

Article 10-2E — RD-M (Neighborhood Center Mixed-Use) District

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10-2E-1 Purpose

The RD-M (Neighborhood Center Mixed-Use) District is intended to promote the livability, stability, and improvement of the City's neighborhood mixed use areas. This article provides standards for the orderly improvement and expansion of the of the RD-M (Neighborhood Center Mixed-Use) District based on the following principles:

- A. Efficient use of land and urban services.
- B. A mixture of land uses within the RD-M Zone to encourage walking as an alternative to driving, and provide more employment and housing options.
- C. A connection to neighborhoods and other employment areas.
- D. The RD-M (Neighborhood Center Mixed-Use) District provides both formal and informal community gathering places.
- E. Providing an appropriate level of retail and commercial services to the neighborhood.
- F. Provide visitor accommodations and tourism amenities.
- G. Transit-oriented development reduces reliance on the automobile and parking needs.

10-2E-2 Permitted Uses (P)

- A. Permitted Uses. The land uses listed in the River District Zoning Matrix under the RD-M

(Neighborhood Center Mixed-Use) District with the letter “P” are permitted in the RD-M zone, without special action by the Hearing Body, subject to development standards of the RD-M (Neighborhood Center Mixed-Use) District, and other applicable portions of this Code. Only land uses which are specifically listed in the River District Zoning Matrix and land uses which are approved as “similar” to those in the River District Zoning Matrix 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.

10-2E-3 Limited Uses (L)

- A. Limited Uses. The land uses listed in the River District Zoning Matrix under the RD-M (Neighborhood Center Mixed-Use) District with the letter “L” are allowed in the RD-M zone if they comply with the development standards of the RD-M (Neighborhood Center Mixed-Use) 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 River District Zoning Matrix, and land uses which are approved as “similar” to those in the River District Zoning Matrix, may be permitted as Limited 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 RD-M 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.

1. Agriculture (actively farmed)

- a. Existing uses only, new agriculture (actively farmed) uses not permitted.
- b. Small scale orchards, vineyards and community gardens are permitted.

2. Home Occupation

- a. Requires application for and approval of a home occupation permit as outlined in Section 10-4I-2.

3. 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 special community events such as Liberty Lake Yard Sale Weekend.

4. Public assembly

- a. Requires application for and approval of a Public Assembly Permit from the Building Official.

5. Seasonal and special events

- a. Requires application for and approval of a Temporary Use Permit as outlined in Section 10-4I-1.

6. Temporary construction / sales office

- a. Requires application for and approval of a Temporary Use Permit as outlined in Section 10-4I-1.

7. Automobile parts sales (retail)

- a. The automobile parts sales store shall be contained within an enclosed building which does not exceed 10,000 square feet or 100 feet of street frontage, whichever is less.
- b. Sidewalks or pathways shall be provided to connect pedestrians from the frontage street to the automobile parts sales building.

8. Participant & spectator sports facilities

- a. Outdoor gun and archery ranges, racetracks or riding facilities (animal or motorized vehicle oriented), paintball facilities, stadiums, arenas, and water or amusement parks are prohibited.
- b. All lighting shall be directed downward.
- c. The hours of operation shall be limited to 7:00 a.m. to 11:00 p.m.

9. Drive—thru facilities

- a. Uses which are permitted outright in the RD-M zone may incorporate drive-thru facilities as defined herein into their building and site design.
- b. In all cases, such facilities shall be designed and constructed in accordance with the provisions for drive-thru facilities contained within the Design Standards of Chapter 3 as applicable to the River District Specific Area Plan.
- c. Drive-through facilities are not a right; the size of the site or the size and location of existing structures may make it impossible to meet the standards of this chapter.

10. Sports Bar

- a. Building to be oriented to the street with main entrance fronting on the street, street corner, plaza or courtyard.
- b. Sidewalks or pathways shall be provided to connect pedestrians from the frontage street to the primary business entrance.
- c. Architectural design should be compatible with Village Center or neighborhood character.

11. Tavern/ pub/ liquor store

- a. Building or portion of mixed-use building shall not exceed 5000 square feet.
- b. Building to be oriented to the street with main entrance fronting on the street, street corner, plaza or courtyard.
- c. Sidewalks or pathways shall be provided to connect pedestrians from the frontage street to the primary business entrance.
- d. Architectural design should be compatible with Village Center or neighborhood character.

12. Accessory dwelling unit, attached

- a. No off-street parking space shall be required for the ADU, in addition to the off street parking required for the principal unit or mixed use building.

- b. The ADU shall be a complete, separate housekeeping unit that is within or attached to the principal unit or building with a common wall(s) and that meets the building code requirements for floor area and room sizes.
- c. The ADU shall be clearly a subordinate part of the principal unit or building. In no case shall it be more than 50% of the principal unit's total livable floor area, above grade, nor more than 900 square feet, whichever is less.
- d. The ADU shall not have more than 2 bedrooms.
- e. A maximum of one ADU is allowed per lot. An attached ADU shall not be allowed on lots containing a detached ADU, duplex, or multi-family dwelling. Within non-residential buildings one ADU dwelling unit shall be allowed. This is not intended to limit the number of residential units in a mixed use building.
- f. An ADU shall not be permitted if the principal unit or mixed use building is less than 1,200 square feet.
- g. The ADU shall be designed in a manner so that the appearance of the principal unit remains that of a single-family residence. The ADU and its entrance shall be located in such a manner as to be unobtrusive in appearance when viewed from the front of the lot.
- h. The principal unit or ADU shall be owner-occupied (this provision is not applicable for commercial buildings). Home occupations shall be allowed within the ADU.

13. Accessory dwelling unit, detached

- a. No off-street parking space shall be required for the ADU, in addition to the off-street parking required for the principal unit.
- b. The ADU shall be a complete, separate housekeeping unit that meets the building code requirements for floor area and room sizes.
- c. The ADU shall not be more than 35% of the principal unit's total livable floor area, above grade, nor more than 900 square feet, whichever is less.
- d. The ADU shall not have more than 2 bedrooms.
- e. A maximum of one ADU is allowed per lot. A detached ADU shall not be allowed on lots containing an attached ADU, duplex, or multi-family dwelling unit.
- f. When measured from ground level, the ridge of the ADU's pitched roof shall not exceed 32 feet or the height of the principal unit, whichever is less.
- g. Detached ADU's shall not be allowed on lots that are less than 5,000 square feet in size.
- h. The ADU shall be designed in a manner so that the appearance of the lot remains that of a single-family residential lot. The detached ADU shall be unobtrusive in appearance when viewed from the front of the lot. A minimum 6 foot sight-obscuring fence shall be required to buffer a detached ADU from adjacent lots, unless waived in acknowledged writing by abutting property owners.
- i. The principal unit or ADU shall be owner-occupied.
- j. Home occupations will be allowed within the detached accessory dwelling unit.

14. Dwelling, multi-family

- a. Projects that propose 50 multi-family dwelling units or more shall provide an equivalent square footage of nonresidential uses within the permit application. Mixed use buildings, specialty housing, and single family attached dwellings (townhomes) are exempt from this provision.

15. Specialty housing (independent senior, assisted living, nursing home, convalescent home, Alzheimer's facilities)

- a. All specialty housing shall be duly licensed by the State of Washington, if required by the State.
- b. A minimum of one parking space shall be provided for each employee and typical number of visitors, in accordance with Article 10-3D-3 - Parking requirements.

16. Light manufacturing & assembly

- a. The light manufacturing & assembly use shall be completely enclosed within a building.
- b. On parcels abutting an arterial or collector street, the facility shall only be permitted if design techniques are used to minimize perceived building mass and achieve architectural and human scale from abutting rights-of-way and public open spaces. In meeting this requirement, buildings shall exceed the architectural guidelines and special standards in Section 10-2F-10 below and will normally include terracing of upper floors and modulation of front facades.
- c. Sidewalks or pathways shall be provided to connect pedestrians from the frontage street to the light manufacturing & assembly building.

17. Light manufacturing & assembly w/ retail sales showroom

- a. The light manufacturing & assembly use shall be completely enclosed within a building.
- b. Retail sales showroom shall comprise at least 5% of the gross floor area of the light manufacturing and assembly portion of the building, in return, a 5% reduction in the required parking shall be granted.
- c. Sidewalks or pathways shall be provided to connect pedestrians from the frontage street to the light manufacturing & assembly building.

18. Macro wireless communication antenna array

Prior to issuance of a building permit, the applicant shall have demonstrated compliance with the conditions and standards set forth herein:

- a. The maximum height of the mounted antenna shall not exceed 20 feet above the height of the existing building or structure upon which it is mounted. The height of an antenna array mounted on a wireless communication support tower or alternative tower structure shall be included in the vertical measurement use to calculate the maximum allowable height of the support structure.
- b. The applicant shall provide a certified statement from a licensed radio frequency (RF) engineer demonstrating need within network buildout and a report of radio frequency (RF) emissions existing at occupancy, maximum future projected emission measurements, and cumulative emissions from multiple antenna arrays located on the same structure or wireless communication support tower are all within the standards required by FCC. Interferences with public broadcast transmissions to the local community is prohibited.

- c. The applicant shall meet and provide documentation that all applicable requirements of 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.

19. Small wireless facility

- a. Siting Hierarchy.
 - i. Collocation on an existing building or existing or replacement non-wooden light poles is the preferred siting location in this zone.
 - ii. If collocation as described in the subparagraph above is demonstrated to be technically infeasible or inadequate for network objectives, collocation on an existing or replacement utility pole within the zoning district shall be allowed.
 - iii. If collocation as described in the subparagraph above is demonstrated to be technically infeasible or inadequate for network objectives, a wireless only pole shall 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 cell wireless facilities.
- c. Must meet design standards as detailed in City Development Code §10-3F-4.
- d. Small Wireless Facility Permit is required, as detailed in City Development Code §10-4I-4.

10-2E-4 Conditional Uses (CU)

- A. Conditional Uses. The land uses listed in the River District Zoning Matrix under the RD-M (Neighborhood Center Mixed-Use) District with the letters “CU” are permitted to locate in the RD-M 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 River District Zoning Matrix, and land uses which are approved as “similar” to those in the River District Zoning Matrix, 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 RD-M Zone Conditional Uses.
 - 1. **Public or Private utility local production or distribution facility**
 - a. The utility company shall secure the necessary property or right of way to assure for the proper construction, maintenance, and general safety of properties abutting the public utility local distribution facility.
 - b. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under Article 10-4H.

10-2E-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 mixed use 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 Dwellings, please refer to Section 10-2E-3). Accessory structures shall comply with all of the following standards and Sections 10-2E-6 for setbacks and 10-2E-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 (10-2E-6, 10-2E-7, 10-2E-8, 10-2E-9, 10-2E-10, and 10-2E-11), unless specifically exempted, or alternative methods are authorized, or a variance is approved by the City.

10-2E-6 Development Setbacks

In the RD-M (Neighborhood Center Mixed-Use) District, the setback standards are flexible to encourage public spaces between sidewalks and building entrances (e.g., extra-wide sidewalks, plazas, squares, outdoor dining areas, and pocket parks). The standards encourage placement of buildings close to the street to create a vibrant pedestrian environment, to slow traffic down, to provide a storefront character to the street, and to encourage walking. The standards also encourage the formation of solid blocks of buildings to create a walkable environment.

Building setbacks are measured from perimeter of the structure to the respective property line. Setbacks for decks and porches are measured from the edge of the deck or porch to the property line. The setback standards, as listed below, apply to primary structures as well as accessory structures, unless otherwise specified above for Limited or Conditional Uses. If an existing border easement is in place, the setback is measured from the back of the border easement.

A. Front Yard Setbacks

1. There is no minimum front yard setback required, unless easements prohibit.
2. The maximum allowable front yard setback is 25 feet. This standard is met when a minimum of 25 percent of the front building elevation is placed no more than 25 feet back from the front property line, or the back of the border easement, as applicable. On parcels with more than one building, this standard applies to the building located the closest to the front property line.
3. The maximum setback may be increased if the increased setback is used for the following pedestrian or aesthetic amenities associated with the building use (e.g., extra-wide sidewalk, plaza, pocket park, outdoor dining area, courtyard, etc. or additional front yard landscaping).

B. Rear Yard Setbacks

1. There is no minimum rear yard setback,
2. For buildings on through-lots (lots with front and rear frontage onto a street), the front yard setbacks in "A" apply.

C. Side Yard Setbacks

There is no minimum side yard setback required, except that buildings shall conform to the vision clearance standards in Chapter 3, and the applicable fire and building codes for attached structures, fire walls, and related requirements.

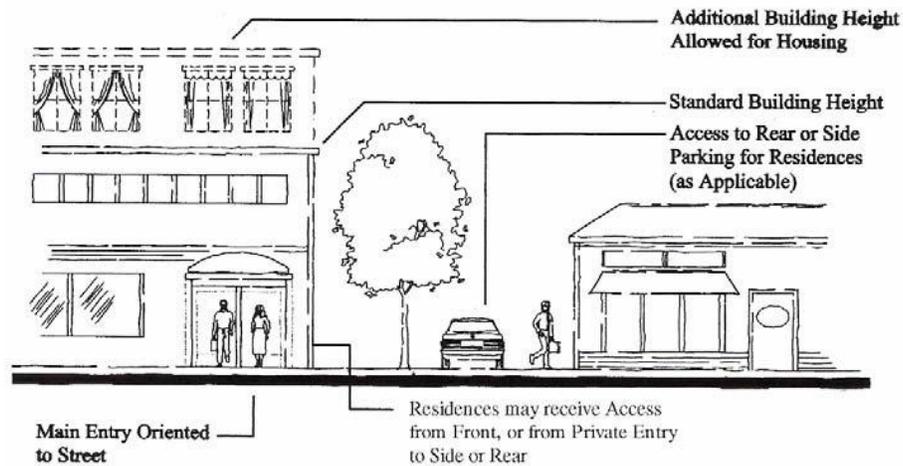
D. Setback Exceptions

Eaves, chimneys, bay windows, overhangs, cornices, awnings, canopies, porches, decks, pergolas, and similar architectural features may encroach into setbacks by no more than 5 feet, subject to compliance with applicable standards of the Uniform Building Code and Uniform Fire Code. Walls and fences may be placed on property lines, subject to the standards in Chapter 3. Walls and fences within front yards shall additionally comply with the vision clearance standards in Chapter 3. The Zoning Administrator has the discretion to allow an increase in the maximum setback.

10-2E-7 Lot Area, Dimensions, Coverage, & Residential Density

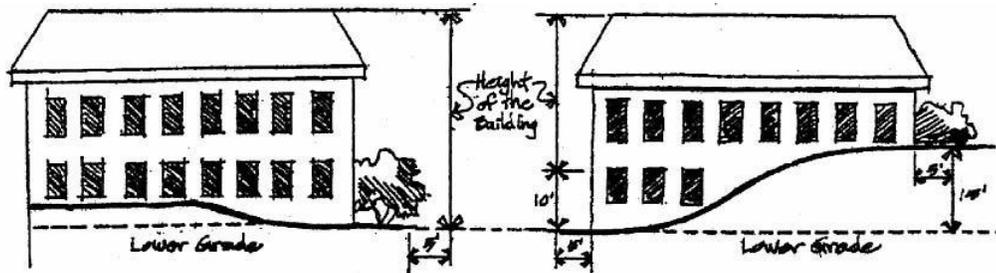
- A. Residential Density Standard. There is a minimum residential density standard of 6 units per net acre when housing / residential is included in a project. There is no maximum net density.
1. The density standards may be averaged over more than one development phase (i.e., as in a zoning category of a specific area plan).
 2. The following types of housing categorized under other uses, are exempt from the density standards: Specialty housing (independent senior, assisted living, nursing home, convalescent home, Alzheimer's facilities), social service facilities, and bed and breakfast inns. Additionally, Accessory Dwelling Units (ADU's) are exempt due to their small size and low occupancy level.
- B. Maximum Lot Coverage, Lot Area, & Dimensions. There is no maximum lot coverage, or minimum or maximum lot area, width, or depth.
- C. Restrictions. Structures shall not be placed over an easement that prohibits such placement or encroach into the public right-of-way.
- D. Exception. The minimum net density standards above may not apply when physical constraints (e.g., topography) prevent construction in conformance with the standards, as determined by the Zoning Administrator.

10-2E-8 Building Height



All buildings in the RD-M (Neighborhood Center Mixed-Use) District shall comply with the following building height standards. The standards are intended to allow for development of appropriately-scaled buildings with a pedestrian friendly character:

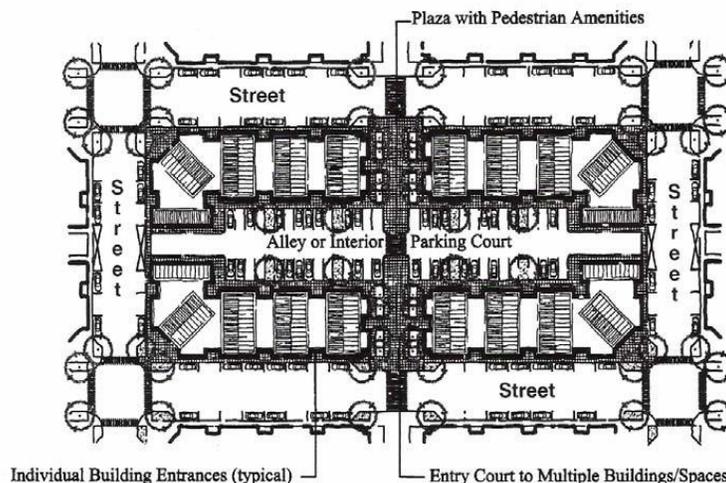
- A. **Building Height Standard.** Buildings within the RD-M Zone shall be no more than 80 feet tall. The maximum height may be increased by 10 feet when housing is provided above the ground floor (“vertical mixed use”), as shown above. The building height increase for housing shall apply only to that portion of the building that contains housing. Roof equipment and other similar features which are necessary to the commercial / industrial operation shall be screened, and shall not exceed 6 feet in height, which shall be included within the maximum height. The screen shall consist of a parapet wall or similar aesthetically pleasing architectural feature, as determined by the Zoning Administrator or designee. Equipment not visible from 5’ above the centerline of the adjoining street will not have to meet screen requirements.



- B. **Method of Measurement.** “Building height” is measured as the vertical distance above a reference datum measured to the highest point of the roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building (see above examples):

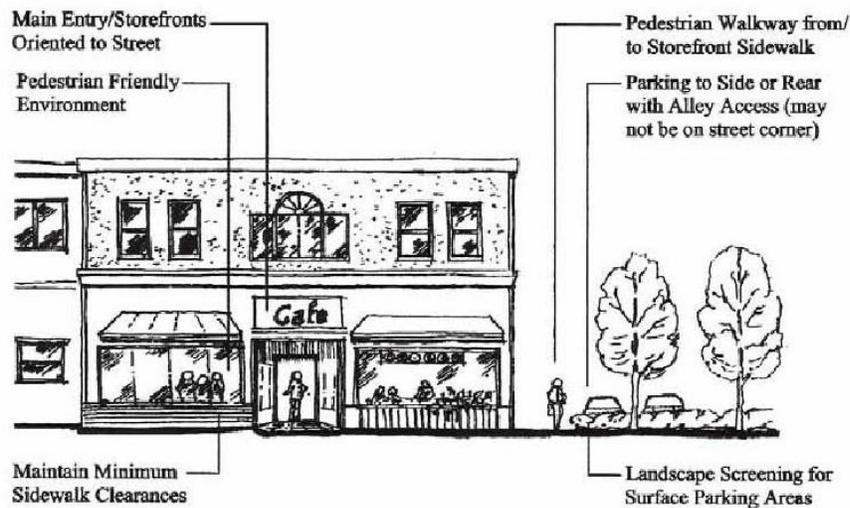
1. The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of an exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above the lowest grade;
2. An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface described in subsection ‘1’ above is more than 10 feet above the lowest grade. The height of a stepped or terraced building is the maximum height of any segment of the building. Not included in the maximum height are: chimneys, bell towers, steeples, roof equipment, flag poles, and similar features which are not for human occupancy.

10-2E-9 Building Orientation

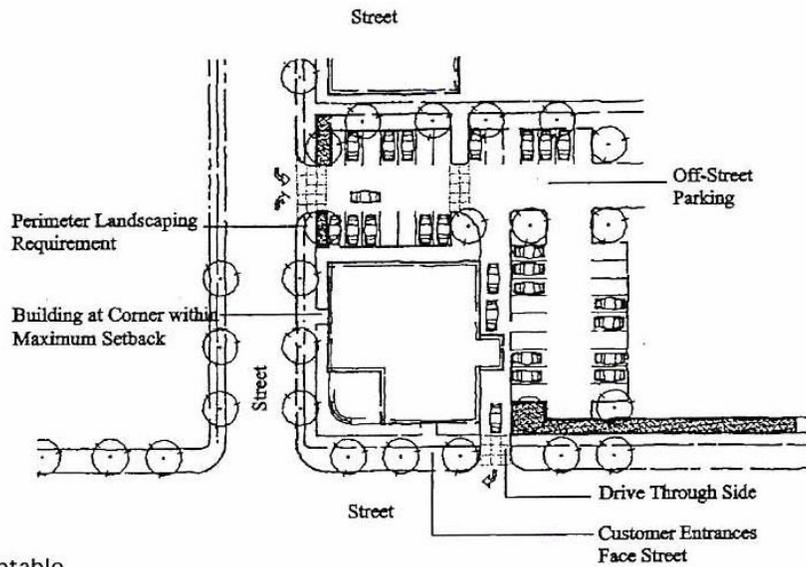


Block Layout Example

- A. Purpose. This section is intended to promote the walkable, pedestrian friendly character of the RD- M (Neighborhood Center Mixed-Use) District by orienting (placing or locating) buildings close to streets. Placing buildings close to the street also slows traffic down and provides more “eyes on the street”, increasing the safety of public spaces. The standards, as listed and illustrated below, compliment the front yard setback standards in Section 10-2E-6 above.
- B. Applicability. This section applies to all buildings in the RD-M Zone, except that the standard shall not apply to buildings which do not receive the public (e.g., buildings used solely for storage or for housing mechanical equipment; and similar uses).
- C. Building orientation standards. All buildings which are subject to this Section shall be oriented to a street and shall be configured to provide a rear, side, or interior parking area. The building orientation standard is met when all of the following criteria are met:
1. Compliance with the setback standards in Section 10-2E-6.
 2. Off-street parking, drives, or other vehicle areas shall not be placed between buildings and streets, unless otherwise permitted by this Code. Refuse enclosures shall be oriented away from adjacent structures to the greatest extent practical and shall not be placed between buildings and streets. Refuse enclosures shall be screened with a wall of not less than 6 feet in height, as outlined in Chapter 3.
 3. Buildings should be oriented to the primary street with main entrance(s) fronting on the street, street corner, plaza or courtyard. Entrances (primary, service or secondary) may be oriented to a sideyard, however pedestrian connections to the street, alley, parking lot or other service access shall be provided.



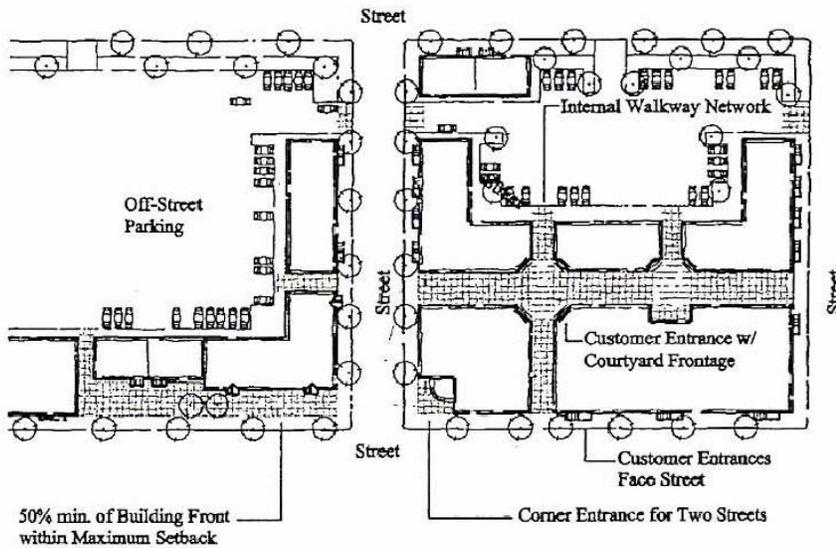
Mixed Use Building Orientation Example



Acceptable

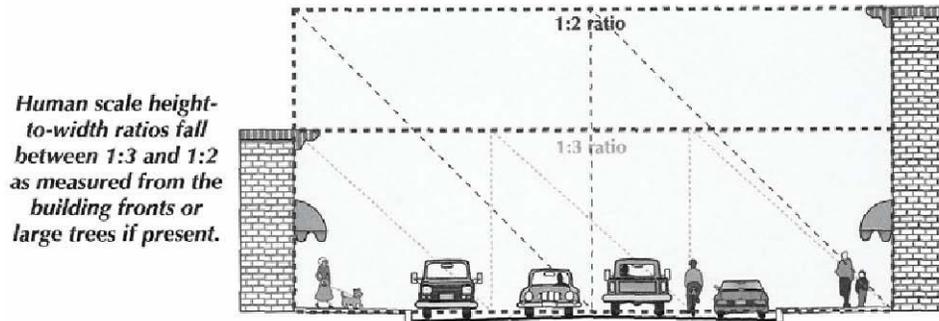
Site layout for drive through uses should place parking and driveways away from pedestrian areas.

Orientation Examples for Businesses with a Drive-Thru



Mixed Use Site Layout Example

10-2E-10 Architectural Guidelines and Special Standards



1:3 height-to-width ratio creates a human scale Main Street



1:7 height-to-width ratio creates a scale uncomfortable for pedestrians



- A. Purpose. The architectural guidelines are intended to provide detailed, human-scale design, while affording flexibility to use a variety of building styles.
- B. Applicability. This section applies to all buildings in the RD-M Zone that require Site Design Review (see Section 10-4C-2). Limited and Conditional Uses within the RD-M Zone are also required to comply with the standards outlined above in Section 10-2E-3 or 10-2E-4. Buildings that do not require site design review are encouraged to incorporate these standards.

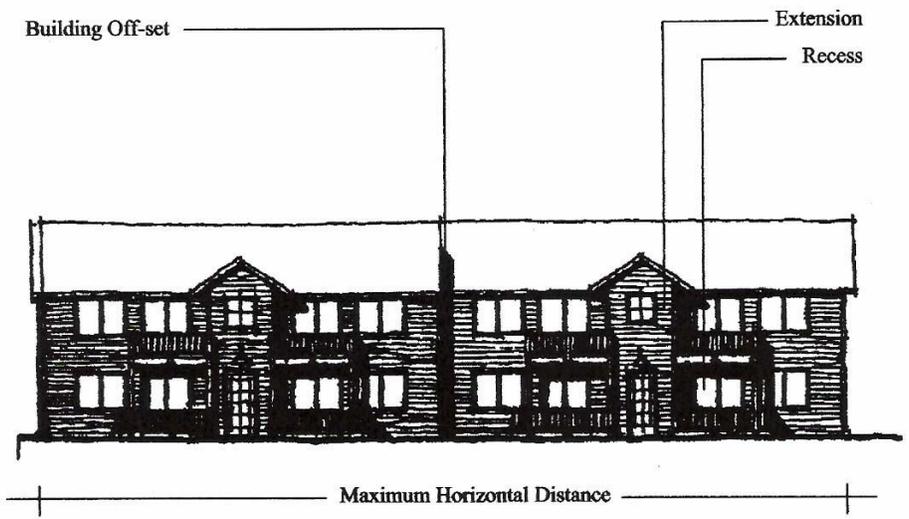
C. Standards. All buildings which are subject to this Section shall comply with all of the following standards. The graphics provided are intended to show examples of how to comply. Other building styles and designs can be used to comply, so long as they are consistent with the text of this section. An architectural feature (i.e., as shown in the graphics) may be used to comply with more than one standard.

1. Detailed Design. All buildings shall provide detailed design along the front building elevation (i.e., facing the street), as applicable. Note: the example shown above is meant to illustrate required building design elements, and should not be interpreted as a required architectural style.

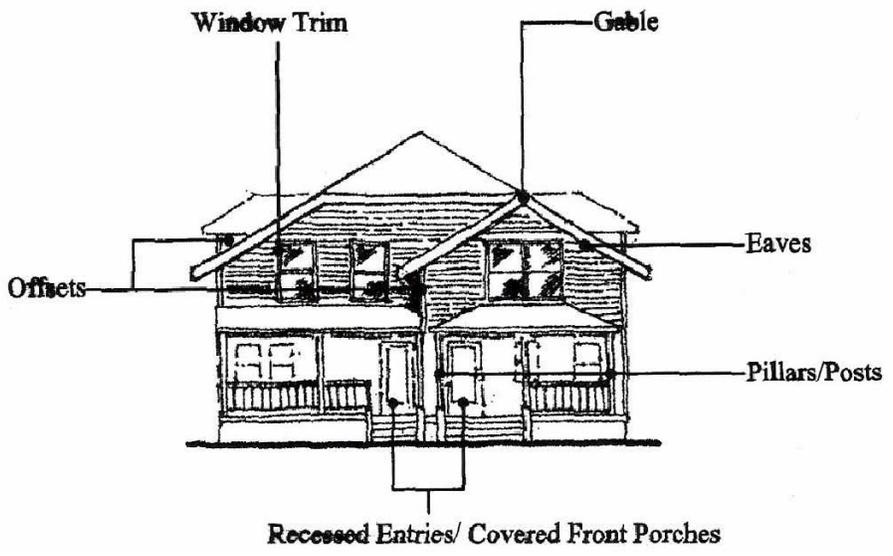
- a. Corner building entrances on corner lots. Alternatively, a building entrance may be located away from the corner when the building corner is beveled or incorporates other detailing to reduce the angular appearance of the building at the street corner.
- b. Regularly spaced and similar-shaped windows with window hoods or trim (all building stories). Buildings that are unable to provide regularly spaced and similar-shaped windows due to the internal function of the building space (e.g., mechanical equipment, manufacturing areas, etc.) may not be required to meet this standard.
- c. Large display windows on the ground-floor (non-residential uses only). Display windows shall be framed by bulkheads, piers and a storefront cornice (e.g., separates ground- floor from second story, as shown above). Buildings that are unable to provide large display windows due to the internal function of the building space (e.g., mechanical equipment, manufacturing areas, etc.) may not be required to meet this standard.
- d. Decorative cornice at top of building (flat roof); or eaves provided with pitched roof.
- e. All residential buildings subject to site design review shall also comply with "2" below.

2. Residential Buildings.

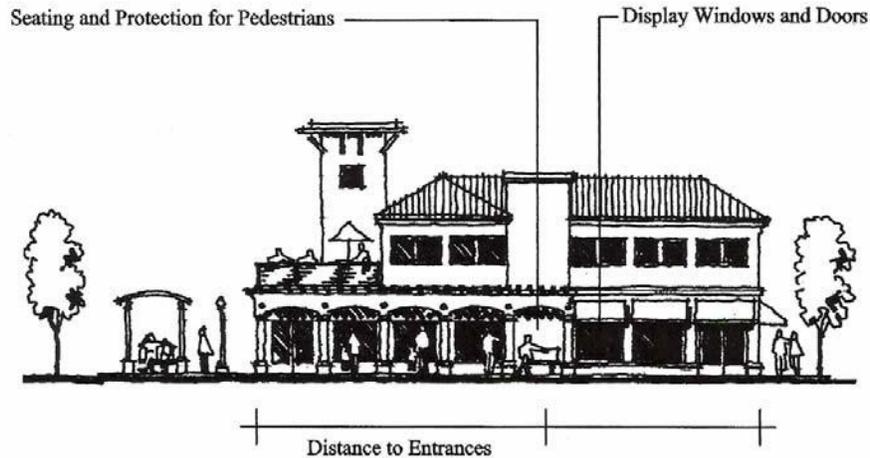
- a. All buildings shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building surfaces, as shown in the following Figures. Along the vertical face of a structure, such features shall occur at a minimum of every 40 feet, and on each floor shall contain at least two of the following features:
 - i. Recess (e.g., deck, patio, courtyard, entrance or similar feature) that has a minimum depth of 4 feet;
 - ii. Extension (e.g., floor area, deck, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or
 - iii. Offsets or breaks in roof elevation of 2 feet or greater in height.
- b. Residential buildings shall provide detailed design along all elevations (i.e., front, rear and sides). Detailed design shall be provided by using at least 4 of the following architectural features on front elevations and 2 on rear and sides, as appropriate for the proposed building type and style (may vary features on rear/side/front elevations):



Multi-Family Housing



- i. Dormers
 - ii. Gables
 - iii. Recessed entries
 - iv. Covered porch entries
 - v. Cupolas or towers
 - vi. Pillars or posts
 - vii. Eaves (min. 6-inch projection)
 - viii. Off-sets in building face or roof (minimum 16 inches)
 - ix. Window trim (minimum 4-inches wide)
 - x. Bay windows
 - xi. Balconies
 - xii. Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features)
 - xiii. Decorative cornices and roof lines (e.g., for flat roofs)
 - xiv. An alternative feature providing visual relief, similar to the above options.
3. Design of Large-Scale Buildings and Developments. All large-scale buildings and developments shall provide human-scale design by conforming to the standards in subsections a & b, below. Large-scale buildings and developments are buildings with greater than 20,000 square feet of enclosed ground-floor space (i.e., “large-scale”) or multiple-building developments with a combined ground-floor space (enclosed) greater than 40,000 square feet (e.g., shopping centers, public/institutional campuses, and similar developments). Multi-tenant buildings shall be counted as the sum of all tenant spaces within the same building shell.
- a. Incorporate changes in building direction (i.e., articulation), and divide large masses into varying heights and sizes, as shown above. Such changes may include building offsets; projections; changes in elevation or horizontal direction; sheltering roofs; terraces; a distinct pattern of divisions in surface materials; and use of windows, screening trees; small-scale lighting (e.g., wall-mounted lighting, or up-lighting); and similar features. Note: the example shown below is meant to illustrate examples of these building design elements, and should not be interpreted as a required architectural style.
 - b. Every building elevation adjacent to a street with a horizontal dimension of more than 100 feet, as measured from end-wall to end-wall, shall have a building entrance; except that building elevations that are unable to provide an entrance due to the internal function of the building space (e.g., mechanical equipment, areas where the public or employees are not received, etc.) may not be required to meet this standard. Pathways shall connect all entrances to the street right-of-way, in conformance with Chapter 3.



D. Materials & Colors. 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 and colors apply to new construction projects or remodels/ additions to existing projects in the RD-M Zone, and the color standards shall also apply to tenant improvements:

1. Acceptable Roofing Materials
 - a. Composition
 - b. Composite Flat Roof
 - c. Concrete tile
 - d. Slate
 - e. Cedar Shake
 - f. Metal - tile or shake only
 - g. Copper Shake
 - h. Painted corrugated metal
 - i. Other materials determined acceptable by the Zoning Administrator
2. Prohibited Roofing Materials
 - a. Galvanized corrugated metal
3. Acceptable Siding Materials
 - a. Brick
 - b. Stucco or Dryvit
 - c. Cultured or Natural Stone
 - d. Concrete Block - split faced, smooth (non-residential structures only)
 - e. Concrete Tilt-Up (non-residential structures only)
 - f. Wood

- g. Vinyl - tile or shake only
 - h. Metal - tile or shake only
 - i. Vinyl Lap
 - j. Fiber cementious board
 - k. Painted corrugated metal (only with detailing)
 - l. Other materials determined acceptable by the Zoning Administrator
4. Prohibited Siding Materials
- a. T-111 (may be used when combined with detailing noted below)
 - b. Galvanized corrugated metal
5. Detailing
- a. Brick
 - b. Stone
 - c. Wood or Timber
 - d. Board and Batten
 - e. Painted corrugated metal
 - f. Other materials determined acceptable by the Zoning Administrator
6. Colors
- a. Color, as well as material selection, for buildings in the RD-M zone should reinforce overall massing and architectural concepts while portraying a sense of high quality and permanence. Colors shall be low reflectance.
 - b. Paint color should be, at a minimum, appropriate to the style and setting of the building. Color selection should complement the proposed building as well as other buildings in the block. In general, color schemes for wall and major decorative trim or details should be kept simple; in most cases, the color or colors chosen for a storefront should be used on other painted exterior detailing (windows, shutter, cornice, etc.) to unify upper and lower portions of the facade.
 - c. Building trim and accent areas can feature brighter colors, including primary colors, if approved through the design review process. Neon tubing may be acceptable for accent light at building entrances, building trim, or accent areas, if approved through the City design review process.
 - d. Corporate / trademark colors may be used on the building elevation / siding, roof, trim, or accent areas as long as they comply with these color standards. Corporate / trademark colors can be used on signage

10-2E-11 Pedestrian and Transit Amenities

- A. Purpose. This section is intended to complement the building orientation standards in Section 10- 2E-9 above, and the street standards in the River District SAP, by providing comfortable and inviting pedestrian spaces within the RD M (Neighborhood Center Mixed-Use) District. Pedestrian amenities serve as informal gathering places for socializing, resting, and enjoyment,

and contribute to a walkable district.

- B. Applicability. This section applies to all buildings in the RD-M Zone that require Site Design Review (see Section 10-4C-2). Limited and Conditional Uses within the RD-M Zone are also required to comply with the standards outlined above in Section 10-2E-3 or 10-2E-4. Buildings that do not require site design review are encouraged to incorporate these standards.
- C. Guidelines and Standards. Every development shall provide one or more of the “pedestrian amenities” listed below, and illustrated above. Note: the example shown above is meant to illustrate examples of pedestrian amenities. Other types of amenities and designs may be used. Pedestrian amenities may be provided within a public right-of-way when approved by the City.
1. A plaza, courtyard, square or extra-wide sidewalk next to the building entrance (minimum width of 12 feet);
 2. Sitting space (i.e., dining area, benches or ledges between the building entrance and sidewalk (minimum of 16 inches in height and 30 inches in width);
 3. Building canopy, awning, pergola, or similar weather protection (minimum projection of 4 feet over a sidewalk or other pedestrian space).
 4. Public art which incorporates seating (e.g., fountain, sculpture, etc.).
 5. Transit amenity, such as bus shelter or pullout, in accordance with the City’s Transportation Plan and guidelines established by Spokane Transit Authority (STA).

10-2E-12 Design Standards

The City’s development design standards are contained in both Chapter 2 and Chapter 3. It is important to review both chapters, and all relevant code sections within the chapters, to determine which standards apply.

- A. Additional Design Standards. In addition to the standards outlined in this article, development within the RD-M Zone will require compliance with Chapter 3 and other applicable portions of this Code.