Standards for motor vehicle travel lanes (see Article 10-3G).
2. On-street parking spaces must be contiguous with the subject property;
3. Parking spaces shall not be located in a manner that would obstruct a required clear vision area, or otherwise violate any law or street standard; and
4. On-street parking spaces credited for a specific use may not be used exclusivelyby 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.

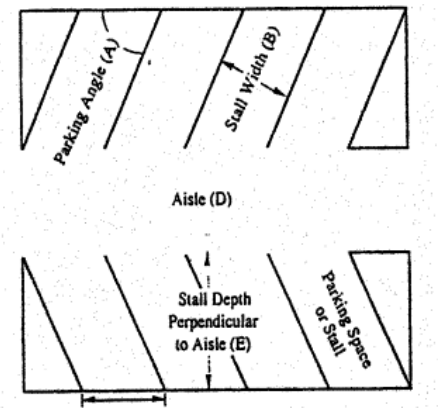
D. Credit for Bicycle Parking. Bicycle parking may substitute for up to ten percent of required parking. For every five non-required bicycle parking spaces that meet the short or long-term bicycle parking standards, the motor vehicle parking requirement is reduced by one space. Existing parking may be converted to take advantage of this provision.

E. Change of Use. When a change in the use of a building or site is proposed, the Applicant must provide documentation for City review and approval demonstrating how the parking requirements for the proposal will be met. This may include the provision of additional onsite parking, shared parking, credit for on-street parking and/or a variance, in accordance with the provisions of this Chapter.

F. Parking Stall Standard Dimensions and Compact Car Parking. All parking stalls shall be improved to conform to City standards for surfacing, stormwater management, and striping, and provide dimensions in accordance with the following table. Up to 15% of the required parking may be designed and labeled as compact. Compact stalls shall be dimensioned as detailed in the table below. Note that all dimensions are measured from the middle of the striping. Disabled person parking shall be provided in conformance with Paragraph "G".

G.

Angle (A)	Width (B)	Curb Length (C)	1 Way Aisle Width (D)	2 Way Aisle Width (D)	Stall Depth (E)	Compact Stall Dimensions (B x E)
Parallel	8 ft.	22 ft.	12 ft.	24 ft.	8 ft.	8 x 20 ft.
30 Degree	~~9~~ 8 ft.	18 ft.	12 ft.	24 ft.	17 ft.	8 x 15 ft.
45 Degree	~~9~~ 8 ft.	12' 6"	14 ft.	24 ft.	19 ft.	8 x 17 ft.
60 Degree	~~9~~ 8 ft.	10' 6"	18 ft.	24 ft.	20 ft.	8 x 18 ft.
90 Degree	~~9~~ 8 ft.	9 ft.	24 ft.	24 ft.	~~18~~ 20 ft.	8 x 16 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.

H. Disabled Person Parking Spaces. Parking for disabled persons shall be provided in conformance with the Americans With Disabilities Act (ADA) and the adopted Building Code.

I. Parking Location and Shared Parking.

1. Location. Vehicle parking is allowed only on approved parking shoulders (streets), within garages, carports, and other structures, or on driveways or parking lots that have been developed in conformance with this code.
2. Off-site parking. Except for single family dwellings, the vehicle parking spaces required by this Article may be located on another parcel of land if on-site parking cannot be provided. The parcel shall be within 1000 feet of the use it serves. The distance from the parking area to the use shall be measured from the nearest parking space to a building entrance, following a sidewalk or other pedestrian route. The right to use the off-site parking must be evidenced by a recorded deed, lease, easement, or similar written instrument.
3. Mixed uses. If more than one type of land use occupies a single structure or parcel of land, the total requirements for off-street automobile parking shall be the sum of the requirements for all uses, less 20%, unless it can be shown that the peak parking demands are actually less than the sum of the requirements less 20% (e.g. the uses operate on different days or at different times of the day). In that case, the total requirements shall be reduced accordingly.