

LIBERTY VILLAGE

LIBERTY VILLAGE SPECIFIC AREA PLAN SUBMITTAL

Liberty Lake, Washington

September 6th, 2006

APPROVED



WHITewater CREEK INC.



C. Land Use and Development Standards

Permitted Uses:

The land uses listed herein are permitted in the Liberty Lake Village Specific Area Plan Overlay District, without special action by the Hearing Body, subject to the development standards of the Specific Area Plan Overlay. Similar use determinations shall be made in conformance with the procedures in Article 10-4G – Administrative interpretations.

Public facilities and Institutional uses:

- Churches and religious institutions
- Community center/hall/club
- Cultural center/activity center
- Fire station, police station, public office buildings
- Post Office
- Public transit transfer facility, transit stop

Commercial uses and activities:

- Athletic club, fitness center
- Bank, financial institution, insurance office
- Beauty shop, spa, saloon
- Bed and Breakfast, hotel, inn
- Bookstore, art gallery, hobby shop, florist shop
- Business office, office building
- Communication center, computer center/repair
- Recreation center
- Dance studio
- Dry cleaning, alterations, commercial laundromat
- Grocery store, market, food specialties
- Hardware store, household repair
- Medical/dental clinic, emergency medical services, dental lab
- Performing arts theater, motion-picture theater
- Pharmacy, optical shop, medical products
- Print shop, reprographics, graphic services, package express
- Repair shop for household items
- Research and development facility
- Storefront retail shops
- Restaurant, coffee shop, café, deli, food service
- Showrooms including storage not exceeding 1,500 s.f. per tenant
- Small animal clinic/veterinarian
- Winery, micro-brew, sports bar, tavern
- Educational facility, private school
- Live/work units
- Apartments and townhouse/mixed use structure

Residential Uses:

- Single family residence
- Single family dwelling, attached
- Single family dwelling, courtyard (attached or detached)
- Duplex
- Townhouse attached
- Multiple-family dwellings (less than 29 units/acre)
- Accessory caretaker or caregiver residence (within residence or accessory building)

- Accessory dwelling unit
- Specialty housing (independent seniors, assisted living, convalescent home, Alzheimer facilities)
- Community residential facility (6 or fewer residents)
- Community residential facility (7 to 25 residents)
- Accessory parking structure(s)

Neighborhood Services:

- At home family child/day care (5 or fewer children)
- Child care center, nursery, pre-school
- Neighborhood park, homeowner's park, entry features, pathways, open space
- Streetscape and pedestrian features, gazebo, bike-racks

Temporary Uses (Temporary use permit required):

- Temporary construction/sales office
- Temporary buildings, construction activities
- Parades, tents, bleachers
- Public area assembly for seasonal and special events

Special restrictions (Design evaluation/approval required per covenants):

- Drive-through windows in conjunction with retail uses
- Home occupations
- Communication tower, antennas, commercial satellite dishes
- Roof mounted HVAC systems
- Commercial signage
- Convenience store/gas station
- Commercial parking structure, commercial storage
- Espresso stand
- Public utility distribution facilities, transmission facility
- Vendor wagons

Prohibited uses:

- Adult entertainment establishment
- Adult retail use establishment
- Manufactured Home Court
- Mini-storage facility
- Community treatment facility, halfway house
- Industrial fabrication, welding shop, storage yard
- Wrecking yard, auto-body shop, major automotive/truck repair

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 include detached garages, home office, hobby/work areas, private greenhouses and similar structures. Accessory structures shall only be allowed on parcels in conjunction with a primary permitted use and conform to building setbacks, site coverage requirements and height limitations. No commercial or industrial activities, including home occupations, shall be permitted in an accessory structure within a lot used for residential purposes. Detached structures for single family homes and duplexes and townhouse units shall not exceed 600 sq. ft. per dwelling unit and shall be limited to one story (15 ft.) in height. Accessory structures shall also be allowed on top of a detached garage (above 15 feet in height) provided such structures do not exceed the height of the primary residence.