CHAPTER 3

DESIGN AND MAINTENANCE STANDARDS

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Article 10-3A — Design Standards Administration

Sections:

10-3A-1 **Applicability**

10-3A-2 **Types of Design Standards**

10-3A-1 Applicability

All developments within the City must comply with the provisions of Chapter 3, as well as the article within Chapter 2 for the zone the development is located. Some developments, such as major projects requiring land division and/or site design review approval, may require detailed findings demonstrating compliance with each chapter of the code. For smaller, less complex projects, fewer code provisions may apply.

10-3A-2 Types of 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. The City may prepare checklists to assist property owners and applicants in determining which sections apply.

A. Chapter 3. The design standards contained within the following articles apply throughout the City, for all land use types:

1. Article 10-3B - Access and Circulation
2. Article 10-3C - Landscaping, Street Trees, Fences and Walls
3. Article 10-3D - Vehicle and Bicycle Parking
4. Article 10-3E - Signage Standards
5. Article 10-3F - Other Design Standards
6. Article 10-3G - Public Facilities Standards
7. Article 10-3H - Stormwater Management
8. Article 10-3I - Property Maintenance Standards

B. Chapter 2. Each zoning district (Chapter 2) provides design standards that are specifically tailored to the zoning district. For example, the R-1 (Single Family Residential) District contains building design guidelines that are different than those provided in the M-1 (Neighborhood Center Mixed-Use) District, due to differences in land use, building types, and compatibility issues. In addition, each district provides special standards that are meant to address the impacts or characteristics of certain land uses.

Article 10-3B — Access and Circulation

Sections:

10-3B-1 **Purpose**

10-3B-2 **Vehicular Access and Circulation**

10-3B-3 **Pedestrian Access and Circulation**

10-3B-1 Purpose

The purpose of this article is to ensure that developments provide safe and efficient access and circulation for pedestrians and vehicles. Section 10-3B-2 provides standards for vehicular access and circulation. Section 10-3B-3 provides standards for pedestrian access and circulation. Standards for transportation improvements are provided in Article 10-3G.

10-3B-2 Vehicular Access and Circulation

A. Intent and Purpose. The intent of this article is to manage vehicle access to development through a connected street system, while preserving the flow of traffic in terms of safety, roadway capacity, and efficiency. Access shall be managed to maintain an adequate "level of service" and to maintain the "functional classification" of roadways, as required by the City's Transportation Improvement Program. Major roadways, including arterials and collectors, serve as the primary system for moving people and goods. "Access management" is a primary concern on these roads. Local access streets and driveways provide access to individual properties. Alleys can provide secondary access to properties. If vehicular access and circulation are not properly designed, these roadways will be unable to accommodate the needs of development and serve their transportation function. This article attempts to balance the right of reasonable access to private property with the rights of all citizens. It also requires all developments to construct planned streets (arterials and collectors) and to extend local access streets. Also see Article 10-3G.

To achieve this policy intent, roadways have been categorized in the Comprehensive Plan by function and classified for access purposes based upon their level of importance and function, (see Article 10-3G). Regulations have been applied to these roadways for the purpose of reducing traffic accidents, personal injury, and property damage attributable to access systems, and to thereby improve the safety and operation of the roadway network. This will protect the substantial public investment in the existing transportation system and reduce the need for expensive remedial measures. These regulations also further the orderly layout and use of land, protect community character, and conserve natural resources by promoting well-designed road and access systems and preventing the unplanned subdivision of land.

B. Applicability. This article shall apply to all vehicular access and traffic circulation within the City and to all abutting properties.

C. Approach Permit Required. Access to a public street requires an Approach Permit in accordance with the following procedures:

1. Permits for access to City streets shall be subject to review and approval by the City Engineer based on the standards contained in this article, the provisions of Article 10- 3G, and other

applicable City Engineering Design Standards. An approach permit may be in the form of a permit issued by the City, or it may be attached to a land use decision notice as a condition of approval.

2. Permits for access to State highways shall be subject to review and approval by Washington Department of Transportation (WSDOT).

D. Traffic Study Requirements. The City or other agency with access jurisdiction may require a traffic study prepared by a qualified professional engineer licensed in the State of Washington to determine access, circulation and other transportation requirements or participation in an established traffic mitigation plan shall be required. (See also, Article 10-3G)

E. Conditions of Approval. The City may, in the case of new development along arterial or collector streets, require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage street, installation of traffic control devices, and/or other mitigation as a condition of granting an approach permit. Access to and from off-street parking areas shall not permit backing onto a public street, except in Residential Zones.

F. Access Options. When vehicle access is required for development (i.e., for off-street parking, delivery, service, drive-through facilities, etc.), access shall be provided by one of the following methods (a minimum of 10 feet per lane is required). These methods are "options" to the developer/subdivider, unless one method is specifically required by Chapter 2 (i.e., under "Limited or Conditional Uses").

1. Option 1. Access is from a private street or driveway connected to an adjoining property that has direct access to a public street (i.e., "shared driveway"). A public access easement covering the driveway shall be recorded in this case to assure access to the closest public street for all users of the private street/drive.

2. Option 2. Access is from a public street adjacent to the development parcel. If practical, the owner/developer may be required to close or consolidate an existing access point as a condition of approving a new access. Street accesses shall comply with the access spacing standards in Section 10-3B-2, subsection Section G, below.

3. Subdivisions Fronting Onto an Arterial Street. New residential land divisions fronting onto an arterial street shall be required to provide alleys or secondary (local or collector) streets for access to individual lots. When alleys or secondary streets cannot be constructed due to topographic or other physical constraints, access may be provided by consolidating driveways for clusters of two or more lots.

4. Double-Frontage Lots. When a lot has frontage onto two or more streets, access shall be provided first from the street with the lowest classification. For example, access shall be provided from a local street before a collector or arterial street. Except for corner lots, the creation of new double-frontage lots shall be prohibited in Residential Zones, unless topographic or physical constraints require the formation of such lots. When double- frontage lots are permitted in Residential Zones, a landscape buffer with trees and/or shrubs and ground cover not less than 20 feet wide shall be provided between the back yard fence/wall and the sidewalk or street; maintenance shall be assured by the owner (i.e., through homeowner's association, etc.).

Important cross-references to other code sections:
Chapters 2 and 3 may require buildings placed at or near the front property line and driveways and parking areas oriented to the side or rear yard. The City may require the dedication of public right-of-way and construction of a street (e.g., frontage road, alley or other street) when the

development impact is proportionate to the need for such a street, and the street is identified by the Comprehensive Plan or an adopted Transportation Plan. (Please refer to Article 10-3G)

G. Access Spacing. Driveway accesses shall be separated from other driveways and street intersections in accordance with the following standards and procedures:

1. Local Access Streets. A minimum of 50 feet separation between driveways and a minimum of 150 feet between intersections (as measured from the edge of the driveway / intersection) shall be required on local access streets (i.e., streets not designated as collectors or arterials), except as provided in subsection 3, below or unless a shared driveway, as outlined in Section 10-3B-2, subsection "I" below, is utilized. Single family, two-family, and three-family uses may not be required to comply with the 50-foot minimum separation, however compliance with Section 10-3B-2, subsection "K" below shall be required.

   a. Exception. If existing parcel configuration prevents required access spacing or shared approaches, the access spacing may be reduced, as determined by the Zoning Administrator.

2. Arterial and Collector Streets. Access spacing on collector and arterial streets, and at controlled intersections (i.e., with four-way stop sign or traffic signal) shall be determined based on the policies and standards contained in the City's Transportation Improvement Plan and applicable Engineering Design standards. A minimum of 300 feet separation between driveways shall be required on arterial streets and a minimum of 150 feet separation between driveways shall be required on collector streets. A minimum of 300 feet separation between intersections on arterial and collector streets shall be required.

   a. The City may require additional separation between driveways or intersections on arterials and collectors designated as Aesthetic Corridors / Boulevards on the City Comprehensive Plan Land Use Map to allow for landscaped medians, consistent with street design and traffic safety standards.

   b. Exception. If existing parcel configuration prevents required access spacing or shared approaches, the access spacing may be reduced, as determined by the Zoning Administrator / Designee. The City also has the discretion to allow a decrease in the access spacing for public safety.

3. Special Provisions for All Streets. Direct street access may be restricted for some land uses, in conformance with the provisions of Chapter 2 - Zoning Districts. For example, access consolidation, shared access, and/or access separation greater than that specified by subsections 1 and 2, may be required by the City, County, or WSDOT for the purpose of protecting the function, safety, and operation of the street for all users (see Section 10-3B-2, subsection 'I', below). Where no other alternatives exist, the permitting agency may allow construction of an access connection along the property line farthest from an intersection. In such cases, directional connections (i.e., right in/out, right in only, or right out only) may be required.

H. Number of Access Points. For all housing types, except multi-family, one street access point is permitted per lot, when alley access cannot otherwise be provided; except that two access points may be permitted for housing on corner lots (i.e., no more than one access per street), subject to the access spacing standards in Section 10-3B-2, subsection 'G', above. The number of street access points for multiple family, commercial, industrial, and public/institutional developments shall be minimized to protect the function, safety, and operation of the street(s) and sidewalk(s) for all users. Shared access may be required, in conformance with Section 10- 3B-2, subsection 'I', below, in order to maintain the required access spacing, and minimize the number of access points.

I. Shared Driveways. Except for single family residential, the City shall require shared driveways as a condition of land division or site design review, as applicable and feasible, for traffic safety and access management purposes in accordance with the following standards:

1. Shared driveways and frontage streets may be required to consolidate access onto a collector or arterial street. When shared driveways or frontage streets are required, they shall be stubbed to adjacent developable parcels to indicate future extension. “Stub” means that a driveway or street temporarily ends at the property line but may be extended in the future as the adjacent parcel develops. “Developable” means that a parcel is either vacant or it is likely to receive additional development (i.e., due to infill or redevelopment potential).
2. Access easements (i.e., for the benefit of affected properties) shall be recorded for all shared driveways, including pathways, at the time of final plat approval (Article 10-4D) or as a condition of site development approval (Article 10-4C).
3. Exception. Shared driveways are not required when existing development patterns or physical constraints (e.g., topography, parcel configuration, and similar conditions) prevent extending the street/driveway in the future.

J. Street Connectivity and Formation of Blocks Required. In order to promote efficient vehicular and pedestrian circulation throughout the city, land divisions and large site developments shall produce complete blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards:

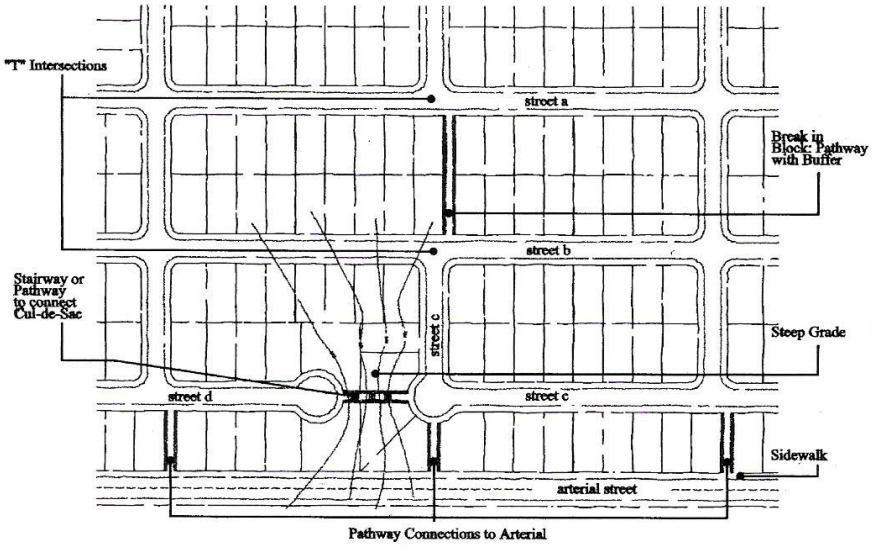
1. Block Length and Perimeter. The maximum block length and perimeter shall not exceed: 600 feet length and 1,600 feet perimeter in Residential and Mixed-Use Zones.
2. Street Standards. Public and private streets shall also conform to Article 10-3G, Section 10-3B-3 - Pedestrian Access and Circulation, and applicable Americans With Disabilities Act (ADA) design standards.
3. Exception. Exceptions to the above standards may be granted when blocks are divided by one or more pathway(s), in conformance with the provisions of Section 10-3B-3. Pathways shall be located to minimize out-of-direction travel by pedestrians and may be designed to accommodate bicycles. The block length and perimeter standards may not apply when existing development patterns or physical constraints (e.g., topography, parcel configuration, and similar conditions) prevent construction in conformance with the standards If a single use requires a parcel larger than the block formation allows, an exception may be granted.

Street Connectivity and Formation of Blocks

Standard Blocks



Exceptions



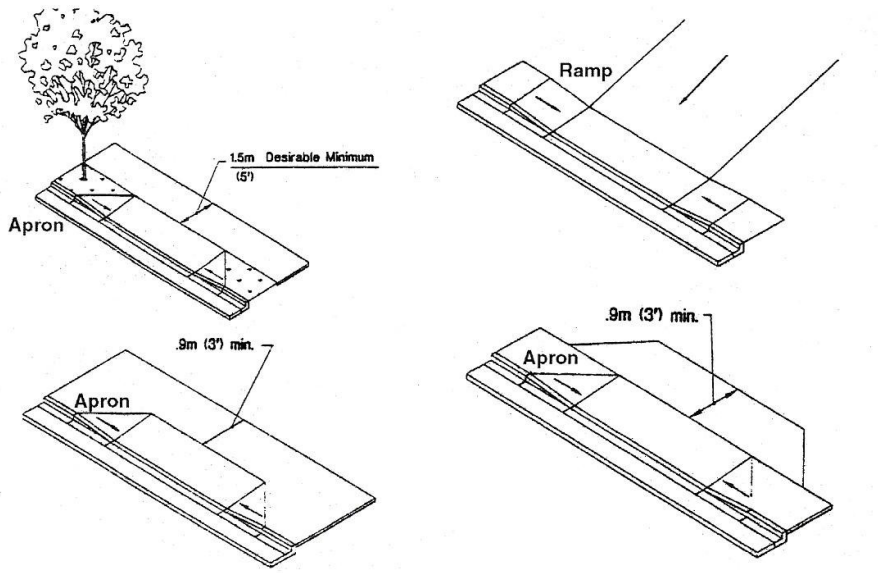
K. Driveway Openings. Driveway openings or curb cuts shall be the minimum width necessary to provide the required number of vehicle travel lanes and shall comply with the City of Liberty Lake Engineering Design Standards. The following standards (i.e., as measured where the front property line meets the sidewalk or right-of-way) are required to provide adequate site access, minimize stormwater runoff, and avoid conflicts between vehicles and pedestrians. Approach width may be increased if it is necessary to provide for shared driveways or public safety, as determined by the Zoning Administrator or designee:

1. Single family, two-family, and three-family uses shall have a minimum driveway width of 10 feet, and a maximum width of 30 feet
2. Multiple family uses with between 4 and 7 dwelling units shall have a minimum driveway width of 20 feet, and a maximum width of 30 feet.
3. Multiple family uses with more than 8 dwelling units, and off-street parking areas with 16 or more parking spaces, shall have a minimum driveway width of 24 feet, and a maximum width of 30 feet. These dimensions may be increased if the Zoning Administrator determines that more than two lanes are required based on the number of trips generated or the need for turning lanes.
4. Driveway widths for all other uses shall not exceed 35 feet, except that driveways providing

direct access to parking spaces shall conform to the parking area standards in Article 10-3D, or unless approved by the City.

5. Driveway Aprons. Driveway aprons (when required) shall be constructed of concrete and shall be installed between the street right-of-way and the private drive, as shown above. Driveway aprons shall conform to ADA standards for sidewalks and pathways.

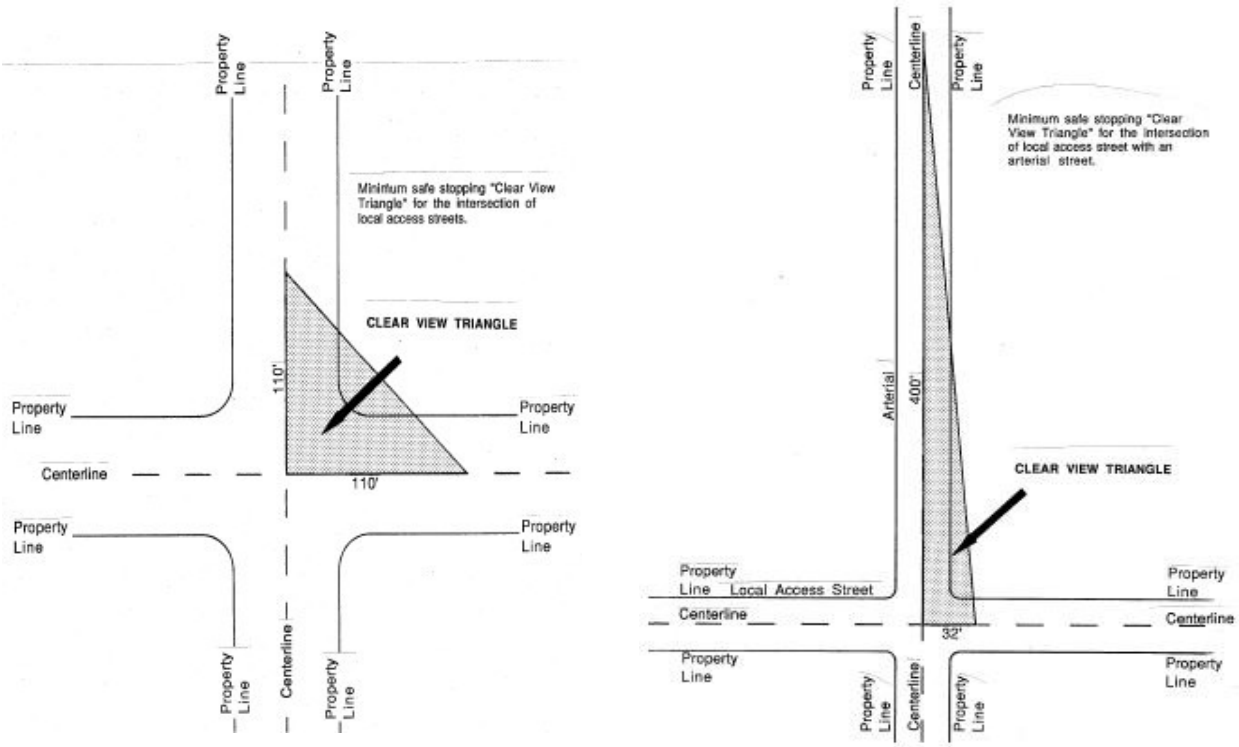
Examples of Acceptable Driveway Openings Next to Sidewalks/Pathways



L. Fire Access and Parking Area Turnarounds. A fire equipment access drive shall be provided in accordance with the Building and Fire Codes. Parking areas shall provide adequate aisles or turnaround areas for service and delivery vehicles so that all vehicles may enter the street in a forward manner.

M. Vertical Clearances. Driveways, private streets, aisles, turnaround areas, and ramps shall have a minimum vertical clearance of 13' 6" for their entire length and width.

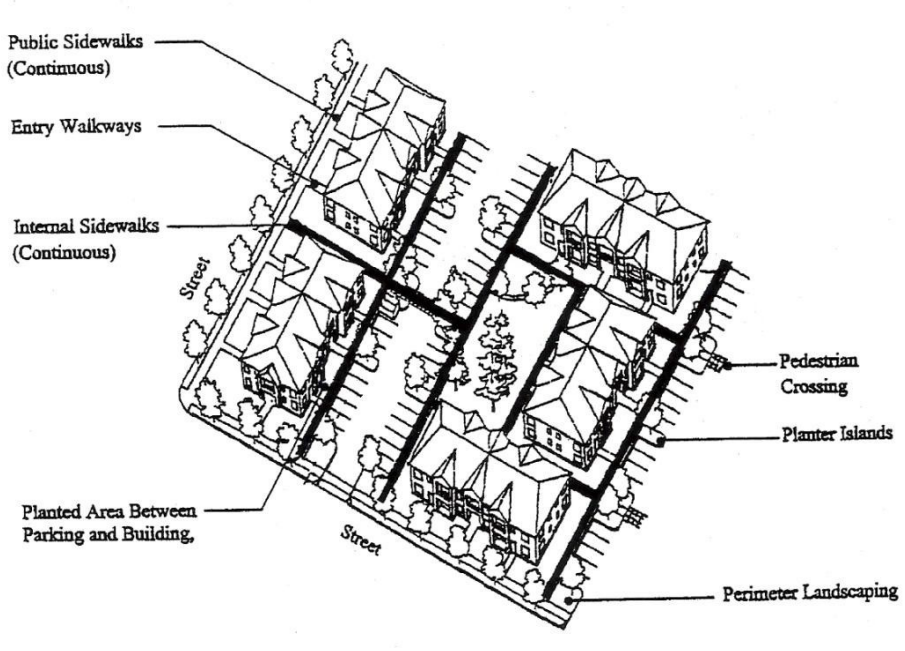
N. Vision Clearance. No signs or structures, or vegetation in excess of three feet in height shall be placed in "vision clearance areas" or "clear view triangle", as described and shown below. The minimum vision clearance area may be increased by the City Engineer upon finding that more sight distance is required (i.e., due to traffic speeds, roadway alignment, etc.). Vision clearance standards shall be based on the American Association of State Highway and Transportation Officials (AASHTO) standards. The following examples are based on a typical situation; however, project designers shall be responsible for designing the proposed project to AASHTO Standards. If the project designer does not have access to this AASHTO guide, the City Engineer will assist them with determining requirements for the clear view triangle.



O. Construction. The following development and maintenance standards shall apply to all driveways and private streets:

1. Surface Options. Driveways, parking areas, aisles, and turnarounds may be paved with asphalt, concrete or comparable surfacing, or a durable non-paving material may be used to reduce stormwater runoff and protect water quality. Paving surfaces shall be subject to review and approval by the City Engineer. In no case shall graveled surfaces be used.
2. Stormwater Management. When a paved surface is used, all driveways, parking areas, aisles, and turnarounds shall have on-site collection or infiltration of surface waters to eliminate sheet flow of such waters onto public rights-of-way and abutting property. Stormwater facilities shall be constructed in conformance with City Engineering Design Standards.
3. Driveway Aprons. When driveway approaches or “aprons” are required to connect driveways to the public right-of-way, they shall be paved with concrete surfacing. (See also, Section 10-3B-2, subsection 'K' above and the City Engineering Design Standards.)

10-3B-3 Pedestrian Access and Circulation



Pedestrian Pathway System for Multifamily Development (Typical)

A. Pedestrian Access and Circulation. To ensure safe, direct, and convenient pedestrian circulation, all developments shall provide a continuous pedestrian and/or multi-use pathway system. (Pathways only provide for pedestrian circulation. Multi-use pathways accommodate pedestrians and bicycles.) The system of pathways shall be designed based on the standards in subsections 1-4, below:

1. Continuous Pathways. The pathway system shall extend throughout the development site, and connect to all future phases of development, adjacent trails, public parks, and open space areas whenever possible. The developer may also be required to connect or stub pathway(s) to adjacent streets and private property, in accordance with the provisions of Section 10-3B-2 - Vehicular Access and Circulation, and Article 10-3G.

2. Safe, Direct, and Convenient Pathways. Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent streets, based on the following definitions:

   a. Reasonably direct. A route that does not deviate unnecessarily or a route that does not involve a significant amount of out-of-direction travel for likely users.

   b. Safe and convenient. Bicycle and pedestrian routes that are reasonably free from hazards and provide a reasonably direct route of travel between destinations.

   c. For commercial, industrial, mixed use, public, and institutional buildings, the “primary entrance” is the main public entrance to the building. In the case where no public entrance exists, street connections shall be provided to the main employee entrance.

   d. For residential buildings the “primary entrance” is the front door (i.e., facing the street). For multifamily buildings in which each unit does not have its own exterior entrance, the “primary entrance” may be a lobby, courtyard, or breezeway which serves as a common entrance for more than one dwelling.

3. Connections Within Development. For all developments subject to Site Design Review,

pathways shall connect all building entrances to one another. In addition, pathways shall connect all parking areas, storage areas, recreational facilities, and common areas (as applicable), and adjacent developments to the site, as applicable.

4. Street Connectivity. Pathways (for pedestrians and bicycles) shall be provided at or near mid-block where the block length exceeds the length required by Section 10-3B- 2, subsection 'J'. Pathways shall also be provided where cul-de-sacs or dead-end streets are planned, to connect the ends of the streets together, to other streets, and/or to other developments, as applicable. Pathways used to comply with these standards shall conform to all of the following criteria:

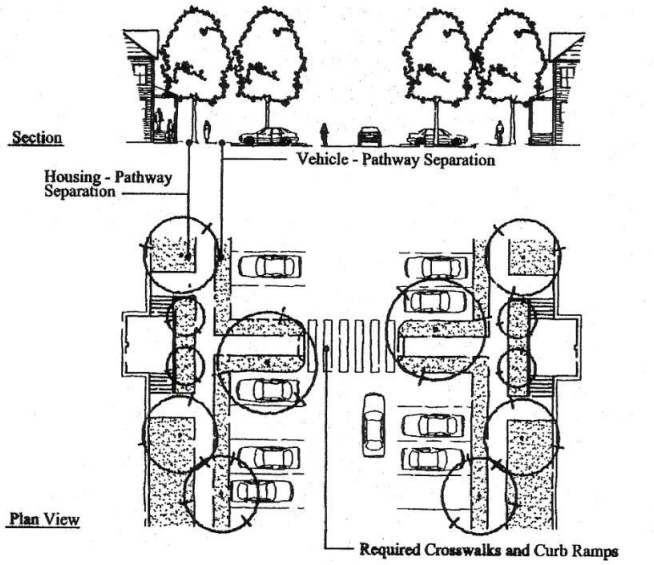
   a. Multi-use or shared pathways (i.e., for pedestrians and bicyclists) are no less than 10 feet wide and located within a 20-foot-wide right-of-way or easement that allows access for emergency vehicles;

   b. If the streets within the subdivision or neighborhood are lighted, the pathways shall also be lighted;

   c. Stairs or switchback paths using a narrower right-of-way/easement may be required in lieu of a multi-use pathway where grades are steep;

   d. The City may require landscaping within the pathway easement/right-of-way for screening and the privacy of adjoining properties;

   e. The City Engineer may determine that a pathway is impractical due to: physical or topographic conditions (e.g., freeways, railroads, extremely steep slopes, critical areas, and similar physical constraints); buildings or other existing development on adjacent properties that physically prevent a connection now or in the future, considering the potential for redevelopment; and sites where the provisions of recorded leases, easements, covenants, restrictions, or other agreements recorded as of the effective date of this Code prohibit the pathway connection.



Pathway Standards (Typical)

B. Design and Construction. Pathways shall conform to all of the standards in 1-5 below:

1. Vehicle/Pathway Separation. Where pathways are parallel and adjacent to a driveway or street (public or private), they shall be raised 6 inches and curbed, or separated from the

driveway/street by a 5-foot minimum strip with bollards, a landscape berm, or other physical barrier. If a raised path is used, the ends of the raised portions must be equipped with curb ramps. This standard may not apply to re-construction of existing roadways.

2. Housing/Pathway Separation. Pedestrian pathways shall be separated a minimum of 5 feet from all residential living areas on the ground floor, except at building entrances. Separation is measured as measured from the pathway edge to the closest dwelling unit. The separation area shall be landscaped in conformance with the provisions of Article 10-3C. No pathway/building separation is required for commercial, industrial, public, or institutional uses.
3. Crosswalks. Where pathways cross a parking area, driveway, or street ("crosswalk"), they shall be clearly marked with contrasting paving materials, humps/raised crossings, or painted striping. An example of contrasting paving material is the use of a concrete crosswalk through an asphalt driveway. If painted striping is used, it shall consist of thermo-plastic striping or similar type of durable application. Crosswalks within parking areas may be removed at the discretion of the City Engineer.
4. Sidewalk & Pathway Surface. Sidewalks shall be concrete and at least 6' wide, unless otherwise specified by this Code. Pathway surfaces shall be concrete, asphalt, brick/ masonry pavers, or other durable surface, at least 10 feet wide. (See also the applicable City Transportation Standards related to pathways). Additionally, sidewalk and pathway design shall conform to the requirements of Section 10-3G-2 - Transportation Improvements, the City Engineering Design Standards, the Liberty Lake Trail System Plan and Parks, Recreation, Open Space, and Trails Plan, as applicable.
5. Accessible routes. Pathways shall comply with the Americans With Disabilities Act, which requires accessible routes of travel.

Article 10-3C — Landscaping, Street Trees, Fences, and Walls

Sections:

10-3C-1 **Purpose**

10-3C-2 **Landscape Conservation**

10-3C-3 **New Landscaping**

10-3C-4 **Street Trees**

10-3C-5 **Fences and Walls**

10-3C-1 Purpose

The purpose of this article is to promote community health, safety and welfare by protecting natural vegetation, and setting development standards for landscaping, street trees, fences and walls. Together, these elements of the natural and built environment maintain and protect property values, enhance the City's appearance and character, visually unify the City and its neighborhoods, and promote proper plant selection and provide for continuous maintenance so that plant materials can flourish. Trees provide climate control through shading during summer months and wind screening during winter, and trees and other plants can also buffer pedestrians from traffic. Walls, fences, trees and other landscape materials also provide vital screening and buffering between land uses. Landscaped areas help to control stormwater drainage and can improve water quality, as compared to paved or built surfaces. The article is organized into the following sections:

A. **10-3C-2 Landscape Conservation -** prevents the indiscriminate removal of significant trees and other vegetation, including vegetation associated with streams, wetlands and other protected natural resource and critical areas.

B. **10-3C-3 New Landscaping -** sets standards for and requires site landscaping and buffering for parking and maneuvering areas, and between different zones. (Note that other landscaping standards may be provided in Chapter 2 - Zoning Districts, for specific types of development.)

C. **10-3C-4 Street Trees -** sets standards for and requires planting of trees along all streets for shading, comfort, and aesthetic purposes.

D. **10-3C-5 Fences and Walls -** sets standards for new fences and walls, including maximum allowable height and materials, to promote security, personal safety, privacy, and aesthetics. (Note that other fence and wall standards may be provided in Chapter 2 - Zoning Districts, for specific types of development.)

10-3C-2 Landscape Conservation

A. Applicability. All development sites containing Significant Vegetation, as defined below, shall comply with the standards of this Section. The purpose of this Section is to incorporate significant native vegetation into the landscapes of development and protect vegetation associated with streams, wetlands and other protected natural resource and critical areas. The use of mature, native vegetation within developments is a preferred alternative to removal of vegetation and re-planting. Mature landscaping provides summer shade and wind breaks and allows for water

conservation due to larger plants having established root systems.

B. Significant Vegetation.

1. Significant Trees and Shrubs - All trees within the public right of way with a trunk diameter of six (6) inches or greater, as measured 4 feet above the ground (DBH), that are deemed healthy and non-invasive shall be preserved, unless they fall within a planned new driveway, are in conflict with other required infrastructure, or as based upon other compelling circumstances, with the concurrence of the Zoning Administrator, or his/her designee. Additionally, other individual trees and shrubs not located within the public right of way with a trunk diameter of six (6) inches or greater shall be preserved, unless they fall within the proposed building footprint or required parking area or are in conflict with other required on-site infrastructure. Other trees may be deemed significant, when nominated by the property owner or City staff and designated by the City Council as "Heritage Trees" (i.e., by virtue of site, rarity, historical significance, etc.)
2. Natural Resource / Critical Areas - Trees and shrubs on sites that have been designated as "Critical Areas" or natural resource areas, in accordance with Chapter 6 (e.g., due to slope, natural resource areas, wildlife habitat, etc.) shall be protected.
3. Exception - Protection shall not be required for plants listed as non-native, Class A weeds by the Spokane County Noxious Weed Control Board or for non-native invasive plants.

C. Mapping and Protection Required. All significant trees within the right of way and all Heritage Trees shall be mapped individually and identified by species and size (diameter at 4 feet above grade, or "DBH"). A "protection" area shall be defined around the edge of all branches (drip line) of each tree (drip lines may overlap between trees). The City also may require an inventory, survey, or assessment prepared by a qualified professional when necessary to determine vegetation boundaries, building setbacks, and other protection or mitigation requirements. Other significant vegetation should be identified as existing vegetation on required landscape plans with their size and species and if the trees will be preserved as a portion of the required landscaping.

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

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

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

and Subsection D above.

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

1. Dead, Diseased, and/or Hazardous Vegetation - Vegetation that is dead or diseased, or poses a hazard to personal safety, property, or the health of other trees, may be removed. Prior to tree removal, the applicant shall provide a report from a certified arborist or other qualified professional to determine whether the subject tree is diseased or poses a hazard, and any possible treatment to avoid removal, except as provided by subsection 2, below.
2. Emergencies - Significant vegetation may be removed in the event of an emergency when the vegetation poses an immediate threat to life or safety, as determined by the Zoning Administrator. The Zoning Administrator shall prepare a notice or letter of decision within 15 days of the tree(s) being removed. The decision letter or notice shall explain the nature of the emergency and be on file and available for public review at City Hall.

10-3C-3 New Landscaping

A. Applicability. New landscaping requirements shall apply to the following uses:

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

Other uses not subject to new landscaping requirements, as detailed above, are, however, subject to the requirements for the preservation of significant vegetation and landscape conservation identified in Section 10-3C-2 above.

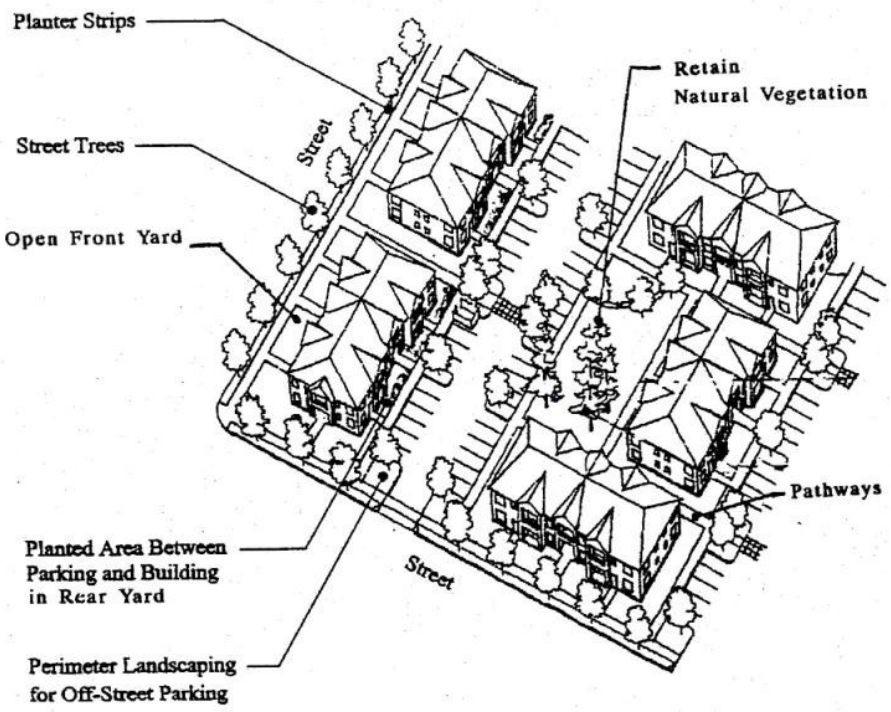
B. Landscaping Plan Required. A landscape plan is required and shall be submitted and reviewed prior to any permit issuance or development approval. All landscape plans shall conform to the requirements in Section 10-4C-3. For projects requiring 11 parking spaces or more, the landscape plan shall be prepared or approved by a licensed landscape architect with the landscape architect's stamp on the plans.

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

D. Landscape Area Requirements. The landscaping requirements are minimums; higher standards can be substituted as long as all fence or vegetation height limitations are met, and vision clearance areas (Section 10-3B-2, subsection N) are maintained. Crime prevention and safety should be remembered when exceeding the landscaping standards (height and amount of vegetation may be an issue). The following are minimum percentages of required site landscaping based on types of development (the requirements in E-G below may require exceeding the

percentages below). If after meeting the requirements in E-G below, the required minimum percentage has not been achieved, additional landscaping shall be added on the site around the buildings, in the parking areas, around the perimeter, etc. in order to meet the required minimum percentages below (percentage of the site that is required to be landscaped):

1. Multi-Family Residential (and other applicable residential projects in all zones) - 20%
2. Commercial, Industrial, and Other Non-Residential (C-1, C-2, I, & P Zones) - 10%
3. Commercial, Industrial, and Other Non-Residential (M-1, M-2, M-3, & O Zones) - 15%
4. Government / Civic (all zones) - 20%



Multi-Family Landscape Example

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

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

[1]Whichever is least intensive

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

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

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

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

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

	Type I -Visual Screen	Type II - Visual Relief Buffer	Type III -See Through Buffer	Type IV - Aesthetic Separation
Alternates	Note: planting on interior of fence (for maintenance purposes)	Planting strip width can be reduced to 6 ft in combination with a minimum 6 ft high solid fence or wall. Note: planting on interior of fence (for maintenance purposes); also, no shrubs required with fence.	Landscaping between shared parking areas is not required, provided adequate tree canopy is provided through other means.	Landscape boulders and hardscape can be installed in lieu of 50% of required planting area
Exceptions			Tree placement near any street corner, cross walk, or intersection shall be in conformance with the City's clear view triangle standard; Trees must be set back a minimum of 15 feet from edge of driveway	Sidewalk or pedestrian path can be installed in lieu of planting strip
Administrative variances may be granted to the above requirements based upon topographic challenges and/or other naturally occurring site limitations.				

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

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

I. Screening of Mechanical Equipment, Outdoor Storage, and Loading Areas. All mechanical equipment, outdoor storage and manufacturing areas, and loading, service, and delivery areas, shall be screened from view from all public streets and any Residential Zones. Screening shall be provided by one or more the following (minimum of 6 feet tall):

1. Decorative wall (i.e., masonry or similar quality material);

2. Evergreen hedge,
3. Sight-obscuring fence, or
4. Similar feature that provides a non-see-through barrier.
5. Walls, fences, and hedges shall comply with the vision clearance requirements (Section 10-3B- 2, subsection N) and provide for pedestrian circulation, in accordance with Article 10-3B - Access and Circulation. (See Section 10-3C-5 for standards related to fences and walls.)

J. Refuse Enclosures. Trash dumpsters or compactors that are required by this Code shall be enclosed by a refuse enclosure consisting of a six (6) foot tall decorative wall or solid fence with fully sight-obscuring access gates.

K. Landscape Materials. Landscape materials include trees, shrubs, ground cover plants, non- plant ground covers, and outdoor hardscape features, as described below:

1. Significant Vegetation. Significant vegetation preserved in accordance with Section 10- 3C-2 above shall be credited toward meeting the minimum landscape area standards. Credit shall be granted on a per square foot basis. The Street Tree standards of Section 10-3C-4 below may be waived when trees preserved within the front yard provide the same or better shading and visual quality as would otherwise be provided by street trees.
2. Plant Selection. Native and/or adaptive plant materials shall be used for all required landscaping. A combination of deciduous and evergreen trees, shrubs, and ground covers shall be used for all planted areas, unless otherwise specified above. The selection plantings shall be based on local climate, exposure, water availability, and drainage conditions, and non-native, invasive plants shall be prohibited. As necessary, soils shall be amended to allow for healthy plant growth.
   a. Minimum Deciduous Tree Size.

      Deciduous trees shall have a caliper size of 1 3/4 inches or greater or be at least 10 feet tall at time of planting.

   b. Minimum Evergreen Tree Size.

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

   c. Minimum Shrub Size.

      Shrubs or perennials shall be planted from 2-gallon containers or larger and be at least 12” tall at time of planting. Perennials may be planted from 1-gallon containers if 2-gallons are not available.
3. Hardscape features (i.e., patios, decks, plazas, etc.) may cover up to 10 percent of the required site landscape area; except in the Mixed Use Zones, where hardscape features may cover up to 20 percent of the required site landscape area (e.g. on a five acre site in the M-2 zone, 15% of the site or 32,670 sq. feet, is required to be landscaped, of that 32,670 sq. feet, 6534 sq. feet may be covered by hardscape features), or as otherwise provided in this section. Swimming pools, sports courts and similar active recreation facilities may not be counted toward fulfilling the landscape requirement.
4. Plant & Non-plant Ground Covers. Native and adaptive plant materials under 3 inches in height, and bark mulch, chips, aggregate, or other non-plant ground covers are encouraged to be used around trees and shrubs in landscaped areas. Turf grasses may not be used for ground cover, except where required landscape areas are combined with stormwater treatment facilities.

5. Storm Water Facilities. Storm water facilities (e.g., detention/retention ponds and swales) should be landscaped as per Regional Stormwater Manual specifications.

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

M. Maintenance and Irrigation.

1. An automatic irrigation system shall be required.
2. Exceptions to irrigation system requirements may be waived for xeriscaping and drought-tolerant plantings, provided a plan is in place to provide for irrigation during the period required for the plantings to become established.
3. If the plantings fail to survive, the property owner shall replace them with an equivalent specimen of the same size (i.e., evergreen shrub replaces evergreen shrub, deciduous tree replaces deciduous tree, etc.).
4. All other landscape features required by this Code shall be maintained in good condition or otherwise replaced by the owner.

N. Additional Requirements.

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

10-3C-4 Street Trees

Street trees shall be planted for all developments that are subject to Land Division or Site Design Review. Requirements for street tree planting strips are provided in Section 10-3G-2 - Transportation Improvements. Planting of unimproved streets shall be deferred until the construction of curbs and sidewalks. Street trees shall conform to the following standards and guidelines:

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

B. Acceptable Street Trees. Acceptable street trees shall be considered any species of tree determined or approved by city staff for planting on rights-of-way and other public lands. The following sections C – F contain guidance for selecting species of trees proposed for planting on rights-of-way and other public lands. All individual specimens to be planted must meet industry-accepted standards of quality established within the American National Standards Institute's *"Z60.1 American Standards for Nursery Stock"* as published by AmericanHort.

C. Growth Characteristics. Trees shall be selected based on the compatibility of their growth characteristics with site conditions, including but not limited to available space for trees to grow above and below ground; required clearances for traffic, visibility and other infrastructure; soil conditions; and, exposure. The following should guide tree selection:

1. Provide a broad canopy where shade is desired.
2. Use low-growing trees for spaces under utility wires.
3. Select trees which can be "limbed-up" as the tree grows to accommodate vision clearance requirements.
4. Use narrow or "columnar" or other similar trees with narrow or upright growth forms, where awnings or other building features may limit growth, or where greater visibility is desired between buildings and the street.
5. Use species with similar characteristics on the same block for design continuity.
6. Avoid using trees that are susceptible to insect damage and avoid using trees that produce excessive seeds or fruit.
7. Select trees that are well-adapted to the environment, including soil, wind, sun exposure, de-icing chemicals, and exhaust. Drought-resistant trees should be used in areas with sandy or rocky soil.
8. Use deciduous trees for summer shade and winter sun.

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

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

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

   Crataegus x lavallei - Lavalle Hawthorne

   Maackia amurensis - Amur Maackia

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

   Parrotia persica - Persian Parrotia

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

   Acer campestre - Hedge Maple

   Gleditsia triacanthos 'Skycole' - Skyline Thornless Honeylocust

   Tilia americana 'Redmond' – Redmond Linden

Tilia tomentosa ‘Sterling’ – Sterling Silver Linden

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

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

   Ginkgo biloba - Maidenhair Tree Liriodendron tulipifera - Tulip Tree

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

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

   The City may require increased distances from curbs and/or sidewalks on Arterial and Collector streets to accommodate snow removal, vertical clearances, and visibility at intersections.
3. Separation Distances from Other Infrastructure Fixtures. Street trees are to be located in available planting areas as determined once improvements and infrastructure identified below are taken into account and spacing is adjusted. No street tree shall be planted closer than the following separation distances, unless a design deviation has been granted by the City:
   a. Tree placement near any street corner, cross walk, or intersection shall be in conformance with the City’s clear view triangle standard;
   b. 15 feet from the edge of any commercial or multi-family driveway;
   c. Half the measured distance between the curb and the sidewalk will be used as the offset dimension from an alley or single-family driveway;
   d. 15 feet from any light fixture;
   e. 7 feet from any fire hydrant;

f. 15 feet from any utility poles;

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

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

i. 10 feet from any dry well.

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

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

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

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

10-3C-5 Fences and Walls

The following standards shall apply to all fences and walls:

A. General Requirements. All fences and walls shall comply with the standards of this Section. The City may require installation of walls and/or fences as a condition of development approval, in accordance with Article 10-4H - Conditional Use Permits or Article 10-4C - Site Design Review. Walls built for required landscape buffers or as enclosures shall comply with Section 10-3C-3 subsections G and H.

B. Dimensions.

1. The maximum allowable height of residential fences and walls is 6 feet, as measured from the lowest grade at the base of the wall or fence, except that retaining walls and terraced walls may exceed 6 feet when permitted as part of a site development approval, or as necessary to construct streets and sidewalks. A building permit is required for fences and walls exceeding 6 feet in height, in conformance with the Building Code, as well as retaining walls exceeding 4 feet in height.

2. The height of fences and walls within a front yard shall not exceed 4 feet (except decorative

arbors, gates, etc.), as measured from the grade closest to the street right- of-way. Sight-obscuring fences shall not exceed 3 feet in height.

3. Walls and fences to be built for required buffers shall comply with Section 10-3C-3 subsection G.
4. Fences and walls shall comply with the vision clearance standards of Section 10-3B-2, subsection N.

C. Materials. The following fencing materials shall be prohibited within the City:

1. Barb wire or razor wire (prohibited in all Zones)
2. Chain link (prohibited in Residential Zones)

These prohibitions shall not apply to essential public facilities and utilities, including but not limited to sewage treatment facilities, wells, water towers, lift stations, electrical substations, distribution and transmission facilities, and other critical public infrastructure.

D. Maintenance. For safety and for compliance with the purpose of this article, walls and fences required as a condition of development approval shall be maintained in good condition or otherwise replaced by the owner.

Article 10-3D — Vehicle and Bicycle Parking

Sections:

10-3D-1 **Purpose**

10-3D-2 **Applicability**

10-3D-3 **Vehicle Parking Standards**

10-3D-4 **Bicycle Parking Standards**

10-3D-5 **Loading Space Standards**

10-3D-6 **Drive-Through Facilities**

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

10-3D-1 Purpose

The purpose of this article is to provide basic and flexible standards for development of vehicle and bicycle parking. The design of parking areas is critically important to the viability of some commercial areas, pedestrian and driver safety, the efficient and safe operation of adjoining streets, and community image and livability. Historically, some communities have required more parking than is necessary for some land uses, paving extensive areas of land that could be put to better use. This article recognizes that each development has unique parking needs by providing a flexible approach for determining parking space requirements. This article also provides standards for bicycle parking because many people use bicycles for recreation, commuting, and general transportation. Children as well as adults need safe and adequate spaces to park their bicycles throughout the community.

10-3D-2 Applicability

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

10-3D-3 Vehicle Parking Standards

A. Vehicle Parking Minimum Standards. The number of required off-street vehicle parking spaces shall be determined in accordance with the following standards. Off-street parking spaces may include spaces in garages, carports, parking lots, and/or driveways if vehicles are not parked in tandem, or in a vehicle travel lane (including emergency or fire access lanes), public right-of- way, pathway, or landscape area. The City encourages locating parking lots to the rear or side of buildings to enhance streetscapes and promote pedestrian access. Required parking spaces shall be calculated for primary and accessory uses.

Residential Uses	Required Parking Spaces
Accessory caretaker's residence	1 space per unit
Accessory dwelling units (ADU's)	1 space per unit
Single family detached housing / zero lot line / manufactured homes on individual lots	2 spaces per dwelling unit
Manufactured home parks	2 spaces per unit
Two- and three-family housing	1.75 spaces per dwelling unit
Multi-family and single family attached housing	1.75 spaces per dwelling unit
Rooming and boarding houses, dormitories	2 spaces for every 3 beds
Specialty housing	0.5 space per bed, plus 1 space per employee on the largest shift

Commercial Uses	Required Parking Spaces
Auto, boat, recreational vehicle. Trailer sales, etc., retail nurseries and similar bulk retail uses (additional parking for auto-oriented sales display areas may be provided in accordance with the landscaping standards in 10-3C-3)	1 space per 1,000 gross square feet of the first 10,000 square feet of gross land area; plus 1 space per 5,000 gross square feet for the excess square feet over 10,000 square feet of gross land area; and, 1 space per two employees.
Automobile, etc. repair and rental	1 space per 350 square feet (3 spaces minimum required). Additional parking shall be provided for vehicles under repair or rental vehicles and the additional parking shall be enclosed in a building or with a solid wall or fully sight obscuring fence to a minimum height of 6 feet.
Business, general retail, personal services, animal health services	1 space per 350 square feet
Cultural centers, museums, libraries, and athletic clubs, gyms, etc.	1 space per 250 gross square feet
Hotels and motels	1 space per guest room, plus 1 space per employee on the largest shift, plus 1 space per 150 gross square feet of meeting or conference rooms (restaurants, etc. require additional spaces as set forth herein)
Offices	1 space per 450 gross square feet for general or 1 space per 350 gross square feet for medical and dental offices
Restaurants, bars, ice cream parlors and similar uses	1 space per 150 gross square feet
Theaters, auditoriums, stadiums, gymnasiums, community centers, and similar uses	1 space per 3 fixed seats or 1 space per 150 gross square feet, whichever is greater

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

Recreation, Public and Institutional, and Other Uses	Required Parking Spaces
Childcare centers having 13 or more children and nursery / pre-schools	1.5 space per employee; or 1 space per 4 students, whichever is greater.
Chapels and mortuaries, and churches and similar places of worship	1 space per 4 fixed seats or 1 space per 100 gross square feet, whichever is greater.
Golf courses	8 spaces per hole, plus additional spaces for accessory uses set forth in this section. Miniature golf courses - 4 spaces per hole.
Supportive Housing	1 space per employee, plus 1 space per 5 residents, plus 1 space per vehicle operated by the home or facility
Hospitals	4 spaces per patient bed or 2.5 spaces per 1,000 gross sq. ft., whichever is greater
Elementary and middle school / junior high	1 space per 8 students
High schools	1 space per 4 students
Colleges, universities and trade schools	4 spaces per 1,000 gross sq. ft.
Participant & spectator sports facilities	60 spaces per outdoor field, or 1 space per 100 gross sq. ft. for indoor facilities
Public utilities and facilities, not including offices	1 space per employee on the largest shift, plus 1 space per company vehicle (2 spaces minimum required)
Recreational vehicle park / campground	1 space per stall

B. Unspecified Uses. Where a use is not specifically listed in subsection "A" above, parking requirements shall be determined by finding that a use is similar to those listed in terms of parking needs or by utilizing the ITE Parking Manual. For all non-residential uses or for special cases involving new residential developments, the required minimum parking amount shall be determined by the City. For determination by the City, the Applicant shall supply:

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

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

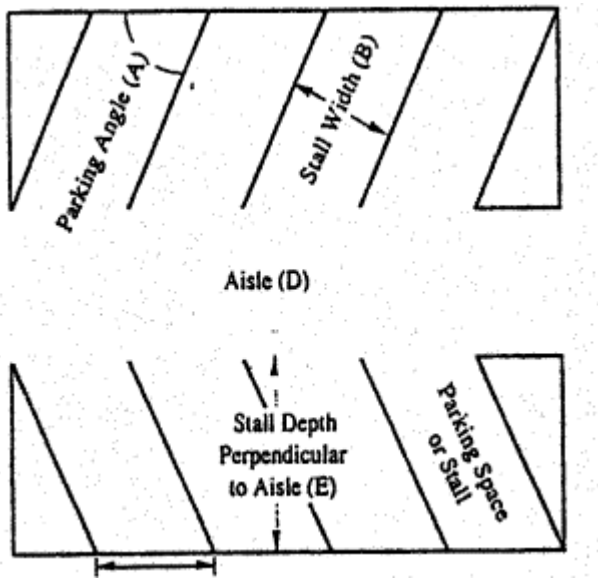
1. On-street parking shall conform to the minimum dimensions as detailed in Paragraph F, below, except that the aisle width shall conform to the City of Liberty Lake Right of Way and Street Design Standards for motor vehicle travel lanes (see Article 10-3G).
2. On-street parking spaces must be contiguous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

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

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

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

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



Important cross-references: Also see, Chapter 2 - Zoning Districts; Article 10-3B - Access and Circulation; Article 10-3C - Landscaping; and Article 10-3H - Stormwater Management.

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

H. Parking Location and Shared Parking.

1. Location. Vehicle parking is allowed only on approved parking shoulders (streets), within garages, carports, and other structures, or on driveways or parking lots that have been developed in conformance with this code.
2. Off-site parking. Except for single family dwellings, the vehicle parking spaces required by this Article may be located on another parcel of land if on-site parking cannot be provided. The parcel shall be within 1000 feet of the use it serves. The distance from the parking area to the use shall be measured from the nearest parking space to a building entrance, following a sidewalk or other pedestrian route. The right to use the off-site parking must be evidenced by a recorded deed, lease, easement, or similar written instrument.
3. Mixed uses. If more than one type of land use occupies a single structure or parcel of land, the total requirements for off-street automobile parking shall be the sum of the requirements for all uses, less 20%, unless it can be shown that the peak parking demands are actually less than the sum of the requirements less 20% (e.g. the uses operate on different days or at different times of the day). In that case, the total requirements shall be reduced accordingly.
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.
5. Availability of facilities. Owners of off-street parking facilities may post a sign indicating that all parking on the site is available only for residents, customers and/or employees, as applicable. Signs shall conform to the standards of Article 10-3E.

10-3D-4 Bicycle Parking Standards

All uses which are subject to Site Design Review (see Section 10-4C-2) shall provide bicycle parking, in conformance with the following guidelines, which are evaluated during Site Design Review. Buildings that do not require site design review are encouraged to incorporate these standards.

A. Number of Bicycle Parking Spaces. Unless specified in 1-7 below, at least one bicycle parking space shall be supplied per 50 required vehicle parking spaces with a minimum of 2 spaces provided. Generally, a bike rack(s) would be installed that have the capacity to accommodate the required number of spaces. Providing sheltered spaces (under an eave, overhang, independent structure, or similar cover) is encouraged.

The following additional standards apply to specific types of development:

1. Multi-Family Residences.

   Provide one bicycle parking space for every unit (structures with 4 or more units). This provision is met when enclosed parking garages or storage rooms are provided for each unit.

2. Parking Structures and Park & Ride Facilities.

   All parking structures shall provide a minimum of one bicycle parking space for every 10 motor vehicle parking spaces.

3. Elementary and middle schools, both private and public.

   Provide one bicycle parking space for every 10 students that the school is designed to accommodate.

4. High schools, both private and public.

   Provide one bicycle parking space for every 20 students that the school is designed to accommodate.

5. Colleges and trade schools.

   Provide one bicycle parking space for every 10 motor vehicle spaces plus one space for every dormitory unit.

6. Mixed Use Zones.

   Within the M-1, M-2, and M-3 zones, individual businesses shall provide their own bicycle parking, spaces may be clustered between businesses to serve up to six (6) bicycles, or spaces may be provided as part of a public roadway improvement. One bicycle parking space shall be provided per 25 required vehicle spaces with a minimum of 5 spaces provided. Bicycle parking spaces should be located in front of the businesses, either on the sidewalks or in specially constructed areas such as pedestrian curb extensions. Bicycle parking shall not interfere with pedestrian passage, leaving a clear area of at least 36 inches between bicycles and other existing and potential obstructions.

7. Multiple Uses.

   For buildings with multiple uses (such as a commercial or mixed-use center), bicycle parking standards shall be calculated by using the total number of motor vehicle parking spaces required for the entire development. One bicycle parking space per 25 motor vehicle parking spaces is recommended, with a minimum of 5 spaces.

B. Exemptions. This section does not apply to single family, two-family, and three-family housing (attached, detached, or manufactured housing), home occupations, accessory dwelling units, or other developments with fewer than 10 required vehicle parking spaces.

C. Location and Design. Bicycle parking shall be conveniently located with respect to both the street right-of-way and at least one building entrance (e.g., no farther away than the closest parking space). It should be incorporated whenever possible into building design and coordinated with the design of street furniture when it is provided. Street furniture includes benches, streetlights, planters, and other pedestrian amenities.

D. Visibility and Security. Bicycle parking shall be visible to cyclists from street sidewalks or building entrances, so that it provides sufficient security from theft and damage.

E. Options for Storage. Bicycle parking requirements for multi-family housing, long-term and employee parking can be met by providing a bicycle storage room, bicycle lockers, racks, or other secure storage space inside or outside of the building.

F. Lighting. Bicycle parking shall be at least as well-lit as vehicle parking for security.

G. Hazards. Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards (Section 10-3B-2, subsection N).

10-3D-5 Loading Space Standards

It is the intent of this section to require all future commercial, business, institutional, or industrial development to provide off-street loading facilities in order to guarantee full utilization of existing rights of way to accommodate present and future traffic demands. Off-street loading facilities are intended to provide adequate space to accommodate outside deliveries from large vehicles which cannot be functionally served by normal parking stalls. Off-street loading facilities must be located in such a manner that service vehicles do not block or intrude into public rights of way or block driveways or parking area circulation.

A. Location and Design.

1. All off-street loading spaces shall be designed to minimize impacts on adjacent properties.
2. In all cases, loading facilities shall be located on the same lot as the structure they are designed to serve. Required yards cannot be used for loading. Off-street loading space shall not be included in an area used to satisfy off-street parking requirements.
3. Loading spaces shall be designed and located so vehicles using these spaces do not project into any public right-of-way or otherwise extend beyond property lines.
4. Loading spaces shall be designed and built so no vehicles are required to back to or from an adjacent street, except for minor access for heavy trucking in industrial zones on local access streets.
5. When a proposed structure is intended to be used concurrently for different purposes, final determination of required loading spaces shall be made by the Zoning Administrator, provided the loading requirement for the combined uses shall not be less than the total requirement for each separate use.

B. Required Off-Street Loading Spaces. The minimum number of off-street loading spaces shall be required according to the following table, unless the number is reduced by the Zoning Administrator.

Use	Size	Required Spaces
Industrial, manufacturing wholesale, warehouse, and similar uses	Up to 40,000 sq. ft. 40,000 - 60,000 sq. ft. 60,000 - 100,000 sq. ft. Over 100,000 sq. ft.	1 space 2 spaces 3 spaces 3 spaces plus 1 additional space per every 50,000 sq. ft. of building or portion thereof over 100,000
Offices, hotels/motels, and restaurants	Up to 60,000 sq. ft. 60,000 - 100,000 sq. ft. Over 100,000 sq. ft.	1 space 2 paces 2 spaces plus 1 additional space per every 50,000 sq. ft. of building or portion thereof over 100,000
Hospitals, nursing homes, and similar uses	Up to 40,000 sq. ft. 40,000 - 100,000 sq. ft. Over 100,000 sq. ft.	1 space 2 spaces 2 spaces plus 1 additional space per every 50,000 sq. ft. of building or portion thereof over 100,000
Retail and other commercial uses	Up to 20,000 sq. ft. 20,000 - 50,000 sq. ft. 50,000 - 100,000 sq. ft. Over 100,000 sq. ft.	1 space 2 spaces 3 spaces 3 spaces plus 1 additional space per every 50,000 sq. ft. of building or portion thereof over 100,000

10-3D-6 Drive-Through Facilities

This section is intended to provide standards for drive-through facilities in zones where they are permitted in order to reduce the negative impacts they may create. Of special concern are noise from idling cars and voice amplification equipment, lighting and queued traffic interfering with on-site and off-site traffic and pedestrian flow. The specific purposes of this section are to: reduce noise, lighting and visual impacts on abutting uses, particularly residential uses; promote safer and more efficient on-site vehicular and pedestrian circulation; minimize conflicts between queued vehicles and traffic on adjacent streets.

A. Location and Design

1. The standards of this section apply to all uses that have drive-through facilities regardless of zone, including vehicle repair and quick vehicle servicing.
2. The standards of this section apply only to the portions of the site development that comprise the drive-through facility. The standards apply to new developments, the addition of drive-through facilities to existing developments, and the relocation of an existing drive-through facility. 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. Chapter 3 - Design and Maintenance Standards, as well as standards for specific land use zones, contain additional requirements regarding vehicle areas.
3. Parts of a Drive-through Facility. A drive-through facility is composed of two parts – the stacking lanes and the service area. A drive-through facility may also have a third part – an

order menu. The stacking lanes are the space occupied by vehicles queuing for the service to be provided. The service area is where the service occurs. In uses with service windows, the service area starts at the service window. In uses where the service occurs indoors, the service area is the area within the building where the service occurs. For other development, such as gas pumps, air compressors and vacuum cleaning stations, the service area is the area where the vehicles are parked during the service.

B. Setbacks and Landscaping

All drive-through facilities must provide the setbacks and landscaping stated below.

1. Abutting a Residential Zone. Service areas and stacking lanes must be set back six feet from all lot lines which abut Residential zones. The setback must be landscaped per the requirements of 10-3C-3 New Landscaping.
2. Abutting a Mixed-Use Zone. Service areas and stacking lanes must be set back six feet from all lot lines which abut mixed use zones. The setback must be landscaped to the minimum requirements included in 10-3C-3 New Landscaping.
3. Abutting a Street. Service areas and stacking lanes must be set back six feet from all street lot lines. The setback must be landscaped to the minimum requirements included in 10-3C-3 New Landscaping.

C. Vehicular Access

All driveway entrances, including stacking lane entrances, must meet driveway spacing requirements, unless otherwise authorized by the City. The distance is measured along the property line from the junction of the two street lot lines to the nearest edge of the entrance.

1. Stacking Lane Standards

   These standards ensure that there is adequate on-site maneuvering and circulation areas, ensure that stacking vehicles do not impede traffic on abutting streets, and that stacking lanes will not have nuisance impacts on abutting residential lands.

   a. Gasoline Pumps. A minimum of thirty feet of stacking lane is required between a lot line and the nearest gasoline pump. The applicant must demonstrate to engineering services that sufficient queuing area is available such that vehicles in queue do not interfere with adjacent street traffic.

   b. Other Drive-through Facilities.

      i. Primary Facilities.

         A minimum of eighty feet for a single stacking lane, or eighty feet per lane when there is more than one stacking lane, is required for all other drive- through facilities. A stacking lane is measured from the curb cut to the service area or the order area if an outdoor order area precedes the service area. Stacking lanes do not have to be linear.

      ii. Accessory Facilities.

         A stacking lane is not required for accessory facilities where vehicles do not routinely stack up while waiting for the service. Examples are window washing, air compressor, and vacuum cleaning stations.

2. Stacking Lane Design and Layout.

   Stacking lanes must be designed so that they do not interfere with parking, parking access and vehicle circulation.

3. Stacking Lanes Identified.

   All stacking lanes must be clearly identified, through the use of means such as striping, landscaping, and signs.

D. Off-site Impacts

Drive-through facilities must meet standards of this chapter regarding off- site impacts. When abutting residentially zoned land, drive-through facilities with noise-generating equipment must document in advance that the facility will meet the off-site impact noise standards. Noise generating equipment includes items such as speakers, mechanical car washes, vacuum cleaners, and exterior air compressors.

10-3D-7 Electric Vehicle Infrastructure (EVI)

Electric Vehicle Infrastructure, as defined by RCW 35A.63.107 shall be allowed as an accessory use within any parking lot / area or within a garage or parking structure. Site and landscaping requirements identified in this Code shall apply, as applicable.

A. Residential Zones. EVI in residential zones shall be limited to residential use and shall not be used for purposes of wholesale or retail sales.

B. Other Zones. EVI for commercial and industrial uses should be designed and sized proportionately to accommodate the demand of the underlying permitted, limited, or conditional use and shall be suitable for the desired location.

1. Design Criteria and Guidelines.
   a. Minimum Number. Electric vehicle recharging stations may utilize required parking spaces
   b. Parking Space Size. Electric Vehicle charging stations should be sized the same as a regular parking space as identified in this Code.
   c. Lighting. Unless the charging station is designated as daytime use only, adequate lighting shall be provided for the charging station, consistent with the standards identified in this Code.
   d. EVI Signage. Signage should be posted to identify each charging station space as an electric vehicle charging station and identify any restriction such as use limits, towing provisions etc. Signage shall be consistent with the following guidance documents: “Electric Vehicle Infrastructure: A guide for Local Government in Washington State” (July 2010) or the Manual on Uniform Traffic Control Devices (MUTCD).
   e. Notification of station specifics. Notification shall be placed on the unit to identify voltage and amperage levels, time of use, fees, safety information and other pertinent information.
2. Public Streets. Generally electrical vehicle charging stations should not be allowed within the publicly owned right of way. Placement of electric vehicle charging stations proposed to be located in the publicly owned right of way shall serve a public purpose and receive the approval of the City Engineer.
3. Maintenance. Maintenance of the electrical vehicle charging station, including but not limited to functionality of the station, shall be the responsibility of the property owner.

C. Required EV Charging Infrastructure.

1. Applicability. The following requirements shall apply in the construction of new buildings, except that the buildings with the following occupancy identified as exempt in WAC 51-50-0429.1.

2. Required EV Charging Infrastructure.

   a. Required electric vehicle charging infrastructure, including EV Charging Stations, EV-Ready Parking Spaces, and EV-Capable Parking Spaces shall be provided as detailed in WAC 51-50-0429.2.

   b. Where electric charging infrastructure is required, said infrastructure shall be provided in compliance with the electrical standards as specified in WAC 51-50- 0429.

3. Electric vehicle charging infrastructure for accessible parking spaces. When electric vehicle charging infrastructure is required, ten percent of accessible parking space, rounded to the next whole number, shall be provided with electric vehicle charging infrastructure. The electric vehicle charging infrastructure may also serve adjacent parking spaces not designated as accessible parking. A maximum of ten percent, rounded to the next whole number, of the accessible parking spaces are allowed to be included in the total number of electric vehicle parking spaces required under Paragraph 2, above.

Article 10-3E — Signage Standards

Sections:

10-3E-1 **Purpose**

10-3E-2 **Applicability and General Provisions**

10-2E-3 **Prohibited Signs**

10-3E-4 **Sign Permit Requirements**

10-3E-5 **Signs Permitted in All Zones in Connection with Specific Uses**

10-3E-6 **Sign Standards in Residential Zones**

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

10-3E-8 **Sign Location, Setback, Area Calculations, and Maintenance Standards**

10-2E-9 **City Wayfinding Signage Program**

10-3E-1 Purpose

A. 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. The purpose and intent of this article is to maintain or enhance the visual environment of the City of Liberty Lake, to protect the public health, safety, and welfare; and to increase the effectiveness of visual communication in the City while promoting commerce, traffic safety, and community identity and by providing opportunities for Liberty Lake businesses, residents, and property owners to appropriately display signage.

B. The regulations for signs have the following specific objectives:

1. To have signs that attract and invite rather than demand the public's attention along the City's streetscapes.
2. To have streets that appear orderly and safe because clutter is minimized.
3. To have signs that enhance the visual environment of the City, because they are in harmony with building architecture and landscape design.
4. To allow business identification that is not unduly hindered by regulatory standards.
5. To ensure typical communication and civic discussion is fostered in the City's residential neighborhoods.
6. To allow signs that utilize high quality construction materials, fine architectural detailing, harmonious proportionality, and that serve a multi-modal environment.

10-3E-2 Applicability and General Provisions

The signage standards shall apply to all development within the City, unless specifically exempted by City code or ordinance. A permit is required for any sign that is erected, re-erected, constructed, painted,

posted, applied, or structurally altered, as identified in this article. The Planning and Community Development Department shall review sign permit applications.

Notwithstanding any other provision of this article or of related standards referenced in this article, applications will be reviewed only with respect to sign structure or placement, or with reference to copy only to the extent of color, size, or typeface and excluding any reference to message, category, subject, topic, or viewpoint.

10-3E-3 Prohibited Signs

A. Signs Prohibited in the City. The following signs are prohibited in all zones unless otherwise specifically permitted.

1. Signs, which by coloring, lighting, shape, wording, or location resemble or conflict with traffic control signs or devices.
2. Signs that create a safety hazard for pedestrian or vehicular traffic.
3. Flashing signs.
4. Portable signs exceeding six (6) square feet.
5. Reader board signs (except as permitted herein).
6. All electronically changeable message signs (except where permitted herein).
7. Signs attached to or placed on a vehicle or trailer parked on public or private property, provided that this provision shall not be construed as prohibiting the identification of a firm or its product on a vehicle operating during the normal course of business. Franchised buses and taxis are exempt from these provisions.
8. Roof signs.
9. Freestanding Signage with unconcealed pole supports.
10. Rotating, spinning, or motorized signs.
11. Billboards.
12. Signs attached to towers or wireless communication support towers.
13. Inflatable signs.
14. A-frame signs (except as permitted herein).
15. Signs attached to benches that advertise businesses, goods, services, etc.
16. Signage in residential areas (except as permitted herein).
17. Temporary signage (except as permitted herein).
18. Commercial off-premises signs.

B. Examples of Prohibited Signage

Portable Signs



Billboards



Inflatable Signs



Reader boards



Unconcealed Pole Signs



Rotating Motorized Signs



10-3E-4 Sign Permit Requirements

A. Exempt Signs. 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.

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.
2. The changing of the advertising copy or message on a lawfully erected sign, reader board, or similar sign specifically designed for replaceable copy.
3. Painting, repainting, or normal maintenance, unless a structural or electrical change is made.
4. Incidental signs.
5. Any sign located within a building not visible from the street or sidewalk.
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;
7. Signs required by law;
8. Official public notices, official court notices or official law enforcement notices.

B. Temporary Signs. The following shall not require a complete sign permit application, however application for a temporary sign permit shall be required.

1. Temporary banners and temporary signs as permitted herein.
2. Real estate signs as permitted herein.
3. Temporary political signs as permitted herein.

C. Required Submittals for Sign Permits.

1. Completed & Signed Application with owner and contractor Information, project description,

site address / location, etc., square footage of building façade, proposed sign type, area, etc., and value of sign.

2. Plans for the signs with dimensions
3. Building elevations with dimensions (wall signs / blade signs)
4. Setbacks (freestanding / monument signs)
5. Site Clearance (freestanding / monument signs)
6. Site Map (freestanding / monument signs)
7. Attachment Illustration (wall signs / blade signs)
8. Engineering (freestanding signs)
9. All permits for electronically changeable signs shall:
    a. Provide evidence of manufacture and installation in compliance with NFPA 70, the National Electric Code (NEC).
    b. Provide a Nationally Recognized Testing Laboratory (NRTL) file number from the sign manufacturer.
10. For signs intended to be visible from I-90, documentation from the Washington State Department of Transportation that the proposed sign complies with the Scenic Vistas Act, RCW 47.42.

10-3E-5 Signs Permitted in All Zones in Connection with Specific Uses

A. The following signs may be permitted in any zone, subject to the limitations as provided herein.

1. Temporary Banners, Flags, Pennants, and Searchlights
    a. A temporary banner, flag, or pennant may be permitted for by the Zoning Administrator for temporary on-premises use not exceeding thirty (30) days in any one year for special events such as grand openings, provided that such display does not have an adverse impact on nearby residences or institutions and banners shall not exceed 75 square feet in size. Except for properties within the Interstate 90 Corridor where 150 square feet shall be the maximum size. A temporary sign permit application must be submitted and approved for all temporary signage, prior to signage installation.
    b. A searchlight may be permitted by the Zoning Administrator for temporary on- premises use only not exceeding three (3) days in any one year for special events such as grand openings, provided that such display does not have an adverse impact on nearby residences or institutions. A temporary sign permit application must be submitted and approved for all temporary signage, prior to signage installation.
2. Temporary Construction Site Signs - One on premises construction sign that identifies the future use of a site, architects, engineers, contractors, financial institutions, and other individuals or firms involved with the construction of a project, may be approved under the following conditions:
    a. The sign shall be a maximum area of thirty-two (32) square feet and shall not exceed six (6) feet above grade of the lot or parcel on which the sign is located.
    b. The sign shall not include advertisement of any products during the actual construction period.

c. The sign shall be removed prior to an occupancy permit being issued.

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

3. Temporary Real Estate Wall Signs - Within all zones, excluding Residential Properties / Uses, a temporary real estate sign located on a wall or in a window advertising the prospective sale, lease or rental of the building, property or premises shall be permitted, subject to the following conditions:

   a. The sign shall be located on the premises being sold or leased.

   b. The banner or wall sign shall be flush mounted to the building wall surface below the roof eve and oriented to minimize visual exposure to existing residential areas.

   c. The sign shall be non-illuminated.

   d. The sign shall not exceed a maximum ratio of 1 square foot of signage per 10 square feet of building façade (sign area: building facade) up to a maximum area of 150 square feet.

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

   f. The sign shall remain only as long as property remains unsold or un-leased for a period not to exceed one (1) year. The Zoning Administrator may extend the one (1) year time period upon written request by the owners/ developers of the project.

4. Temporary Real Estate Freestanding Signs (Residential Properties / Uses): A temporary real estate sign advertising the prospective sale, lease or rental of the building, property or premises shall be permitted, subject to the following conditions:

   a. The sign shall be located on the premises being sold or leased.

   b. Only 1 sign per frontage road, per parcel shall be permitted.

   c. The sign shall be non-illuminated.

   d. The sign shall be limited in size to five (5) square feet and limited in height to six (6) feet above grade. A sixteen (16) square foot sign limited in height to six (6) feet above grade is allowed on property of five (5) acres or more, with or without a dwelling on-site.

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

   f. The sign shall remain only as long as property remains unsold or unleased for a period not to exceed one (1) year. The Zoning Administrator may extend the one (1) year time period upon written request by the owners/ developers of the project.

5. Temporary Real Estate Freestanding Signs (Commercial & Industrial Properties / Uses): A temporary real estate sign advertising the prospective sale, lease or rental of the building, property or premises shall be permitted, subject to the following conditions:

   a. The sign shall be located on the premises being sold or leased.

   b. Only 1 sign per frontage road, per parcel shall be permitted.

   c. The sign shall be non-illuminated.

   d. The sign shall be limited in size to sixteen (16) square feet and limited in height to six (6) feet above grade on sites less than one (1) acre. A thirty-two (32) square foot sign limited in height to six (6) feet above grade is allowed on property of one (1) acre or more. Within the Interstate 90 Corridor, the sign shall be limited in size to ninety-six (96) square feet

and limited in height to sixteen (16)feet.

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

f. The sign shall remain only as long as property remains unsold or unleased for a period not to exceed one (1) year. The Zoning Administrator may extend the one-year time period upon written request by the owners/ developers of the project.

6. Real Estate Open House/ Directional Sign

   a. Temporary open house/ directional sign(s) shall be allowed on the access street(s) to property that is for sale, lease, or rent while that property is open for inspection during an otherwise advertised "open house" or similar, non-recurring event. A maximum of three (3) open house / directional signs may be used for such "open house".

   b. Such sign(s) shall not be placed in such a manner as to interfere with vehicular or pedestrian traffic.

   c. The sign shall be non-illuminated.

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

   e. Such sign(s) shall be limited in size to five (5) square feet and limited in height to three (3) feet above grade.

   f. Such sign(s) shall not be considered temporary if advertising the same property, or portions thereof, for more than two (2) consecutive days, remains in place overnight, or is utilized for more than ten (10) days in any calendar month.

   g. The above standards shall also apply to the advertisement of designated model homes or subdivision sales offices.

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

   i. Any sign(s) not in compliance with the above standards shall be impounded by the City at the expense of the individual or entity advertising the sale of the property.

7. Bulletin Boards - Bulletin boards may be permitted on the premises of public, charitable or religious institutions, subject to the following:

   a. Such sign shall contain no more than thirty-two (32) square feet in area on a face and may be double-faced.

   b. No part of the sign shall exceed a height of six (6) feet above the grade.

   c. The sign, if lighted, shall use low-intensity lighting.

8. Permanent Residential Subdivision or Area Name Signs - Decorative subdivision or area name signs of a permanent character at the street entrance or entrances to the subdivision or area which identifies the name of the subdivision or area only, shall be permitted, subject to the following conditions:

   a. The sign shall be designed to achieve aesthetic harmony with the identifying neighborhood.

   b. The sign shall consist of decorative masonry walls, concrete, rock, or wood with illuminated, indirectly lighted or non-illuminated name plates or letters.

   c. The sign shall be located in a maintained landscaped area.

9. Permanent City Gateway Signs / Community Message Boards - Decorative City signs of a permanent character at the entrances to the City of Liberty Lake or locations approved by the City Council, shall be permitted, subject to the following conditions:

    a. The signs shall be designed to achieve aesthetic harmony with a consistent design theme approved by the City Council.

    b. The signs shall consist of decorative masonry walls, concrete, rock, or wood with illuminated, indirectly lighted or non-illuminated name plates or letters. Alternately, the name plate or lettered area may be an electronically changeable sign, provided the standards for electronically changeable sign controls of this code are met (10-3E-7, Subsection H-2).

    c. The signs shall be utilized to define the City boundaries and/or announce City events or other public service announcements and be located on public property or within a City easement.

10. Political Campaign Signs

    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.

    b. Signs shall not be located on public property, within public easements, or within street right-of-way.

    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.

11. Community Event Signs

    a. Community event signs shall be limited to announcing or promoting community events, as defined in Article 10-1C of this Code.

    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.

    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





Real Estate Sign



Construction Site Sign



Temporary Banners, Flags, Pennants, and Searchlights



Permanent Residential Subdivision or Area Name Signs



10-3E-6 Sign Standards in Residential Zones

Sign structures are permitted in the residential zones in accordance with the following uses and standards:

A. Nameplates. A nameplate, which indicates no more than the name and address of the occupant of the premises, is permitted, provided that such sign shall not exceed a maximum area of three (3) square feet.

B. Permitted Signs by Use. The following categories of uses are defined to apply to signage standards provided in Tables 1 and 2 below:

1. Semi-Public uses include a church, public park, multiple-family dwelling, dormitory, fraternity, sorority, nursing home, retirement apartment, public building, child day-care center, family day-care provider, nonprofit community hall or lodge, animal clinic, cemetery, sanitarium.
2. School/Public uses include a school (kindergarten through university), hospital, police station, fire station, post office or public golf course, incinerator, solid waste recycling transfer site, or landfills.
3. Office uses include a business or professional office.
4. Commercial Use/Other shall include commercial uses other than those listed in above and other than home industry or home profession.

C. Wall Signs. On-premises wall signs are permitted not to exceed the maximum number and size as shown in Table 1 below. Wall signs shall be unlighted, or have low intensity lighting, and shall be placed flat against the outside wall of the main building.

TABLE 1 Use	Max # of Signs	Max Sign Area
Semi-Public	1	10 sq. ft.
Schools/Public Use	1	20 sq. ft.
Office	1*	16 sq. ft.**
Commercial Uses, Other	1	20 sq. ft.

*Multiple office complexes shall be allowed one wall sign per building.

** An office building containing four (4) or more offices shall be allowed a maximum aggregate sign area of 64 sq. ft.

D. Blade Signs. Blade signs, attached to and projecting from a public, semi-public, or commercial building face or wall at a ninety-degree (90°) angle or from a building corner on a corner lot at a one hundred thirty-five-degree (135°) angle to the façade are permitted, provided they meet the following standards:

1. Shall not project more than eight feet (8') from the building, inclusive of sign and mounting structure;
2. Shall not exceed a maximum height of four feet (4');
3. Shall not exceed a maximum area of twenty (20) square feet per side of sign when double sided;
4. Shall be located a minimum of eight feet (8') and a maximum of fourteen feet (14') above the sidewalk grade, as measured from the sidewalk to the bottom of the frame of the sign;
5. May extend into the public right-of-way above a public sidewalk;
6. Shall not extend into the public right-of-way beyond the outer edge of the sidewalk or above the planting strip or curbline;
7. Are permitted to be double sided;
8. Top of sign shall not extend above roof line or parapet wall of a single-story building;
9. For multi-storied buildings, top of sign shall not be higher than sill or bottom of the lowest second story window height; and,
10. For buildings with multiple commercial tenants, each business may be permitted one blade sign, provided that the blade signs are separated by a minimum of twenty feet (20'). Businesses with two street facing façades are allowed a maximum of two blade signs, one per street facing façade, with each setback a minimum of ten feet (10') from the building corner; or one single corner sign.

E. Monument Signs. On-premises monument signs are permitted not to exceed the maximum number, size, and height as shown in Table 2 below. On-premises monument signs shall be unlighted or have low-intensity lighting.

TABLE 2 Use	Max # of Signs	Max Sign Area	Max Sign Height
Semi-Public	1	16 sq. ft.	6 feet
Schools/Public Use	1	32 sq. ft.	6 feet
Office	1	32 sq. ft.	6 feet
Commercial Uses, Other	1	32 sq. ft.	6 feet

10-3E-7 Sign Standards for Other Zones

Any sign which pertains only to the identification of a permitted use in any non-residential zone and is located entirely on the property (with the exception of consolidated multi-business freestanding / monument signs and Campus Monument Signs), provided that it complies with the following conditions:

A. Wall Signs – Individual and Multiple Businesses.

1. Wall Area - Wall area is calculated by multiplying the height of the primary building wall by the length of the primary building wall. In the case of multi-story buildings or buildings taller than 30 feet only the first 30 feet shall be used to calculate wall area. Walls are defined as either primary or secondary as provided in Figure A-1.

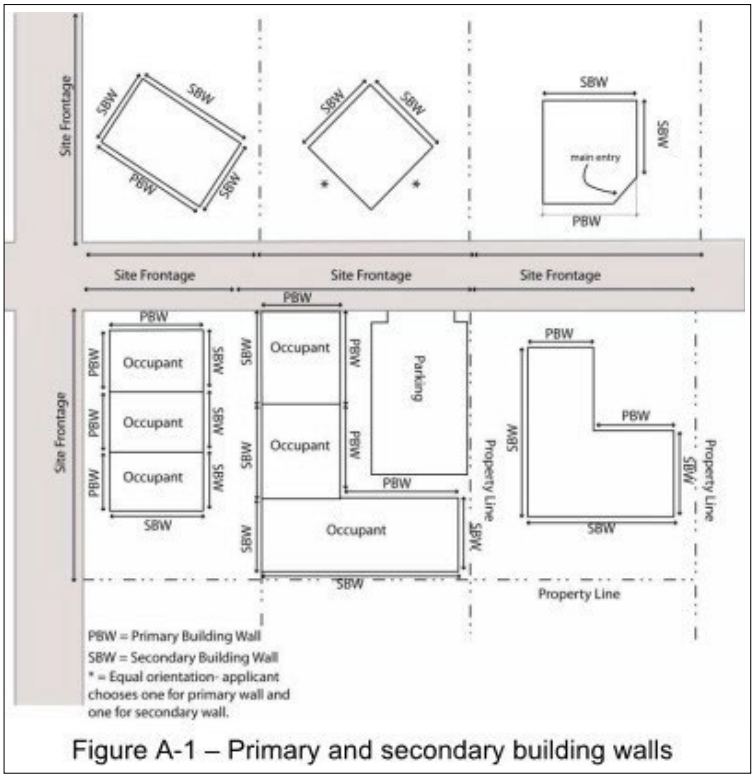


Figure A-1 – Primary and secondary building walls

2. Wall Sign Standards

TABLE 3	Total Square Feet	Maximum Sign Area **	Maximum Copy Lines
All Non- Residential Zones	1 sq ft sign area per 10 sq ft of PBW	150 sq ft	3 lines per sign
Interstate 90 Corridor*	1 sq ft sign area per 10 sq ft of PBW and SBW	150 sq ft per PBW and 300 sq ft per SBW	3 lines per sign

*Within the Interstate 90 Corridor, the Primary Building Wall is the side of the building that provides access to the business.
**See sub-section (A)(4) below

3. Building Façade – Wall signs must be mounted parallel to building façade.

4. Exchange Ratio – To improve streetscape views by minimizing sign clutter while continuing to provide for adequate business identification, applicants may exchange one freestanding or one monument sign for an exemption to the wall sign maximum area limitations, or reduce the

size or quantity of freestanding or monument signage and increase the size or quantity of wall signage by the same amount. The sign permit shall be conditioned to prohibit a future freestanding and/or monument sign due to the approved increased wall signage.

5. Wall Signs Facing Residential Zones – Wall signs facing a residential zoning district shall not exceed twenty-five percent (25%) of the maximum square footage allowed.

B. Blade Signs. Blade signs, attached to and projecting from a public, semi-public, or commercial building face or wall at a ninety-degree (90°) angle or from a building corner on a corner lot at a one hundred thirty-five-degree (135°) angle to the façade are permitted, provided they meet the following standards:

1. Shall not project more than eight feet (8') from the building, inclusive of sign and mounting structure;
2. Shall not exceed a maximum height of four feet (4');
3. Shall not exceed a maximum area of twenty (20) square feet per side of sign when double sided;
4. Shall be located a minimum of eight feet (8') and a maximum of fourteen feet (14') above the sidewalk grade, as measured from the sidewalk to the bottom of the frame of the sign;
5. May extend into the public right-of-way above a public sidewalk;
6. Shall not extend into the public right-of-way beyond the outer edge of the sidewalk or above the planting strip or curbline;
7. Are permitted to be double sided;
8. May incorporate lighting such as neon, LED and other illumination techniques that do not include elements that are prohibited by other sections of the sign code;
9. Top of sign shall not extend above roof line or parapet wall of a single-story building;
10. For multi-storied buildings, top of sign shall not be higher than sill or bottom of the lowest second story window height; and,
11. For buildings with multiple commercial tenants, each business may be permitted one blade sign, provided that the blade signs are separated by a minimum of twenty feet (20'). Businesses with two street facing façades are allowed a maximum of two blade signs, one per street facing façade, with each setback a minimum of ten feet (10') from the building corner; or one single corner sign.

C. Awning, Canopy and Marquee Signs:

1. Sign lettering and logos shall not comprise more than thirty percent (30%) of the total exterior surface of the awning, canopy and/or marquee.
2. Bottom of the sign shall be located a minimum of eight feet (8') above ground level.
3. Architectural canopy and marquee signs may incorporate lighting such as neon, LED and other illumination techniques that do not include elements that are prohibited by other sections of the sign code. For example, flashing lights.

D. Freestanding / Monument Signs – Individual Business. One (1) on-premises freestanding / monument sign for an individual business is permitted, not to exceed the area and height limits as provided in Table 4 below.

TABLE 4 Zone	Max Sign Area	Max Sign Height	Sign Type
M-1	50 sq. ft.	8.5 feet	Monument
M-2 / M-3 / RD-M	75 sq. ft.	8.5 feet	Monument
C-1 / C-2 / I / P / O / RD-C	75 sq. ft.	8.5 feet	Monument
M-2 / C-2 / P / RD-C*	150 sq. ft.*	30 feet*	Freestanding*

* Parcel is within Interstate 90 Corridor

E. Freestanding / Monument Signs – Multiple Business. Freestanding on-premises sign(s) for multiple businesses are permitted, not to exceed the number, maximum area and height limits as provided in Table 5. Freestanding signage allowed for an individual business shall not be combined with the signage allowed for multiple businesses. Multiple businesses located on one parcel and/or within one building shall be required to utilize multiple business freestanding / monument signage standards, rather than individual business freestanding / monument signage standards. A group of businesses may consolidate their allowed freestanding / monument signs into one location to provide better overall business exposure while reducing signage clutter created by several signs as long as the maximum number and size allowed for the zone in Table 5 are not exceeded.

TABLE 5 Zone	Max # of Signs	Max Sign Area	Max Sign Height	Sign Type
M-1	1	75 sq. ft.	8.5 feet	Monument
M-2 / M-3 / RD-M	1 per street frontage	100 sq. ft.	8.5 feet	Monument
C-1 / C-2 / P /O / RD-C	1 per street frontage	100 sq. ft.	8.5 feet	Monument
M-2 / C-2 / P /RD-C*	1 per I-90 frontage	250 sq. ft*	30 feet*	Freestanding*

*Parcel is within Interstate 90 Corridor

Figure C-1 – Example of maximum allowed signage on a parcel with single street frontage.

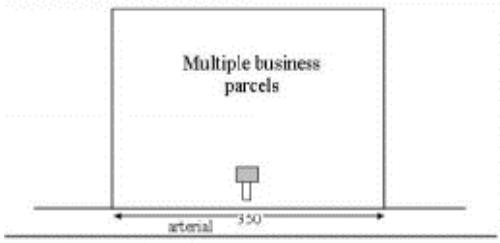
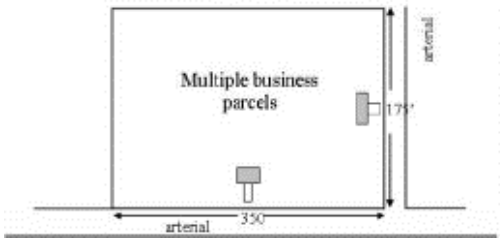


Figure C-2 – Example of maximum allowed signage on a parcel with dual frontage.



F. Large-Scale Retail Establishments

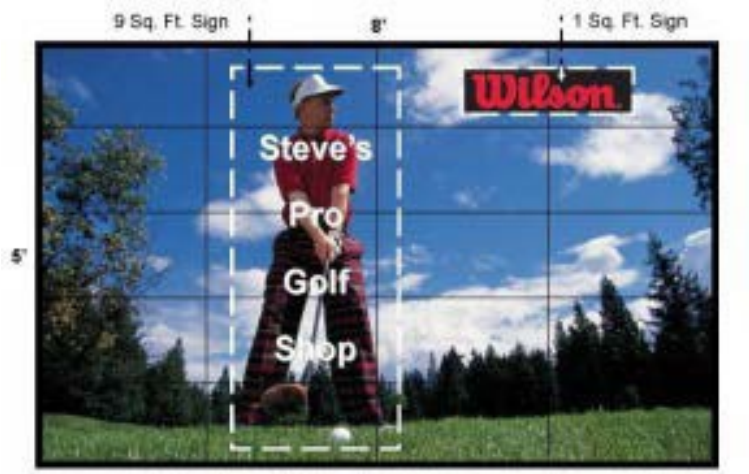
On properties whose principal exposure is from Interstate 90 and the property does not have frontage along another public right-of-way, the allowed 300 aggregate square feet of signage can

be used on any wall of the building if the following conditions are met:

1. Freestanding sign is not provided for the building or development along I-90;
2. Only 1 monument sign is provided along the access street for the building or development; and
3. The building / development signage selection is reviewed and approved by the Zoning Administrator.

G. 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.

H. 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 Zoning Administrator 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.
6. The A-Board / A-Frame sign shall not be located in any right-of-way.
7. 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.
8. A sign permit application must be approved by the City prior to utilizing the A-Board / A-Frame sign.



I. Campus Monument Signs

1. For the purpose of calculating signage, a campus is defined as a planned commercial, light industrial, or mixed-use development that contains multiple parcels which encompass a minimum of one block or 10 acres of land and which some of the parcels do not have frontage on an arterial or collector street and/or some businesses within the campus are located more than 300 feet from an arterial or collector street. Typically, a campus would be contained within a singular land division.
2. A Campus Monument Sign may be utilized to provide off-site exposure to multiple parcels or businesses within a campus in an aesthetically pleasing manner that is a coordinated effort where at least some parcels or businesses participate in the Campus Monument Sign program and the sign is designed to accommodate future participation by all properties within the campus.
3. Campus Monument Signs may be located at primary entrances to the campus from the arterial or collector street, on private property only with the property owner's permission, Campus Monument Sign(s) shall not be located in the right-of-way. Each sign must have the same design but may include different parcels / businesses within the campus. Alternatively, the Campus Monument Sign(s), may be located on private property within the campus along the street connecting to the arterial / collector street in order to achieve the purpose of the program.
4. The amount of allowable signage area for Campus Monument Signs shall be dependent on the total acreage of the campus and set forth as follows:
    a. Less than 20 acres = 36 square feet maximum
    b. 20 to 50 acres = 72 square feet maximum

c. 51 – 75 acres = 108 square feet maximum

d. Greater than 75 acres = 144 square feet maximum

5. Maximum height of monument signs shall be 8.5 feet.

6. The sign must be set back a minimum of 10 feet from the right-of-way and the area within 10 feet surrounding the sign must be landscaped. The setback may be required to be increased to comply with the clear view triangle, as determined by the City Engineer.

7. Campus Monument Sign size shall not be calculated as part of the individual or multi- business signage. Campus Monument Signs are a separate category; however, they cannot be closer than 150 feet from any other freestanding or monument sign.

8. The sign must be a monument style that achieves aesthetic harmony with the overall campus design.

9. An easement and/or agreement must be recorded which encompasses the area where the signage is installed, including the landscaping.

10. A sign permit application must be submitted and approved prior to signage installation. All parcels / businesses within the campus shall be given the opportunity to participate in a Campus Monument Sign program and a listing of the parcels / businesses within the campus shall be submitted with the sign permit application that includes signatures for parcels / businesses that will be and will not be participating.

J. Electronically Changeable Signs

1. Size, Type, Location, and Hours of Use

   a. Maximum electronically changeable sign area and height shall be as indicated in Section 10-3E-7, subsections B and C, Tables 4 and 5 for freestanding and monument signs. Electronically changeable wall signs are not permitted in any zone.

   b. Type and Location.

TABLE 6 **Zone**	**Location**	**Permitted Sign Type**
P Zone	All	Monument
M-2 / C-2 / RD-C	Interstate 90 Frontage	Monument
M-2 / C-2 / RD-C	Interstate 90 Frontage	Freestanding
All Non-Residential and Mixed-Use Zones	Publicly owned Property	Monument

2. All electronically changeable signs are subject to the following provisions:

   a. All electronic message centers shall come equipped with automatic dimming technology which automatically adjusts the sign's brightness based on ambient light conditions.

   b. No electronic message center shall exceed a brightness level of 0.3-foot candles above ambient light as measured using a foot candle (Lux) meter at a preset distance depending on sign area, measured as follows:

Area of Sign (sq. ft.)	Measurement Distance (ft.)
10	32
15	39
20	45
25	50
30	55
35	59
40	63
45	67
50	71
55	74
60	77
65	81
70	84
75	87
80	89
85	92
90	95
95	97
100	100
110	105
120	110
130	114
140	118
150	122

i. Measure 30 minutes after sunset using lux meter.

c. Duration of Message Display shall be subject to the following:

i. Electronically changeable signs along I-90 shall display images for a period of at least three (3) seconds before transitioning to another image.

ii. Community electronic changeable signs shall display images for at least five (5) seconds before transitioning to another image.

d. Message transition and frame effects shall be subject to the following:

i. Transition and frame effects employing fade, dissolve, or similar lasting between 1 and 2 seconds are allowed.

ii. Transition and frame effects employing continuous scrolling and/or traveling, flashing, spinning, rotating, and similar moving effects, and all dynamic frame effects or patterns of illusionary movement or simulating movement are not allowed.

e. Full motion video or film display or streamed in real time is not permitted.

K. Neon signs:

1. Neon signs are allowed but must be erected within the allotted signs attributed to a building.
2. Maximum area. Established by maximum attached sign square footage to building.
3. Display. Neon signs are prohibited from pulsing, flashing, or any other function that would create a moving sign. The display of neon signs is to provide a form of fixed illumination.
4. Illuminance. Neon signs in excess of 750 delivered lumens shall comply with lighting standards detailed in §10-3F-2 of this code.
5. An "open" neon sign within a window of a business or attached to the exterior of the business shall not be counted as sign square footage for a building allotment. An "open" sign shall be limited to four (4) square feet.

10-3E-8 Sign Location, Setback, Area Calculations, Maintenance and Lighting

A. Sign Location. All signs shall be so located that they:

1. Do not interfere with vehicular or pedestrian accessibility or sight distance.
2. Conform to the provisions of Section 10-3B-2, subsection "N", vision clearance areas.
3. Do not overhang or are not located in any public right-of-way, except as explicitly permitted for blade signs located above a public sidewalk.
4. All freestanding and monument signs shall be located in a maintained landscaped area.

B. Sign Setback. Any portion of a sign (including structural supports) that is higher than three (3) feet above grade shall be located a minimum of ten (10) feet back from any public right- of- way.

C. Sign Area Calculations. Sign area is the total area of a sign visible from any on viewpoint or direction, excluding the sign support structure, and its size shall be calculated using the methods described in items 1-4 below.

1. A wall sign shall be calculated by measuring the area created by drawing imaginary straight lines around the entire copy or grouping of such letters, words, or symbols, and then multiplying A x B as illustrated in figure 3 below.

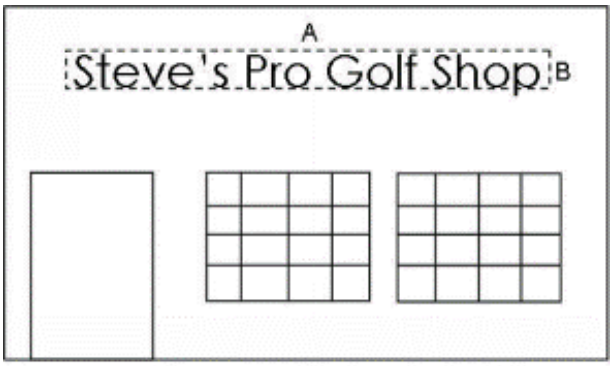


Figure 3

2. The area of a blade sign shall be calculated by multiplying the height of the sign face by the width of the sign face.
3. The sign area of a freestanding sign consisting of one sign shall be calculated as shown in Figure 4 below. The sign area of a freestanding sign consisting of more than one (1) sign shall be computed by adding together the total area(s) of all signs as shown in Figure 5 below.

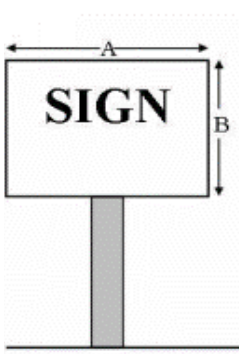


Figure 4

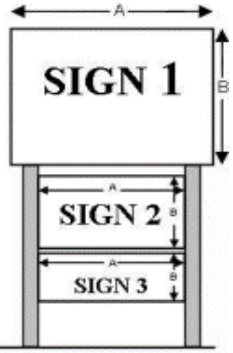


Figure 5

4. The sign area for multiple-sided signs shall be calculated as follows:
   a. The total sign area for a two-sided (back-to-back) sign shall be calculated using one (1) face, therefore allowing both faces to be of equal size (for example, a two-sided sign has two faces with 18 square feet per side, therefore the sign area is 18 square feet).
   b. The sign area for a three-sided sign shall be equal to the total area of signage permitted for a two-sided sign, for example, in item 3a above, a two-sided sign is allowed 18 square feet of sign area per side which equals 36 total square feet. If a three-sided sign is used instead of a one- sided or two-sided sign, the three-sided sign may allocate the 36 total square feet among three sides, therefore allowing three sides with 12 square feet per face for a total of 36 square feet of sign area.
5. The sign area of a monument sign consisting of a sign with a solid base shall be calculated as shown in Figure 6 below. The sign area of a monument sign consisting of signage within the base area shall be calculated as shown in Figure 7 below.

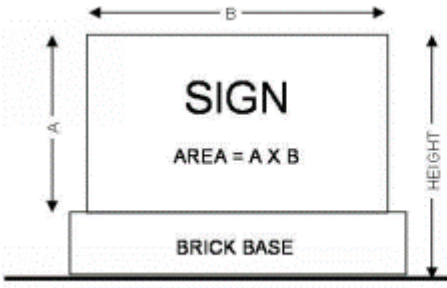


FIGURE 6

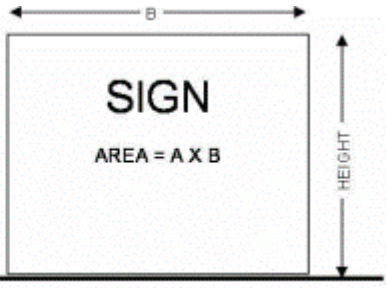


FIGURE 7

D. Maintenance of Signs. Signs that have been approved or that have been issued a permit shall be maintained by the owner or person in possession of the property on which the sign is located. Maintenance shall be such that the signage continues to conform to the conditions imposed by the sign permit.
   1. A damaged sign shall be repaired within thirty (30) days.
   2. A sign, which has been damaged, to such extent that it may pose a hazard to passersby shall be repaired or removed immediately.

E. Lighting. Internal and external sign illumination shall be of low intensity. External sign illumination shall be down shielded and confined to the sign to minimize impacts to the surrounding area. Illuminated Signs require an electrical permit that is obtainable from the Washington State Department of Labor & Industries.

10-3E-9 City Wayfinding Signage Program

Consult with the City of Liberty Lake Planning & Building Services for more information on the City Wayfinding Signage Program.

Article 10-3F — Other Design Standards

Sections:

10-3F-1 **Solid Waste Storage**

10-3F-2 **Lighting**

10-3F-3 **Clearing and Grading**

10-3F-4 **Small Wireless Facilities**

10-3F-1 Solid Waste Storage

All structures that require site design review, as outlined in Article 10-4C, shall provide a solid waste storage area. Property owners shall not permit solid waste to be placed in locations or in a manner that the solid waste may be scattered by wind, water, animals, or insects. Every property owner shall cause container contents to be removed and deposited at a permitted disposal facility at a frequency so as to not create a nuisance. Solid waste shall not be stored on public or private property for more than two (2) weeks.

Except for single, two-family, and three family residential waste & recycle containers, all other solid waste storage areas containing trash dumpsters, compactors, etc. and recycle bins are to be screened from adjacent properties and public rights-of-way in accordance with Section 10- 3C-3, subsection H.

10-3F-2 Lighting

A. Purpose. The purpose of this Section is to provide regulations that preserve and enhance the view of the dark sky; promote health, safety, security, and productivity; and help protect natural resources. The provisions of this Section are intended to control skyglow, glare and light trespass. It is the intent of this Section to provide standards for appropriate lighting practices and systems that will enable people to see essential detail in order that they may undertake their activities at night, facilitate safety and security of persons and property, and curtail the degradation of the nighttime visual environment.

B. Applicability.

1. All outdoor lighting fixtures installed on private and public property shall comply with this Section. This Section does not apply to interior lighting; provided, that if it is determined by the Zoning Administrator that any interior lighting emitting light outside of the building or structure in which it is located creates a light trespass, the interior lighting shall be subject to the requirements of this Section. Lighting shall also comply with the Non- Residential Energy Code (NREC), as applicable.
2. In the event of a conflict between the requirements of this Section and any other requirement of the City of Liberty Lake Municipal Code the more specific requirement shall apply.
3. Exterior lighting plans, photometric calculations and photometry plan as noted, and fixture specification sheets (cut sheets) must be supplied to the City to review for compliance with this Section.

C. Exemptions. The following are exempt from the provisions of this Section provided that they have no glare or other detrimental effects on adjoining streets or property owners:

1. Traffic control signals and devices;
2. Temporary emergency lighting (i.e., fire, police, repair workers) or warning lights;
3. Moving vehicle lights;
4. Navigation lights (i.e., radio/television towers, docks, piers, buoys) or any other lights where state or federal statute or other provision of the City of Liberty Lake Municipal Code requires lighting that cannot comply with this Section. In such situations, lighting shall be shielded to the maximum extent possible, and lumens shall be minimized to the maximum extent possible, while still complying with state or federal statute;
5. Outdoor lighting approved by the Zoning Administrator for temporary or periodic events (e.g., fairs, nighttime construction);
6. Internally illuminated signs and searchlights permitted under the City Signage Standards (Article 10-3E);
7. Private swimming pools;
8. Seasonal holiday decorations;
9. Window displays;
10. Pedestrian walkway lighting;
11. Residential lighting (excluding luminaires for the sidewalks and roadways);
12. Streetlights shall be designed and installed per Section 10-3G-2, subsection W of this Code;
13. Low light output (under 750 delivered lumens) decorative luminaires; and
14. Accent lighting on the municipal, state, or national flags that is properly shielded to limit direct glare.

D. General Standards. The following general standards shall apply to all nonexempt outdoor lighting fixtures and accent lighting:

1. All outdoor lighting fixtures and accent lighting shall be designed, installed, located and maintained such that there is no light trespass onto adjacent properties under separate ownership unless the adjacent property owner grants an easement to extend the area of light trespass onto the adjacent property, provided that such easement is perpetual in duration and recorded with the Spokane County Auditor;
2. Outdoor lighting fixtures and accent lighting must be shielded and aimed downward (except as noted). The light must be aimed to ensure that the illumination is only pointing downward onto the ground surface, with no escaping direct light permitted to contribute to light pollution by shining upward into the sky;
3. Outdoor lighting fixtures and accent lighting shall not directly illuminate public waterways such as the Spokane River, unless it is a navigational light subject to state or federal regulations;
4. Accent/architectural lighting shall be directed onto the illuminated object or area and not toward the sky or onto adjacent properties under separate ownership. Colored lighting is allowed for accent as long as it meets this standard. All accent lighting must be included in trespass calculations noted. Uplight accent lighting is allowed as long as it does not exceed 750 delivered lumens;
5. Spotlighting on landscaping and foliage may be directed upward and shall be limited to luminaires with no more than 750 delivered lumens and comply with other standards in this section.

6. Accent lighting on statues/monuments shall be limited to luminaires with no more than 750 delivered lumens and comply with other standards in this section; and
7. Accent lighting on flags (except as noted above) shall be limited to luminaires with no more than 750 delivered lumens and comply with other standards in this section.

E. Prohibited.

1. The following fixtures (luminaires) are prohibited:
   a. searchlights for any other purpose other than temporary emergency lighting or as allowed under the City Signage Standards (Article 10-3E);
   b. laser lights or any similar high-intensity light for outdoor use or entertainment;
2. The city reserves the right to further restrict outdoor lighting including, but not limited to, pole height and level of illumination, when it is deemed to be in the best public interest consistent with the purpose of this Section.

F. Temporary Outdoor Lighting. Any temporary outdoor lighting that conforms to the requirements of this code shall be allowed. Nonconforming temporary outdoor lighting may be permitted by the zoning administrator for a limited duration, provided that the applicant can demonstrate that such temporary lighting is in the public interest, and any potential annoyance or safety concerns that may result from the non-conforming temporary outdoor lighting can be mitigated through conditions of approval.

G. Recreational Facilities. Any light source permitted by this code may be used for lighting of outdoor recreational facilities (public or private), including but not limited to football fields, soccer fields, baseball fields, tennis courts, or show areas, provided all of the following conditions are met:

1. All fixtures used for event lighting shall be fully shielded or provided with sharp cut-off capability, so as to minimize up-light, spill-light and glare.
2. All events shall be scheduled so as to complete all activity before or as near to 10:30 p.m. as practical, but under no circumstance shall any illumination of the playing field, court, or track be permitted after 11:00 p.m. except to conclude a scheduled event that was in progress before 11:00 p.m., and circumstances prevented its conclusion before 11:00 p.m. Participant and spectator sports facilities in the M1, M2, C1, C2 and I zones shall be permitted to use lighting exempted under this Section until 12:30 AM, Monday through Friday, and until 1:30 am Saturday and Sunday, provided, however, that such time restrictions on illumination set forth in this Section shall not apply to any lighting on the property other than for the outdoor recreational facility.
3. Participant and spectator sports facilities in the M1, M2, C1, C2, and I zones may use light fixtures that have a rating of G5 or less under the BUG rating system, provided that the lighting shall be located no closer than one hundred fifty (150) yards from the boundary of the nearest Residential zone, and shall be limited in height to thirty (30) feet from the ground.

H. Lamp or Fixture Substitution. Should any light fixture regulated under this Section, or the type of light source therein, be changed after the permit has been issued, a change request must be submitted to the Zoning Administrator for his/her approval, together with adequate information to assure compliance with this code, which must be received prior to substitution.

I. Administration. Outdoor lighting plans shall be reviewed by the Department. Approval of the plan shall be based on conformance with this Section. The Zoning Administrator has the discretion to require the re-direction of existing light fixtures when it is determined that the fixture is creating off-site glare not permitted by the approved lighting plan.

J. Plan Review. Lighting plans shall address the following criteria:

1. Backlight and light trespass to adjacent properties. Applicant must provide a site plan with photometric calculations at the property line. The maintained foot-candle levels can be no more 0.1 at the property line and 0.0 10' beyond the property line, unless permitted under Section 10-3F-2(D)(1).
2. Uplight and skyglow. Using the Backlight, Uplight, and Glare (BUG) rating system, applicants must provide the luminaire specification sheets for all exterior fixtures showing no higher than a U0 for up-light. Exception: Luminaires with higher than U0 can be used if they are installed on the underside of an opaque surface that blocks all up-light (i.e. Soffits and canopies).
3. Glare and luminaire brightness. Using the BUG system rating system, applicants must provide luminaire specification sheets for all exterior fixtures showing no higher than a G1 in residential zones R1, R2, and R3; no higher than G2 in Mixed-Use zones M1, M2, and M3 as well as Public zones P; and G3 in Commercial and Industrial Zones C1, C2, and I. Open zones, O, shall not have luminaires with higher than G0 rating.

10-3F-3 Clearing and Grading

A. Applicability. All activities that involve the clearing, grading, filling, and/or covering of the ground shall apply for and receive a clearing and grading permit prior to commencing work, unless specifically exempted.

B. Exempt Activities. The following activities may be exempt from the requirements of this chapter unless it involves a drainage course, wetlands, environmentally sensitive areas, areas of special flood hazard, and/or archaeological sites:

1. Construction or maintenance of public roads when done by a public agency when the project has completed an environmental checklist, has been approved by the City, and the work is in existing or future public right-of-way;
2. The installation of utilities in accordance with a valid permit, franchise or road construction plan from the city, well drilling activities, or excavation for soil logs;
3. Routine maintenance and operation activities at cemeteries;
4. Emergency sandbagging, diking, ditching, filling or similar work during or after periods of extreme weather conditions when done to protect life or property;
5. The broadcasting of less than 100 yards of peat, sawdust, mulch, bark, or chips on a lot, tract or parcel of land, or the broadcasting of any amount of the above material to a maximum depth of eight (8) inches; or
6. Broadcasting of five yards or less of topsoil or soil nutrients not more than four (4) inches deep; or
7. Landscaping and minor home improvement activities that do not involve heavy equipment such as excavators, bulldozers, etc.

C. Application Requirements. Unless specifically exempted by the City, all clearing and grading activities must receive a City permit or written approval. Applications shall be submitted on forms provided by the City, provided that the City may authorize the submittal of the required information as a part of a related application, such as a building permit.

1. Minor Clearing and Grading Activities. Nonexempt clearing, grading, filling, and excavation activities that do not involve a total of more than 100 cubic yards throughout the lifetime of the project, and that do not involve or adversely impact environmentally sensitive or critical areas, as determined by the City, may be considered minor clearing and grading activities; provided, that the City may determine that a proposed activity that otherwise meets the criteria of a minor clearing and grading permit shall be processed as a major clearing and grading permit based on a finding of unique and unusual circumstances or to protect the public health and safety.
2. Major Clearing and Grading Activities. All nonexempt clearing, grading, filling, and excavation activities that do not meet the minor clearing and grading criteria shall be considered major clearing and grading activities. The City may require that applications for major clearing and grading activities include plans stamped by a licensed geotechnical engineer and/or may require financial guarantees to ensure that neighboring properties, environmentally sensitive areas, and/or historical or archaeological sites are not adversely affected.
3. All clearing and grading permit applications must be submitted and shall be processed concurrently with all associated permits and approvals.
    a. A SEPA Checklist shall be required for all clearing and grading activities, unless it is determined by the City to be exempt from the environmental review requirements of Title 10, Chapter 6 of the City of Liberty Lake Development Code.
    b. Clearing and grading permits shall be processed as an Exempt or Type I project permit (in accordance with Article 10-4B) unless it is a part of a development activity that is subject to a Type II or III project permit (Article 10-4B).

D. Design Criteria. All work must be designed to a standard as required by the City and will follow standards of good engineering practices and principles. The applicant will be responsible for providing a design that is acceptable and, when constructed, a facility that can be easily maintained by the property owner. If circumstances create a hazard to life, endanger or adversely affect the use or stability of a public or private way or drainage courses, the City may impose additional or greater requirements to fulfill the intent of this Chapter.

1. All clearing and grading activities shall include temporary erosion control and stormwater management provisions designed and implemented in accordance with the requirements of the City's Engineering and Design Manual, unless specifically exempted by the City.
2. Excavation Standards – Cut Slopes.
    a. The top of cut slopes shall be set back from the site boundary at a 2.5:1 ratio (depth x 2.5) unless a retaining wall or swimming pool wall is designed by an engineer and constructed for the project.
    b. Slopes shall be no steeper than is safe for the intended use and shall not be steeper than two- and one-half horizontal to one vertical (2.5:1), or as recommended by a soils engineer.
3. Fill Standards.
    a. The toe or catch point of fill slopes shall be set back from the site boundary at a 2.5:1 ratio (depth x 2.5) unless a retaining wall or swimming pool wall is designed by an engineer and constructed for the project.
    b. Slopes shall be no steeper than is safe for the intended use and shall not be steeper than two- and one-half horizontal to one vertical (2.5:1), or as recommended by a soils engineer.

c. Fill which is intended for building sites shall be constructed in conformance with the requirements of the latest edition of the IBC/IRC, as adopted by the City.

d. Fill sites must be approved by the engineer as suitable locations for the proposed fill.

e. Preparation of Ground. The ground surface for fills over five feet in height shall be prepared by removing vegetation, unsuitable fill, topsoil and other unsuitable materials, scarifying to provide a bond with the new fill, and, where existing slopes are steeper than five horizontal to one vertical, by benching into competent material as determined by the engineer. The bench under the toe of a fill on a slope steeper than five horizontal to one vertical shall be at least 10 feet wide, or as recommended by a soils engineer.

f. Fill Material. Except as permitted by the City, no material other than earth material shall be buried or placed in fills. Placement of other than earth material is regulated by state statutes or federal laws and additional permits may be required.

g. Slope Stability. Fills shall be constructed using earth materials, compaction methods and construction techniques, so that stable fills are created.

E. Review coordination.

1. A grading permit will not be granted by the City until all other project-related public governmental agencies' approvals, if required, are received. Conditions imposed by other governmental agencies affecting the permit must be incorporated into the project's design and implemented by the applicant.

2. Issuance of a grading permit for the purpose of project site preparation may be withheld until all applicable permits or approval for the proposed project are obtained by the applicant.

3. When development is intended or proposed on a site affected by issuance of a grading permit, work allowed by the grading permit shall be subordinate to future site development conditions or requirements.

4. The issuance of a grading permit shall not relieve the applicant from complying with other applicable city zoning or land use regulations.

F. Financial Guarantees.

1. Guarantee Required. Prior to issuance of a permit, the applicant may be required to submit a financial guarantee to the City to assure compliance with the provisions of this chapter, the permit and approved plans. Improvements and facilities that must be guaranteed by the applicant are, but are not limited to, temporary and permanent erosion and sedimentation control work, drainage control work and restoration work.

2. General. Financial guarantees shall be in a form acceptable to the City and will not be released by the city until all work is completed in accordance with the approved plans and conditions of the permit. All work must be completed within the time limits as noted on the permit or the approved plan for the project. If not completed, the city may use the financial guarantee to complete the work as outlined in the permit or approved plans, or complete those items of work that would safeguard adjacent or downstream property owners or may deposit the financial guarantee in a designated account as contribution toward the cost of completing the work. Collection of the financial guarantee does not relieve the applicant of the responsibility to complete the work, and the city may act as necessary to ensure completion of the work.

3. All financial guarantees shall run continuously until released by the City and shall not be subject to an expiration or cancellation date.

4. An engineer's estimate for the work to be accomplished, based on current construction costs, must be submitted to the City for review and approval. The City will establish the minimum financial guarantee at 150 percent of the estimate to allow for inflation, engineering expenses and administrative costs should the city have to complete the work. The City shall retain from the funds all costs associated with administration, collection of the funds and completion of the guaranteed work.
5. Upon receipt of an acceptable letter of completion from the applicant's architect or engineer, the City will release the applicable financial guarantee; provided, that the City may retain a portion or require a new financial guarantee to ensure that the improvements are adequately maintained and perform as designed.

G. Change of conditions.

Should the City become aware of conditions that invalidate the original design data used to obtain the permit or determine that the applicant is not complying with the conditions of the permit or approved plans, the city may revoke the original permit and/or order work stopped on the project. The City may require the applicant to resubmit information or plans for review and approval and apply for a new permit. The City may order all or part of the permitted work stopped for any period of time for any of the following reasons:

1. The applicant fails to comply with the conditions of the permit;
2. The permit was granted on the basis of erroneous information submitted to the City by the applicant;
3. The weather or weather-created conditions cause off-site or downstream drainage or water quantity or quality problems; and/or
4. The work has become a hazard to life, endangers property, or adversely affects the use or stability of a public way or drainage course.

H. Approval and inspection process.

1. Obligations of Engineer. The applicant shall be responsible for the inspection and approval of all work on private property as shown on the approved plan. This shall include, but is not limited to, all grading work, drainage facilities and erosion and sedimentation control facilities or other work approved for the project.
2. Notification of Completion. The applicant or his/her designee shall submit a letter to the City certifying that the completed project conforms to the conditions of the permit and approved plans and all grading work, drainage facilities, erosion control measures, etc., have been completed in accordance with the issued permit. The report shall be stamped and signed by the engineer and shall be worded as follows:

   "I have inspected the project and find that the work substantially conforms to the terms and conditions of the permit and the intended design for the project."

   Minor alterations to the system must be listed in the approval letter or noted on reproducible as-built drawings which must be submitted with the approval letter. City Inspection. After receipt of the notification of completion the City shall make a final inspection of the project.
3. Prior to completion of a project and/or the issuance of a certificate of occupancy, all temporary erosion control measures shall be removed and all final storm water measures installed and fully functional.

10-3F-4 Small Wireless Facilities

A. Applicability.

1. All small wireless facilities, as defined in §10-1C-B, that are located on public or private property shall be designed and maintained in accordance with the design requirements of this section.
2. The following are specifically excluded from the requirements of this section:
    a. Macro cell wireless communication antenna arrays and towers, which are regulated as conditional uses in certain zoning districts.
    b. Radio and television antennas, cable television and satellite dish structures, and other similar telecommunication devices mounted on a building or other structure that do not meet the definition of a small wireless facility.

B. Equipment Height and Volume Limits. Small wireless facilities are subject to the following height and volume limits:

1. Pole Height.
    a. Existing Poles. A pole extender may be used to attach a small wireless facility to an existing pole but may not increase the height of the existing pole by more than 10 feet, inclusive of the antenna, nor shall it exceed a total height of 50 feet, unless the applicant demonstrates in writing that a further height increase is necessary to provide sufficient separation and/or clearance from electrical and/or wireline facilities. In no event may any pole exceed 60 feet in height, inclusive of the pole extender and antenna.
    b. Replacement Poles. A replacement pole, inclusive of its antenna, shall not exceed the height of the existing pole by more than 10 feet nor shall it exceed a total height of 50 feet, unless the applicant demonstrates in writing that a further height increase is necessary to provide sufficient separation and/or clearance from electrical and/or wireline facilities. In no event may any replacement pole exceed 60 feet in height, inclusive of the antenna.
    c. New Poles. New poles shall not exceed 50 feet in height, inclusive of the antenna.
2. Equipment Volume.
    a. Each antenna shall be located inside an antenna enclosure of no more than three cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements shall be capable of fitting within an imaginary enclosure of no more than three cubic feet; and
    b. Total wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is no more than twenty-eight (28) cubic feet in volume. Underground equipment shall not be included in the calculation of total wireless equipment volume.

C. Standards Applicable to All Small Wireless Communication Facilities.

1. Non-interference. Small wireless facilities shall not interfere with existing use of the right-of-way for transportation, public or private utilities, street trees and landscaping, or public health or safety facilities, including fire hydrants.
2. Obstructions. Ground-mounted equipment, replacement poles, and/or new poles shall comply with the Americans with Disabilities Act (“ADA”). Each component of the small wireless facility shall be located so as not to cause any physical or visual obstruction or safety hazard to pedestrian or vehicular traffic and shall comply with all local, state and federal laws, regulations and orders regarding clear and safe passage within the right- of-way. Facilities shall comply

with the requirements of the "clear view triangle", as detailed in City Development Code §10-3B-2(N).

3. Structural Strength. Each small wireless facility shall be properly designed and engineered to withstand seismic, wind, and ice loads. Engineering calculations shall be required to demonstrate poles and other support structures upon which the small wireless equipment is proposed to be collocated are adequately designed to support the weight of the small wireless equipment while withstanding seismic, wind, ice, and snow loads applicable in the City of Liberty Lake.
4. Public Health Compliance Standard. The small wireless facility shall comply with the following public health compliance standard:
    a. Any potential exposure to radio frequency emissions from a proposed small wireless facility is below the threshold established by FCC regulations, as detailed in 47 CFR §1,1307(B), (including aggregate emissions from collocated equipment).
5. Concealment Requirements. Small wireless facilities are subject to the following concealment requirements:
    a. The facility shall not exceed the height and volume limits imposed by this chapter.
    b. The applicant shall employ screening, camouflaging and/or other stealth techniques to minimize the visual impact of the small facility, to the extent technically feasible. The purpose of this requirement is to maximize the extent to which the small wireless facility will blend into the surrounding environment and minimize visual clutter.
    c. Primary equipment enclosures shall be underground, incorporated and concealed within pole structure or street furniture, or incorporated into the base of the pole, to the maximum extent feasible. Equipment enclosures shall be no larger than is necessary to enclose the equipment.
    d. Pole-mounted equipment shall be flush mounted, except as otherwise required by applicable safety codes or pole owner requirements.
    e. Cables and wires shall be routed within the interior of the pole to the maximum extent feasible. Where interior installation is infeasible, conduit attached to the exterior of the poles shall be flush mounted, except as otherwise required by applicable safety codes or pole owner requirements, and shall be painted to match the pole, in the case of non-wooden poles. All cabling shall be encased in conduit.
    f. The small wireless facility shall not be illuminated.
    g. No advertising, signage, message, or identification other than manufacturer's identification or other required identification by governing law is allowed to be portrayed on any antennae or equipment enclosure. Displays of public art and/or artistic wraps shall be permitted on equipment enclosures, if so commissioned by the City, with the mutual agreement of the applicant/owner.

D. Standards for Pole Mounted Facilities.

1. Non-Wooden Light Pole Standard. Small wireless facilities attached to existing or replacement non-wooden light poles and other non-wooden poles in the right-of-way or non-wooden poles outside of the right-of-way shall conform to the following design criteria:
    a. Antennas and the associated equipment enclosures (including disconnect switches and other appurtenant devices) shall be fully concealed within the pole, unless such concealment is otherwise technically infeasible, or is incompatible with the pole design, then the equipment enclosures must be painted or otherwise camouflaged to appear as

an integral part of the pole or flush-mounted to the pole, meaning not more than 12 inches off of the pole, or the minimum needed to achieve safety clearances and antenna tile needs, and must be the minimum size necessary for the intended purpose, not to exceed the volumetric dimensions of small wireless facilities.

b. The farthest point of any equipment enclosure may not extend more than 28 inches from the face of the pole.

c. All conduit, cables, wires, and fiber must be routed internally in the light pole, when technically feasible. Full concealment of all conduit, cables, wires, and fiber is required within mounting brackets, shrouds, canisters, or sleeves if attaching to exterior antennas or equipment.

d. Mid-pole primary equipment cabinets (not including cabinets housing antennas) shall only be permitted if the applicant can demonstrate that it is technically infeasible to locate the equipment cabinet underground or at the base of the pole.

e. An antenna on top of an existing pole may not extend more than ten feet above the height of the existing pole and the diameter may not exceed 18 inches, measured at the top of the pole, unless the applicant can demonstrate that more space is needed. The antennas shall be integrated into the pole design so that they appear as a continuation of the original pole, including colored or painted to match the pole, if technically feasible, and shall be shrouded or screened to blend with the pole except for canister antennas which shall not require screening, if technically feasible. All cabling and mounting hardware/brackets from the bottom of the antenna to the top of the pole shall be fully concealed and integrated with the pole.

f. An omnidirectional antenna may be mounted on the top of an existing or replacement non-wooden pole. Such antenna shall be no more than four (4) feet in height, 18 inches in diameter, and must be mounted directly on the top of a pole or attached to a sleeve made to look like the exterior of the pole as close to the top of the pole as technically feasible. All cables shall be concealed within the sleeve between the bottom of the antenna and the mounting bracket.

g. Any replacement pole shall substantially conform to the design of the pole it is replacing or the neighboring pole design standards utilized within the contiguous right-of-way.

h. The height of any replacement pole may not extend more than 10 feet above the height of the existing pole or the minimum additional height necessary; provided, however, that the height of the replacement pole cannot be extended further by additional antenna height.

i. The diameter of a replacement pole shall comply with the city's setback and sidewalk clearance requirements and shall, to the extent technically feasible, not be more than a 25 percent increase of the existing non-wooden pole measured at the base of the pole, unless additional diameter is needed in order to conceal equipment within the base of the pole, and shall comply with the requirements in subsection (C)(1) and (C)(2) of this section.

j. The height of the luminaire on a replacement pole shall match the height of the luminaire on the pole that is being replaced.

k. The use of the pole for the siting of a small wireless facility shall be considered secondary to the primary function of the pole. If the primary function of a pole serving as the host site for a small wireless facility becomes unnecessary, the pole shall not be retained for the sole purpose of accommodating the small wireless facility and the small wireless facility and all associated equipment shall be removed.

l. Exceptions to these standards may be granted by the zoning administrator (or designee) upon the applicant's demonstration that the strict application of such standards are

technically infeasible in a specific circumstance, and the exception granted is the minimum exception necessary to address the technical challenge.

2. Wooden Pole Standard. Small wireless facilities located on wooden poles shall conform to the following design criteria:

   a. The wooden pole at the proposed location may be replaced with a taller pole for the purpose of accommodating a small wireless facility; provided, however, that the replacement pole shall not exceed a height that is a maximum of 10 feet taller than the existing pole, unless a further height increase is required and confirmed in writing by the pole owner and that such height extension is the minimum extension possible to provide sufficient separation and/or clearance from electrical and wire line facilities.

   b. Replacement wooden poles must either match the approximate color and materials of the replaced pole or shall be the standard new wooden pole used by the pole owner in the city.

   c. Equipment enclosures, and all ancillary equipment, boxes and conduit shall be colored or painted a consistent, neutral color (brown, tan, or grey).

   d. Antennas shall not be mounted more than 12 inches from the surface of the wooden pole.

   e. Antennas should be placed in an effort to minimize visual clutter and obtrusiveness. Multiple antennas are permitted on a wooden pole; provided, that each antenna enclosure shall not be more than three cubic feet in volume.

   f. A canister antenna may be mounted on top of an existing wooden pole but may not exceed the height requirements described in subsection (B)(1) of this section. A canister antenna mounted on the top of a wooden pole shall not exceed 18 inches in diameter, measured at the top of the pole, and shall be colored or painted a consistent, neutral color (brown, tan or grey). The canister antenna must be placed to look as if it is an extension of the pole. In the alternative, the applicant may propose a side-mounted canister antenna, so long as the inside edge of the antenna is no more than 12 inches from the surface of the wooden pole. All cables shall be concealed either within the canister antenna or within a sleeve between the antenna and the wooden pole.

   g. The farthest point of any equipment enclosure may not extend more than 28 inches from the face of the pole.

   h. An omnidirectional antenna may be mounted on the top of an existing wooden pole. Such antenna shall be no more than four (4) feet in height, 18 inches in diameter, and must be mounted directly on the top of a pole or attached to a sleeve made to look like the exterior of the pole as close to the top of the pole as technically feasible. All cables shall be concealed within the sleeve between the bottom of the antenna and the mounting bracket.

   i. All appurtenant equipment, including but not limited to accessory equipment, radios, cables, associated shrouding, microwaves, and conduit which are mounted on wooden poles, shall not be mounted more than six inches from the surface of the pole, unless a further distance is technically required and is confirmed in writing by the pole owner.

   j. Equipment for small wireless facilities must be attached to the wooden pole, unless otherwise permitted to be ground mounted, as may be permitted based upon the requirements of subsection (C)(2) of this section. The equipment must be placed in the smallest enclosure possible for the intended purpose. The equipment enclosure(s) and all other wireless equipment associated with the utility pole, including wireless equipment associated with the antenna, and any preexisting associated equipment on the pole, may not exceed 28 cubic feet. Multiple equipment enclosures may be acceptable if designed

to more closely integrate with the pole design and do not cumulatively exceed 28 cubic feet.

k. Mid-pole primary equipment cabinets (not including cabinets housing antennas) shall only be permitted if the applicant can demonstrate that it is technically infeasible to locate the equipment cabinet underground, at the base, or near the top of the pole.

l. An applicant who desires to enclose both its antennas and equipment within one unified enclosure may do so; provided, that such enclosure is the minimum size necessary for its intended purpose and the enclosure and all other wireless equipment associated with the pole, including wireless equipment associated with the antenna and any preexisting associated equipment on the pole does not exceed 28 cubic feet. The unified enclosure may not be placed more than six inches from the surface of the pole, unless a further distance is required and confirmed in writing by the pole owner. To the extent possible, the unified enclosure shall be placed so as to appear as an integrated part of the pole.

m. The visual effect of the small wireless facility on all other aspects of the appearance of the wooden pole shall be minimized to the greatest extent possible.

n. The use of the wooden pole for the siting of a small wireless facility shall be considered secondary to the primary function of the pole. If the primary function of a pole serving as the host site for a small wireless facility becomes unnecessary, the pole shall not be retained for the sole purpose of accommodating the small wireless facility and all associated equipment shall be removed.

o. The diameter of a replacement pole shall comply with the city's setback and sidewalk clearance requirements and shall not be more than a 25 percent increase of the existing utility pole measured at the base of the pole.

p. All cables and wires shall be routed through conduit along the outside of the pole. The outside conduit shall be colored or painted to match the pole. The number of conduit shall be minimized to the number technically necessary to accommodate the small wireless facility.

q. Exceptions to these standards may be granted by the zoning administrator (or designee) upon the applicant's demonstration that the strict application of such standards are technically infeasible in a specific circumstance, and the exception granted is the minimum exception necessary to address the technical challenge.

3. Wireless Only Pole Standard. All pole-mounted transmission equipment shall be collocated on existing poles or replacement poles, unless permitted based on the required justification for a new wireless only pole. A wireless only pole may be permitted if the applicant submits a new pole justification report demonstrating to the reasonable satisfaction of the zoning administrator that no pole currently exists within the right-of-way within a 250-foot radius of the proposed new pole that is available for use by the applicant and that would provide substantially equivalent functionality. If so demonstrated, such new pole shall comply with the following design standards, in addition to the other requirements detailed in this section. Wireless only poles shall:

   a. Resemble existing poles in the right-of-way near that location, with the exception of pole designs that are scheduled to be removed and not replaced; if no existing poles are located in the right-of-way near this location, the new wireless pole shall be a non-wooden pole; and,

   b. Antennas and the associated facility equipment enclosures (including disconnect features and other appurtenant equipment) shall be fully concealed within the pole, unless such concealment is otherwise technically infeasible; and,

c. Be located at least 180 feet from any existing pole, unless the applicant demonstrates to the zoning administrator's (or designee's) reasonable satisfaction that (i) the minimum separation requirement cannot be satisfied for technical reasons and (ii) placement of the small wireless facility at a distance less than 180 feet from an existing pole will meet the intent of reducing visual clutter to the greatest extent practicable.

d. Exceptions to these standards may be granted by the zoning administrator (or designee) upon the applicant's demonstration that the strict application of such standards are technically infeasible in a specific circumstance, and the exception granted is the minimum exception necessary to address the technical challenge.

E. Strand Mounted Facilities. Small wireless facilities mounted on cables strung between existing poles shall only be permitted if the applicant has successfully demonstrated that collocation of the proposed facility on an existing structure or a wireless only pole is technically infeasible or inadequate for network objectives in that specific area. If so permitted based upon such demonstration, the following standards shall apply in addition to all other requirements of this section:

1. Each strand-mounted facility shall not exceed three cubic feet in volume;
2. Pole-mounted equipment for strand-mounted facilities shall meet the requirements for pole-mounted small wireless;
3. Only one strand-mounted facility is permitted per cable between any two existing poles;
4. The strand-mounted device shall be placed as close as possible to the nearest pole and in no event more than six feet from the pole unless a greater distance is technically necessary or required by the pole owner for safety clearance;
5. No strand-mounted device shall be located in or above the portion of the roadway open to vehicular traffic; and,
6. Strand-mounted devices shall be installed to cause the least visual impact, including by utilizing the minimum amount of exterior cabling or wires (other than the original strand) necessary to meet the technological needs of the facility.
7. Exceptions to these standards may be granted by the zoning administrator (or designee) upon the applicant's demonstration that the strict application of such standards are technically infeasible in a specific circumstance, and the exception granted is the minimum exception necessary to address the technical challenge.

F. Traffic Signal Mounted Facilities. Small wireless facilities are not permitted on traffic signals poles unless denial of the siting is demonstrated to be a prohibition or effective prohibition of the applicant's ability to provide telecommunications service in violation of 47 USC 253 and 332.

G. Standards for Facilities Attached to Existing Buildings. Small wireless facilities attached to existing buildings shall conform to the following design criteria:

1. Small wireless facilities may be mounted to the sides of a building if the antennas do not interrupt the building's architectural theme.
2. The interruption of architectural lines or horizontal or vertical reveals is discouraged.
3. New architectural features such as columns, pilasters, corbels, or other ornamentation that conceal antennas may be used if it complements the architecture of the existing building.
4. Small wireless facilities shall utilize the smallest mounting brackets necessary in order to provide the smallest offset from the building.

5. Skirts or shrouds shall be utilized on the sides and bottoms of antennas in order to conceal mounting hardware, create a cleaner appearance, and minimize the visual impact of the antennas. Exposed cabling/wiring is prohibited.
6. Small wireless facilities shall be painted or colored and textured to match the adjacent building surfaces.

Article 10-3G — Public Facilities Standards

Sections:

10-3G-1 **Purpose and Applicability**

10-3G-2 **Transportation Improvements**

10-3G-3 **Public Use Areas**

10-3G-4 **Sanitary Sewer and Water Service Improvements**

10-3G-5 **Storm Drainage Improvements**

10-3G-6 **Utilities**

10-3G-7 **Easements**

10-3G-8 **Construction Plan Approval and Assurances**

10-3G-9 **Installation**

10-3G-1 Purpose and Applicability

A. Purpose. The purpose of this article is to provide planning and design standards for public and private transportation facilities and utilities. Streets are the most common public spaces, touching virtually every parcel of land. Therefore, one of the primary purposes of this article is to provide standards for attractive and safe streets that can accommodate vehicle traffic from planned growth, and provide a range of transportation options, including options for driving, walking, transit, and bicycling. This article is also intended to implement the City's Transportation Improvement Plan.

Important cross-reference to other standards: The City requires that streets provide direct and convenient access, including regular intersections. Article 10-3B - Access and Circulation provides standards for intersections and blocks and requires pedestrian access ways to break up long blocks. Several references within this article refer to the City of Liberty Lake Engineering Design Standards which is available from the City Engineer.

B. When Standards Apply. Unless otherwise provided, the standard specifications for construction, reconstruction, or repair of transportation facilities, utilities, and other public improvements within the City shall occur in accordance with the standards of this article and the City of Liberty Lake Engineering Design Standards. No development may occur unless the public facilities related to development comply with the public facility requirements.

C. Standard Specifications. The City Engineer shall establish standard construction specifications consistent with the concepts of this article and application of engineering principles. These specifications shall be contained in the City of Liberty Lake Engineering Design Standards, and they are incorporated in this code by reference.

D. Conditions of Development Approval. No development may occur unless required public facilities are in place or guaranteed, in conformance with the provisions of this Code. Improvements required as a condition of development approval, when not voluntarily accepted by the applicant, shall be roughly proportional to the impact of development. Findings in the development approval shall indicate how the required improvements are roughly proportional to the impact.

10-3G-2 Transportation Improvements

A. Development Standards. No development shall occur unless the development has frontage or approved access to a public street, in conformance with the provisions of Article 10- 3B - Access and Circulation, and the following standards are met:

1. Streets within or adjacent to a development shall be improved in accordance with the Transportation Improvement Plan, the provisions of this article, and the City of Liberty Lake Engineering Design Standards.
2. Development of new streets, and additional street width or improvements planned as a portion of an existing street, shall be improved in accordance with this article and the City of Liberty Lake Engineering Design Standards. Public streets shall be dedicated to the applicable city, county or state jurisdiction;
3. New streets and drives connected to a collector or arterial street shall be paved; and
4. The City may accept a future improvement guarantee [e.g., owner agrees not to object against the formation of a local improvement district in the future in lieu of street improvements if one or more of the following conditions exist:
   a. A partial improvement may create a potential safety hazard to motorists or pedestrians;
   b. Due to the developed condition of adjacent properties, it is unlikely that street improvements would be extended in the foreseeable future and the improvement associated with the project under review does not, by itself, provide increased street safety or capacity, or improved pedestrian circulation;
   c. The improvement would be in conflict with an adopted capital facility plan; or
   d. The improvement is associated with an approved land division on property zoned residential and the proposed land division does not create any new streets.
5. Privately owned and maintained streets may be allowed but are not encouraged. However, private streets must meet all the design and construction standards required for public streets. A homeowner's or property owner's association must be established to provide for street repair and maintenance.

B. Creation of Rights-of-Way for Streets and Related Purposes. Streets shall be created through the approval and recording of a final plat, binding site plan, or short plat; except the City may approve the creation of a street by acceptance of a deed, provided that the street is deemed essential by the City Council for the purpose of implementing the Transportation Improvement Plan, and the deeded right-of-way conforms to the standards of this Code and the City of Liberty Lake Engineering Design Standards. All deeds of dedication shall be in a form prescribed by the zoning administrator and shall name "the public," as grantee.

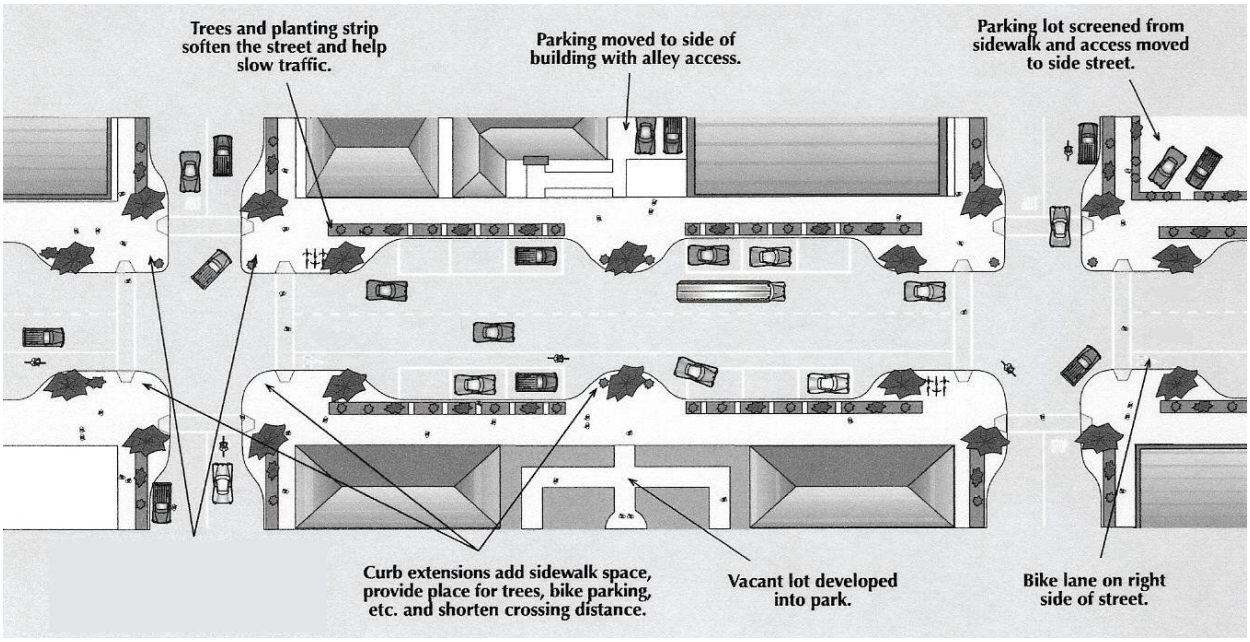
C. Creation of Access Easements. The City may approve an access easement established by deed when the easement is necessary to provide for access and circulation in conformance with Article 10-3B - Access and Circulation. Access easements shall be created and maintained in accordance with the Fire Code.

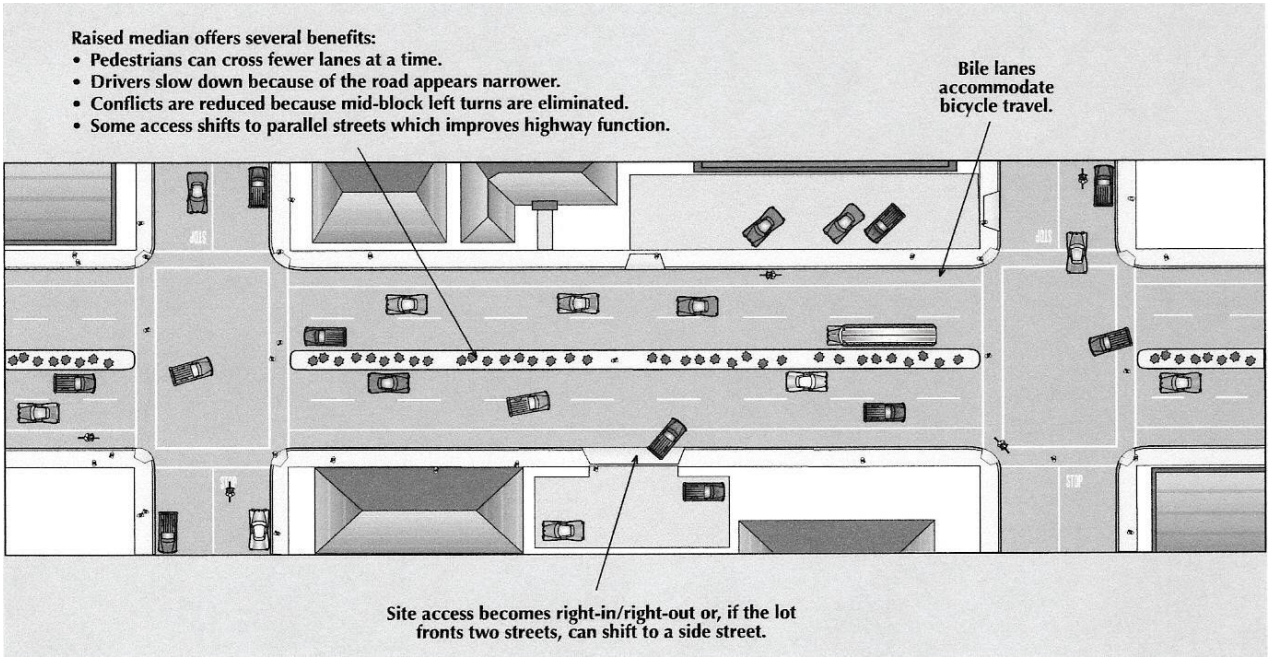
D. Street Location, Width, and Grade. Except as noted below, the location, width, and grade of all streets shall conform to the Transportation Improvement Plan, as applicable, the City of Liberty Lake Engineering Design Standards; and an approved street plan or subdivision plat. Street location, width, and grade shall be determined in relation to existing and planned streets, topographic conditions, public convenience, and safety, and in appropriate relation to the proposed use of the land to be served by such streets:

1. Street grades shall be approved by the City Engineer in accordance with the City of Liberty Lake Engineering Design Standards; and
2. Where the location of a street is not shown in an existing street plan (See subsection 'G'), the location of streets in a development shall either:
    a. Provide for the continuation and connection of existing streets in the surrounding areas, conforming to the street standards of this article and the City of Liberty Lake Engineering Design Standards, or
    b. Conform to a street plan adopted by the City Council, if it is impractical to connect with existing street patterns because of particular topographical or other existing conditions of the land. Such a plan shall be based on the type of land use to be served, the volume of traffic, the capacity of adjoining streets, and the need for public convenience and safety.

E. Minimum Rights-of-Way and Street Sections. Street rights-of-way and improvements shall be the widths listed in the City of Liberty Lake Engineering Design Standards. Where a range of width is indicated, the width shall be determined by the decision-making authority based upon the following factors:

1. Street classification in the Transportation Improvement Plan;
2. Anticipated traffic generation;
3. On-street parking needs;
4. Sidewalk and bikeway requirements based on anticipated level of use;
5. Requirements for placement of utilities;
6. Street lighting;
7. Minimize or prevent drainage, slope, and critical area impacts, as identified by the Comprehensive Plan;
8. Street tree location, as provided for in Section 10-3C-4;
9. Protection of significant vegetation, as provided for in Section 10-3C-2;
10. Safety and comfort for motorists, bicyclists, and pedestrians;
11. Street furnishings (e.g., benches, lighting, bus shelters, etc.), when provided;
12. Access needs for emergency vehicles; and
13. Transition between different street widths (i.e., existing streets and new streets), as applicable.

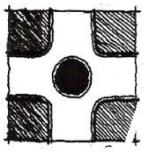
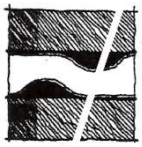
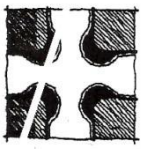
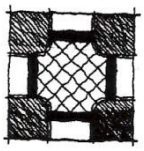




F. Traffic Signals and Traffic Calming Features.

1. Traffic-calming features, such as traffic circles, curb extensions, narrow residential streets, and special paving may be used to slow traffic in neighborhoods and areas with high pedestrian traffic.

2. Traffic signals shall be required with development when traffic signal warrants are met. The location of traffic signals shall be noted on approved street plans. Where a proposed street intersection will result in an immediate need for a traffic signal, a signal meeting approved specifications shall be installed. The developer's cost and the timing of improvements shall be included as a condition of development approval.

Drawing	*Technique*	*Description*
	Traffic Circles	Circular raised islands centered within intersections. Circles can be landscaped or surfaced with special paving. Landscaping can be maintained by the local jurisdiction or by neighborhood volunteers.
	Chicanes	Alternately placed curb extensions into the street that force motorists to drive in a serpentine pattern. Chicanes are offset from each other in mid-block locations and can be used to keep through-trucks versus local delivery off residential streets.
	Curb Bulb-Outs, Chokers/ Neckdowns	Curb extensions placed at mid-block locations or intersections which narrow the street to provide visual distinction and reduce pedestrian crossing distances. Bulb-outs help to provide a clear visual signal to drivers that a crossing is approaching and makes waiting pedestrians more visible. Neckdowns are often longer than bulb-outs and often line up with and help to define parallel street parking areas. They narrow the appearance of the street and can be attractive, especially when landscaped.
	Special Paving	Alternative road surfaces, such as brick, colored concrete or special pavers, can be used at crossings, intersections, or along the sides of the street to break up the visual expanse of pavement and define areas of pedestrian travel.

Traffic Calming Features

G. Future Street Plan and Extension of Streets.

1. A future street plan shall be filed by the applicant in conjunction with an application for a subdivision in order to facilitate orderly development of the street system. The plan shall show the pattern of existing and proposed future streets from the boundaries of the proposed land division and shall include other parcels within 400 feet surrounding and adjacent to the proposed land division. The street plan is not binding; rather it is intended to show potential future street extensions with future development.
2. Streets shall be extended to the boundary lines of the parcel or tract to be developed, when the Zoning Administrator determines that the extension is necessary to give street access to, or permit a satisfactory future division of, adjoining land. The point where the streets temporarily end shall conform to a-c, below:
   a. These extended streets or street stubs to adjoining properties are not considered to be cul-de-sacs since they are intended to continue as through streets when the adjoining property is developed.
   b. A barricade (e.g., fence, bollards, boulders or similar vehicle barrier) shall be constructed at the end of the street by the subdivider and shall not be removed until authorized by the City or other applicable agency with jurisdiction over the street. The cost of the barricade shall be included in the street construction cost.
   c. Temporary turnarounds (e.g., hammerhead or bulb-shaped configuration) shall be constructed for stub streets over 150 feet in length and must be paved according to the adjoining street standard.

H. Street Alignment and Connections.

1. Staggering of streets making "T" intersections at collectors and arterials shall not be designed so that jogs of less than 300 feet on such streets are created, as measured from the centerline of the street.
2. Spacing between local street intersections shall have a minimum separation of 125 feet, except where more closely spaced intersections are designed to provide an open space, pocket park, common area, or similar neighborhood amenity. This standard applies to four-way and three-way (off-set) intersections.
3. All local and collector streets which abut a development site shall be extended within the site to provide through circulation unless prevented by environmental or topographical constraints, existing development patterns, or compliance with other standards in this code. This exception applies when it is not possible to redesign or reconfigure the street pattern to provide required extensions. In the case of environmental or topographical constraints, the mere presence of a constraint is not sufficient to show that a street connection is not possible. The applicant must show why the environmental or topographic constraint precludes some reasonable street connection.
4. Proposed streets or street extensions shall be located to provide direct access to existing or planned commercial services and other neighborhood facilities, such as schools, shopping areas, parks, and transit facilities.
5. In order to promote efficient vehicular and pedestrian circulation throughout the city, the design of subdivisions and alignment of new streets shall conform to the standards in Section 10-3B-2, subsection 'J'.

I. Sidewalks, Planter Strips, Bicycle Lanes. Sidewalks, planter strips, and bicycle lanes shall be installed in conformance with the standards in Section 10-3G-2, Section 10-3B-3, Section 10- 3C-4, applicable provisions of the Transportation Improvement Plan, the Comprehensive Plan, adopted street plans, and the City of Liberty Lake Engineering Design Standards. Separated sidewalks with planters shall be required along both sides of streets in all new developments, unless existing sidewalks prohibit the use of separated sidewalks or physical constraints (e.g., topography) prevent construction in conformance with the standards, as determined by P&CD and additional sidewalks or pathways will be required within the development or the City. The use of urban streetscapes is encouraged in mixed use zones and designs shall be reviewed for compliance with the intent of the street tree and sidewalk standards. Maintenance of sidewalks, curbs, and planter strips is the continuing obligation of the adjacent property owner and sidewalks shall be kept free of obstructions to pedestrians at all times.

J. Intersection Angles. Streets shall be laid out so as to intersect at an angle as near to a right angle as practical, except where topography requires a lesser angle or where a reduced angle is necessary to provide an open space, pocket park, common area, or similar neighborhood amenity. See the City of Liberty Lake Engineering Design Standards for details.

K. Existing Rights-of-Way. Whenever existing rights-of-way adjacent to or within a tract are of less than standard width, additional rights-of-way shall be provided at the time of subdivision or development, subject to the provision of this article.

L. Cul-de-sacs. A cul-de-sac should be no more than 200 feet long and shall only be used when environmental or topographical constraints, existing development patterns, or compliance with other standards in this code preclude street extension and through circulation.

M. Grades and Curves. Grades shall not exceed standards in the City of Liberty Lake Engineering Design Standards.

N. Curbs, Curb Cuts, Ramps, and Driveway approaches. Concrete curbs, curb cuts, wheelchair, bicycle ramps, and driveway approaches shall be constructed in accordance with standards specified in Article 10-3B - Access and Circulation and the City of Liberty Lake Engineering Design Standards.

O. Streets Adjacent to Railroad Right-of-Way. Wherever the proposed development contains or is adjacent to a railroad right-of-way, a street approximately parallel to and on each side of such right-of-way at a distance suitable for the appropriate use of the land shall be created. New railroad crossings and modifications to existing crossings are subject to review and approval by the Washington State Department of Transportation.

P. Development Adjoining Arterial Streets. Where a development adjoins or is crossed by an existing or proposed arterial street, the development design shall separate residential access and through traffic and shall minimize traffic conflicts. The design shall include one or more of the following:

1. A parallel access street along the arterial with a landscape buffer separating the two streets;
2. Deep lots abutting the arterial or major collector to provide adequate buffering with frontage along another street. Double-frontage lots shall conform to the buffering standards in Section 10-3B-2, subsection F(4);
3. Screen planting at the rear or side property line to be contained in a non-access reservation (e.g., public easement or tract) along the arterial; or
4. Other treatment suitable to meet the objectives of this subsection;
5. If a lot has access to two streets with different classifications, primary access shall be from the lower classification street, in conformance with Section 10-3B-2.

Q. Alleys, Public or Private. Alleys shall conform to the standards in this Code and the City of Liberty Lake Engineering Design Standards. Alleys shall be provided off Local Access or Collector Streets only, not Arterials, and shall connect to a Local Access or Collector street at both ends.

R. Private Streets. Private streets shall not be used to avoid connections with public streets. Gated communities (i.e., where a gate limits access to a development from a public street) are prohibited, unless the streets conform to the public street standards in the City of Liberty Lake Engineering Design Standards.

S. Street Names & Addresses. No street name shall be used which will duplicate or be confused with the names of existing streets in Spokane County, except extensions of existing streets may be permitted. Street names, signs, and numbers shall conform to the established pattern in the City. Addresses shall be assigned by the City and provided off streets only. If a building does not have street frontage (e.g. common area or pedestrian path frontage), then the address shall be provided based on the street connection point for vehicular access and appropriate signage shall be provided for public safety. Exceptions may be granted by the Zoning Administrator for specific situations, including auto-court lanes.

T. Survey Monuments. Upon completion of a street improvement and prior to acceptance by the City, it shall be the responsibility of the developer's registered professional land surveyor to provide certification to the City that all boundary and interior monuments shall be reestablished and protected.

U. Street Signs. The city, county, or state with jurisdiction shall install all signs for traffic control and street names, unless it is delegated to the developer. The cost of signs required for new development shall be the responsibility of the developer. Street name signs shall be installed at all street intersections. Stop signs and other signs may be required.

V. Mailboxes. Plans for mailboxes to be used shall be approved by the United States Postal Service.

W. Street Light Standards. Streetlights shall be installed for all new development by the developer / applicant to encourage a pedestrian friendly environment and enhance community safety and business exposure. Final lighting fixture selection and location shall be made by the City based on developer / applicant proposals. The developer / applicant should coordinate with Avista Utilities for style / fixture selection. All streetlight electrical installations including wiring, conduit, and power connections shall be located underground. A plan shall be provided showing the proposed fixture types and locations along with light fixture specification sheets and each fixture shall be equipped with a photocell. Current AASHTO Roadway Lighting Design Guidelines, or equivalent guidelines shall be utilized. The City Engineer shall make the final determination of the lighting category applied to a site.

X. Street Cross-Sections. The final lift of asphalt or concrete pavement shall be placed on all new constructed public roadways prior to final City acceptance of the roadway and within one year of the conditional acceptance of the roadway, unless otherwise approved by the City Engineer. Street construction shall comply with the City of Liberty Lake Engineering Design Standards. Street improvements shall be in place prior to the issuance of a Certificate of Occupancy on any structure.

10-3G-3 Public Use Areas

A. Dedication Requirements.

1. Private Parks or Greenway Dedications. Land set aside for private parks or greenways shall be dedicated to a Home Owner Association or related private entity responsible for the ownership and maintenance of said property. Private park and greenway dedications shall include provisions for public easement access.
2. Public Park and Greenway Dedications. Land set aside for public parks or greenways shall be dedicated to and accepted by the city. The City shall agree to a general park development plan at the time of title transfer. Land dedicated for public park use shall include covenant language that would require that the property be used and developed for use as a public park. The City may not transfer or use land dedicated for park and open space use for any other purpose.
3. Location of Dedications. Where a proposed park, playground or other public use shown in a plan adopted by the City is located in whole or in part in an area proposed for land division, the City may require the dedication or reservation of this area on the final plat, short plat, or BSP. As development occurs, the developer and the city shall work concurrently to identify the size, location, and configuration of proposed parks and greenways consistent with the city's adopted Parks, Recreation, Open Space, and Trails Plan. All proposed residential uses shall be located within ½ mile of a park or greenway area. Access easements for public trail corridors may be required, and trails would be designed in accordance with 10-3B-3, to allow for connections to the existing trail system or future trail and wildlife corridors.
4. Timing of Dedications. Dedications shall occur in phases as part of the final platting of the

property. Dedication of land to the City shall be coordinated between the City and the Developer dependent upon availability of access and utilities and the City timeline for development of park improvements.

5. Private Open Space Areas. Private open space areas will be part of the development of private projects and will occur when those properties are developed. The open space areas that will be part of residential, office, mixed use, and commercial developments will be owned and maintained by the project developer and owner. The private open space areas will be primarily for the use and benefit of the occupants or tenants of the project and will generally not be open for general public use.

B. Reservations and Acquisition by Public Agencies. Land reserved for acquisition by a Public Agency shall be secured with an agreement for purchase upon reservation. Land reserved for a park, playground, or other public use shall be acquired by the appropriate public agency within the defined period, mutually agreed upon time schedule, and price.

C. System Development Charge / Mitigation Fee / Impact Fee Credit. Dedication of land to the City for public use areas shall be eligible as a credit toward any required system development charge, mitigation fee, or impact fee for parks, as applicable.

10-3G-4 Sanitary Sewer and Water Service Improvements

A. Sewers and Water Mains Required. Sanitary sewers and water mains shall be installed to serve each new development and to connect developments to existing mains in accordance with the adopted construction specifications and the applicable Comprehensive Plan policies.

B. Sewer and Water Plan approval. Development permits for sewer and water improvements shall not be issued until the City and the utility purveyor have approved all sanitary sewer and water plans.

C. Over-sizing. Proposed sewer and water systems should be sized to accommodate additional development within the area as projected by the Comprehensive Plan. The developer may be entitled to a system development charge or impact fee credits for the oversizing, if applicable.

D. Permits Denied. Development permits may be restricted by the City where a deficiency exists in the existing water or sewer system which cannot be rectified by the development and which if not rectified will result in a threat to public health or safety, surcharging of existing mains, or violations of state or federal standards pertaining to operation of domestic water and sewerage treatment systems. Building moratoriums shall conform to the criteria and procedures contained in RCW 35A.63.220.

10-3G-5 Storm Drainage Improvements

The City shall issue a development permit only where adequate provisions for storm water and flood water runoff have been made in conformance with Article 10-3H - Stormwater Management.

10-3G-6 Utilities

A. Underground Utilities. All utility lines including, but not limited to, those required for electric,

communication, lighting, and cable television services and related facilities shall be placed underground, except for surface mounted transformers, surface mounted connection boxes and meter cabinets which may be placed above ground if screened, temporary utility service facilities during construction, and high-capacity electric lines operating at 50,000 volts or above. The following additional standards apply to all new subdivisions, in order to facilitate underground placement of utilities:

1. The developer shall make all necessary arrangements with the serving utility to provide the underground services. Care shall be taken to ensure that all above ground equipment does not obstruct vision clearance areas for vehicular traffic (Section 10-3B- 2, subsection N);
2. The City reserves the right to approve the location of all surface mounted facilities;
3. All underground utilities, including sanitary sewers and storm drains installed in streets by the developer, shall be constructed prior to the surfacing of the streets; and
4. Stubs for service connections shall be long enough to avoid disturbing the street improvements when service connections are made.

B. Easements. Easements shall be provided for all underground utility facilities.

C. Exception to Under-Grounding Requirement. An exception to the under-grounding requirement may be granted due to physical constraints, such as steep topography, critical areas, or existing development conditions, as determined by the zoning administrator/designee.

10-3G-7 Easements

Easements for sewers, storm drainage and water quality facilities, water mains, electric lines, or other public utilities shall be dedicated on a final plat or provided for in recorded easements. See also, Article 10-4C - Site Design Review, and Article 10-4D - Land Divisions. The developer or applicant shall make arrangements with the City, the applicable district, and each utility franchise for the provision and dedication of utility easements necessary to provide full services to the development. The City's standard width for public main line utility easements shall be 10 feet when adjoining a public right-of-way, and 20 feet when private property is located on both sides of the easement, unless otherwise specified by the utility company, applicable district, or the City Engineer.

10-3G-8 Construction Plan Approval and Assurances

No public improvements, including sanitary sewers, storm sewers, streets, sidewalks, curbs, lighting, parks, or other requirements shall be undertaken except after the plans have been approved by the City, permit fee paid, and permit issued. The permit fee is required to defray the cost and expenses incurred by the City or applicable district for construction and other services in connection with the improvement. The City may require the developer or subdivider to provide bonding or other performance guarantees to ensure completion of required public improvements. See also, Article 10- 4C - Site Design Review, and Article 10-4D - Land Divisions.

10-3G-9 Installation

A. Conformance Required. Improvements installed by the developer either as a requirement of these regulations or at his/her own option, shall conform to the requirements of this article, approved construction plans, and to improvement standards and specifications adopted by the City,

including the City of Liberty Lake Engineering Design Standards.

B. Adopted Installation Standards. The most current edition of the Standard Specifications for Road, Bridge, and Municipal Construction from WSDOT, shall be a part of the City's adopted installation standard(s); other standards may also be required upon recommendation of the City Engineer.

C. Commencement. Work shall not begin until the City has been notified two (2) working days in advance and a pre-construction meeting has been held.

D. Resumption. If work is discontinued for more than one month, it shall not be resumed until the City is notified.

E. City Inspection. Improvements shall be constructed under the inspection and to the satisfaction of the City. The City may require minor changes in typical sections and details if unusual conditions arising during construction warrant such changes in the public interest. Modifications requested by the developer shall be subject to land use review under Article 10-4F - Modifications to Approved Plans and Conditions of Approval. Any monuments that are disturbed before all improvements are completed by the subdivider shall be replaced prior to final acceptance of the improvements.

F. Engineer's Certification and As-Built Plans. A registered engineer shall provide written certification in a form required by the City that all improvements, workmanship, and materials are in accord with current and standard engineering and construction practices, conform to approved plans and conditions of approval, and are of high grade, prior to City acceptance of the public improvements, or any portion thereof, for operation and maintenance. The developer's engineer shall also provide 2 set(s) of "as-built" plans and one reproducible original plan, in conformance with the City Engineer's specifications, for permanent filing with the City.

Article 10-3H — Stormwater Management

Sections:

10-3H-1 Spokane Regional Stormwater Manual (April 2008)

10-3H-1 Spokane Regional Stormwater Manual (April 2008)

All development within the City shall comply with the Spokane Regional Stormwater Manual (April 2008), as amended by the City of Liberty Lake through the City's adopted Engineering Design Standards. The Manual serves as a single technical stormwater manual for the Spokane region. It provides uniform stormwater management standards and is a central repository for Best Management Practices (BMPs).

Article 10-3I — Property Maintenance Standards

Sections:

10-3I-1 **Purpose**

10-3I-2 **Applicability**

10-3I-3 **General Outdoor Maintenance Requirements**

10-3I-4 **Housing Maintenance Requirements**

10-3I-5 **Administration and Enforcement**

10-3I-1 Purpose

The purpose of this Title is to protect the health, safety and welfare of Liberty Lake citizens, to prevent deterioration of existing housing, and to contribute to vital neighborhoods by:

A. Establishing and enforcing minimum standards for residential structures regarding basic equipment, sanitation, fire safety, and maintenance.

B. Establishing and enforcing minimum standards of maintenance for outdoor areas and adjacent rights of way.

C. Regulating dilapidated buildings.

10-3I-2 Applicability

The provisions of this Article shall apply to all property in the City except as otherwise excluded by law. Any alterations to buildings, or changes of their use, which may be a result of the enforcement of this Article shall be in accordance with the Development Code, applicable Building Regulations, and any applicable County, State, and/or Federal laws or regulations. If any portion of this article is in conflict with any other regulations of the City Municipal Code, the more restrictive shall apply and the procedures for administration and enforcement specified within this article shall always apply.

10-3I-3 General Outdoor Maintenance Requirements

A. Maintenance Requirements. It is the responsibility of the owner of any property, improved or unimproved, to maintain the outdoor areas of the property and adjacent rights of way in a manner that complies with the following requirements:

1. Holes, tanks, and child traps.

   Remove, or fill where filling will abate the nuisance, all holes, cisterns, open cesspools, open or unsanitary septic tanks, excavations, open foundations, refrigerators, freezers, or iceboxes with unlocked attached doors and any other similar substance, material or condition which may endanger neighboring property or the health or safety of the public or the occupants of the property.

2. Unsecured structures.

   Board over or otherwise secure, and maintain, all open or broken exterior doors, windows, or apertures of any structure so as to prevent access by unauthorized persons through such openings.

3. Vermin harborage.

   Remove or repair and prevent any condition that provides a place where vermin gain shelter, feed, or breed.

4. Emergency access routes.

   Remove and maintain all brush, vines, overgrowth, and other vegetation located within 10 feet of a structure or within 10 feet of a property line which is likely to obstruct or impede the necessary passage of fire or other emergency personnel.

5. Thickets that conceal hazards.

   Cut, remove, and maintain all vines and other thickets when such growth is found to be:

   a. Concealing trash and debris; or

   b. Creating vermin harborage; or

   c. Creating harborage for people involved in criminal activity or for products used for criminal activity.

6. Overgrown lawn areas, fields, and vegetation.

   Weeds, grass, or other uncultivated vegetation prohibited by this Code whether located on developed or undeveloped property shall be cut and removed. A property owner has a further duty to remove or destroy all uncultivated grass and weeds, including dead shrubs, bushes and trees which have no appreciable, practical use or value to the property, create a fire hazard or pose a menace to public health, safety, or welfare. The word “weeds” shall include noxious weeds regulated pursuant to RCW Chapter 17.10.

7. Trash and debris.

   Remove and maintain, unless specifically authorized by ordinance to do otherwise:

   a. All household garbage, offal, dead animals, animal and human waste, and waste materials (All household garbage shall be stored as specified in Section 10-3I- 4);

   b. Accumulations of litter, glass, scrap materials (such as wood, metal, paper, and plastics), junk, combustible materials, stagnant water, or trash;

   c. Accumulations of dead organic matter and yard debris, with the exception of small accumulations of such material in a maintained compost area on the property and only if such material does not result in a nuisance, such as creating vermin harborage, as otherwise defined in this article; and

   d. Accumulations of clothing and any other items not designed for outdoor storage.

8. Storage of non-trash items.

   Remove, and keep removed, unless specifically authorized by ordinance to do otherwise:

   a. Accumulations of wood pallets.

   b. All firewood that is not stacked and useable. "Useable" firewood has more wood than rot and is cut to lengths that will fit an approved fireplace or wood stove on the property.

   c. Accumulations of vehicle parts or tires, unless the parts or tires are enclosed within a

legally permitted structure.

d. All construction materials, except those that are stored in a manner to protect their utility and prevent deterioration and are reasonably expected to be used at the site.

e. All appliances or appliance parts except for storage of appliances that are reasonably expected to be used at the site and are stored in a manner to protect their utility and prevent deterioration.

f. All indoor furniture except that which is stored in a manner to protect its utility and prevent deterioration and is reasonably expected to be used at the property.

g. All recycling materials except for reasonable accumulations (amounts consistent with a policy of regular removal) that are stored in a well-maintained manner.

9. Junk vehicles.

   No junk vehicles, as such term is defined in RCW 46.55.010, shall be stored on any property within the City for a period exceeding 30 days, unless the same is stored on private property within an enclosed, legally permitted structure or is covered by a vehicle cover intended for such purpose. A junk vehicle does not include a motor vehicle which is in the process of being repaired as evidenced by the good faith efforts of the vehicle owner, as defined in City Ordinance No. 109. Removal and abatement of such junk vehicles shall be in accordance with the provisions of Ordinance No. 109, an Ordinance of the City of Liberty Lake, Washington, Relating to Junk Vehicles Including Procedures for the Abatement and Removal as Public Nuisances.

10. Obstructions to sidewalks, streets, and other rights of way.

    Keep the adjacent rights of way free of anything that obstructs or interferes with the normal flow of pedestrian or vehicular traffic, unless specifically authorized by ordinance to do otherwise. This responsibility includes, but is not limited to, removal of earth, rock, and other debris, as well as projecting or overhanging bushes and limbs that may obstruct or render unsafe the passage of persons or vehicles. This responsibility also includes, but is not limited to, the obligation to maintain all rights of way referenced in this subsection to meet the minimum clearances as detailed in paragraphs 11, 12, and 13 of this subsection.

11. Sidewalks.

    When any street is improved with a sidewalk along either or both sides thereof, the duty to clean and maintain the same shall be upon the abutting property owner. It shall be the responsibility of the owner of property abutting upon a public sidewalk to maintain the sidewalk at all times in a safe condition, by removing snow and ice, or any accumulation of debris, materials or objects. All sidewalks must be clear of obstructions from edge to edge to an elevation of seven feet six inches (7’ 6”) above sidewalk level. For example, bushes that encroach on or over any part of a sidewalk area must be cut back or removed and tree limbs that project over the sidewalk area at an elevation of less than seven feet six inches (7’ 6”) above the sidewalk level must be removed. Sidewalk damage from heaving or cracks with a vertical separation of greater than ¼ inch must be repaired, as it creates a trip hazard.

12. Improved streets.

    All improved streets must be clear of obstructions to vehicle movement and parking from edge to edge and to an elevation of thirteen feet six inches (13' 6") above street level. For example, bushes that encroach on or over any part of a street must be cut back or removed; tree limbs that project over a street at an elevation of less than thirteen feet six inches (13' 6") above street level must be removed; and no wires or other items shall be maintained over the street level at any elevation less than thirteen feet six inches (13' 6"). Adjacent property owners shall

prune tree branches so that the branches do not obstruct the view of any street intersection or traffic control devices.

13. Alleys and unimproved rights of way.

    All alleys, unimproved streets, and other public rights of way must be clear of obstructions that may hinder the normal flow of traffic or render the right of way unsafe for its current and necessary use.

14. Tree maintenance.

    a. No street trees shall be removed without the prior authorization of the City.

    b. The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs adjacent to all public streets, alleys, avenues, lanes, squares and public grounds, as is necessary to ensure public safety or to preserve or enhance the symmetry and beauty of such public properties and rights-of-way.

    c. The City may remove or cause by order to be removed, any tree or part thereof which is in unsafe condition or which by reason of its nature is injurious to sewers, electric power lines, gas lines, water lines or other public improvements.

    d. Tree topping is not permitted as a normal practice for street trees, or other trees on public property. "Topping" is defined as the severe cutting back of limbs to stubs larger than three inches (3") in diameter within the tree's crown to such a degree as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions, where other pruning practices are impractical, may be exempted from this section at the determination of the city.

    e. Owners shall remove all dead, diseased, dangerous, broken or decayed limbs which threaten the safety of the public.

    f. The city may prune any tree or shrub on private property when it interferes with the visibility of any traffic control device or sign or causes a threat to public safety.

    g. All stumps of street trees shall be removed below the surface of the ground so that the top of the stump shall not project above the surface of the ground.

B. Other Endangering Conditions. It is the responsibility of the owner of any property, improved or unimproved, to remove or repair:

1. Any damage to or failure of an on-site sewage disposal system, private sewer line, or storm water system, and

2. Any other substance, material, or condition which is determined by the zoning administrator to endanger neighboring property, the health or safety of the public, or the occupants of the property.

10-3I-4 Housing Maintenance Requirements

A. General Provisions. No owner shall maintain, or permit to be maintained, any residential property which does not comply with the requirements of this article. All residential property shall be maintained to the building code requirements in effect at the time of construction, alteration, or repair.

B. Display of Address Number. Address numbers posted shall be the same as the number listed on the County Assessment and Taxation Records for the property. All dwellings shall have address numbers posted in a conspicuous place so they may be read from the listed street or public way. Units within apartment houses shall be clearly numbered, or lettered, in a logical and consistent manner.

C. Accessory Structures. All accessory structures on residential property shall be maintained structurally safe and sound and in good repair. Exterior steps and walkways shall be maintained free of unsafe obstructions or hazardous conditions.

D. Roofs. Roofs shall be structurally sound, tight, and have no defects which might admit rain. Roof drainage shall be adequate to prevent rainwater from causing dampness in the walls or interior portion of the building and shall channel rainwater in an approved manner to an approved point of disposal.

E. Chimneys. Every masonry, metal, or other chimney shall remain adequately supported and free from obstructions and shall be maintained in a condition which ensures there will be no leakage or backup of noxious gases. Every chimney shall be reasonably plumb. Loose bricks or blocks shall be re-bonded. Loose or missing mortar shall be replaced. Unused openings into the interior of the structure must be permanently sealed using approved materials.

F. Foundations and Structural Members.

1. Foundation elements shall adequately support the building and shall be free of rot, crumbling elements, or similar deterioration.
2. The supporting structural members in every dwelling shall be maintained structurally sound, showing no evidence of deterioration or decay which would substantially impair their ability to carry imposed loads.

G. Exterior Walls and Exposed Surfaces.

1. Every exterior wall and weather-exposed exterior surface or attachment shall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain or dampness to the interior portions of the walls or the occupied spaces of the building.
2. All exterior wood surfaces shall be made substantially impervious to the adverse effects of weather by periodic application of an approved protective coating of weather-resistant preservative and be maintained in good condition. Wood used in construction of permanent structures and located nearer than six inches to earth shall be treated wood or wood having a natural resistance to decay.
3. Exterior metal surfaces shall be protected from rust and corrosion.
4. Every section of exterior brick, stone, masonry, or other veneer shall be maintained structurally sound and be adequately supported and tied back to its supporting structure.

H. Stairs and Porches. Every stair, porch, and attachment to stairs or porches shall be so constructed as to be safe to use and capable of supporting the loads to which it is subjected and shall be kept in sound condition and good repair, including replacement as necessary of flooring, treads, risers, and stringers that evidence excessive wear and are broken, warped, or loose.

I. Handrails and Guardrails. Every handrail and guardrail shall be firmly fastened, and shall be maintained in good condition, capable of supporting the loads to which it is subjected, and meet the following requirements:

1. Handrails and guardrails required by building codes at the time of construction shall be maintained or, if removed, shall be replaced.
2. Where not otherwise required by original building codes, exterior stairs of more than three risers which are designed and intended to be used as part of the regular access to the dwelling unit shall have handrails. Interior stairs of more than three risers shall have handrails. When required handrails are installed they shall be installed so that they meet the applicable building code requirements in effect at the time this work is being performed.
3. Where not otherwise required by original building codes, porches, balconies, or raised floor surfaces located more than 30 inches above the floor or grade below shall have guardrails. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guardrails. When required guardrails are installed, they shall be installed so that they meet the applicable building code requirements in effect at the time this work is being performed.

J. Windows and Doors. All windows and doors, including garage doors shall be maintained in an operable condition and capable of performing their intended purpose.

K. Insect and Vermin Harborage. Every dwelling shall be kept free from insect and vermin infestation, and where insects and rodents are found, they shall be promptly exterminated. After extermination, proper precautions shall be taken to prevent reinfestation.

L. Cleanliness and Sanitation.

1. All exterior property areas shall be maintained in a clean and sanitary condition free from any accumulation of rubbish or garbage. All household garbage shall be stored in receptacles which are free from holes and covered with tight fitting lids.
2. The interior of every dwelling shall be maintained in a clean and sanitary condition and free from any accumulation of rubbish or garbage so as not to breed insects and rodents, produce dangerous or offensive gases, odors and bacteria, or other unsanitary conditions, or create a fire hazard.
3. The owner of any residential rental property shall provide in a location accessible to all dwelling units at least one 30-gallon receptacle for each dwelling unit, or receptacles with a capacity sufficient to prevent the overflow of garbage and rubbish from occurring, into which garbage and rubbish from the dwelling units may be emptied for storage between days of collection. Receptacles and lids shall be watertight and provided with handles. All receptacles shall be maintained free from holes and covered with tight-fitting lids at all times. The owner of the units shall subscribe to and pay for weekly garbage removal service for the receptacles required by this subsection.

M. Maintenance of Facilities and Equipment. In addition to other requirements for the maintenance of facilities and equipment described in this article:

1. All required facilities in every dwelling shall be constructed and maintained to properly and safely perform their intended function.
2. All non-required facilities or equipment present in a dwelling shall be maintained to prevent structural damage to the building or hazards of health, sanitation, or fire.

N. Overcrowding. No dwelling unit shall be permitted to be overcrowded. A dwelling unit shall be considered overcrowded if there is more than 1 resident per 200 gross square feet of dwelling, or as defined in the adopted Building Code.

10-3I-5 Administration and Enforcement

All conditions in violation of Article 10-3I of this Code shall constitute a code violation. Any person whose duty it is to correct such conditions and who fails to do so shall be subject to the penalties provided for by Article 10-1D — Enforcement. In cases where the Zoning Administrator determines that it is necessary to take immediate action in order to meet the purposes of this article, the issuance of an emergency order shall be authorized, as outlined in Section 10-1D-9.