

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

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10-2I-1 Purpose

The RD-C (Freeway Commercial) District provides for a range of light industrial, retail, office and commercial uses that are automobile-oriented in nature, which may not be appropriate in the mixed-use zones. Within the RD-C Zone, there is an emphasis on the landscape aesthetics of frontages along Interstate 90 to enhance Interstate 90's aesthetic corridor status. The district's standards are based on the following principles:

- A. Ensure efficient use of land and urban services.
- B. Provide business services close to major employment centers.
- C. Compatibility between commercial uses and nearby residential areas.
- D. Allow for automobile-oriented uses, while preventing strip-commercial development along arterial and collector streets.
- E. Increase the aesthetics along Interstate 90 through special landscaping and building design standards along Interstate 90 frontages.

10-2I-2 Permitted Uses (P)

- A. Permitted Uses. The land uses listed in the River District Zoning Matrix under the RD-C (Freeway Commercial) District with the letter "P" are permitted in the RD-C zone, without special action by the Hearing Body, subject to development standards of the RD-C District, and other applicable portions of this Code. Only land uses which are specifically listed in the River District Zoning Matrix and land uses which are approved as similar in scale and impact to those in the River District Zoning Matrix may be permitted.

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

10-2I-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. Agriculture (actively farmed)

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

2. Large-scale retail establishments

- a. The following standards and the standards identified in Section 10-2F-10, subsection C-4 apply to all Large-scale retail establishments, as defined in Article 10-1C that make application for any of the following:
 - i. New construction;
 - ii. An addition that would increase the building(s) square footage to equal or greater than the square footages above; or
 - iii. A remodel of a building(s) with square footage that is equal or greater than the square footages defined for Large-scale retail establishments within these standards and which the remodel exceeds fifty percent (50%) of the assessed value of the existing structure. The value of the remodel shall be based on the current Building Valuation Data Table adopted by the City of Liberty Lake.
 - iv. Exceptions - Waivers to these standards may be granted through a Class A variance process under the following circumstances and in accordance with the chart below:
 - aa. Strict application of the standard would result in peculiar or exceptional practical difficulties or exceptional and undue hardship upon the owner of the property; or
 - bb. A proposed alternative building or site design satisfies the intent of the ordinance as well or better than would strict compliance with the standard; or
 - cc. The new siting of parking areas and buildings in relation to the street is not possible with the remodel or addition; and

dd. Granting of the waiver would not impose significantly more negative impacts on nearby properties.

Requirements	New Construction	Addition	Interior Remodel	Exterior Remodel
Compliance with the City Development and Building Codes	Required	Required	Required	Required
Application Requirements	Required	Required	Required	Required
Site Design & Features	Required	x	Exempt	x
Outdoor Display / Sales Area & Accessory Uses	Required	x	N/A	x
Building Design	Required	Required	N/A	x
Materials & Colors	Required	Required	N/A	Required
Adaptability for Reuse / Compartmentalization / Redevelopment	Optional	Optional	N/A	Optional
Signage	Optional	Optional	Optional	Optional

x = Portions of the standards may be waived in accordance with Exceptions

b. Pedestrian & Bicycle Circulation / Facilities

- i. Twelve (12) foot wide walks are required across the front of all buildings over 80,000 sf. Ten (10) foot wide walks are required for other building sides wherever public access is required;
 - ii. Ten (10) foot wide walks wide walks are required across the front of all buildings under 80,000 sf or wherever public access areas are located around the building.
 - iii. Distinct pedestrian crossing markers or changes in surfacing must be used;
 - iv. Incorporation of focal points, plazas, or pedestrian / bicycle nodes with seating or other pedestrian amenities as destinations or intermediate points along circulations routes is required.
 - v. Arcades or columns can be located along building facades as long as the minimum clear pedestrian passage of eight (8) feet is maintained.
 - vi. Season display or temporary sales displays may utilize the walks as long as a minimum clear pedestrian passage of eight (8) feet is maintained.
 - vii. Bicycle parking facilities should be incorporated into the design of the pedestrian walkway and provide for secure and visible storage of bicycles.
- c. Shopping Cart Storage & Return Stations - When a business utilizes shopping carts, adequate close-by shopping cart return stations to temporarily house returned shopping carts shall be provided throughout the parking lots. All shopping carts shall be effectively contained or controlled within the boundaries of store premises, which refers to the lot area, maintained, managed and/or utilized by the business, that may include the building, parking lot and adjacent walkways, and where the business's shopping carts are permitted. Exterior shopping cart storage areas are not permitted, and carts must be permanently stored inside the building. The following standards apply to exterior shopping cart return stations:
- i. Shopping cart return stations shall be identified on the site plan and the locations shall be approved by the City;

- ii. Shopping cart return stations shall be integrated in parking lot landscaping, and utilize architectural features, or similar design elements, to reduce visual impact while drawing attention to the shopping cart return area.
 - iii. Storage or temporary storage of shopping carts shall not be allowed on walkways outside of buildings at any time; and
 - iv. The applicant shall submit a working plan for the collection of shopping carts from the parking lot.
- d. Outdoor Storage Uses & Service / Loading Areas -
- i. Outdoor storage of items such as products, racks, and pallets, and the use of cargo containers for storage is prohibited;
 - ii. Areas for truck parking, trash collection or compaction, loading, or other such uses shall not be visible from public or private rights-of-way, not located within 20 feet of any public or private street, public sidewalk, or internal pedestrian way and location(s) are restricted to the location(s) shown on the site plan approved by the City;
 - iii. Loading docks, truck parking, utility meters, HVAC equipment, trash dumpsters, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape; and
 - iv. When the site is abutting a Residential Zone / Use, deliveries and collections shall not occur between 10:00 p.m. and 6:00 a.m., unless mitigating measures can be proposed to prevent noise or light nuisances.
- e. Outdoor Display / Sales Areas & Accessory Uses
- i. All outdoor display / sales areas and accessory uses shall be permitted only where clearly depicted on the site plan approved by the City;
 - ii. Outdoor displays of merchandise, equipment, vending machines, etc. located on building aprons or along the storefront are only permitted if shown on the approved site plan and permitted by the Zoning Administrator or permitted through a Temporary Use Permit (see temporary sales / displays below). Display areas on building aprons or along the storefront must maintain a minimum walkway width of ten (10) feet between the display items and any vehicle drives;
 - iii. All outdoor display areas shall be separated from motor vehicle routes by a physical barrier visible to drivers and pedestrians, and by a minimum of ten (10) feet;
 - iv. Any permanent display / sales areas not located on building aprons, shall be permanently defined and screened with walls, fences, or evergreen hedges, a minimum of five (5) feet in height;
 - v. Outdoor display / sales areas and accessory uses such as food vendors shall be incorporated into the overall design of the building and the landscaping; and
 - vi. Temporary sales / displays, such as Christmas trees, landscape materials, shall be reviewed and approved by the Zoning Administrator through the Temporary Use Permit process in accordance with Section 10-41-1.

3. Mobile sales / concessions

- a. Requires application for and approval of a Temporary Use Permit as outlined in Section 10-4I-1.
- b. Only permitted during community events.

4. Temporary construction / sales office

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

5. Tower, private

- a. The applicant shall show that the impact area (that area in all directions equal to the private tower's height above grade) is completely on the subject property or that an easement(s) has been secured for all property in the tower's impact area. Such easement(s) shall be recorded with the County Auditor with a statement that only the City of Liberty Lake Planning & Community Development Department or its successor agency can remove the easement.
- b. The tower shall not exceed the maximum height of the underlying zone.
- c. The tower must be accessory to a use on the same site.

6. Automobile / truck repair or maintenance (service station)

- a. All vehicles being repaired or maintained shall be completely enclosed within a building or shall be completely enclosed with a solid wall or fully sight obscuring fence to a minimum height of 6 feet.

7. Boat, recreational vehicle, and trailer - construction, repair, parts sales, and maintenance

- a. All boats, recreational vehicles, and/or trailers being constructed, repaired, or maintained shall be completely enclosed within a building or shall be completely enclosed with a solid wall or fully sight obscuring fence to a minimum height of 6 feet.

8. Gas station / convenience store

- a. Underground storage tanks and stormwater disposal shall not be located within the 1000-foot radius of a wellhead.
- b. Pump islands and other fuel dispensing tanks (e.g. propane) shall be located at least 25 feet from the right-of-way line(s).
- c. Convenience stores/gas stations shall not exceed 8 pump sites and the building footprint area shall not exceed 8,000 square feet per lot. A pump site is one dispenser which may be double sided.

9. Accessory Fueling Station

- a. Fueling station must be accessory to a principal use that is permitted within the zone, except that truck stops as the principal use shall be expressly prohibited.
- b. Underground storage tanks and stormwater disposal shall not be located within the 1000-foot radius of a wellhead.
- c. Pump islands and other fuel dispensing tanks (e.g. propane) shall be located at least 25 feet from the right-of-way lines(s)
- d. Fueling stations shall not exceed 8 pump sites. A pump site is one dispenser which may be double sided.

10. Co-living housing

- a. Co-living housing shall be subject to a provision of .25 parking spaces per sleeping unit, unless located within one-half mile walking distance from a major transit stop, in which case no parking shall be required. For this purpose, "major transit stop" shall be defined as a transit stop providing fixed route service at intervals of at least 15 minutes for at least five hours during the peak hours of operation on weekdays or a transit stop on a bus rapid transit route.
- b. Co-living housing shall be subject to the architectural design review requirements applicable to multi-family developments within this zone.
- c. Co-living housing consisting of 8 sleeping units or less shall be treated as one dwelling unit for purposes of density calculations; if co-living housing consists of more than 8 sleeping units, each sleeping unit shall be considered equal to one-quarter of a dwelling unit for purposes of density calculations.

11. Accessory caretaker's residence

- a. The residence is an accessory use to the primary use and is limited to the duration of need associated with the custodial, maintenance or overseeing of the owner's property, building, and/or use.
- b. Construction of the primary use shall occur previous to or simultaneously with the construction of the residential unit.
- c. The caretaker's residence shall be limited in size to 1,000 square feet and shall be served with public water and sewer.

12. 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.

13. 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.

14. 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 1/4 mile of a fixed transit route.

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

15. Macro wireless communication antenna array

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

- a. The maximum height of the mounted antenna shall not exceed 20 feet above the height of the existing building or structure upon which it is mounted. The height of an antenna array mounted on a wireless communication support tower or alternative tower structure shall be included in the vertical measurement used to calculate the maximum allowable height of the support structure.
- b. The applicant shall provide a certified statement from a licensed radio frequency (RF) engineer demonstrating need within network buildout and a report of radio frequency (RF) emissions existing at occupancy, maximum future projected emission measurements, and cumulative emissions from multiple antenna arrays located on the same structure or wireless communication support tower are all within the standards required by FCC. Interferences with public broadcast transmissions to the local community is prohibited.
- c. The applicant shall meet and provide documentation that all applicable requirements of FCC, FAA, and any required aviation easements have been satisfied.
- d. The applicant shall perform and provide documentation of a visual simulation of the site plan.
- e. The applicant shall meet and provide documentation of all requirements of SEPA.
- f. The antenna array and supporting electrical and mechanical equipment shall be installed using stealth technology.
- g. No advertising or display shall be located on any antenna array; however, the owner of the antenna array shall place an identification plate indicating the name of the wireless service provider and a telephone number for emergency contact on the site.
- h. No artificial lights other than those required by FAA or other applicable authority shall be permitted, and that any security lights shall be down shielded, and shall be positioned, placed, constructed, or used so as not to illuminate directly any adjacent lot, building, or structure or portion thereof.
- i. The owner of the antenna array shall notify the City when the antenna array is no longer operating as part of a wireless communication system authorized and licensed by FCC. Within 6 months of the date the antenna array ceases to operate as part of an authorized system, the antenna array must be removed from the site, or when the technology becomes obsolete and is no longer utilized.

16. Public Utility Local Distribution Facility

- a. The utility shall secure the necessary property or right of way to assure for the proper construction, maintenance, and general safety of properties abutting the public utility local distribution facility.
- b. The utility shall comply with all landscaping and screening requirements, as detailed in City Development Code §10-3C, unless a valid public safety and security reason for not installing said landscaping can be demonstrated by the utility.
- c. The utility shall implement all mitigation measures as may be identified through the SEPA review for the project as a condition of permitting.

17. Public utility transmission facility – EPF

- a. The utility company shall secure the necessary property or right-of-way to assure for the proper construction, maintenance, and general safety of properties adjoining the public utility transmission facility.
- b. All support structures for electrical transmission lines shall have their means of access located a minimum of 16 feet above the ground and the height of the structure above ground shall not exceed 45 feet.
- c. Before issuance of a building permit, the applicant shall have complied with all applicable requirements for the siting of an essential public facility in accordance with state, regional, and local mandates.
- d. Undergrounding of all newly installed or extensively modified utilities under 55kV shall be required.

18. Small wireless facilities

- a. Siting Hierarchy.
 - i. Collocation on an existing building or existing or replacement non-wooden light poles is the preferred siting location in this zone.
 - ii. If collocation as described in the subparagraph above is demonstrated to be technically infeasible or inadequate for network objectives, collocation on an existing or replacement utility pole within the zoning district shall be allowed.
 - iii. If collocation as described in the subparagraph above is demonstrated to be technically infeasible or inadequate for network objectives, a wireless only pole shall be permitted.
- b. Shall only be permitted on public property or in public right-of-way with a valid Franchise Agreement in place, as required in Liberty Lake Municipal Code §8-8, which expressly addresses small cell wireless facilities.
- c. Must meet design standards as detailed in City Development Code §10-3F-4.
- d. Small Wireless Facility Permit is required, as detailed in City Development Code §10-4I-4.

10-2I-4 Conditional Uses (CU)

- A. Conditional Uses. The land uses listed in the River District Zoning Matrix under the RD-C District with the letters “CU” are permitted to locate in the RD-C zone only after a public hearing and the decision to grant a permit (conditional use permit) imposing such performance standards as will make the use compatible with other permitted uses in the same vicinity and zone and ensure against excessive interference with other permitted uses or imposing excessive demands upon public utilities and facilities as determined by the Hearing Body. Conditional use permits require a public hearing before the Hearing Examiner. Only land uses which are specifically listed in the River District Zoning Matrix and land uses which are approved as similar in scale and impact to those in the River District Zoning Matrix may be permitted as conditional uses.
- B. Determination of Similar Land Use. Similar use determinations shall be made in conformance with the procedures in Article 10-4G - Administrative Interpretations.

10-2I-5 Accessory Structures

Accessory structures are of a nature customarily incidental and subordinate to the principal use or structure on the same lot. Typical accessory structures in commercial zones may include storage sheds, workshops, green houses, and similar structures, but do not include cargo containers, which are not permitted. Accessory structures shall comply with all of the following standards and Sections 10-2I-6 for setbacks and 10-2I-7 for maximum lot coverage:

- A. Primary use required. An accessory structure shall only be allowed on lots with another permitted, limited, or conditional use as defined above, on the same lot.
- B. Compliance with land division standards. The owner may be required to remove an accessory structure as a condition of land division approval when removal of the structure is necessary to comply with setback standards.
- C. Building Height. The height of a detached accessory structure shall not exceed the height of the primary structure or twenty-five (25) feet, whichever is greater.
- D. Buffering. A minimum 6-foot sight-obscuring fence shall be required to screen the accessory structure from dwellings on adjacent lots. The fence may be omitted if:
 - 1. A similar screen is already provided.
 - 2. The distance to adjacent dwelling(s) is greater than 50 feet.
 - 3. The buffer requirement is waived in acknowledged writing by abutting property owners.
 - 4. or the accessory structure incorporates the same architectural detailing, materials, colors, etc. as the principal use or structure on the same lot.
- E. Development Standards, Architectural Guidelines, and Design Standards. Accessory structures must comply with all applicable standards and guidelines for this zone (10-2I-6, 10-2I-7, 10-2I-8, 10-2I-9, 10-2I-10, and 10-2I-11), unless specifically exempted, or alternative methods are authorized, or a variance is approved by the City.

10-2I-6 Development Setbacks and Special Landscaping

Building setbacks provide building separation for fire protection/security, building maintenance, sunlight, and air circulation, noise buffering, and visual separation.

Building setbacks are measured from perimeter of the structure to the respective property line. The setback standards, as listed below, apply to primary structures as well as accessory structures, unless otherwise specified above for Limited or Conditional Uses. A Variance is required in accordance with Article 10-5B to modify any setback standard. If an existing border easement is in place, the setback is measured from the back of the border easement.

- A. Front Yard Setbacks
 - 1. The minimum front yard setback shall be 10 feet.
- B. Rear Yard Setbacks
 - 1. The minimum rear yard setback shall be 5 feet, except that buildings shall be setback from Residential Zones by a minimum of 20 feet. (includes accessory structures).

2. For buildings on through-lots (lots with front and rear frontage onto a street), the front yard setbacks in "A" shall apply.

C. Side Yard Setbacks

1. The minimum interior side yard setback shall be those required by the International Building Code, as adopted by the City of Liberty Lake, except that buildings shall be setback from Residential Zones by a minimum of 20 feet (includes accessory structures).
2. The minimum flanking street yard (street corner yards) setback shall be 15 feet. Additionally, buildings shall conform to the vision clearance standards in Chapter 3, and the applicable fire and building codes for attached structures, fire walls, and related requirements.

D. Other Yard Requirements

1. Mixed Residential Zone Buffering.

A 20-foot minimum landscape buffer zone shall be required between development and any adjacent Residential Zone to reduce light, glare, noise, and aesthetic impacts. The landscaped border shall consist of at least three (3) shade, ornamental or evergreen trees and twenty (20) shrubs distributed per 25 linear feet of perimeter. Clustering of similar trees in groups of 3-5 is highly encouraged. The buffer zone shall provide landscaping to screen parking, service, and delivery areas, and walls without windows or entries, as applicable.

The buffer may contain pedestrian seating but shall not contain any trash receptacles or storage of equipment, materials, vehicles, etc. The landscaping standards in Chapter 3 may require buffering in other situations, as well.

2. Interstate 90 Buffering.

A 40-foot minimum landscape buffer shall be required between development and the Interstate 90 corridor to reduce light glare, noise, and aesthetic impacts of Interstate 90 on the development as well as provide a continuous visual screen of the development from Interstate 90 traffic. This buffer shall include a mix of deciduous and evergreen trees and shrubs. The buffer shall contain an average of at least three (3) deciduous or coniferous trees and twenty (20) shrubs per 1000 square feet of buffer. At least 50% of the planting shall be evergreen. Berms, ornamental and sound walls less than 6' in height may be incorporated in the design. Pedestrian trails and amenities as part of an overall pedestrian circulation system area encouraged. Innovative stormwater management techniques that incorporate stormwater facilities and native plants into the buffer are encouraged.

3. Mission Avenue Buffering.

A 20-foot minimum landscape buffer shall be located behind the public sidewalk on Mission Avenue to reduce light, glare, minimize aesthetic impacts and provide a distinct visual screen between the development and street. The landscaped border shall consist of at least three (3) shade, ornamental or evergreen trees and twenty (20) shrubs distributed per 25 linear feet of perimeter. Clustering of similar trees in groups of 3-5 is highly encouraged. This buffer shall include a mix of deciduous and evergreen trees and shrubs. At least 50% of the planting shall be evergreen. Berms, ornamental fences, and walls no more than 42" tall may be incorporated in the design. Innovative stormwater management techniques that incorporate stormwater facilities and native plants into the buffer are encouraged.

Pedestrian connections between buildings as part of the overall pedestrian circulation system may penetrate.

4. Neighborhood Access.

Construction of pathway(s) that meet the Americans with Disabilities Act (ADA) standards shall be included with each development. These pathways are intended to provide connections to adjacent neighborhoods and development. Sidewalks and pathways along streets shall be in accordance with approved River District Street sections. In addition, internal project sidewalks and pathways shall be:

- a. 5' minimum for internal circulation systems.
- b. 4' minimum for access to individual residential units or utility access.

5. Building and Fire Codes.

All developments shall meet applicable fire and building code standards, which may require setbacks different from those listed above (e.g., combustible materials, etc.).

6. Walls and Fences.

Walls and fences may be placed on property lines, subject to the standards in Chapter 3. Walls and fences within front yards shall additionally comply with the vision clearance standards in Chapter 3.

10-21-7 Lot Area, Dimensions, and Coverage

- A. Maximum Lot Coverage. "Lot Coverage" means all areas of a lot or parcel covered by buildings (as defined by foundation perimeters) and other structures with surfaces greater than 30 inches above the finished grade. Compliance with other sections of this code may preclude development of the maximum lot coverage for some land uses.
- B. Restrictions. Structures shall not be placed over an easement that prohibits such placement or encroach into the public right-of-way.

<i>RD-C Land Use</i>	<i>Lot Area</i>	<i>Lot Width / Depth</i>	<i>Lot Coverage</i>	<i>Residential Density</i>
All Uses	Minimum area: None	Minimum Width: 50 feet at front property line	Maximum: 60 percent	None
	Maximum area: None	Maximum Depth: None		

10-21-8 Building Height

All buildings in the RD-C District shall comply with the following building height standards.

- A. Building Height Standard. Buildings within the RD-C Zone shall be no more than 70 feet tall, except when a lot is adjacent to an RD-R (Mixed Residential) Zone, then the maximum height is 40 feet. Roof equipment and other similar features which are necessary to the commercial / industrial operation shall be screened, and shall not exceed 6 feet in height, which shall be included within the maximum height. The screen shall consist of a parapet wall or similar aesthetically pleasing architectural feature, as determined by the Zoning Administrator or designee. Equipment not visible from 5" above the centerline of the adjoining street will not have to meet screen requirements.
- B. Method of Measurement. "Building height" is measured as the vertical distance from the highest

grade on the front elevation to the highest roofline on the building.

Not included in the maximum height are chimneys, bell towers, steeples, roof equipment, flag poles, and similar features which are not for human occupancy, but may be restricted in height to protect views.

10-21-9 Building Orientation

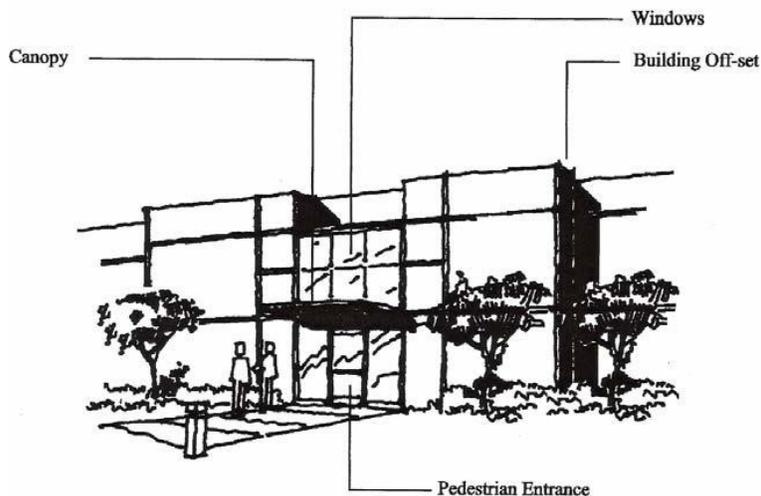
- A. Purpose. All of the following standards shall apply to new development within the RD-C Zone in order to reinforce streets as public spaces and encourage alternative modes of transportation, such as walking, bicycling, and transit use.
- B. Applicability. This section applies to all buildings in the RD-C Zone that require Site Design Review (see Section 10-4RD-C), except that the standard shall not apply to buildings which do not receive the public (e.g., buildings used solely for storage or for housing mechanical equipment; and similar uses). Limited and Conditional Uses within the RD-C zone are also required to comply with the standards outlined above in Section 10-21-3 or 10-21-4. Buildings that do not require site design review are encouraged to incorporate these standards.
- C. Building orientation standards. All buildings which are subject to this Section shall be oriented to a private drive, street, or auto court lane. Parking shall be oriented to provide efficient building access, screened from adjacent public right of ways, and shared to the maximum extent possible. A majority of the parking shall be located in a rear, side, or interior parking area away from the public ROW. See 10-21-6 Development Setbacks and Special Landscaping above for I-90 and Mission Avenue landscape buffer requirements. The building orientation standard is met when all of the following criteria are met:
1. Compliance with the setback standards in Section 10-21-6.
 2. All buildings shall have their primary entrance(s) oriented to a driveway, auto court lane, or public/private street with direct efficient connections for pedestrians and to parking. Commercial building entrances may include entrances to individual units, lobby entrances, or breezeway/courtyard entrances (i.e., to a cluster of units or commercial spaces). Alternatively, a building may have its entrance oriented to a side yard when a direct pedestrian walkway is provided between the building entrance and the primary vehicular access and/or parking which is connected to the street.
 3. Refuse enclosures shall be oriented away from adjacent structures to the greatest extent practical and shall not be placed between buildings and streets. Refuse enclosures shall be screened with a wall of not less than 6 feet in height, as outlined in Chapter 3.
 4. On corner lots, buildings and their entrances shall be oriented to the street corner (see, 10-21-6 Development Setbacks and Special Landscaping above) whenever possible and parking, driveways and other vehicle areas should not be placed between buildings and street corners.
 5. Large-scale retail establishments
 - a. Large-scale retail establishments shall not be located on corner lots consisting of two streets, unless smaller buildings (less than 50,000 gross square feet) are located between the large-scale retail establishment and the street.
 - b. Outparcels with non-large-scale retail establishments must be located between large-scale retail establishments and an arterial or collector street.

c. Access & Traffic

- i. Large-scale retail establishments must have at least two approaches with the main approach located on an arterial or collector street, additionally large master planned retail centers may provide two main entrances that serve multiple large-scale retail establishments;
- ii. Vehicle access must be designed to accommodate peak traffic volumes;
- iii. Site layout shall consider and provide as feasible, access connections to adjacent parcels / uses; and
- iv. Off-street parking, drives, and other vehicular areas that are internally oriented and screened within a large master planned retail center are encouraged.
- v. Provisions for centrally located transit facilities within a large master planned retail center is encouraged.

10-2I-10 Architectural Guidelines and Special Standards

- A. Purpose. The architectural guidelines are intended to provide detailed, human-scale design, while affording flexibility to use a variety of building styles.
- B. Applicability. This section applies to all buildings in the RD-C Zone that require Site Design Review (see Section 10-4RD-C). Limited and Conditional Uses within the RD-C zone are also required to comply with the standards outlined above in Section 10-2I-3 or 10-2I-4. Buildings that do not require site design review are encouraged to incorporate these standards.
- C. Standards. All buildings which are subject to this Section shall comply with all of the following standards. The graphics provided are intended to show examples of how to comply. Other building styles and designs can be used to comply, so long as they are consistent with the text of this section.

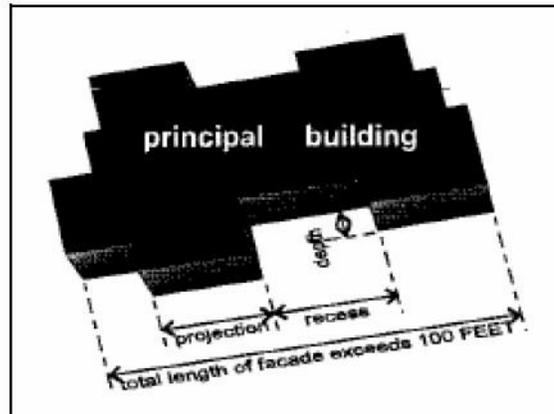


1. Detailed Design. All buildings shall provide detailed design along the front building elevation oriented to a driveway, auto court lane, I-90, or public/private street, as applicable. Note: the example shown above is meant to illustrate required building design elements and should not be interpreted as a required architectural style.
 - a. Incorporate architectural features such as windows, pedestrian entrances, building off-

sets, projections, detailing, change in materials or similar features, to break up the building elevations that includes the main and secondary entries to the building. Additionally, articulate large building facades to break up extended wall surfaces and visually reduce building mass.

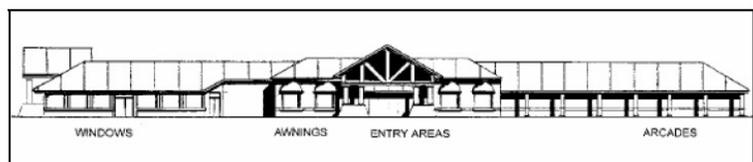
- b. Corner building entrances on corner lots. A building entrance may be located away from a corner, created by two streets, when the building corner is beveled or incorporates other detailing to reduce the angular appearance of the building at the street corner. Driveways are excluded.
 - c. Pedestrian-scale building entrances. Recessed entries, canopies, and/or similar features shall be used at the entries to buildings in order to create a pedestrian- scale.
2. Design of Large-Scale Buildings and Developments. All large-scale buildings and developments shall provide human-scale design by conforming to the standards in subsections a & b below. Large-scale buildings and developments are buildings with greater than 20,000 square feet of enclosed ground-floor space (i.e., "large-scale") or multiple-building developments with a combined ground-floor space (enclosed) greater than 40,000 square feet (e.g., shopping centers, public/institutional campuses, and similar developments). Multi-tenant buildings shall be counted as the sum of all tenant spaces within the same building shell.
- a. Incorporate changes in building direction (i.e., articulation), and divide large masses into varying heights and sizes, as shown above. Such changes may include building offsets; projections; changes in elevation or horizontal direction; sheltering roofs; terraces; a distinct pattern of divisions in surface materials; and use of windows, screening trees; small-scale lighting (e.g., wall-mounted lighting, or up-lighting); and similar features. Note: the example shown above is meant to illustrate examples of these building design elements and should not be interpreted as a required architectural style.
 - b. Every building elevation adjacent to a street or Interstate 90 shall be screened from the ROW as detailed in 10-2I-6 Development Setbacks and Special Landscaping. Pathways shall connect all entrances to the project circulation system that connects to the street right-of-way, in conformance with Article 10-3B - Access and Circulation.
3. Large-Scale Retail Establishments
- a. Building Elevations
 - i. Uninterrupted lengths of any elevation shall not exceed one hundred (100) horizontal feet.
 - ii. Ground floor elevations with primary entrances that face a street (public or private) or that face a driveway, auto court lane, or I-90 shall have arcades, display windows, entry ways, awnings, building articulation or incorporation of pedestrian scale materials or other such features along no less than 60% of the horizontal length.
 - iii. Building side and rear elevations that do not include primary entrances may reduce the above requirement to 40% when 15' of landscape buffer is provided between the building and the walk, street, auto-court lane, or driveway. Innovative stormwater techniques can be integrated in no more than 5' of the landscape buffer. The landscape buffer shall include a mix of evergreen and deciduous trees with at least 50% of the trees being evergreen and spaced at least 2/3 the mature spread of each tree.

- b. Building Facade – Strong articulation of the building facades is required. In particular, this should include:



(Drawing Source - Fort Collins, Colorado)

- i. The base, middle and top of the building facade expressed through the use of materials and detailed design.
- ii. Blank or single material facade that extend the entire length of the building parallel to the driveway, auto court lane, or public/private street should not be permitted.
- iii. Facade of any significant size should be subdivided through a combination of windows, projections, recessions and/or changes in plane in the building wall to create a consistent rhythm across the façade while establishing divisions that express a hierarchy of entrances and identification of individual businesses, where applicable.
- iv. Changes in wall facing materials should occur at wall setbacks or projections or to articulate the transition between the building base, middle and top.
- v. Wall detailing should integrate functional building elements such as vents or rainwater leaders within the wall plane as visible and integrated elements.
- vi. The building must integrate at least three (3) of the elements listed below. Integration can be achieved as described above.
 - aa. Expression of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib;
 - bb. Color change;
 - cc. Texture change; and / or
 - dd. Material module change.

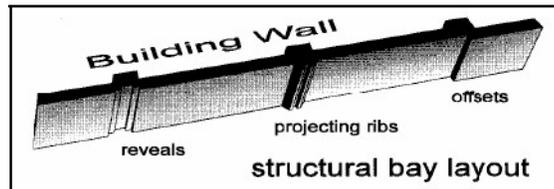


(Drawing Source - Fort Collins, Colorado)

- c. Entrances - Each building shall have clearly defined; highly visible customer entrances and each additional store located within a principal building shall have at least one separate exterior customer entrance. Entryways shall feature no less than three of the

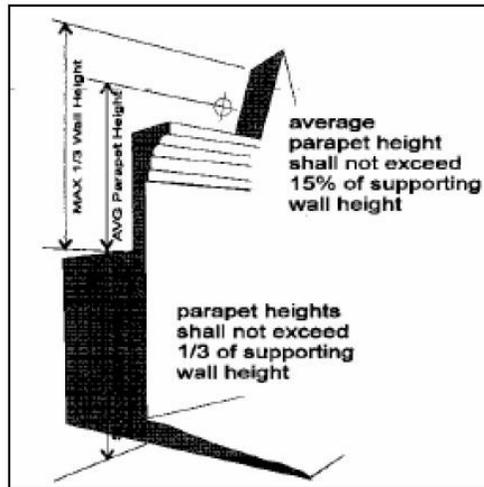
following design features:

- i. canopies or porticos;
- ii. overhangs;
- iii. recesses/ projections;
- iv. arcades and colonnades;
- v. raised corniced parapets over the door;
- vi. peaked or corniced roof forms;
- vii. arches
- viii. outdoor patios;
- ix. display windows;
- x. architectural details such as tile work and moldings which are integrated into the building structure and design; and / or
- xi. integral planters or wing walls that incorporate landscaped areas and/or places for sitting.



(Drawing Source - Fort Collins, Colorado)

- d. Smaller Retail Stores - In addition to the entrance requirements above, when additional store(s), with less than fifty thousand (50,000) square feet, are located within a principal building, the facade of each additional store shall contain the following, as applicable:
 - i. Display windows between the height of three (3) feet and eight (8) feet above the walkway / sidewalk grade for no less than sixty percent (60%) of the horizontal length of each additional store facade; and
 - ii. Windows shall contain displays or be recessed and should include visually prominent details that include trim, sills, shutters, or other such elements that frame the window.
- e. Roofs - Each building shall have at least two (2) of the following roof features:
 - i. Parapets concealing flat roofs and roof top equipment such as HVAC units from public view. The height of such parapets shall not exceed one-third of the height of the supporting wall. Such parapets shall feature three-dimensional cornice treatments;
 - ii. Overhanging eaves, extending no less than three (3) feet past the supporting walls;
 - iii. Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run and less than or equal to one (1) foot of vertical rise for every one (1) foot of horizontal run; and / or
 - iv. Three (3) or more roof slope planes.



(Drawing Source - Fort Collins, Colorado)

D. Materials & Colors. All proposed building materials should be durable and of good quality and appropriate to the surroundings. Exterior building materials and colors comprise a significant part of the visual impact of a building. Therefore, they should be aesthetically pleasing and compatible with materials and colors of adjoining buildings and other buildings within the City. The following materials and colors apply to new construction projects or remodels/ additions to existing projects in the RD-C Zone, and the color standards shall also apply to tenant improvements:

1. Acceptable Roofing Materials

- a. Composition
- b. Composite Flat Roof
- c. Concrete tile
- d. Slate
- e. Cedar Shake
- f. Metal - tile or shake
- g. Corrugated or standing seam metal roofing, galvanized, or painted as accent on shed roofs and dormers only. Colors to be complimentary to overall paint scheme of building.
- h. Painted corrugated metal
- i. Copper Shake
- j. Other materials determined acceptable by the Zoning Administrator

2. Prohibited Roofing Materials

- a. Corrugated metal roofing exceeding 25% of total roof area.

3. Acceptable Siding Materials

- a. Brick
- b. Stucco or Dryvit
- c. Cultured or Natural Stone
- d. Concrete Block - split faced, smooth

- e. Concrete Tilt-Up
 - f. Wood
 - g. Vinyl - tile or shake only
 - h. Metal - tile or shake only
 - i. Corrugated or standing seam metal (galvanized or painted) siding, no more than 25% of each elevation with this material.
 - j. Other materials determined acceptable by the Zoning Administrator
4. Prohibited Siding Materials
- a. T-111 (may be used when combined with detailing noted below)
 - b. Vinyl Lap (may be used when combined with detailing noted below)
5. Detailing
- a. Brick
 - b. Stone
 - c. Wood or Timber
 - d. Board and Batten
 - e. Other materials determined acceptable by the Zoning Administrator
6. Colors
- a. Color, as well as material selection, for buildings in the RD-C zone should reinforce overall massing and architectural concepts while portraying a sense of high quality and permanence. Colors shall be low reflectance.
 - b. Paint color should be, at a minimum, appropriate to the style and setting of the building. Color selection should complement the proposed building as well as other buildings within the development. In general, color schemes for wall and major decorative trim or details should be kept simple; in most cases, the color or colors chosen for the façade shall be appropriately extended to the side and rear elevations to unify entire building as well as upper and lower portions of the façade / elevation.
 - c. Building trim and accent areas can feature brighter colors, including primary colors, if approved through the design review process. Neon tubing may be acceptable for accent light at building entrances, building trim, or accent areas, if approved through the City design review process.
 - d. Corporate / trademark colors may be used on the building elevation / siding, roof, trim, or accent areas as long as they comply with these color standards. Corporate / trademark colors can be used on signage.

10-2I-11 Design Standards

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

- A. Additional Design Standards. In addition to the standards outlined in this article, development within the RD-C Zone will require compliance with Chapter 3 and other applicable portions of the River District Specific Area Plan.