

**CITY OF LIBERTY LAKE  
SPOKANE COUNTY, WASHINGTON  
ORDINANCE NO. 197**

**AN ORDINANCE OF THE CITY OF LIBERTY LAKE, WASHINGTON, AMENDING  
THE CITY DEVELOPMENT CODE AND THE RIVER DISTRICT SPECIFIC AREA  
PLAN OVERLAY (RDSAP) SAP-08-0001 FOR 2011.**

WHEREAS, the Growth Management Act ("GMA") was established in the State of Washington in 1990 to provide a framework for land use planning and development regulation; and

WHEREAS, Spokane County and the cities within it were mandated to plan under the GMA in 1993; and

WHEREAS, the City of Liberty Lake has adopted its own comprehensive land use plan pursuant to RCW 36.70A; and

WHEREAS, the City has adopted a Development Code and a Specific Area Plan Overlay for the River District portion of the City to implement the Comprehensive Plan; and

WHEREAS, the 14 planning goals outlined in RCW 36.70A.020 and 480, guide the development and adoption of comprehensive plans and development regulations; and

WHEREAS, planning is an ongoing process, and improved data or changing circumstances require amendment to the Development Code and/or the RDSAP; and

WHEREAS, a complete public participation program was followed for the 2011 Development Code and RDSAP Amendments; and

WHEREAS, all public notification requirements were met and accomplished in a timely manner; and

WHEREAS, A SEPA DNS Threshold Determination and Adoption of Existing Environmental Document was issued on the proposed amendments with a fourteen (14) day public comment period; and

WHEREAS, the GMA requires proposed comprehensive plans and development regulations, including proposed amendments, be forwarded to the Washington State Department of Commerce ("DOC") for review and comment prior to the final City Council adoption; and

WHEREAS, during the DOC review, all applicable state and local agencies also received a copy of the proposed amendments and were given the opportunity to comment; and

WHEREAS, the City of Liberty Lake has met the GMA notice to state agency requirements in RCW 36.70A.106 for the 2011 Development Code and RDSAP Amendments; and

WHEREAS, the Planning Commission's Recommendations on the 2011 Development Code and RDSAP Amendments have been reviewed by the Community Development Committee of the City Council; and

WHEREAS, the City Council has reviewed the Community Development Committee recommendation, as well as the Planning Commission Findings of Fact, Conclusions, and Recommendation, and other documents in the 2011 amendments file;

NOW THEREFORE the City Council of the City of Liberty Lake do ordain as follows:

**Section 1.**     2011 Development Code and RDSAP Amendments.

The approved City of Liberty Lake 2011 Development Code and RDSAP Amendments are attached hereto as Exhibit "A."

**Section 2.**     Severability.

If any section, sentence, clause or phrase of this Ordinance and the attachments hereto shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

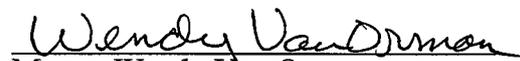
**Section 3.**     Administration and Enforcement.

- A. Administration. Planning & Building Services shall be responsible for the administration of this Ordinance.
- B. Enforcement. Projects that are subject to the provisions of this Ordinance and do not comply with the standards of this Ordinance shall be subject to the enforcement provisions of the Liberty Lake Municipal Code and City Development Code.

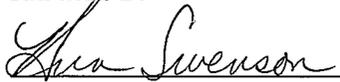
**Section 4.**     Effective Date.

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 15<sup>th</sup> day of November, 2011.

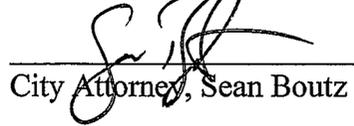
  
Mayor, Wendy Van Orman

**ATTEST:**



\_\_\_\_\_  
City Clerk, Ann Swenson

**Approved As To Form:**



\_\_\_\_\_  
City Attorney, Sean Boutz

Date of Publication: 11.24.11

Effective Date: 11.29.11

## CERTIFICATION

I, the undersigned City Clerk of the City of Liberty Lake, of Spokane County, Washington, HEREBY CERTIFY that the foregoing Ordinance is a full, true and correct copy of Ordinance No. 197 duly adopted at a regular meeting of the City Council of said City, duly and regularly held at the regular meeting placed thereof on November 15, 2011 of which meeting all members of said City Council had due notice and at which a majority thereof were present; and that at said meeting said Ordinance was adopted by the following vote: 4-1.

AYES, and in favor thereof: Mayor Pro Tem Crump; Council Members: Langford, Owens, and Kaminskis.

NAYS: Council Member Beckett.

ABSENT: Council Members: Romney, and Schuler.

ABSTAINED: None.

CITY OF LIBERTY LAKE

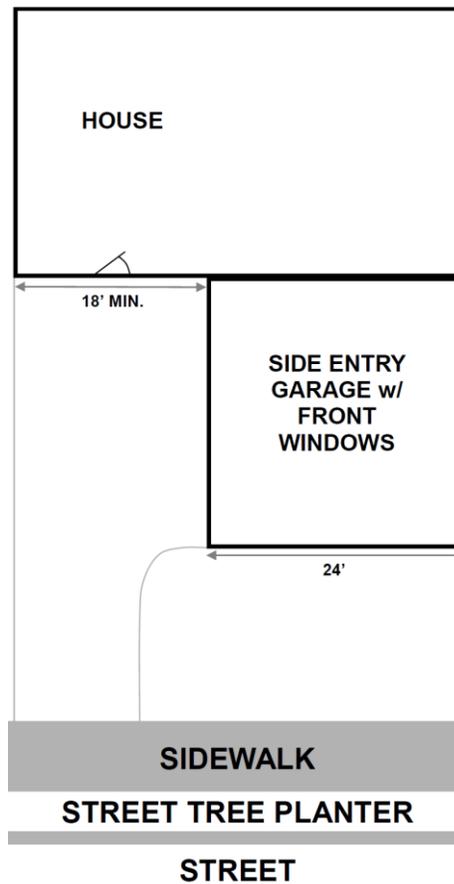
  
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CITY CLERK

# City of Liberty Lake Development Code & RDSAP

## 2011 Amendments List

Initiated By / File #	Chapter / Section	Proposed Amendment	Page #
City Council / ZTA-11-0001 (also see ZTA-11-0008)	Article 10-1C Definitions	<ul style="list-style-type: none"> <li>• B. Definitions (<i>Signage</i>)                             <ul style="list-style-type: none"> <li><u>Commercial Off Premise Sign - A sign which carries advertisements for a business not located on the premises or parcel where the sign is located, including signs indicating the business transacted, services rendered, goods sold or produced, name of the business and/or name of the person, firm, or corporation.</u></li> <li><u>Off-Premise Sign - A sign not located on the premises or parcel of the use or activity to which the sign pertains.</u></li> <li><u>Premises - A lot of record not separated by right-of-way and owned or managed by the same individual or entity.</u></li> <li><u>Public Officer - Federal, state, county, and municipal employees.</u></li> <li><u>Window Sign - A sign applied to a window or mounted or suspended directly behind a window.</u></li> </ul> </li> </ul>	DC 1-15 to 1-48
City Staff / ZTA-11-0002 (ZTA-10-0006)	10-2B-6 Development Setbacks (R1 Zone)	<ul style="list-style-type: none"> <li>• A. Front Yard Setbacks                             <ul style="list-style-type: none"> <li>1. Minimum Setback                                     <ul style="list-style-type: none"> <li>a. Detached Single Family Housing; Manufactured Homes on Lots and Other Uses: A minimum front yard setback of 10 feet is required, except that an unenclosed porch may be within 5 feet, as long as it does not encroach into a public utility easement.</li> <li>b. Attached (townhome) Single Family: A minimum front yard setback of 10 feet is required, except that an unenclosed porch may be within 5 feet, as long as it does not encroach into a public utility easement.</li> <li>c. Clustered Housing: A minimum front yard setback of 10 feet is required; however 0 feet is allowed when fronting a Home Owner Association common area. Overhanging eaves may only extend beyond the property line into a common utility/use or maintenance easement, adjacent common area or tract that is owned and maintained by the Cluster Housing Home Owner Association. No other portion of the structure may extend beyond the property line and no structures shall be located within easements.</li> </ul> </li> </ul> </li> </ul>	DC 2-15 & 2-16

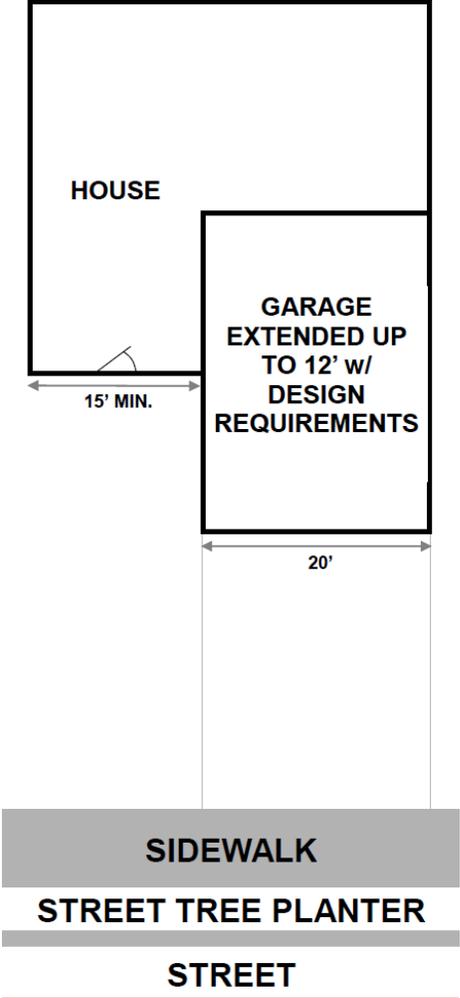
2. Garage doors on attached garages should be accessed from alleys or face the side or rear of the property, rather than the front and be accessed from a driveway that does not exceed 20 feet wide except at the garage entrance. A side entry garage may be utilized that extends out from the furthest forward living space or covered porch on the street-facing elevation if six (6) of the residential design elements outlined in subsection (3)(a - l) below are included on the front of the structure. Additionally, the ratio of house elevation width to garage elevation width must be at least 75% in order to achieve an appropriate scale (i.e. if the depth of the garage / side elevation is 24', then the width of the house elevation must be at least 18' for a total structure width of 42' minimum). See example below. ~~Garages and carports shall be accessed from alleys or otherwise recessed behind the front building elevation by a minimum of 4 feet.~~ Alternatively, garage and carport entrances may be built flush with the front building elevation when the building is set back by at least 20 feet.



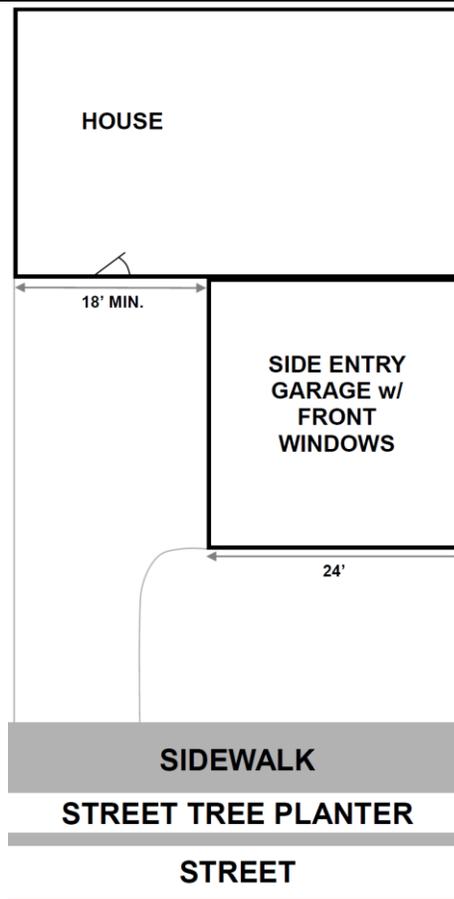
3. Design Requirements for Garages Extending Past the Front Elevation of Houses

A front loaded garage may extend up to twelve (12) feet in front of the furthest forward living space or covered porch on the street-

		<p><u>facing elevation if six (6) of the residential design elements outlined below are included on the front of the structure. Additionally, the ratio of house elevation width to garage elevation width must be at least 75% in order to achieve an appropriate scale (i.e. if the width of the garage is 20', then the width of the house elevation must be at least 15' for a total structure width of 35' minimum). See example below.</u></p> <ul style="list-style-type: none"> <li><u>a. The design of the dwelling includes dormers, which are projecting structures built out from a sloping roof housing a vertical window</u></li> <li><u>b. The building facade includes two or more offsets of sixteen inches or greater</u></li> <li><u>c. A minimum sixty square-foot covered front porch that is at least five feet deep</u></li> <li><u>d. Windows and main entrance doors that occupy a minimum of fifteen of the lineal length of the front facade (excluding any windows in a garage door)</u></li> <li><u>e. Windows on front elevations include a minimum of four-inch trim or shutters</u></li> <li><u>f. Shakes, shingles, brick, stone or other similar decorative materials shall occupy a minimum of sixty square feet of the street façade</u></li> <li><u>g. Garage doors are painted the same color as the body color of the front elevation of the home</u></li> <li><u>h. There are a minimum of two windows in each garage door</u></li> <li><u>i. Windows in gables or dormers above the garage doors</u></li> <li><u>j. A variety of architectural elements incorporated into the front building facade design, such as knee braces, varied column types, window boxes, corbels, and raised panel garage doors with windows</u></li> <li><u>k. A direct pedestrian connection from the front door to the adjoining front sidewalk / streetscape</u></li> <li><u>l. Each garage door is a one car width (9')</u></li> </ul>	
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		 <p>HOUSE</p> <p>15' MIN.</p> <p>GARAGE EXTENDED UP TO 12' W/ DESIGN REQUIREMENTS</p> <p>20'</p> <p>SIDEWALK</p> <p>STREET TREE PLANTER</p> <p>STREET</p> <p>4. <del>Detached Garages-garages</del> and carports shall be accessed from alleys or otherwise recessed behind the front building elevation by a minimum of 4 feet <u>and at least 20 feet from the back of sidewalk.</u></p> <p>35. Multi-family housing and other buildings that require Site Design Review (see Section 10-4C-2), shall also comply with the building orientation standards in Section 10-2B-9.</p>	
<p>City Staff / ZTA-11-0003 (ZTA-10-0007) (also see ZTA-11-0006)</p>	<p>10-2C-6 Development Setbacks (R2 Zone)</p>	<ul style="list-style-type: none"> <li>A. Front Yard Setbacks <ul style="list-style-type: none"> <li><del>1. A minimum setback of 16 feet is required, except that an unenclosed porch may be within 10 feet, as long as it does not encroach into a public utility easement.</del></li> <li>1. Minimum Setback <ul style="list-style-type: none"> <li>a. <u>Detached &amp; Attached Single Family Housing; Manufactured Homes on Lots and Other Uses: A minimum front yard setback of 10 feet is required, except that an unenclosed porch may be within 5 feet, as long as it does not encroach into a public utility easement.</u></li> <li>b. <u>Clustered Housing: A minimum front yard setback of 10 feet is required;</u></li> </ul> </li> </ul> </li> </ul>	<p>DC 2-34 to 2-36</p>

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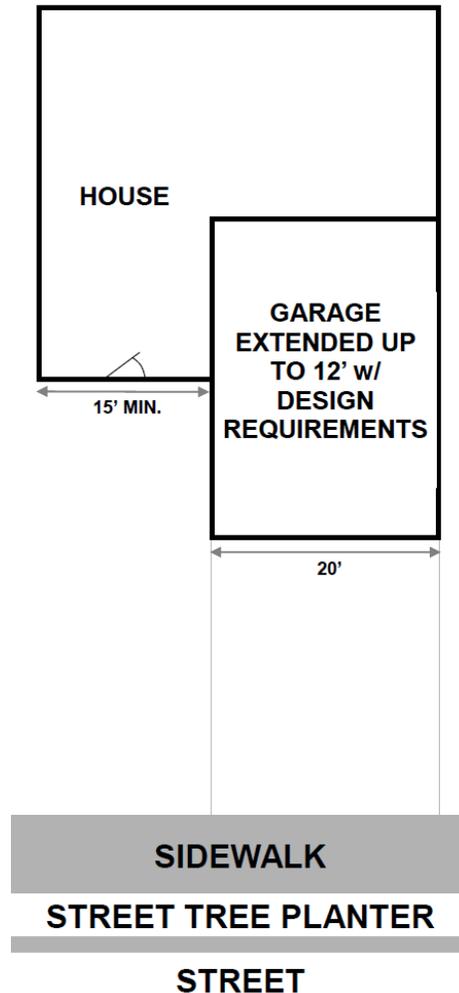


3. Design Requirements for Garages Extending Past the Front Elevation of Houses

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

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

- f. Shakes, shingles, brick, stone or other similar decorative materials shall occupy a minimum of sixty square feet of the street façade
- g. Garage doors are painted the same color as the body color of the front elevation of the home
- h. There are a minimum of two windows in each garage door
- i. Windows in gables or dormers above the garage doors
- j. A variety of architectural elements incorporated into the front building facade design, such as knee braces, varied column types, window boxes, corbels, and raised panel garage doors with windows
- k. A direct pedestrian connection from the front door to the adjoining front sidewalk / streetscape
- l. Each garage door is a one car width (9')



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

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

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

B. Rear Yard Setbacks

1. Minimum Setback

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

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

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

2. Accessory structures:

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

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

C. Side Yard Setbacks

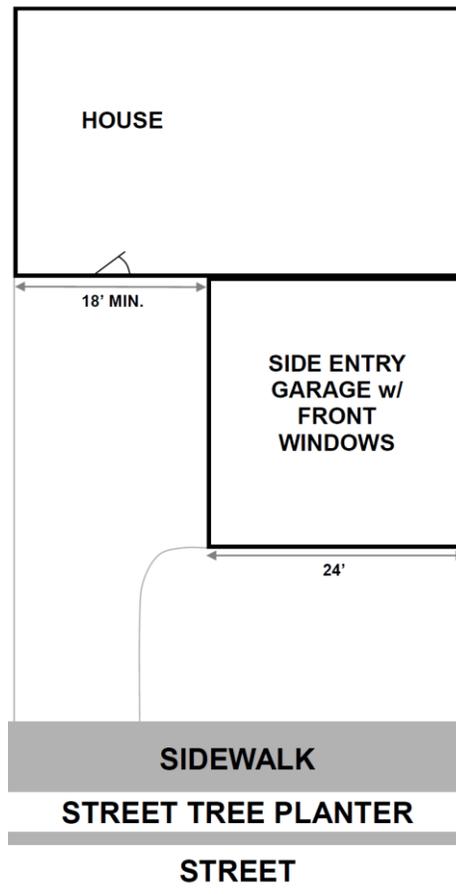
1. Minimum Setback

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

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

		<p><u>c. Clustered Housing: A minimum side yard setback of 0 feet is allowed. Overhanging eaves may only extend beyond the property line into a common utility/use or maintenance easement, adjacent common area or tract that is owned and maintained by the Cluster Housing Home Owner Association. No other portion of the structure may extend beyond the property line and no structures shall be located within easements.</u></p> <p>2. When zero-lot line development is permitted, the minimum side yard setbacks shall be 6 feet minimum on one side of the dwelling unit, and no setback required on the opposite side. (See standards for zero-lot line housing in Section 10-2C-3)</p> <p>D. Setback Exceptions</p> <p>The following architectural features are allowed to encroach into the setback yards: Eaves, chimneys, bay windows, overhangs, and similar architectural features may encroach into setbacks by no more than 2 feet. Porches, decks, and similar structures not exceeding 24 inches in height may encroach into setbacks by no more than 5 feet, subject to the front yard setback provisions in "A". Walls and fences may be placed on property lines, subject to the standards in Section 10-3C-5 - Landscaping and Fences and Walls. Walls and fences within front yards shall additionally comply with the vision clearance standards in Section 10-3B-2, subsection N. Interior sideyard setbacks would be 0 feet for dwelling units that are attached by a common wall.</p> <p>E. Special Yards - Distance Between Buildings on the Same Lot</p> <p>To provide usable yard area and allow air circulation and light, the minimum distance between buildings on the same lot shall be at least one <del>half-quarter (1/4)</del> <u>(1/4)</u> the sum of the height of both buildings; provided, however, that in no case shall the distance be less than <del>42-6</del> <u>6</u> feet. This requirement shall also apply to portions of the same buildings separated from each other by a court, landscaped yard, or other open space.</p>	
<p>City Staff / ZTA-11-0004 <i>(ZTA-10-0008)</i></p>	<p>10-2C-6 Development Setbacks (RD-R Zone)</p>	<ul style="list-style-type: none"> <li>• A. Front Yard Setbacks <ul style="list-style-type: none"> <li>1. A minimum setback of 5 feet is required from the back of sidewalk on rear loaded lots.</li> <li>2. <u>Garage doors on attached garages should be accessed from alleys or face the side or rear of the property, rather than the front and be accessed from a driveway that does not exceed 20 feet wide except at the garage entrance. A side entry garage may be utilized that extends out from the furthest forward living space or covered porch on the street-facing elevation, if six (6) of the residential design elements outlined in subsection (3)(a -</u></li> </ul> </li> </ul>	<p>RDSAP RD-R, P. 6 &amp; 7</p>

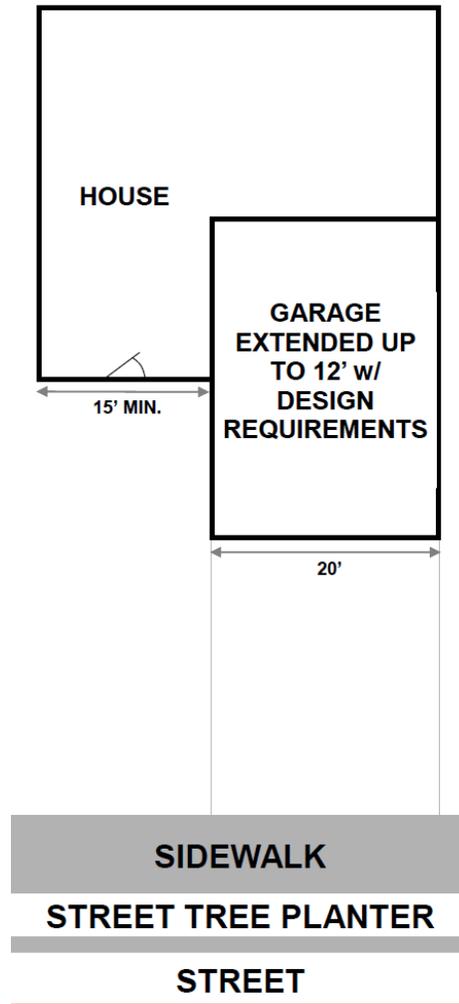
l) below are included on the front of the structure. Additionally, the ratio of house elevation width to garage elevation width must be at least 75% in order to achieve an appropriate scale (i.e. if the depth of the garage / side elevation is 24', then the width of the house elevation must be at least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



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

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

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

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

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

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

			Maximum Net Density: 12 dwelling units per acre			
City Staff / ZTA-11-0006  (also see ZTA-11-0003)	10-2C-7 Lot Area, Dimensions, Coverage, & Residential Density			DC 2-37		
	<b>R-2 Land Use</b>	<b>Lot Area</b>	<b>Lot Width / Depth</b>		<b>Lot Coverage</b>	<b>Residential Density</b>
	<b>Detached Single Family Housing; Manufactured Homes on Lots</b>	Minimum area: 5000 square feet  Maximum area: 10,000 square feet	Minimum Width: 50 feet at front property line  Maximum Depth: None		Maximum: 50 percent	Minimum Net Density: 6 dwelling units per acre  Maximum Net Density: 12 dwelling units per acre
	<b>Two-Family Housing (duplex)</b>	Minimum area: 7000 square feet  Maximum area: 12,000 square feet	Minimum Width: 50 feet at front property line  Maximum Depth: None		Maximum: 70 percent	Minimum Net Density: 6 dwelling units per acre  Maximum Net Density: 12 dwelling units per acre
	<b>Attached (townhome) Single Family Housing; <u>Clustered Housing</u></b>	Minimum area: 2000 square feet  Maximum area: 6,000 square feet	Minimum Width: 20 feet at front property line  Maximum Depth: None		Maximum: 70 percent*	Minimum Net Density: 6 dwelling units per acre  Maximum Net Density: 12 dwelling units per acre
<b>Manufactured Home Parks</b>	See Section 10-2C-3 for Manufactured Home Park standards.			Minimum Net Density: 6 dwelling units per acre  Maximum Net Density: 12 dwelling units per acre		
	<u>* Attached Clustered Housing shall be based on the individual project boundary</u>					
Planning Commission / ZTA-11-0007	10-3C-3	<ul style="list-style-type: none"> <li><u>M. Shopping Cart Storage &amp; Return Stations.</u> <u>When a business utilizes shopping carts, adequate close-by shopping cart return stations to temporarily house returned shopping carts shall be provided throughout the parking lots. All shopping carts shall be effectively contained or controlled within the boundaries of store premises, which refers to the lot area, maintained, managed and/or utilized by the business, that may include the building, parking lot and adjacent walkways, and where the business's shopping carts are permitted. Exterior shopping cart storage areas are not permitted and carts must be permanently stored inside the building. The following standards apply to exterior shopping cart return stations:</u></li> </ul>		DC 3-18  RDSAP Ch. 3, P. 18		

		<p><u>1. Shopping cart return stations shall be identified on the site plan and the locations shall be approved by the City;</u></p> <p><u>2. Shopping cart return stations shall incorporate landscaping, architectural features, or similar design elements to draw attention to and lessen the impact of stand-alone features within parking areas (see integrated curb example below);</u></p> <p><u>3. Storage or temporary storage of shopping carts shall not be allowed on walkways outside of buildings at anytime; and</u></p> <p><u>4. The applicant shall submit a working plan for the collection of shopping carts from the parking lot.</u></p> 	
<p>City Council / ZTA-11-0008 (also see ZTA-11-0001)</p>	<p>Article 10-3E Signage Standards</p> <ul style="list-style-type: none"> <li>• Window</li> <li>• Temporary</li> <li>• Political</li> <li>• People</li> </ul>	<ul style="list-style-type: none"> <li>• 10-3E-1 Purpose <u>As identified in the City Comprehensive Plan, an attractive urban landscape is an asset to the community. Aesthetically pleasing areas instill a sense of pride in the community and serve as a magnet for attracting new business. Signage regulation is one method to achieve an attractive urban landscape.</u> The purpose and intent of this article is to <u>maintain or</u> enhance the visual environment of <del>residential, commercial and industrial areas</del> <u>the City of Liberty Lake, to protect the public health, safety and welfare; and to increase the effectiveness of visual communication in the City</u> while promoting commerce, traffic safety, and community identity <u>and by providing opportunities for Liberty Lake businesses, residents and property owners to appropriately display signage.</u> <u>The regulations for signs have the following specific objectives:</u> <ul style="list-style-type: none"> <li>• <u>To have signs that attract and invite rather than demand the public's attention along the City's streetscapes.</u></li> <li>• <u>To have streets that appear orderly and safe, because clutter is minimized.</u></li> <li>• <u>To have signs that enhance the visual environment of the City, because they are in harmony with building architecture and landscape design.</u></li> </ul> </li> </ul>	<p>DC 3-33 to 3-40</p>

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

d. Community event signs shall not be placed in such a manner as to interfere with vehicular or pedestrian traffic.

e. The signs shall be non-illuminated.

f. Such signs may be in an A-board form if they are otherwise in compliance with this Code and the standards within this subsection.

g. Such sign(s) shall be limited in size to five (5) square feet and limited in height to three (3) feet above grade, within the right-of-way.

h. A temporary sign permit application must be submitted and approved for all temporary signage, prior to signage installation / use.

**B. Examples of Permitted Signage.**

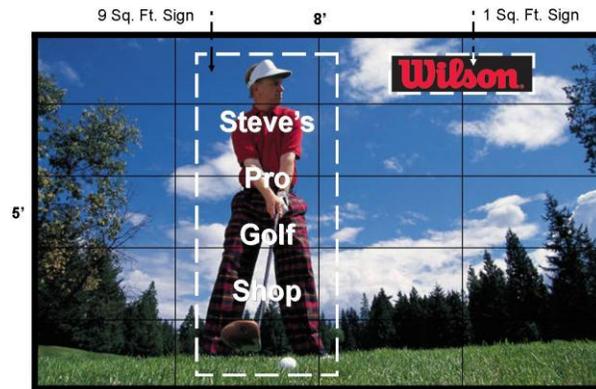


Permanent City Gateway Signs - Decorative City signs of a permanent character at the entrances to the City of Liberty Lake designed to achieve aesthetic harmony with a consistent design theme approved by the City Council. Signs shall consist of decorative masonry walls, concrete, rock or wood with illuminated, indirectly lighted or non-illuminated name plates or letters. Signs shall be utilized to define the City boundaries or announce re-occurring annual City events and be located on City property or within a City easement.

- 10-3E-7 Sign Standards in Mixed Use, Commercial, and Industrial Zones

E. Window Signs. Signs applied to a window or mounted or suspended directly behind a window of a business are permitted on any window of a building based on a 20% bonus to the allowed wall signage in 10-3E-7(A) above or a maximum of 10 sq. ft., whichever is less. Window signage can be placed on one or more windows as long as the aggregate area of window signage does not exceed the allowed bonus or maximum, whichever is less. Window sign size shall be calculated in the same manner as wall signage (see Section 10-3E-8, subsection C1 below). Only those portions of the window(s) which contain signage shall be calculated. Graphics or symbols

that do not meet the definition of a sign or colored film used for shading do not reduce the amount of allowed window signage; however, the colors must comply with the Architectural Guidelines and Special Standards of the zone. Window signage can be changed throughout the year as long as the overall allowed area is maintained.



If a business is allowed 50 sq. feet of wall signage, then they would be allowed 10 sq. feet of window signage which can be placed on one or more windows up to the aggregate total of 10 sq. feet of window signage. See single window example above.

#### F. Business A-Boards

Businesses are permitted to utilize one (1) A-Board / A-Frame sign on their property if the following conditions are met:

1. Only one (1) A-Board / A-Frame sign will be permitted per business.

2. The A-Board / A-Frame sign shall not exceed three (3) feet in height and six (6) sq. ft. in area. The sign may be double-sided.

3. The A-Board / A-Frame sign shall not be lighted or contain any moving image or text.

4. Signs may only be displayed during business hours. If business hours continue past daylight hours, precautions should be taken to place the sign in a location where it is readily visible after dark. This shall not be construed to allow the wiring of a sign for lighting.

5. The A-Board / A-Frame sign must be located on the business parcel, no further than twelve feet from the entrance to the business, unless otherwise permitted by the Director or designee for unique situations. The sign shall not be placed in a location which is within the clear view triangle or any location which will impede vehicular traffic. Further, the sign shall not be placed in a manner which will block or otherwise obstruct the safe use of sidewalks, building entrances or stairs by pedestrians, including pedestrians who are visually impaired or otherwise handicapped. At least three (3) foot clearance width on sidewalks must be maintained. The City may require re-location of the A-Board / A-Frame sign if it is determined that an interference is occurring.

		<p>6. <u>The A-Board / A-Frame sign shall not be located in any right-of-way.</u></p> <p>7. <u>The A-Board / A-Frame sign shall be constructed out of materials able to withstand typical northwest weather. Such materials may be metal, finished wood, chalkboard, whiteboard, or plastic; signs and copy shall be of professional quality. Owners of A-Board / A-Frame signs shall be required to keep their signs in a legible, intact, and well-maintained manner. Damaged signs shall be repaired or removed immediately.</u></p> <p>8. <u>A sign permit application must be approved by the City prior to utilizing the A-Board / A-Frame sign.</u></p> 	
Rocky Hill, LLC / ZTA-11-0009	10-4D-7 Submissions and Approval Criteria: Final Plat and Short Plat & 10-4D-13 Binding Site Plans	<ul style="list-style-type: none"> <li>10-4D-7 (B) Approval Criteria, <ul style="list-style-type: none"> <li>9. The applicant has supplied <u>public utility providers with the final plat/short plat and the availability of public water and public sewer has been demonstrated to be consistent with adopted levels of service <del>letters of easement acceptance from the public utility companies and other documents required by affected agencies or service providers (i.e. water plans, utility plans, etc.), or approval letters;</del></u></li> </ul> </li> </ul>	DC 4-47  RDSAP Ch. 4, P. 55
	10-4D-13 Binding Site Plans	<ul style="list-style-type: none"> <li>10-4D-13 (O) Utilities <p>The dedication language in the final binding site plan shall include a statement indicating that utility easements for utility purveyors shall be made prior to the creation of each lot through a record of survey. If the binding site plan is finalized in one phase, easements for electric, water, sewer, gas, and similar utilities shall be illustrated on the final binding site plan. <u>The applicant shall supply public utility providers with BSP documents and the availability of public water and public sewer has been demonstrated to be consistent with the adopted levels of service. <del>The utility purveyors shall indicate to the City in writing or verbally that the easements are adequate for their service needs.</del></u></p> </li> </ul>	DC 4-54  RDSAP Ch. 4, P. 63
City Staff / ZTA-11-0010	Article 10-4E Planned Unit Developments	<ul style="list-style-type: none"> <li>10-4E-1 Purpose <ul style="list-style-type: none"> <li>A. <u>Purpose.</u> The purpose of this article is to implement the goals and policies of the City of Liberty Lake Comprehensive Plan by promoting creativity in site layout and design, allowing flexibility in the application of the standards for residential and mixed use development in order to protect and enhance environmental features, encouraging the development of affordable housing, and providing other public benefits. This article provides performance criteria to encourage</li> </ul> </li> </ul>	DC 4-59 to 4-63  RDSAP Ch. 4, P. 68 to 72

		<p>flexibility in the choice of the types of living units available to the public through the planned unit development (PUD) process. More specifically, it is the purpose of this article to:</p> <ol style="list-style-type: none"> <li>1. Encourage innovative planning that results in more mixed use development, improved protection of open spaces, and greater housing and transportation options;</li> <li>2. Encourage developments that recognize the relationship between buildings, their use, open space, and transportation options, providing varied opportunities for innovative and diversified living environments;</li> <li>3. Facilitate the efficient use of land;</li> <li>4. Promote an economic arrangement of land use, buildings, circulation systems, open space, and utilities;</li> <li>5. Preserve to the greatest extent possible the existing landscape features and amenities, that may not otherwise be protected through conventional development;</li> <li>6. Encourage energy conservation and improved air and water quality.</li> </ol> <ul style="list-style-type: none"> <li>• 10-4E-2 Applicability The planned unit development (PUD) designation is an overlay <del>zone</del> which may be applied over <del>any</del> of the City's <del>residential or mixed use</del> zoning districts, <u>as identified in the adopted zoning matrix</u>. Existing subdivisions and lots of record on which no development has yet occurred or where adequate vacant land exists within an existing development to meet the standards and criteria of this article are eligible for PUD approval as changes of condition to the original plat, short plat, or BSP and would be processed in the same manner as a new land division application. An applicant may elect to develop a project as a PUD in compliance with the requirements of this article.</li> <li>• 10-4E-3 Review and Approvals Process <ul style="list-style-type: none"> <li>A. <u>Review Steps</u>. There are three required steps to potential PUD approval: <ol style="list-style-type: none"> <li>1. Submittal of required PUD exhibits or information, concurrent with requirements for plats, short plats, or BSP's (see Article 10-4D above).</li> <li>2. Adherence to the project permit processing steps in Article 10-4B; and</li> <li>3. The approval of preliminary subdivision plat(s), short subdivision plats, or binding site plans accompanied by PUD overlay.</li> </ol> </li> <li>B. <u>Approval Process</u>. <ol style="list-style-type: none"> <li>1. The Subdivision Plat, Short Subdivision Plat, or Binding Site Plan, as applicable, and the Planned Unit Development (PUD) overlay shall be reviewed together using the Type III procedure in Article 10-4B, the submission requirements in Section 10-4E-7, and the</li> </ol> </li> </ul> </li> </ul>	
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		<p>approval criteria in Section 10-4E-8.</p> <p>2. The project shall either be approved, approved with modifications/<u>conditions</u>, or denied.</p> <ul style="list-style-type: none"> <li>• 10-4E-4 Allowed Uses <ul style="list-style-type: none"> <li>A. <u>In the Residential Zoning Districts.</u> In the residential zones, the following uses are allowed when they are included in an approved PUD: <ol style="list-style-type: none"> <li>1. All uses allowed in the underlying zoning district (Chapter 2);</li> <li>2. Recreational vehicle storage area for use by PUD residents with appropriate landscape screening.</li> <li>3. <u>The City may approve any use that the Comprehensive Plan specifically states is appropriate in the area that includes the subject property and limited or conditional use requirements may be modified if the modification is to meet the purpose of a PUD.</u></li> </ol> </li> <li>B. <u>In Other Zoning Districts.</u> In the other zoning districts where PUD's are permitted, <u>the following uses are allowed when they are included in an approved PUD:</u> <ol style="list-style-type: none"> <li>1. <u>All uses allowed in the underlying zoning district (Chapter 2);</u></li> <li>2. <u>The City may approve any use that the Comprehensive Plan specifically states is appropriate in the area that includes the subject property and limited or conditional use requirements may be modified if the modification is to meet the purpose of a PUD.</u></li> </ol> </li> </ul> </li> <li>• 10-4E-5 <del>Applicability of Zoning District Standards (Chapter 2)</del> Code Provision Modifications <ul style="list-style-type: none"> <li>A. <del>Zoning District Standards.</del> <u>The City may utilize a PUD Overlay to modify any of the provisions of the code if it can be demonstrated that it furthers the goals and policies of the Comprehensive Plan and meets the purpose of a PUD except the following:</u> <ol style="list-style-type: none"> <li>1. <u>The City may not modify any of the provisions of this Article; and</u></li> <li>2. <u>The City may not modify any provision of this code that specifically states that its requirements are not subject to modifications under a PUD; and</u></li> <li>3. <u>The City may not modify any of the procedural provisions of this code; and</u></li> <li>4. <u>The City may not modify any provision pertaining to the installation and maintenance of storm water retention/detention facilities; and</u></li> <li>5. <u>The City may not modify any provision pertaining to the installation of public improvements; and</u></li> <li>6. <u>The City may not modify any provision regulating signs; and</u></li> </ol> </li> </ul> </li> </ul>	
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		<p>following criteria are satisfied when approving or approving with conditions, the PUD overlay. The City shall make findings that all of the criteria are not satisfied when denying an application:</p> <p>A. <u>Comprehensive Plan</u>. All relevant provisions of the Comprehensive Plan shall be met;</p> <p>B. <u>Compliance with this Article</u>. All PUD proposals shall comply with the provisions of this Article (10-4E)</p> <p>C. <u>Land Division Article</u>. All of the requirements for land divisions, as applicable, shall be met (Article 10-4D);</p> <p>D. <del>Chapter 2 Zoning and Chapter 3 Design and Maintenance Standards Code Provision Modification Principles. All of the land use and design standards contained in Chapters 2 and 3 shall be met, except as modified</del><u>The code provision modifications permitted under Section 10-4E-5 and the density bonus permitted under Section 10-4E-6 for the following provisions for density bonuses shall be based on the following principles:</u></p> <p><del>1. <u>Density Bonus</u>. The housing density standards shall be determined based on the densities in Chapter 2. When allowed by the Comprehensive Plan, the City may authorize a density bonus above the density allowed by Chapter 2, as an incentive to increase or enhance open space, protect critical areas, provide unique architectural character, and or accomplish other purposes of the zone. The density bonus shall not result in the allowable density exceeding 10 percent of the allowable density in Chapter 2.</del></p> <p><del>21. The criteria in subsections (a-d) below shall be used in granting density bonuses modifications to the code provisions through a PUD. The percentage of density bonus granted shall be proportional to the land area used to meet the criteria requested modification(s) in subsections (a-d).</del></p> <p><u>The applicant is providing one or more of the following benefits to the City as part of the proposed PUD:</u></p> <p><u>a. The applicant is providing public facilities that could not be required by the City for development of the subject property without a PUD.</u></p> <p><u>b. The proposed PUD will preserve, enhance or rehabilitate natural features of the subject property such as significant woodlands, wildlife habitats or streams that the City could not require the applicant to preserve, enhance or rehabilitate through development of the subject property without a PUD.</u></p> <p><u>c. The design of the PUD incorporates active or passive solar energy systems.</u></p>	
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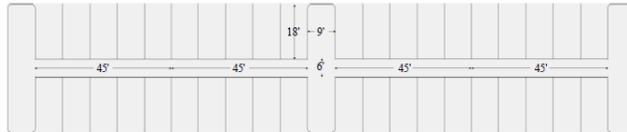
		<p><u>d. The design of the proposed PUD is superior in one or more of the following ways to the design that would result from development of the subject property without a PUD:</u></p> <ol style="list-style-type: none"> <li><u>1. Increased provision of public/common open space, streetscape, pedestrian, or recreational facilities, or preservation of viewscapes.</u></li> <li><u>2. Superior circulation patterns or location or screening of parking facilities.</u></li> <li><u>3. Superior landscaping, buffering, or screening in or around the proposed PUD.</u></li> <li><u>4. Superior architectural design, placement, relationship, or orientation of structure.</u></li> <li><u>5. Minimum use of impervious surfacing materials.</u></li> <li><u>6. Other ways that further the goals and policies of the Comprehensive Plan and meets the purpose of a PUD, as determined by the Director/designee.</u></li> </ol> <p><u>e. The PUD incorporates workforce or specialty housing. Any PUD which proposes workforce or specialty housing shall be reviewed for its proximity to existing or planned services (i.e., shopping centers, medical centers, churches, parks, entertainment, senior centers, public transit, etc.). Housing prices and/or rents shall be controlled at these levels through Covenants, Conditions, and Restrictions (CCR) or similar instrument for a minimum of 10 years.</u></p> <p><u>2. Any adverse impacts or undesirable effects of the proposed PUD are clearly outweighed by specifically identified benefits to the residents of the City.</u></p> <ol style="list-style-type: none"> <li><del>a. A maximum of 10% of the density allowed by the zone may be approved for the provision of public open space, or protection of natural features in common open space;</del></li> <li><del>b. A maximum of 10% of the density allowed by the zone may be approved for streetscape (e.g., parkways or landscaped boulevard) development; plazas, pathways or other pedestrian amenities; or recreation area development;</del></li> <li><del>c. A maximum of 10% of the density allowed by the zone may be approved for the protection or enhancement of community views and vistas (e.g., by</del></li> </ol>	
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		<p><del>providing a public view point, parkway, plaza, or open space);</del></p> <p><del>d. A maximum of 10% of the density allowed by the zone may be approved for development of affordable housing, if the housing is integrated within PUD and is a housing type typical to the development. Affordable housing is defined as housing affordable to households earning 80 percent or less of the median household income in Spokane County, or less. Such households, on average, do not spend more than 30 percent of their income on housing. Housing prices and/or rents shall be controlled at these levels through Covenants, Conditions, and Restrictions (CCR) for a minimum of 10 years.</del></p> <p><u>E. Requirements for Common Open Space.</u> Where common open space is designated, the following standards apply:</p> <ol style="list-style-type: none"> <li>1. The open space area shall be shown on the final plan and recorded with the final plat or separate instrument; and</li> <li>2. The open space shall be conveyed in accordance with one of the following methods: <ol style="list-style-type: none"> <li>a. By dedication to the City as publicly-owned and maintained open space. Open space proposed for dedication to the City must be acceptable to the P&amp;CD Director with regard to the size, shape, location, improvement, environmental condition (i.e., the applicant may be required to provide a Level One Environmental Assessment), and budgetary and maintenance abilities;</li> <li>b. By leasing or conveying title (including beneficial ownership) to a corporation, home association, or other legal entity, with the City retaining the development rights to the property. The terms of such lease or other instrument of conveyance must include provisions (e.g., maintenance, property tax payment, etc.) acceptable to the City.</li> </ol> </li> </ol> <ul style="list-style-type: none"> <li>• 10-4E-9 Administrative Procedures <ol style="list-style-type: none"> <li>A. Time limit on filing of final plats, short plats, and BSP's. The time limits outlined in Article 10-4D above for filing of final plats, short plats, and BSP's shall be followed.</li> <li>B. Extension. Granting of extensions for PUD proposals shall be as outlined in Section 10-4D-3 Modifications and Extensions, for extensions on final plats, short plats, and <u>Section 10-4D-13 for BSP's.</u></li> </ol> </li> <li>• 10-4E-10 Final PUD Approval Criteria The City shall process final PUD's concurrent with the final plat, short plat, or BSP for the project and the process shall be as outlined in Article 10-4D</li> </ul>	
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		above, specifically Section 10-4D-7, Submissions and Approval Criteria: Final Plat, <del>BSP</del> , and Short Plat <u>and Section 10-4D-13 for BSP's</u> . Final PUD's shall meet all conditions of approval and other requirements of the preliminary PUD.	
City Staff / ZTA-11-0011	10-4I-2 Home Occupation Permits	<ul style="list-style-type: none"> <li>• <u>(J) Exemptions.</u>  <u>The following activities are exempt from the home occupation permit requirements, but shall otherwise comply with the substantive requirements of this section; provided, however, a home occupation permit may be required if a complaint is received about the activity or if activities related to the occupation otherwise qualify for a home occupation:</u> <ol style="list-style-type: none"> <li><u>1. Authors, composers and writers.</u></li> <li><u>2. After hours paperwork and similar activities performed by residents on evenings and weekends, who have a primary office elsewhere.</u></li> <li><u>3. Tutoring, teaching, music lessons, or fine arts instruction for one student or pupil or conducted not more than one time per week.</u></li> <li><u>4. Services or activities that are not performed at the residence, such as newspaper delivery, babysitting, lawn care and gardening, parties for the sale of items such as Tupperware, Mary Kay, etc., and similar services.</u></li> <li><u>5. Activities similar to 1 - 4 above, as determined by the Director/designee.</u></li> </ol> </li> </ul>	DC 4-74  RDSAP Ch. 4, P. 85
Meadowwood Partners, LLC / ZTA-11-0012	10-3C-3 New Landscaping	<ul style="list-style-type: none"> <li>• (E) Interior Parking Area Landscaping. Interior parking area landscaping shall contribute to the total site area requirements in D above. <ol style="list-style-type: none"> <li>1. The interior of all parking areas shall contain landscape islands and peninsulas located in such a manner as to: <ol style="list-style-type: none"> <li>a. Divide and break up large expanses of paving.</li> <li>b. Guide traffic flow and direction.</li> <li>c. Promote pedestrian and vehicular safety.</li> <li>d. Preserve existing trees and vegetation.</li> </ol> </li> </ol> <p>Interior landscaping shall consist of an evenly distributed mix of shade trees with shrubs. Evenly distributed means that the trees are distributed around the parking lot perimeter and between parking spaces to provide a partial canopy.</p> <ol style="list-style-type: none"> <li>2. Landscape islands shall be installed to break up the parking area into rows of not more than 20 contiguous parking spaces or 10 spaces in one row. <ol style="list-style-type: none"> <li>a. Each end of each row of parking spaces shall require a landscape island unless the end of such row of parking spaces is adjacent to a perimeter landscape.</li> </ol> </li> </ol> </li> </ul>	DC 3-15

b. The minimum width for a landscape island that is parallel to a parking space shall be equivalent to the area of one parking space (e.g. 90 degree stalls are required to be a minimum of 9' x 18', therefore the landscape island shall be at least 9' x 18'). Each landscape island or peninsula shall contain a minimum of one (1) shade tree and a combination of five (5) deciduous and evergreen shrubs or groundcover.

3. Each row of parking spaces shall be separated from one another by a six (6) foot landscape island that extends the entire length of the row of parking spaces. Such landscape island shall contain two (2) shade trees and ten (10) shrubs distributed per 45 linear feet. Additionally, six (6) foot wide pedestrian walkways, running parallel or perpendicular to the landscape islands shall be provided for convenient pedestrian access to the building entry(s) and throughout the parking lot.



Interior Parking Area Layout Example (without pedestrian walkways)

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

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

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

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

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

		<p><u>stall shall be located more than 100 feet from a shade tree</u></p> <p><u>d. shade trees are located at the end of parking rows, or between parking stalls, or between stalls and the property line.</u></p>	
<p>10-3C-3 New Landscaping</p>		<ul style="list-style-type: none"> <li>• (F) <u>Perimeter Landscaping</u>. Perimeter landscaping shall contribute to the total site area requirements in D above. The landscape screening shall provide breaks, as necessary, to allow for access to the site and sidewalk by pedestrians via pathways.             <ol style="list-style-type: none"> <li>1. Perimeters Adjacent to Public Rights-of-way.                 <ol style="list-style-type: none"> <li>a. Parking areas and drives or other vehicular areas that extend to within 50 feet of a public right-of-way shall provide a landscape screen between the parking area, drive, or other vehicular area and the right-of-way.</li> <li>b. The landscape screen shall be a minimum of ten (10') feet in width and shall contain a minimum of one (1) shade tree and ten (10) shrubs distributed per 25 linear feet of street frontage or 1 evergreen tree and 5 shrubs distributed per 25 linear feet of street frontage.</li> </ol> </li> <li>2. Perimeters Not Adjacent to Public Rights-of-way.                 <p>In addition to F-1 above, the remaining perimeter of any parking areas, drives, or other vehicular areas shall be surrounded by a continuous five (5') foot landscape border minimum. Such landscape border shall be required between any paved area and any property line, yard, or required yard. The landscape border may be interrupted for ingress and egress to structures and adjoining lots. When a shared driveway will be located at the property line, the perimeter landscaping can be located at the sides of the driveway or as a landscaped median, as applicable. The landscaped border shall consist of at least one (1) shade tree or one (1) ornamental tree and ten shrubs distributed per 25 linear feet of perimeter or 1 evergreen tree and 5 shrubs distributed per 25 linear feet of perimeter, unless existing landscaping on abutting properties prohibits planting to the required quantities, as determined by the Director or designee. If approved by the City, landscape berms may be utilized in place of the shrub requirements. <u>In accordance with City Development Code Section 10-1B-8, Alternative Methods of Compliance, the City may approve alternatives to the landscaping requirements for perimeters not adjacent</u></p> </li> </ol> </li> </ul>	<p>DC 3-16</p>

		<u>to public rights-of-way for individual properties within the I (Light Industrial) Zone, if the consistency and other standards of Section 10-1B-8 are met.</u>	
	10-3D-3 Vehicle Parking Standards	<ul style="list-style-type: none"> <li>• F. Parking Location and Shared Parking.               <ul style="list-style-type: none"> <li>4. Shared parking. Required parking facilities for two or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly, to the extent that the owners or operators show that the need for parking facilities does not materially overlap (e.g., uses primarily of a daytime versus nighttime nature), and provided that the right of joint use is evidenced by a recorded deed, lease, contract, or similar written instrument establishing the joint use. <u>The required parking in the Light Industrial (I) Zone classification can be reduced by 30% where parking facilities for 2 or more uses, structures or parcels of land are shared by a recorded instrument establishing joint use and access.</u></li> </ul> </li> </ul>	DC 3-29
City Staff / File # N/A	Table of Contents	<ul style="list-style-type: none"> <li>• Update Table of Contents as needed</li> </ul>	TOC