Housing			
Accessory caretaker's residence	N	N	L
Accessory dwelling unit (ADU), attached or detached	L	L	N
Adult family home	P	P	P
Co-living housing	L	L	L
Dwelling, multi-family (three units and more)	P	L	P
Dwelling, single family	P	P	N
Dwelling, single family attached townhome	P	P	N
Dwelling, two-family duplex	P	P	N
Emergency Housing & shelters	N	~~L~~P	~~L~~P
Manufactured homes (on individual lots)	~~N~~L	N	N
Manufactured home park	N	N	N
Transitional & permanent supportive housing~~, 8 beds or less~~	~~L~~P	~~L~~P	~~L~~P
~~Transitional & supportive housing, more than 8 beds~~	~~L~~	~~L~~	~~L~~
Zero lot line (single family courtyard home)	P	P	N

CHAPTER 1
INTRODUCTION

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Article 10-1C-1 — Definitions

A. General.
B. Definitions.

Accessory dwelling unit (ADU) - ~~Separate dwelling unit with separate cooking facilities that are substantially contained within the structure of a single family residence (attached) or an outbuilding which is an accessory structure to such residence (detached). Also includes individual apartments / dwelling units within mixed use buildings, generally for occupancy by business owners. Does not include multi-family dwellings.~~ A dwelling unit located on the same lot as a principal dwelling unit that is accessory to the principal dwelling unit and provides complete independent living facilities, including permanent provisions for living, sleeping, eating, cooking, and sanitation. An accessory dwelling unit may be attached to or located within the principal dwelling unit, or detached from the principal dwelling unit.

"Attached accessory dwelling unit" means: an accessory dwelling unit located within or attached to a single-family housing unit, duplex, triplex, townhome, or other housing unit.

"Detached accessory dwelling unit" means: an accessory dwelling unit that consists partly or entirely of a building that is separate and detached from a single-family housing unit, duplex, triplex, townhome, or other housing unit and is on the same property.

Active channel - The portion of a stream, river, or other watercourse that contains flowing water, either continuously or intermittently, and is shaped and maintained by regular flows, sediment transport, and channel-forming processes. For regulatory purposes, the active channel should be identified based on field indicators such as bed and bank features, scour, sediment deposits, and the ordinary high-water mark where applicable.

Active floodplain - The portion of a floodplain that is regularly inundated or otherwise influenced by channel-forming flows and that supports flood storage, sediment deposition, groundwater recharge, habitat connectivity, or other floodplain and riparian ecosystem functions.

Adaptive reuse / Compartmentalization – The structural, internal, or functional modification of an existing building or structure for a use other than that for which it was originally designed, constructed, or occupied.

Best available science (BAS) - Current scientific information used in the process to designate, protect, or restore critical areas, that is derived from a valid scientific process as defined in WAC 365-195-900 through 365-195-925.

Clear and objective design and development standards - Locally adopted development regulations that involve no personal or subjective judgment by a public official, and are ascertainable by reference to measurable written or graphic criteria available and knowable to the permit applicant, the public, and public officials prior to submittal.

Co-living housing - ~~a~~ A residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building, as defined in RCW 36.70A.535. ~~Also~~ Also commonly referred to as congregate living facilities, single room occupancy, rooming house, boarding house, ~~and~~ lodging house, and residential suites.

Compensatory mitigation - The restoration, creation, enhancement, or in exceptional circumstances, the preservation of wetlands or other aquatic resources for the purpose of compensating for unavoidable impacts to wetlands or other aquatic resources which remain after

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all appropriate and practicable avoidance and minimization have been achieved.

Condominium - Real property, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real property is not a condominium unless the undivided interests in the common elements are vested in the unit owners, and unless a declaration and a survey map and plans have been recorded pursuant to Chapter 64.34 RCW.

Critical aquifer recharge areas - Areas ~~where there is an~~ with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water ~~that~~ is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge (WAC 365-190-030).

Critical areas - Include the following areas and ecosystems: (a) Wetlands; (b) ~~a~~Areas with a critical recharging effect on aquifers used for potable water, referred to as critical aquifer recharge areas; (c) ~~f~~Fish and wildlife habitat conservation areas; (d) ~~f~~Frequently flooded areas; and (e) ~~g~~Geologically hazardous areas (WAC 365-190-030). ~~(Defined in 36.70A.030(5) as now or hereafter amended.)~~

Dwelling, four-family (fourplex) - A single structure, located on one legal lot, containing four dwelling units designed exclusively for occupancy by four single households living independently of each other.

Dwelling, three-family (triplex) - A single structure, located on one legal lot, containing three dwelling units designed exclusively for occupancy by three single households living independently of each other.

Dwelling, multi-family - ~~A building designed for occupancy by 3 or more families living independently of each other within 3 or more separate dwelling units.~~ "A building or a group of buildings having four or more dwelling units not designed or used as transient accommodations and not including hotels and motels. Multi-family units may result from new construction or rehabilitated or conversion of vacant, underutilized, or substandard buildings to multi-family housing.

~~**Dwelling, multi-family (low income)** - A multi-family dwelling designed and constructed to primarily serve persons of low income as defined by the United States Department of Housing and Urban Development.~~

Dwelling, single-family - A ~~building designed for long-term habitation exclusively by 1 family, having complete living facilities, and constituting 1 dwelling unit~~ structure maintained and used as a single dwelling unit. Notwithstanding that a dwelling unit shares one or more walls with another dwelling unit, it shall be deemed a single-family residence if it has direct access to a street and shares neither heating facilities nor hot water equipment, nor any other essential facility or service, with any other dwelling unit. This term shall include manufactured homes and mobile homes.

Dwelling, single family attached (townhome) - Single-family attached ~~housing~~ dwelling units that extend from foundation to roof (townhome units on individual lots) ~~designed for long-term habitation exclusively by 1 family per unit / per lot, having complete living facilities, and constituting 1 dwelling unit.~~in a building of three or more units and that have a yard or public way on not less than two sides.

Dwelling, two-family (duplex) - A single structure, located on one legal lot, containing ~~2~~ two dwelling units attached either side by side or one above the other, designed exclusively for occupancy by ~~2 families~~ two single households living independently of each other~~, and neither unit is considered an accessory dwelling unit~~. A single-family dwelling containing an approved ADU is not a duplex.~~To be classified as a duplex, the dwelling units must be connected by a~~

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~~common wall or by a covered carport/breezeway which does not exceed a distance of 20 feet between the two dwelling units.~~

Dwelling unit - ~~One or more rooms in a dwelling, which is designed, occupied, or intended for occupancy as separate living quarters, with an individual entrance, cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of 1 family maintaining a household~~ A residential living unit that provides complete independent living facilities for one or more persons and that includes permanent provisions for living, sleeping, eating, cooking, and sanitation.

Ecological improvement - An action that measurably improves ecological functions, services, or values, including but not limited to restoring native vegetation, improving habitat structure, reconnecting floodplain or riparian areas, improving water quality, reducing erosion, removing invasive species, or enhancing fish and wildlife habitat.

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Ecosystem functions, services, and values - The physical, chemical, geological, hydrological, and biological processes performed by ecosystems; the benefits those processes provide to people, fish, wildlife, and the environment; and the ecological, cultural, aesthetic, recreational, and economic values associated with those systems.

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Emergency amendment - A Comprehensive Plan amendment that is considered outside the City's regular annual amendment cycle due to an urgent circumstance requiring timely legislative action. Public notice and an opportunity for public comment must precede adoption of an emergency amendment, consistent with WAC 365-196-640(4). Moratoria and interim development regulations are not Comprehensive Plan amendments and are subject to separate procedures.

~~**Emergency Housing** – Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless, that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or occupancy agreement.~~

~~**Emergency Shelter** – A facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.~~

Fish and wildlife habitat conservation areas - ~~Are defined in WAC-365-190-080 (5) as "fish and wildlife habitat conservation means land management for maintaining species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. This does not mean maintaining all individuals of all species at all times, but it does mean cooperative and coordinated land use planning is critically important among counties and cities in a region."~~Areas that serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. These areas may include, but are not limited to, rare or vulnerable ecological systems, communities, and habitat or habitat elements including seasonal ranges, breeding habitat, winter range, and movement corridors; and areas with high relative population density or species richness. Counties and cities may also designate locally important habitats and species. "Fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of, and are maintained by, a port district or an irrigation district or company (WAC 365-190-030).

Fish and wildlife habitat conservation areas that must be considered for classification and designation include:

1. Areas ~~with which primarily~~ where endangered, threatened, and sensitive species have a primary association; ~~and~~

2. Habitats and species of local importance, as determined locally;

3. Commercial and recreational shellfish areas;

~~2.~~4. Kelp and eelgrass beds; herring, smelt, and other forage fish spawning areas;

~~3.~~5. Naturally occurring ponds under twenty acres and their submerged aquatic beds that provide fish or wildlife habitat;

~~4.~~6. Waters of the state;

~~5.~~7. Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity; ~~or~~and

~~6.~~ State natural area preserves, ~~and~~ natural resource~~s~~ conservation areas~~;~~, and state wildlife areas (WAC 365-190-130).

~~7. Wildlife corridors and landscape linkages;~~

~~8. Candidate and monitored species;~~

~~9.~~8. ~~Priority habitats and areas in which priority species have a primary association as identified by the Department of Fish and Wildlife (WDFW) in the priority habitat and species lists; priority habitats as identified by WDFW are areas with one or more of the following attributes: comparatively high wildlife density, high wildlife species richness, significant wildlife seasonal ranges, wildlife travel corridors, limited availability and/or highly vulnerable habitat.~~

Frequently flooded areas - Lands in the flood plain subject to at least a one percent or greater chance of flooding in any given year, or within areas subject to flooding due to high groundwater. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands, and areas where high groundwater forms ponds on the ground surface (WAC 365-190-030).

Geologically hazardous areas - ~~means a~~Areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to ~~the~~ siting ~~of~~ commercial, residential, or industrial development consistent with public health or safety concerns (WAC 365-190-030). ~~(Defined in 36.70A.030(9) as now or hereafter amended.)~~

Habitat Management Plan (HMP) - A report prepared by a qualified biologist that evaluates the potential impacts of a proposed use or activity on priority habitats, priority species, or habitats and species of local importance, and identifies measures to avoid, minimize, or mitigate adverse impacts to fish, wildlife, and their habitats. A Habitat Management Plan shall be based on applicable Washington Department of Fish and Wildlife priority habitat and species information, management recommendations, and consultation, as required by this Code. See also, Article 10-6B - Critical areas.

Hazard tree - A tree that is dead, diseased, damaged, unstable, or otherwise poses a high probability of failure and a risk of injury to persons or damage to structures, utilities, or other targets, as determined by a qualified professional or authorized City official.

Highways of statewide significance – Highways designated by Transportation Commission Resolution No. 660, adopted January 21, 2004, as amended by the state.

Hydrozone – A defined landscape area containing plants with similar water requirements that is irrigated by the same irrigation valve or schedule to promote efficient water use.

Impact fees – A payment of money imposed upon development as a condition of development

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approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. "Impact fee" does not include a reasonable permit or application fee.

Life safety standards – The applicable requirements of the Washington State Building Code adopted pursuant to chapter 19.27 RCW, including applicable building, residential, existing building, fire, mechanical, electrical, plumbing, and other codes incorporated into the State Building Code, as applicable to the development, use, occupancy, alteration, or construction of a building or structure.

Lot, parent – A residential lot that is subdivided into unit lots through the unit lot subdivision process.

Lot, unit – A subdivided lot within a residential development as created from a parent lot and approved through the unit lot subdivision process.

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Major transit stop – means:

1. A stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW, or otherwise amended, except for any stop that solely serves express bus service or serves express bus service and other bus services not otherwise meeting the definition of major transit stop;
2. Commuter rail stops;
3. Stops on rail or fixed guideway systems; or
4. Stops on bus rapid transit routes, including those stops that are under construction.

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Manufactured home - A single-family dwelling built according to the United States Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act ~~and identified as such by appropriate labeling~~, which is a national preemptive building code. For the purposes of this Code references to manufactured homes include mobile homes. Manufactured homes shall be considered as single-family dwellings. A manufactured home also:

1. Includes plumbing, heating, air conditioning, and electrical systems.
2. Is built on a permanent chassis.
3. Can be transported in one or more sections with each section at least 8 feet wide and 40 feet long when transported, or when installed on the site is 320 square feet or greater.

Manufactured home "designated" – A manufactured home constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes, which:

1. Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;
2. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch; and
3. Has exterior siding similar in appearance to siding materials commonly used on conventional site-built uniform building code single-family residences.

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Manufactured home "new" – Any manufactured home required to be titled under Title 46 RCW, which has not been previously titled to a retail purchaser, and is not a "used mobile home" as defined in RCW 82.45.032(2), or otherwise amended by state law.

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Manufactured office building – A factory-built structure built according to applicable state or federal construction standards that is designed and utilized for nonresidential office use. A manufactured office building:

1. Includes plumbing, heating, air conditioning, and electrical systems.
2. Is built on a permanent chassis.
3. Can be transported in one or more sections.
4. Is designed and constructed to applicable commercial building codes and structural load requirements.
5. Meets Americans with Disabilities Act (ADA) and applicable Washington State accessibility standards.
6. Shall be permanently or semi-permanently installed on a site in accordance with applicable City development, foundation, utility, site-design, and permitting requirements.
7. Is not designed or used as a dwelling and is not considered a manufactured home for the purposes of this Code.

Mobile home - A factory-built dwelling built prior to June 15, 1976, to standards other than the ~~HUD Code~~United States Department of Housing and Urban Development Code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes have not been built since the introduction of the HUD Manufactured Home Construction and Safety Standards Act. For the purposes of this ~~chapter~~ Code, references to manufactured homes include mobile homes.

No net loss - Maintaining the aggregate ecological functions and values of a critical area, shoreline, riparian ecosystem, or other protected resource so that permitted development and mitigation, taken together, do not result in an overall loss of ecological function.

Ordinary high- water mark (OHWM) - That mark on all lakes, streams, and tidal water ~~lakes or water bodies~~ that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in ~~normal~~ all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the department: PROVIDED, That in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining salt water shall be the line of mean higher high tide and the ordinary high water mark adjoining fresh water shall be the line of mean high water (RCW 90.58.030).

Public tree – Any woody perennial plant, typically have a single main stem or trunk, located entirely ~~or partially~~ within property owned, leased, dedicated to, or under the legal jurisdiction and control of the City of Liberty Lake. This includes, but is not limited to, trees situated within the public right of way and municipal property, such as parks.

Reasonable use exception - Limited relief from critical areas regulations granted when strict application of the regulations would deny all reasonable economic use of a property, provided the relief is the minimum necessary to allow reasonable use and avoids, minimizes, and mitigates impacts to critical areas to the greatest extent feasible.

Religious organization - The federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property.

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Riparian ecosystem - The transitional ecosystem adjacent to a river, stream, lake, pond, wetland, or other water body, including the active channel, floodplain, banks, soils, groundwater and surface-water interactions, vegetation, habitat features, and ecological processes that influence aquatic and terrestrial habitat. WAC 365-190-130 specifically directs counties and cities to consider protecting riparian ecosystems, including salmonid habitat, when classifying and designating fish and wildlife habitat conservation areas.

Riparian management zone (RMZ) - An area adjacent to a stream, river, lake, or other typed water that is managed to protect and restore riparian functions, support general ecosystem health, and maintain desired future conditions over time. Where applied to forest land in Eastern Washington, RMZs are measured horizontally from the outer edge of the bankfull width or channel migration zone, whichever is greater, and extend to the limits established in WAC 222-30-022, except as provided in WAC 222-30-023.

Shelter - Temporary lodging and supportive services, offered by community-based domestic violence programs to victims of domestic violence and their children.

Site potential tree height ($SPTH_{200}$) - The estimated height of dominant trees at 200 years of age for a given site, based on site growing conditions, tree species, site index, and applicable growth curves or tables. $SPTH_{200}$ may be determined using the Washington Department of Fish and Wildlife's Site Potential Tree Height Mapping Tool or, where mapping data are unavailable or site-level verification is warranted, through field-based measurements of appropriate site trees and calculation methods accepted by the City.

Specialty housing - Housing intended to serve individuals who may require age-related, health-related, personal care, supportive service, or specialized residential arrangements. Specialty housing includes, but is not limited to, independent senior housing, assisted living facilities, nursing homes, convalescent homes, and Alzheimer's or memory care facilities.

STEP housing - A collective term for four types of accommodations used to prevent or address homelessness: emergency shelter, transitional housing, emergency housing, and permanent supportive housing. Washington state law requires fully GMA-planning cities and counties to plan for and accommodate STEP housing facilities within urban growth areas. These are distinct land uses from "specialty housing," such as senior housing.

"Emergency shelter" means: a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

"Transitional housing" means: a facility that provides housing and supportive services to homeless individuals or families for up to two years and whose primary purpose is to enable homeless individuals or families to move into independent living and permanent housing.

"Emergency housing" means: temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families for up to sixty days. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

"Permanent supportive housing" means: subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental

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history, criminal history, and personal behaviors. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW, Residential Landlord-Tenant Act.

Street tree - Any tree planted on land lying between private property lines on either side of any streets, avenues, or public right-of-ways within the city, in roundabouts or medians within the public right-of-way, or in trees wells located in sidewalks on public right-of-way or in public access easements.

~~**Supportive Housing, Permanent** – Subsidized, leased housing with no limits on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with complex and disabling behavioral health or physical health conditions.~~

~~**Transitional Housing** – A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living. The housing is short-term, typically less than 24 months. In addition to providing safe housing for those in need, other services are available to help participants move into independent living and permanent housing.~~

Unit lot subdivision (ULS) – A subdivision or short subdivision proposed as part of a residential development project that meets the development standards applicable to the parent lot at the time the application is vested, but which may result in development on one or more individual unit lots becoming nonconforming as to specified land use and development standards based on the analysis of the individual unit lot.

Wetland(s) - Areas that are inundated or saturated by surface water or ground ~~-~~water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, ~~including, but not limited to, irrigation and drainage ditches,~~ grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. However, ~~W~~wetlands may include those artificial wetlands intentionally created from non-wetland areas ~~created~~ to mitigate conversion of wetlands, if permitted by the county or city (WAC 365-190-030). ~~(Defined in RCW 36.70A.030(20) as now or hereafter amended.)~~

Article 10-2C — RD-R (Mixed Residential) District

Sections:

10-2C-1	**Purpose**
10-2C-2	**Permitted Uses (P)**
10-2C-3	**Limited Uses (L)**
10-2C-4	**Conditional Uses (CU)**
10-2C-5	**Accessory Structures**
10-2C-6	**Development Setbacks**
10-2C-7	**Lot Area, Dimensions, Coverage, & Residential Density**
10-2C-8	**Building Height**
10-2C-9	**Building Orientation**
10-2C-10	**Architectural Guidelines and Special Standards**
10-2C-11	**Design Standards**

10-2C-3 Limited Uses (L)

A. Limited Uses. The land uses listed in the River District Zoning Matrix under the RD-R (Mixed Residential) District with the letter "L" are allowed in the RD-R zone if they comply with the development standards of the RD-R (Mixed Residential) District, and other applicable portions of this Code, including meeting the requirements for the necessary permits or approvals. These uses include accessory uses, temporary uses, home occupations, special uses, etc. Only land uses which are specifically listed in the River District Zoning Matrix and land uses which are approved as "similar" to those in the River District Zoning Matrix may be permitted as Limited Uses. The following standards are intended to control development scale; avoid or minimize impacts associated with traffic, parking, and design compatibility; and ensure management and maintenance of common areas, as applicable.

B. Determination of Similar Land Use. Similar use determinations shall be made in conformance with the procedures in Article 10-4G - Administrative Interpretations.

C. Requirements for Specific RD-R Limited Uses.

13. Accessory Dwelling Unit (ADU)

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

b. ADUs may not exceed 1,000 square feet in gross floor area.

c. Up to two ADUs are permitted on lots meeting the minimum lot size requirement.

d. ADUs may be twenty-five (25) feet in height, regardless of primary unit building height.

e. ADUs may have a zero-lot line setback on public alleys, except where the city routinely plows snow.

f. Existing structures may be converted to ADUs regardless of nonconformities related to setbacks or lot coverage.

g. An ADU originally constructed as an ADU may be separately sold or conveyed as a condominium unit.

h.

14. Manufactured homes on individual lots

a. The manufactured home must be a "new manufactured home."

b. The manufactured home must be installed on a permanent foundation in accordance with the manufacturer's specifications, with the area between the bottom of the home and the ground enclosed with concrete or an approved concrete product.

c. The manufactured home must comply with all development and design standards applicable to single-family dwellings.

d. The manufactured home must be thermally equivalent to the Washington State Energy Code.

e. The manufactured home must consist of at least two fully enclosed parallel sections, each a minimum of twelve (12) feet in width and thirty-six (36) feet in length.

f. The manufactured home must have a composition, wood shake, shingle, coated metal, or similar roof material with a minimum roof pitch of 3:12.

10-2C-6 Development Setbacks

A. Middle Housing Zero-Lot Line Subdivisions

1. Zero-lot line development associated with a middle housing short subdivision permitted pursuant to Section 10-4D-14 is allowed and shall comply with the applicable standards of that section.

B. Affordable Housing Density Bonus on Religious-Owned Land. A qualifying affordable housing development consisting of single-family or multifamily residential dwelling units located on real property owned or controlled by a religious organization shall be permitted an increased residential density of 20 percent above the maximum density otherwise permitted by the underlying zoning district, with any resulting fractional dwelling unit rounded up to the next whole dwelling unit. The density bonus shall be administratively approved, provided that:

1. At least 50 percent of the dwelling units are set aside for or occupied exclusively by low-income households, or at least 20 percent of the dwelling units are set aside for or occupied exclusively by very-low-income households;
2. Monthly housing costs for qualifying low-income or very-low-income households, including utilities other than telephone, do not exceed 30 percent of the household's monthly income;
3. The affordability requirements and other qualifying conditions are secured by a lease, covenant, or other binding obligation for a period of at least 50 years, even if the religious organization no longer owns the property;
4. The development complies with the nondiscrimination requirements of RCW 36.70A.545; and
5. The development is located within the urban growth area.

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

Sections:

10-2E-1 **Purpose**
10-2E-2 **Permitted Uses (P)**
10-2E-3 **Limited Uses (L)**
10-2E-4 **Conditional Uses (CU)**
10-2E-5 **Accessory Structures**
10-2E-6 **Development Setbacks**
10-2E-7 **Lot Area, Dimensions, Coverage, & Residential Density**
10-2E-8 **Building Height**
10-2E-9 **Building Orientation**
10-2E-10 **Architectural Guidelines and Special Standards**
10-2E-11 **Pedestrian and Transit Amenities**
10-2E-12 **Design Standards**
10-2E-13 **Adaptability for Reuse / Compartmentalization / Redevelopment**

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10-2E-3 Limited Uses (L)

A. Limited Uses. The land uses listed in the River District Zoning Matrix under the RD-M (Neighborhood Center Mixed-Use) District with the letter "L" are allowed in the RD-M zone if they comply with the development standards of the RD-M (Neighborhood Center Mixed-Use) District, and other applicable portions of this Code, including meeting the requirements for the necessary permits or approvals. These uses include accessory uses, temporary uses, home occupations, special uses, etc. Only land uses which are specifically listed in the River District Zoning Matrix, and land uses which are approved as "similar" to those in the River District Zoning Matrix, may be permitted as Limited Uses.

B. Determination of Similar Land Use. Similar use determinations shall be made in conformance with the procedures in Article 10-4G - Administrative Interpretations.

C. Requirements for Specific RD-M Limited Uses. The following standards are intended to control development scale; avoid or minimize impacts associated with traffic, parking, and design compatibility; and ensure management and maintenance of common areas, as applicable.

10. Accessory ~~dwelling unit, attached~~Dwelling Unit (ADU)

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

b. ADUs may not exceed 1,000 square feet in gross floor area.

c. Up to two ADUs are permitted on lots meeting the minimum lot size requirement.

d. ADUs may be twenty-five (25) feet in height, regardless of primary unit building height.

e. ADUs may have a zero-lot line setback on public alleys, except where the city routinely plows snow.

~~a.~~f. Existing structures may be converted to ADUs regardless of nonconformities related to setbacks or lot coverage.

~~b. The ADU shall be a complete, separate housekeeping unit that is within or attached to the principal unit or building with a common wall(s) and that meets the building code requirements for floor area and room sizes.~~

~~c. The ADU shall be clearly a subordinate part of the principal unit or building. In no case shall it be more than 50% of the principal unit's total livable floor area, above grade, nor more than 900 square feet, whichever is less.~~

~~d. The ADU shall not have more than 2 bedrooms.~~

~~e. A maximum of one ADU is allowed per lot. An attached ADU shall not be allowed on lots containing a detached ADU, duplex, or multi-family dwelling. Within non- residential buildings one ADU dwelling unit shall be allowed. This is not intended to limit the number of residential units in a mixed-use building.~~

~~f. An ADU shall not be permitted if the principal unit or mixed use building is less than 1,200 square feet.~~

~~g. The ADU shall be designed in a manner so that the appearance of the principal unit remains that of a single family residence. The ADU and its entrance shall be located in such a manner as to be unobtrusive in appearance when viewed from the front of the lot.~~

~~h. The principal unit or ADU shall be owner-occupied (this provision is not applicable for commercial buildings). Home occupations shall be allowed within the ADU.~~

~~**11. Accessory dwelling unit, detached**~~

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

~~b. The ADU shall be a complete, separate housekeeping unit that meets the building code requirements for floor area and room sizes.~~

~~c. The ADU shall not be more than 35% of the principal unit's total livable floor area, above grade, nor more than 900 square feet, whichever is less.~~

~~d. The ADU shall not have more than 2 bedrooms.~~

~~e. A maximum of one ADU is allowed per lot. A detached ADU shall not be allowed on lots containing an attached ADU, duplex, or multi-family dwelling unit.~~

~~f. When measured from ground level, the ridge of the ADU's pitched roof shall not exceed 32 feet or the height of the principal unit, whichever is less.~~

~~g. Detached ADU's shall not be allowed on lots that are less than 5,000 square feet in size.~~

~~h. The ADU shall be designed in a manner so that the appearance of the lot remains that of a single-family residential lot. The detached ADU shall be unobtrusive in appearance when viewed from the front of the lot. A minimum 6 foot sight- obscuring fence shall be required to buffer a detached ADU from adjacent lots, unless waived in acknowledged writing by abutting property owners.~~

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~~i. The principal unit or ADU shall be owner-occupied.~~

~~j. Home occupations will be allowed within the detached accessory dwelling unit.~~

~~12.~~11. **Dwelling, multi-family** (three or more units)

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

~~**13. Emergency Housing & Shelters**~~

~~a. The facility must be open 24 hours per day, 7 days per week.~~

~~b. The maximum number of residents in the facility is limited to the general capacity of the building.~~

~~c. Beds or rooms shall be assigned to specific residents.~~

~~d. On-site services such as laundry, hygiene, and meals are limited to the residents of the facility and shall not be available for drop in use by non-residents.~~

~~e. The facility shall meet any applicable state and federal licensing requirements.~~

~~**14. Transitional & Supportive Housing, 8 Beds or Less**~~

~~a. The facility shall be limited to 8 or fewer residents, not including caregivers and staff.~~

~~b. The facility must maintain the outward appearance of a residence and conform to the residential character of the area.~~

~~c. The facility shall meet any applicable state and federal licensing requirements.~~

~~**15. Transitional & Supportive Housing, More than 8 Beds**~~

~~a. The facility should be limited to 50 or fewer housing units within a single facility or complex.~~

~~b. In order to prevent the concentration of facilities in one area of the City, the proposed facility must be distanced at least 3/4 mile from any other stand-alone emergency shelter or transitional and supportive housing, as measured from the nearest points of such properties.~~

~~c. The facility must be located within ¼ mile of a fixed transit route.~~

~~d. The facility shall meet any applicable state and federal licensing requirements.~~

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

A. Residential Density Standard. There is a minimum residential density standard of 6 units per net acre when housing / residential is included in a project. There is no maximum net density.

1. The density standards may be averaged over more than one development phase (i.e., as in a zoning category of a specific area plan).
2. The following types of housing categorized under other uses, are exempt from the density standards: Specialty housing (independent senior, assisted living, nursing home, convalescent home, Alzheimer's facilities), social service facilities, and bed and breakfast inns. Additionally, Accessory Dwelling Units (ADU's) are exempt due to their small size and low occupancy level.

B. Maximum Lot Coverage, Lot Area, & Dimensions. There is no maximum lot coverage, or minimum

or maximum lot area, width, or depth.

C. Restrictions. Structures shall not be placed over an easement that prohibits such placement or encroach into the public right-of-way.

D. Exception. The minimum net density standards above may not apply when physical constraints (e.g., topography) prevent construction in conformance with the standards, as determined by the Zoning Administrator.

E. Affordable Housing Density Bonus on Religious-Owned Land. A qualifying affordable housing development consisting of single-family or multifamily residential dwelling units located on real property owned or controlled by a religious organization shall be permitted an increased residential density of 20 percent above the maximum density otherwise permitted by the underlying zoning district, with any resulting fractional dwelling unit rounded up to the next whole dwelling unit. The density bonus shall be administratively approved, provided that:

1. At least 50 percent of the dwelling units are set aside for or occupied exclusively by low-income households, or at least 20 percent of the dwelling units are set aside for or occupied exclusively by very-low-income households;
2. Monthly housing costs for qualifying low-income or very-low-income households, including utilities other than telephone, do not exceed 30 percent of the household's monthly income;
3. The affordability requirements and other qualifying conditions are secured by a lease, covenant, or other binding obligation for a period of at least 50 years, even if the religious organization no longer owns the property;
4. The development complies with the nondiscrimination requirements of RCW 36.70A.545; and
5. The development is located within the urban growth area.

~~D.~~

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10-2E-13 Adaptability for Reuse / Compartmentalization / Redevelopment

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A. Purpose. The purpose of this section is to encourage the conversion of existing buildings to housing.

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B. Applicability. This section applies to the addition of dwelling units or living units within an existing building.

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1. Existing Building Defined. For purposes of this section, "existing building" means a building that received a certificate of occupancy at least three years prior to the permit application to add dwelling units or living units.

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C. Density.

1. Dwelling units or living units may be added within an existing building at a density up to 50 percent greater than the maximum density otherwise allowed in the underlying zone, provided the units are constructed entirely within the existing building envelope.

2. The additional density allowed under this subsection applies only when the proposed dwelling

units or living units comply with generally applicable health and safety standards, including building code, fire code, and life safety standards.

D. Parking. Existing parking may be required to be retained when it is necessary to satisfy parking requirements for existing residential units under Chapter 3, Article 10-3D, or for nonresidential uses that will remain after the new dwelling units or living units are added. ~~Retention of existing parking that is required to satisfy existing residential parking requirements under Chapter 3, Article 10-3D; including parking as required for nonresidential uses that remain after the new units are added.~~

E. Design and Development Standards. The development is required to adhere to applicable design standards under 10-2E-12.

F. Exterior Design and Architectural Requirements.

1. The residential use of an existing building is not subject to additional exterior design or architectural requirements, except as provided in this subsection.

2. Exterior design or architectural requirements may be applied only when necessary to address health and safety related to the use of the interior of the building or to preserve character-defining streetscapes.

a. It is recommended that the building design include specific elements for adaptation for multi-tenant re-use. The design standards above will aid in adaptive reuse of a building, additionally, the building design should also allow for the following:

i. Facades that readily adapt to multiple entrances and adapt to entrances on all but one side of the building;

ii. Parking lot schemes that are shared by establishments or are linked by safe and functional pedestrian connections; and

iii. Landscaping schemes that complement the multiple entrance design.

b. Additional exterior design or architectural requirements may also apply when the building is a designated landmark or is located within a historic district established through a local preservation ordinance.

G. Location of Housing Units Within Existing Buildings.

1. Dwelling units or living units may be added within any portion of an existing building, provided the proposed units comply with applicable building code, fire code, life safety, and health standards.

2. Ground-floor commercial or retail space may be converted to dwelling units or living units. The City may limit or prohibit conversion of ground-floor commercial or retail space located along a major pedestrian corridor in order to preserve active commercial or retail frontage.

H. Energy Code.

1. When an existing building, or portion of an existing building, is converted to dwelling units or

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living units, the changed portions of each new unit shall comply with the current energy code, except as provided in subsection H2.

2. The changed portions of each new dwelling unit or living unit are not required to meet the current energy code when one of the following applies:

a. The square footage of new dwelling units does not exceed 2,500 square feet or fifty percent of the total building square footage, whichever is greater;

b. The building owner submits documentation, in a form acceptable to the City, showing the building's residential units' projected energy use intensity is less than or equal to the energy use intensity target in accordance with the clean buildings performance standard consistent with state law; or

c. In an area zoned for residential housing, an additional housing unit is created within an existing home.

I. Nonconformities.

1. Existing nonconformities related to parking, height, setbacks, elevator size for gurney transport, or modulation do not prohibit the addition of dwelling units or living units within an existing building may remain.

2. A building permit application for dwelling units or living units within an existing building shall not be denied solely because of an existing nonconformity listed below, unless the City official with decision-making authority makes written findings that the nonconformity is causing a significant detriment to the surrounding area.

a. Existing nonconformities related to: parking, height, setbacks, elevator size for gurney transport, or modulation.

J. Transportation and Environmental Studies.

1. A transportation concurrency study is not required solely because dwelling units or living units are added within an existing building.

2. An environmental study under the State Environmental Policy Act (SEPA) is not required solely because dwelling units or living units are added within an existing building.

3. This section does not limit the City's authority to require transportation or environmental review when required for other aspects of the proposal that are separate from the addition of dwelling units or living units within an existing building.

K. Life Safety. Nothing in this section requires the City to approve a building permit application for the addition of dwelling units or living units constructed entirely within an existing building envelope when the building cannot satisfy applicable life safety standards.

~~A.~~

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Article 10-2I — RD-C (Freeway Commercial) District

Sections:

10-2I-1 **Purpose**
10-2I-2 **Permitted Uses (P)**
10-2I-3 **Limited Uses (L)**
10-2I-4 **Conditional Uses (CU)**
10-2I-5 **Accessory Structures**
10-2I-6 **Development Setbacks**
10-2I-7 **Lot Area, Dimensions, and Coverage**
10-2I-8 **Building Height**
10-2I-9 **Building Orientation**
10-2I-10 **Architectural Guidelines and Special Standards**
10-2I-11 **Design Standards**
10-2H-12 **Adaptability for Reuse / Compartmentalization / Redevelopment**

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10-2I-3 Limited Uses (L)

A. Limited Uses. The land uses listed in the River District Zoning Matrix under the RD-C District with the letter "L" are allowed in the RD-C zone if they comply with the development standards of the RD-C District, and other applicable portions of this Code, including meeting the requirements for the necessary permits or approvals. These uses include accessory uses, temporary uses, home occupations, special uses, etc. Only land uses which are specifically listed in the River District Zoning Matrix and land uses which are approved as similar in scale and impact to those in the River District Zoning Matrix may be permitted as Limited Uses. The following standards are intended to control development scale; avoid or minimize impacts associated with traffic, parking, and design compatibility; and ensure management and maintenance of common areas, as applicable.

B. Determination of Similar Land Use. Similar use determinations shall be made in conformance with the procedures in Article 10-4G - Administrative Interpretations.

C. Requirements for Specific RD-C Limited Uses.

~~1. Emergency Housing & Shelters~~

~~a. The facility must be open 24 hours per day, 7 days per week.~~

~~b. The maximum number of residents in the facility is limited to the general capacity of the building.~~

~~c. Beds or rooms shall be assigned to specific residents.~~

~~d. On site services such as laundry, hygiene, and meals are limited to the residents of the facility and shall not be available for drop-in use by non-residents.~~

e. The facility shall meet any applicable state and federal licensing requirements.

2. Transitional & Supportive Housing, 8 Beds or Less

a. The facility shall be limited to 8 or fewer residents, not including caregivers and staff.

b. The facility must maintain the outward appearance of a residence and conform to the residential character of the area.

c. The facility shall meet any applicable state and federal licensing requirements.

3. Transitional & Supportive Housing, More than 8 Beds

a. The facility should be limited to 50 or fewer housing units within a single facility or complex.

b. In order to prevent the concentration of facilities in one area of the City, the proposed facility must be distanced at least 3/4 mile from any other stand-alone emergency shelter or transitional and supportive housing, as measured from the nearest points of such properties.

c. The facility must be located within ¼ mile of a fixed transit route.

d. The facility shall meet any applicable state and federal licensing requirements.

10-2F-12 Adaptability for Reuse / Compartmentalization / Redevelopment

A. Purpose. The purpose of this section is to encourage the conversion of existing buildings to housing.

B. Applicability. This section applies to the addition of dwelling units or living units within an existing building.

1. Existing Building Defined. For purposes of this section, "existing building" means a building that received a certificate of occupancy at least three years prior to the permit application to add dwelling units or living units.

C. Density.

1. Dwelling units or living units may be added within an existing building at a density up to 50 percent greater than the maximum density otherwise allowed in the underlying zone, provided the units are constructed entirely within the existing building envelope.

2. The additional density allowed under this subsection applies only when the proposed dwelling units or living units comply with generally applicable health and safety standards, including building code, fire code, and life safety standards.

D. Parking. Existing parking may be required to be retained when it is necessary to satisfy parking requirements for existing residential units under Chapter 3, Article 10-3D, or for nonresidential uses that will remain after the new dwelling units or living units are added. Retention of existing parking that is required to satisfy existing residential parking requirements under Chapter 3, Article 10-3D; including parking as required for nonresidential uses that remain after the new units are added.

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E. Design and Development Standards. The development is required to adhere to applicable design standards under 10-2F-12.

F. Exterior Design and Architectural Requirements.

1. The residential use of an existing building is not subject to additional exterior design or architectural requirements, except as provided in this subsection.

2. Exterior design or architectural requirements may be applied only when necessary to address health and safety related to the use of the interior of the building or to preserve character-defining streetscapes.

   a. It is recommended that the building design include specific elements for adaptation for multi-tenant re-use. The design standards above will aid in adaptive reuse of a building, additionally, the building design should also allow for the following:

      i. Facades that readily adapt to multiple entrances and adapt to entrances on all but one side of the building;

      ii. Parking lot schemes that are shared by establishments or are linked by safe and functional pedestrian connections; and

      iii. Landscaping schemes that complement the multiple entrance design.

   b. Additional exterior design or architectural requirements may also apply when the building is a designated landmark or is located within a historic district established through a local preservation ordinance.

G. Location of Housing Units Within Existing Buildings.

1. Dwelling units or living units may be added within any portion of an existing building, provided the proposed units comply with applicable building code, fire code, life safety, and health standards.

2. Ground-floor commercial or retail space may be converted to dwelling units or living units. The City may limit or prohibit conversion of ground-floor commercial or retail space located along a major pedestrian corridor in order to preserve active commercial or retail frontage.

H. Energy Code.

1. When an existing building, or portion of an existing building, is converted to dwelling units or living units, the changed portions of each new unit shall comply with the current energy code, except as provided in subsection H2.

2. The changed portions of each new dwelling unit or living unit are not required to meet the current energy code when one of the following applies:

   a. The square footage of new dwelling units does not exceed 2,500 square feet or fifty percent of the total building square footage, whichever is greater;

   b. The building owner submits documentation, in a form acceptable to the City, showing the building's residential units' projected energy use intensity is less than or equal to the energy use intensity target in accordance with the clean buildings performance standard consistent with state law; or

c. In an area zoned for residential housing, an additional housing unit is created within an existing home.

I. Nonconformities.

1. Existing nonconformities related to parking, height, setbacks, elevator size for gurney transport, or modulation do not prohibit the addition of dwelling units or living units within an existing building may remain.

2. A building permit application for dwelling units or living units within an existing building shall not be denied solely because of an existing nonconformity listed below, unless the City official with decision-making authority makes written findings that the nonconformity is causing a significant detriment to the surrounding area.

a. Existing nonconformities related to: parking, height, setbacks, elevator size for gurney transport, or modulation.

J. Transportation and Environmental Studies.

1. A transportation concurrency study is not required solely because dwelling units or living units are added within an existing building.

2. An environmental study under the State Environmental Policy Act (SEPA) is not required solely because dwelling units or living units are added within an existing building.

3. This section does not limit the City's authority to require transportation or environmental review when required for other aspects of the proposal that are separate from the addition of dwelling units or living units within an existing building.

K. Life Safety. Nothing in this section requires the City to approve a building permit application for the addition of dwelling units or living units constructed entirely within an existing building envelope when the building cannot satisfy applicable life safety standards.

~~A.~~

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CHAPTER 3

RIVER DISTRICT DESIGN STANDARDS

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Article 10-3B — Access and Circulation

10-3B-2 Access and Circulation

O. Construction. Driveways, parking areas, aisles, and turn-arounds 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 for new driveways, parking areas, aisles, and turnarounds, except for temporary turnarounds or access.

Article 10-3D — Vehicle and Bicycle Parking

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 the public or private road right of way, garages, carports, parking lots, and/or driveways. ~~if vehicles are not parked~~ Parking spaces located ~~in~~within a vehicle travel lane (including emergency or fire access lanes), pathway, or landscape area shall not count toward minimum parking requirements. Parking spaces consisting of grass block pavers shall count toward minimum parking requirements. Tandem parking spaces shall count at a rate of one parking space for every 20 linear feet, subject to any necessary provisions for turning radius. Up to six parking spaces within an existing designated parking area with legally nonconforming gravel may count toward minimum parking requirements. Parking facilities provided in the RD-M Zone and for Neighborhood Retail Clusters shall be located to the rear and/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	None
Accessory dwelling units (ADU's)	None
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 and townhome housing	• 0 spaces if within one-half mile walking distance of a major transit stop. • 1 space per dwelling unit for lots smaller than 6,000 square feet. • 1.5 spaces per dwelling unit or lots 6,000 square feet or larger
Multi-family housing	
Studio or 1-bedroom units less than 500 sq. ft.	1 space per dwelling unit
1-bedroom units 500 sq. ft. or larger	1.0 spaces per dwelling unit

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2-bedroom units	1.25 spaces per dwelling unit
3-bedroom or greater units	1.5 spaces per dwelling unit
Rooming and boarding houses, dormitories	One space for every 2 beds
Specialty housing	.5 space per bed, plus 1 space per employee on the largest shift
STEP housing (emergency housing and shelter; transitional housing; permanent supportive housing)	Parking requirements shall not exceed those applicable to comparable residential or lodging uses listed in this section.

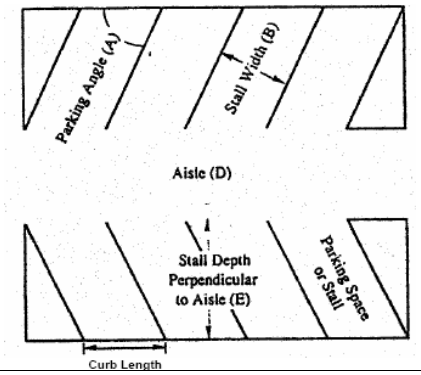
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Commercial Uses	Required Parking Spaces
Auto, boat, recreational vehicle, trailer sales, etc., retail nurseries and similar bulk retail uses (additional parking for auto oriented sales display areas may be provided in accordance with the landscaping standards)	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 over 10,000 square feet of gross land area; and 1 space per two employees.
Automobile, etc. repair and rental	1 space per 500 gross 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 within 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 gross square feet
Cultural centers, museums, libraries, and athletic clubs, gyms, etc.	1 space per 350 gross square feet
Hotels and motels	.75 space per guest room, plus 1 space per employee on the largest shift, plus 1 space per 200 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 four seats or 1 space per 200 gross square feet, whichever is less
Theaters, auditoriums, stadiums, gymnasiums, community centers, and similar uses	1 space per four fixed seats or 1 space per 75 gross square feet, whichever is greater

Industrial, Manufacturing, and Storage Uses	Required Parking Spaces
Industrial and manufacturing uses, except warehousing	1 space per two employees on the largest shift or 1 space per 700 gross square feet, whichever is less, plus 1 space per company vehicle
Self-service storage facility	1 space per employee, plus 1 space per 250 units (5 spaces minimum required)

Warehousing	1 space per 1,000 gross square feet or 1 space per two employees on the largest shift, whichever is greater, plus 1 space per company vehicle.

G. 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 are 1' narrower and 2' shorter than standard stalls (i.e. a 9' x 18' standard stall would be an 8' x 16' compact stall). Compact stalls shall include landscape islands as required by Article 10-3C of this Code, except they can be 9' x 16'. Disabled person parking shall be provided in conformance with ADA requirements and the adopted Building Code.



Nonresidential Parking Dimensional Table

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	8 ft.	18 ft.	12 ft.	24 ft.	17 ft.	8 x 15 ft.
45 Degree	8 ft.	12' 6"	14 ft.	24 ft.	19 ft.	8 x 17 ft.
60 Degree	8 ft.	10' 6"	18 ft.	24 ft.	20 ft.	8 x 18 ft.
90 Degree	8 ft.	9 ft.	24 ft.	24 ft.	20 ft.	8 x 16 ft.

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H.

a. Residential Parking. Required parking spaces for residential development shall not be required to exceed eight feet in width by 20 feet in length, except for required accessible parking spaces. Angled residential parking spaces shall be sized comparably to an eight-foot by 20-foot, 90-degree parking stall.

b. Nonresidential Parking. Required parking spaces for nonresidential development shall be dimensioned in accordance with the following table. Up to 15% of ~~the~~ required nonresidential 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".~~

~~B.~~c. A ccessible Parking. Required accessible parking shall be provided in conformance with Paragraph "G."

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Article 10-3G — Public Facilities Standards

10-3G-2 Transportation Improvement

~~1.~~5. Notwithstanding the requirements of this section, public street improvements shall not be required as a condition of permitting an accessory dwelling unit (ADU).

S. 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 street light 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 and shall utilize high-efficiency lighting technology, such as LEDs. Current AASHTO Roadway Lighting Design Guidelines, or equivalent guidelines shall be utilized.

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

~~A.~~E. Co-Living Housing Sewer Connection Fees. For purposes of calculating any City-imposed sewer connection fee, a sleeping unit in co-living housing shall be treated as no more than one-half of a dwelling unit, unless the City makes a finding, based on facts, that the connection fee should exceed the one-half dwelling unit threshold, consistent with RCW 36.70A.535.

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