

**CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON
ORDINANCE NO. 117**

**AN ORDINANCE OF THE CITY OF LIBERTY LAKE, WASHINGTON,
ESTABLISHING INTERIM COMMERCIAL AND INDUSTRIAL BUILDING
DESIGN STANDARDS**

WHEREAS, the City of Liberty Lake is currently in the process of developing our Comprehensive Plan;

WHEREAS, upon adoption of the Comprehensive Plan, supporting Implementation Regulations will be developed;

WHEREAS, City design guidelines will be a portion of the implementation regulations;

WHEREAS, the majority of existing commercial and industrial zones are located along potential future aesthetic corridors and boulevards;

WHEREAS, these standards shall serve as interim standards for buildings in the commercial and industrial, B-2, B-3, and I-2 zones

NOW THEREFORE, the City Council of the City of Liberty Lake, Washington does ordain as follows:

Section 1. Building Design & Aesthetics.

The purpose of this Section is to improve the overall quality of commercial and industrial development in the City of Liberty Lake by establishing interim design standards for new commercial and industrial building construction and remodels or additions. The design standards are intended to advance the City's identity and improve upon the previous efforts to establish community character and a positive City image. Sustaining the City of Liberty Lake's identity and quality of life depends on maintaining continuity, uniqueness, and a "sense of place." Building designs that reflect the natural features and character of the City provide continuity of design throughout the area.

A. Design Objectives

1. Design building exteriors which use natural materials, and complementary earth tones for building surfaces.
2. Refrain from the use of surface materials with slick and shiny finishes that produce glaring surfaces that detract from the surroundings.
3. Use of standardized "franchise or corporate" style in the design of buildings should comply with sections two (2) and three (3).
4. Incorporate architectural detailing whenever possible.

Section 2. Materials.

All proposed building materials should be durable and of good quality and appropriate to the surroundings. Exterior building materials and colors comprise a significant part of the visual impact of a building. Therefore they should be aesthetically pleasing and compatible with materials and colors of adjoining buildings and other buildings within the City. The following materials apply to new construction projects or remodels/additions to existing projects which are located in commercial or industrial, B-2, B-3, and I-2 zones:

A. Acceptable Siding Materials

1. Brick
2. Stucco or Dryvit
3. Cultured Stone
4. Concrete Block - split faced, smooth
5. Wood
6. Vinyl - tile or shake only
7. Metal - tile or shake only
8. Other materials determined acceptable by the Planning & Community Development Director

B. Prohibited Siding Materials

1. Corrugated Metal
2. T-111
 - a. may be used when combined with architectural detailing noted below
3. Vinyl Lap
 - a. may be used when combined with architectural detailing noted below

C. Architectural Detailing

1. Brick
2. Stone
3. Wood or Timber
4. Board and Baton
5. Other materials determined acceptable by the Planning & Community Development Director

Section 3. Building Size, Elevation, & Orientation.

Commercial and industrial projects, especially of larger scale, require a basic level of architectural variety and mitigation of potentially negative aesthetic impacts.

- A. Structures should be designed so that the narrow elevation is placed perpendicular to the road to lessen the impact of a large mass.
- B. Parking lots should be located to the side or rear of the lot and landscape buffers shall be used.

- C. Facades greater than 60 feet in length, measured horizontally, should incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade should exceed 60 horizontal feet.
- D. Repetitive elements at intervals of no more than 30 feet, either horizontally or vertically should be used. Changes in the plane of no less than 12 inches in width, such as an offset, reveal, or projecting rib can accomplish this. All facades should include the elements listed below. At least one of the elements must repeat horizontally.
 - 1. Color change
 - 2. Texture change
 - 3. Material module change
- E. Variations in the roof lines should be used to add interest to, and reduce the massive scale of large buildings. Roof features should be compatible with and complement the character of adjoining buildings and other buildings within the City.
- F. All facades visible from adjoining properties, public streets, or neighborhoods should be carefully designed to contribute to the pleasing scale features of the building and encourage community integration by featuring characteristics to the facade, especially the front facade.

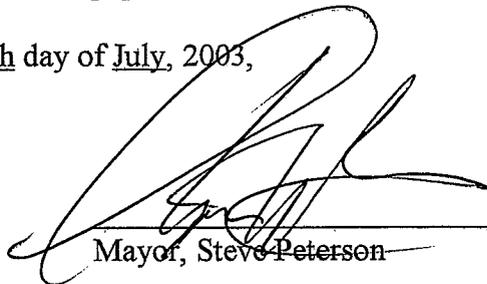
Section 4. Administration and Enforcement.

- A. Administration. The Planning & Community Development Department shall be responsible for the administration of this ordinance and projects shall be reviewed prior to the issuance of a building permit to ensure the project conforms to the standards established in this ordinance.
- B. Enforcement. Projects that do not conform to the standards outlined in this ordinance shall be subject to the denial of a building permit, red-tagging of the project, or withholding of a certificate of occupancy until the structure is brought into conformance.

Section 5. Effective Date.

This ordinance shall be in full force and effect five (5) days after publication of this Ordinance or a summary thereof in the official newspaper of the City as provided by law.

PASSED by the City Council this 15th day of July, 2003,



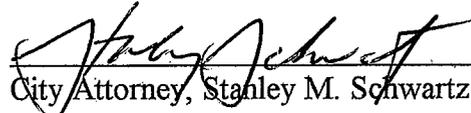
Mayor, Steve Petersen

ATTEST:



City Clerk, Arlene Fisher

Approved As To Form:



City Attorney, Stanley M. Schwartz

Date of Publication: 10/13/03

Effective Date: 10/20/03