

City of Richland Resolution No. 100-20 temporarily designates virtual locations for all municipal meetings. This meeting will be held remotely via Zoom. Members of the public may attend this meeting by selecting the Zoom link or by calling the phone numbers provided.



Agenda
Planning Commission Workshop
Wednesday, July 14, 2021
Join the Zoom meeting [here](#)
Public Telephone Access: (206) 337-9723 or (253) 215-8782
Meeting ID No. 932 5084 5057

Commission Members: Chair Maier, Vice-Chair Townsend, and Commissioners Eadie, Mealer, Palmer, Ridley and Smith

Liaisons: Council Liaison Alvarez
Staff Liaison: Planning Manager Stevens

Regular Workshop - 6:00 p.m.

Call to Order/Attendance:

Agenda Items:

1. Proposed Text Amendments to RMC Chapters 23.06 and 23.54 Related to Minimum Parking Requirements for Specialized Training Facilities.
 - Mike Stevens, Planning Manager
2. Proposed Amendments to the Badger Mountain South Land Use & Development Regulations (LUDR).
 - Mike Stevens, Planning Manager
3. Proposed Port of Benton Airport Overlay District
 - Mike Stevens, Planning Manager

Adjournment

The next Planning Commission Workshop is August 11, 2021

The next Planning Commission Meeting is July 28, 2021

Richland City Hall is ADA accessible. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 942-7389.



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 7/14/2021

Agenda Category: Agenda Items

Prepared By: Mike Stevens, Planning Manager

Subject:

Proposed Text Amendments to RMC Chapters 23.06 and 23.54 Related to Minimum Parking Requirements for Specialized Training Facilities.

Request:

Recommended Motion:

Summary:

Proposed text amendments related to specialized training facilities.

Attachments:

1. ORD xx-21, RMC Chapters 23.06 and 23.54 Amendments

ORDINANCE NO. XXX-21

AN ORDINANCE of the City of Richland amending Chapters 23.06 and 23.54 of the Richland Municipal Code related to minimum parking requirements for specialized training facilities.

WHEREAS, the City has need, from time to time, to amend its development regulations to reflect current development standards; and

WHEREAS, Chapter 23.06 of the Richland Municipal Code (RMC) does not include a definition for specialized athletic training facilities; and

WHEREAS, Chapter 23.54 of the Richland Municipal Code (RMC) is silent on parking standards for specialized athletic training facilities; and

WHEREAS, parking standards for other uses are overly burdensome and disproportionate to the needs of a specialized training facility; and

WHEREAS, on -----, 2021, the Richland Planning Commission held a public hearing regarding the establishment of a new definition and parking standards for specialized training facilities; and

WHEREAS, the Richland Planning Commission recommends that Richland City Council adopt a new section of code related to the definition and parking requirements for specialized training facilities.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. Richland Municipal Code Chapter 23.06, entitled Definitions, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 10-21, is hereby amended as follows:

Chapter 23.06 DEFINITIONS

Sections:

- 23.06.010 Definitions – Introductory.**
- 23.06.020 Accessory apartment unit.**
- 23.06.025 Accessory dwelling unit.**
- 23.06.027 Adult family home.**
- 23.06.030 Adult use establishment.**
- 23.06.035 Agriculture.**
- 23.06.040 Airport commercial.**
- 23.06.045 Airport industrial.**
- 23.06.050 Alley.**
- 23.06.053 Amendment.**

23.06.055 Animal shelter.
23.06.065 Apparel and accessory stores.
23.06.070 Apartment.
23.06.071 Apartment, studio.
23.06.075 Arcade.
23.06.080 *Repealed.*
23.06.085 Art galleries.
23.06.090 Assisted living facility.
23.06.095 Auto parts sales.
23.06.100 Automobile repair.
23.06.105 Automobile service station.
23.06.110 Automobile wrecking.
23.06.115 *Repealed.*
23.06.117 Basement.
23.06.120 Bed and breakfast.
23.06.125 Block front.
23.06.130 Book, stationery and art supply store.
23.06.135 Building.
23.06.140 Building, accessory.
23.06.145 Building, main.
23.06.150 Building, hardware and garden supply store.
23.06.155 Bus station.
23.06.160 Bus terminal.
23.06.165 Bus transfer station.
23.06.170 Cafeteria.
23.06.175 Car wash.
23.06.180 Carport.
23.06.185 Cemetery.
23.06.190 Church.
23.06.195 City officials and agencies.
23.06.200 Cinema.
23.06.205 Clinic.
23.06.207 Clinic, school-based.
23.06.210 Club or fraternal societies.
23.06.215 Commercial recreation.
23.06.217 Concessionaire.
23.06.220 Convention center.
23.06.225 Contractors' offices and shops.
23.06.230 Contractors' yards.
23.06.235 Court.
23.06.240 Cultural institution.
23.06.245 Day care center.
23.06.250 Delicatessen.
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23.06.265 Designated manufactured home.

23.06.270 Development.
23.06.275 District.
23.06.280 Dormitories, fraternities and sororities.
23.06.285 Drinking establishment.
23.06.290 Drive-through.
23.06.295 Drug store/pharmacy.
23.06.300 Dwelling, one-family attached.
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23.06.310 Dwelling, two-family detached.
23.06.315 Dwelling, multiple-family.
23.06.320 Dwelling unit.
23.06.325 Electronic equipment stores.
23.06.330 Essential public facilities.
23.06.335 Equipment rental.
23.06.340 Family.
23.06.345 Family day care home.
23.06.350 Farming of land.
23.06.355 Fence.
23.06.360 Financial institution.
23.06.365 *Repealed.*
23.06.370 Florist.
23.06.375 Food stores.
23.06.380 Food wagon.
23.06.385 Fuel station/mini-mart.
23.06.390 Funeral establishment.
23.06.395 Furniture, home furnishings, and appliance stores.
23.06.400 General service businesses.
23.06.405 Grade plane.
23.06.410 Gross floor area.
23.06.415 Guest room.
23.06.420 Habitable floor.
23.06.425 Hazardous waste.
23.06.430 Hazardous waste storage.
23.06.435 Hazardous waste treatment.
23.06.440 Hazardous waste treatment and storage facilities, off site.
23.06.445 Hazardous waste treatment and storage facilities, on site.
23.06.450 Hedge.
23.06.455 Height of building.
23.06.460 Hog farm.
23.06.465 Home occupations.
23.06.470 Health/fitness center.
23.06.475 Health/fitness facility.
23.06.477 Health spa.
23.06.480 Homeless shelter.
23.06.485 Hospital.
23.06.490 Hospital or clinic for large animals.

23.06.495 Hospital or clinic for small animals.
23.06.500 Hot tub.
23.06.505 Hotel.
23.06.510 House-banked card room.
23.06.515 Junkyard.
23.06.520 Kennel, commercial.
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23.06.530 Landscaping material sales.
23.06.535 Large livestock farming.
23.06.540 Lattice tower.
23.06.545 Laundry, self-service.
23.06.550 Laundry/dry cleaning, retail.
23.06.552 Laundry/dry cleaning, neighborhood.
23.06.555 Laundry/dry cleaning, commercial.
23.06.560 Livestock feed lot.
23.06.565 Lot.
23.06.567 Lot area.
23.06.570 Lot, corner.
23.06.572 Lot, interior.
23.06.575 Lot line, front.
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23.06.582 Lot depth.
23.06.584 Lot width.
23.06.586 *Repealed.*
23.06.587 Lumberyard.
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23.06.600 Manufactured home.
23.06.605 Manufactured home lot, park, and stand.
23.06.610 Manufacturing, general.
23.06.615 Manufacturing, heavy.
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23.06.620 Manufacturing use.
23.06.625 Marinas.
23.06.630 Marine equipment rentals.
23.06.635 Marine gas sales.
23.06.640 Master plan.
23.06.645 Microbrewery.
23.06.650 *Repealed.*
23.06.655 Mini-warehouse.
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23.06.675 Nursing home or rest home.
23.06.680 Nursery, plant.

23.06.685 Office – Corporate.
23.06.687 Office – Consulting services.
23.06.690 Office – General.
23.06.695 Office – Research and development.
23.06.700 Office supply store.
23.06.705 Outdoor advertising sign.
23.06.710 Outdoor advertising structure.
23.06.715 Outdoor storage.
23.06.720 Parking lot.
23.06.725 Parking space, automobile (off street).
23.06.728 Parking structure.
23.06.730 Pasture.
23.06.732 Patio.
23.06.735 Pawn shop.
23.06.740 Pen.
23.06.745 Personal loan business.
23.06.750 Personal services business.
23.06.755 Pet shop and pet supply store.
23.06.760 Photo processing, copying and printing services.
23.06.765 Pool, private.
23.06.770 Pool, public.
23.06.775 Pool, semi-public.
23.06.777 Porch.
23.06.780 Portable food vendor.
23.06.785 Poultry farm.
23.06.790 Public agency building.
23.06.792 Public agency facility.
23.06.795 Radio and television studio.
23.06.797 Reclassification.
23.06.800 Recreational club.
23.06.802 Recreational vehicle.
23.06.805 Recreational vehicle campground.
23.06.807 Recreational vehicle park.
23.06.809 Recreational vehicle space.
23.06.810 Restaurant.
23.06.817 Sales, retail.
23.06.820 Sales, wholesale.
23.06.825 Sanitary station or sanitary dumping station.
23.06.830 School.
23.06.832 School, alternative.
23.06.833 School, commercial.
23.06.834 School, trade.
23.06.835 Secondhand/consignment store.
23.06.840 Senior housing.
23.06.845 Sensitive land uses.
23.06.850 Small livestock farming.

- 23.06.855 Specialty retail store.
- [23.06.857 Specialized Athletic Training Facility](#)
- 23.06.860 Specified anatomical areas.
- 23.06.862 Specified sexual activities.
- 23.06.865 Stable, private.
- 23.06.867 Stable, public.
- 23.06.870 Stock-in-trade.
- 23.06.871 Storage container.
- 23.06.875 Story.
- 23.06.880 Street.
- 23.06.885 Structure.
- 23.06.888 Substantial damage.
- 23.06.890 Substantial improvement.
- 23.06.895 Theater.
- 23.06.900 Towing, vehicle impound lots.
- 23.06.905 Travel trailer.
- 23.06.910 Truck terminal.
- 23.06.915 Use – Permitted.
- 23.06.920 Use – Accessory (secondary).
- 23.06.925 Use – Nonconforming.
- 23.06.930 Use – Special.
- 23.06.935 Variance.
- 23.06.937 Vehicle-based food service.
- 23.06.940 Vehicle leasing and rentals.
- 23.06.945 Vehicle sales.
- 23.06.950 Video rental store.
- 23.06.955 Warehousing and wholesale trade.
- 23.06.960 Warehousing, storage and distribution.
- 23.06.965 Wholesale use.
- 23.06.970 Wineries – Production.
- 23.06.972 Wineries – Tasting room.
- 23.06.975 Yard.
- 23.06.980 Yard, front.
- 23.06.983 Yard, rear.
- 23.06.985 Yard, side.

23.06.010 Definitions – Introductory.

For the purpose of this title, certain terms and words are defined in this chapter. When not inconsistent with the context, words used in the present tense shall include the future; the singular number shall include the plural, and the plural, the singular; the word “shall” is always mandatory and the word “may” denotes a use of discretion in making a decision. The words “used” or “occupied,” unless the context otherwise requires, shall be considered as though followed by the words “or intended, arranged or designed to be used or occupied.”

23.06.020 Accessory apartment unit.

An “accessory apartment unit” is located within or adjacent to a detached one-family

dwelling, located on the same lot and is a habitable living unit that provides the basic requirements of shelter, heating, cooking, and sanitation subject to the provisions of RMC 23.42.020.

23.06.025 Accessory dwelling unit.

“Accessory dwelling unit” means a dwelling unit located within a building that contains a nonresidential main or primary use. Occupancy of accessory dwelling units is reserved for the manager or owner of the main or primary use of the building.

23.06.027 Adult family home.

“Adult family home” means a facility licensed pursuant to Chapter 70.128 RCW, or the regular family dwelling of a person or persons who are providing personal care, special care, and/or room and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services.

23.06.030 Adult use establishment.

“Adult use establishment” means any adult motion picture theater, adult panoram establishment, adult retail establishment or live adult entertainment establishment, as defined herein, or any establishment which provides one or more of the activities listed herein.

A. “Adult motion picture theater” means any commercial establishment where films, motion pictures, video cassettes, computer images or other similar photographic reproductions depict specified sexual activities or specified anatomical areas to patrons for a payment of a fee, membership fee, or other charge.

B. Adult Panoram Establishment. “Adult panoram” means a commercial establishment where one or more motion picture projectors, slide projectors, computers or similar devices are used to show films, video cassettes, slides, or other forms of photographic reproductions depicting specified sexual activities or specified anatomical areas to patrons for a payment of a fee, membership fee, or other charge.

C. “Live adult entertainment establishment” means any commercial establishment featuring go-go dancers, exotic dancers, strippers, male or female impersonators, or similar entertainers that emphasize specified anatomical areas and/or whose performances or other activities include or mimic specified sexual activities.

D. “Adult retail establishment” means any retail establishment which, for money or any other form of consideration, either:

1. Has as one of its principal purposes to sell, exchange, rent, loan, trade, transfer, and/or provide for viewing, off the premises, any adult-oriented merchandise, as defined in RMC 5.21.010; or

2. Provides, as its substantial stock-in-trade, for the sale, exchange, rental, loan, trade, transfer and/or viewing or use, off of the premises, any adult-oriented merchandise as

defined in RMC 5.21.010.

23.06.035 Agriculture.

“Agriculture” means the tilling of the soil, the raising of crops, horticulture, floriculture, viticulture, apiculture, small livestock farming, dairying, livestock or animal husbandry, and sod farming, including all uses incidental thereto, including the sale of the agricultural products grown or raised upon the site. “Agriculture” excludes the following activities: hog farm, livestock feed lot, poultry farm, slaughterhouse, fertilizer works, bone yard, plant for the reduction or processing of animal matter, or similar manufacturing, processing, warehousing, storage, and related industrial and commercial activities whether or not dependent upon or closely allied to the agriculture industry.

23.06.040 Airport commercial.

“Airport commercial” means the retail sale of aviation-related products and services including aircraft service and rental, air passenger services, and air terminal activities including passenger ticketing, baggage, taxi service, car rental, restaurants, hotels and gift shops.

23.06.045 Airport industrial.

“Airport industrial” means research, design, fabrication and assembly of aircraft, aircraft parts, airfreight terminals and aviation-related products. This use also includes storage and wholesale trade of aviation-related products and air cargo operations and associated storage and processing.

23.06.050 Alley.

“Alley” means a passage or way open to public travel, affording generally a secondary means of vehicular access to abutting lots, but not intended for the general traffic circulation and including vehicular ways satisfying this definition but designated by some other name.

23.06.053 Amendment.

“Amendment” means a change to the text of the city’s zoning regulations.

23.06.055 Animal shelter.

“Animal shelter” means a service use maintained and operated primarily for the impounding, holding and/or disposal of lost, stray, unwanted, or injured animals.

23.06.065 Apparel and accessory stores.

“Apparel and accessory stores” means stores primarily engaged in selling new clothing, shoes, jewelry, and related articles for personal wear and adornment and stores that rent clothing such as costumes or formal wear.

23.06.070 Apartment.

“Apartment” means a room or suite of two or more rooms, which is designed for, intended for, or occupied by one family, with facilities for cooking therein.

23.06.071 Apartment, studio.

“Apartment, studio” means a self-contained, small apartment which combines living room, kitchenette and bedroom into a single room.

23.06.075 Arcade.

“Arcade” means a commercial establishment containing six or more video, pinball, pool tables or other games, or a business with more than one game per 500 square feet of gross floor area.

23.06.080 Area of special flood hazard.

Repealed by Ord. 59-19.

23.06.085 Art galleries.

“Art galleries” means establishments or other private or public places intended primarily for art exhibitions where people may view and/or purchase paintings, sculptures, or other works.

23.06.090 Assisted living facility.

“Assisted living facility” means an establishment which provides living quarters and a variety of limited personal care and supportive health care to individuals who are unable to live independently due to infirmity of age, physical or mental handicap, but who do not need the skilled nursing care of a convalescent or nursing home. These facilities may consist of individual dwelling units of a barrier-free design, with separate bathroom facilities, a full kitchen or no kitchen. The facility may provide a minimal amount of supportive health care monitoring, such as assistance with medication, but is limited to health care services which do not require state or federal licensing. In addition, these facilities may have a communal dining area, recreation facilities (library, lounge, game room), laundry facilities and open space.

23.06.095 Auto parts sales.

“Auto parts sales” means a commercial establishment primarily engaged in the retail sale of new auto parts, automobile accessories and tools, where no automobile maintenance or repair services are provided.

23.06.100 Automobile repair.

“Automobile repair” means an establishment which provides major automobile repair, minor automobile repair or an automobile repair specialty shop as defined herein.

A. “Major automobile repair” means general repair, engine rebuilding, rebuilding or reconditioning of motor vehicles or trailers; collision service, including body, frame or fender straightening or repair; overall painting or paint shop or other major repair or maintenance, including operations which may require open flame or welding.

B. “Minor automobile repair” means minor repairs, replacement of minor parts to passenger automobiles and trucks not exceeding one and one-half tons capacity, including any auto lubrication services and engine tune-up services but specifically

excluding operations specified under “automobile repair, major” and “automobile repair, specialty shop.”

C. “Automobile repair specialty shop” means a retail and service place of business engaged primarily in light repair and sale of goods and services for automotive vehicles including brakes, muffler and tire shops, and their accessory uses. Major automobile repair is excluded from this definition.

23.06.105 Automobile service station.

“Automobile service station” means a retail place of business for the servicing or fueling of motor vehicles, including tube and tire repairs, battery charging, storage of merchandise and supplies related to the servicing of motor vehicles, sale of gasoline and other fuel and lubricants, and minor motor vehicle repairs. Such use excludes items constituting “major automobile repair.”

23.06.110 Automobile wrecking.

“Automobile wrecking” means the dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts.

23.06.115 Base flood.

Repealed by Ord. 59-19.

23.06.117 Basement.

“Basement” means any area of a building having its floor subgrade (below ground level) on all sides.

23.06.120 Bed and breakfast.

“Bed and breakfast” means a one-family detached dwelling unit occupied by a resident owner/manager within which up to four rental bedrooms are made available for overnight accommodation.

23.06.125 Block front.

“Block front” means that property abutting on one side of a street and lying between the two nearest intersecting or intercepting streets or nearest intersecting or intercepting streets and railroad right-of-way, waterway, or subdivided acreage.

23.06.130 Book, stationery and art supply store.

“Book, stationery and art supply store” means an establishment engaged in the retail sale of books and magazines, stationery, CDs, record and tapes, video and art supplies.

23.06.135 Building.

“Building” means any structure having a roof supported by columns or by walls and intended for the shelter, housing, or enclosure of any person, animal, or chattel. When any portion thereof is completely separated from every other portion thereof by a masonry division or fire wall without any window, door or other opening therein, which wall extends

from the ground to the upper surface of the roof at every point, then each such portion shall be deemed to be a separate building.

23.06.140 Building, accessory.

“Building, accessory” means a detached subordinate building, the use of which is necessary and incidental to that of a main building on the same lot, and which does not change or alter the character of the premises.

23.06.145 Building, main.

“Building, main” means a building in which is conducted the principal use of the lot on which it is situated. In any residential district, any dwelling shall be deemed to be a main building on the lot on which the same is situated.

23.06.150 Building, hardware and garden supply store.

“Building, hardware and garden supply store” means an establishment engaged in selling lumber and other building materials such as paint, glass, wallpaper, tools, seeds, and fertilizer.

23.06.155 Bus station.

“Bus station” means an establishment for the storage, dispatch, repair and maintenance of coaches and other vehicles of a public transit system.

23.06.160 Bus terminal.

“Bus terminal” means an establishment that sells tickets, provides scheduling information and serves as a point of arrival and departure for an inter-city bus line.

23.06.165 Bus transfer station.

“Bus transfer station” means land in a centralized location used by a municipal bus service as a point of departure for multiple bus routes and where bus passengers transfer from one bus to another.

23.06.170 Cafeteria.

“Cafeteria” means an enclosed building or portion thereof used for the preparation, sale, and consumption of food and beverages. Typically, food services offered in a cafeteria are provided as an accessory use to employees or other groups of people and are not generally offered to the general public.

23.06.175 Car wash.

“Car wash” means a facility designed for the cleaning of automobiles, of which there are two types:

A. “Car wash, automatic” means a tunnel-like structure through which cars are pulled or driven and in which high-pressure sprays and brushes clean, dry and may wax vehicles.

B. “Car wash, self-service” means a coin-actuated, self-service washing system enclosed in a walled bay, open front and rear, of not less than eight feet in height. The pumps,

water heaters and like equipment are completely housed. Additional facilities may include drying material dispensers and vacuum cleaners.

23.06.180 Carport.

“Carport” means a covered space for the housing primarily of motor vehicles and enclosed on no more than two sides by walls, screens, cabinets, or other type of enclosures.

23.06.185 Cemetery.

“Cemetery” means land used or intended to be used for the burial of the dead and dedicated for cemetery purposes including columbariums, crematoriums, mausoleums, and funeral establishments, when operated in conjunction with and within the boundary of such cemetery.

23.06.190 Church.

“Church” means a structure, group of structures, or portion thereof which is utilized for the purpose of conducting religious worship, services or ceremonies. A church may contain facilities such as a sanctuary or chapel, assembly rooms, offices, kitchen, parsonage, or multi-purpose facilities. Graded educational facilities, dwelling units except parsonages, day care facilities, and facilities for the training of religious orders shall not be considered incidental to church usage, but may be allowed subject to other provisions of this title.

23.06.195 City officials and agencies.

The word “city” means the city of Richland in Benton County, Washington; the term “city council” means the city council of said city; the terms “planning commission” or “physical planning commission” or “commission” mean the planning commission of the city; the term “board” or “board of adjustment” means the board of adjustment of the city; the term “administrative official” or “city planner” means such person as the city manager shall designate to administer and enforce this title.

23.06.200 Cinema.

“Cinema” means a motion picture theater.

23.06.205 Clinic.

“Clinic” means a building or portion of a building containing offices for providing medical, dental, psychiatric or chiropractic services for outpatients only.

23.06.207 Clinic, school-based.

“Clinic, school-based” means a building or portion of a building, co-located on a school campus, containing offices for providing limited outpatient medical services to children and their families within the respective school district, as well as to district staff and faculty. Such facilities are operated by independent healthcare organizations.

23.06.210 Club or fraternal societies.

“Club” or “fraternal societies” means an association of persons (whether or not incorporated) organized for some common nonprofit purpose, but not including a group

organized primarily to render a service customarily carried on as a business.

23.06.215 Commercial recreation.

“Commercial recreation” means establishments engaged in providing amusement or entertainment for a fee or admission charge. There are two categories of commercial recreation:

A. Indoor Commercial Recreation. Including but not limited to such activities as dance halls, bowling alleys, billiard and pool establishments, skating rinks, indoor batting cages and miniature golf.

B. Outdoor Commercial Recreation. Including but not limited to such activities as outdoor batting cages, arenas, golf courses, putting courses, outdoor miniature golf, amusement parks, riding academies, carnival operations, expositions, and marinas.

23.06.217 Concessionaire.

“Concessionaire,” for the purposes of this title, means and includes any person, firm, or corporation involved in any activity involving the sale of any goods or services, whether conducted for profit or not, on any property located within the PPF – parks and public facilities district. Any concession activity shall be clearly incidental to and supportive of an established primary permitted use in the underlying zoning district.

23.06.220 Convention center.

“Convention center” means a building or area designated to accommodate large groups of people usually for social occasions, or the exchange of information related to professional or commercial activity. Such a facility typically contains various large assembly halls, conference rooms, and food service facilities.

23.06.225 Contractors’ offices and shops.

“Contractors’ offices and shops” means a combination of uses in a single building or lot that includes the assembly, storage and/or manufacture of products typically used in building construction such as cabinetry, heating/cooling systems, plumbing and mechanical systems together with administrative offices.

23.06.230 Contractors’ yards.

“Contractors’ yards” means the portion of a lot outside of a contractor’s office and shop that is used for the outdoor storage of vehicles, equipment and supplies.

23.06.235 Court.

“Court” means an open, unoccupied space, other than a yard, on the same lot with a building or group of buildings, which is bounded on two or more sides by such building or buildings.

23.06.240 Cultural institution.

“Cultural institution” means establishments such as museums, art galleries, and botanical and zoological gardens of historic, educational or cultural interests which are not operated

for profit.

23.06.245 Day care center.

“Day care center” means a licensed facility, other than a family day care home, providing regularly scheduled care for a group of children for periods less than 24 hours.

23.06.250 Delicatessen.

“Delicatessen” means retail food stores selling ready-to-eat food products such as cooked meats, prepared salads or seafood, health food or other specialty food items.

23.06.255 Department store.

“Department store” means a large retail store arranged into departments for the sale of a variety of consumer goods.

23.06.260 Dependent recreational vehicle.

“Dependent recreational vehicle” means a recreational vehicle which does not contain water or sewage disposal facilities.

23.06.265 Designated manufactured home.

“Designated manufactured home” means a manufactured home which:

A. Is comprised of at least two fully enclosed parallel sections each not less than 12 feet wide by 36 feet long;

B. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch; and

C. Has exterior siding similar in appearance to siding materials commonly used on conventional site-built International Building Code single-family residences.

23.06.270 Development.

“Development” means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials, but not including any open wire fences in any F district.

23.06.275 District.

“District” means a portion of the city within which certain uses of land and buildings are permitted, and certain other uses of land and buildings are prohibited, or within which certain yards and other open spaces are required, or within which certain lot areas are established, or within which certain height limits are required for buildings, or within which a combination of such aforesaid regulations are applied, all as set forth and specified in this title, or any of the districts with which any combining regulations are combined.

23.06.280 Dormitories, fraternities and sororities.

“Dormitories,” “fraternities” and “sororities” mean a building occupied by and maintained

exclusively for students affiliated with an academic or professional college or university, or other recognized institution of higher learning.

23.06.285 Drinking establishment.

“Drinking establishment” means a business primarily engaged in the retail sale of alcoholic beverages for consumption on the premises, including nightclubs, bars, cocktail lounges, and taverns.

23.06.290 Drive-through.

“Drive-through” means a facility which, by its design, allows people to receive goods and/or services while remaining in their automobiles.

23.06.295 Drug store/pharmacy.

“Drug store/pharmacy” means an establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, vitamins, first-aid supplies, and other health-related products.

23.06.300 Dwelling, one-family attached.

“Dwelling, one-family attached” means a building designed for or containing one dwelling unit, which is attached on one or both sides with a common wall/zero lot line wall to one or more buildings of the same type.

23.06.305 Dwelling, one-family detached.

“Dwelling, one-family detached” means a detached building designed for or containing one dwelling unit, which may include an accessory apartment subject to the provisions of the zoning districts and RMC 23.42.020.

23.06.310 Dwelling, two-family detached.

“Dwelling, two-family detached” means a detached building designed for or containing two independent dwelling units.

23.06.315 Dwelling, multiple-family.

“Dwelling, multiple-family” means a building or portion thereof designed for or containing three or more independent dwelling units.

23.06.320 Dwelling unit.

“Dwelling unit” means a building or portion thereof providing complete housekeeping facilities for one family, which may include an accessory apartment unit subject to the provisions of the zoning districts and RMC 23.42.020.

23.06.325 Electronic equipment stores.

“Electronic equipment stores” means establishments engaged in the retail sale of a variety of electronic equipment including computers, televisions, stereos, and cameras.

23.06.330 Essential public facilities.

“Essential public facilities” means a facility, conveyance or site whose services are

provided by a governmental agency, a private or nonprofit organization under contract to or with substantial funding from government agencies, or a private organization subject to public service obligations, which is necessary to adequately provide a public service and which is typically hard to site.

23.06.335 Equipment rental.

“Equipment rental” means the use of a building or land for the purpose of providing tools, implements, or other articles to individuals or businesses on a temporary basis for a specified fee. This use does not include the rental of automobiles or trucks.

23.06.340 Family.

“Family” means one or more persons occupying a premises and living as a single, nonprofit housekeeping unit, as distinguished from a group occupying a hotel, club, boardinghouse or rooming house, fraternity or sorority house.

23.06.345 Family day care home.

“Family day care home” means a licensed facility in the licensee’s home providing regularly scheduled care for 12 or fewer children for periods less than 24 hours.

23.06.350 Farming of land.

“Farming of land” means the growing of seasonal crops and/or the tilling of soil. For purposes of this definition, the farming of land is typically an interim or temporary land use and would not typically include agricultural activities that are of a long-term nature, such as the planting of orchards or vineyards or the raising of livestock.

23.06.355 Fence.

“Fence” means an upright structure serving as an enclosure, barrier or boundary usually made of posts, boards, wire, iron, steel, or masonry.

23.06.360 Financial institution.

“Financial institution” means a business or institution engaged in monetary transactions such as banks, lending, savings and loan institutions and credit unions but excluding pay day loan businesses.

23.06.365 Flood or flooding – Flood Insurance Rate Map (FIRM) – Flood Insurance Study.

Repealed by Ord. 59-19.

23.06.370 Florist.

“Florist” means an establishment engaged in the retail sale of flowers and plants.

23.06.375 Food stores.

“Food stores” means stores primarily engaged in selling food and beverages for home preparation and consumption. It includes grocery stores; mini-market or convenience store uses; meat and fish markets, including freezer provisioners; fruit and vegetable markets; candy, nut, and confectionery stores; dairy products stores; retail bakeries; wine

and beer shops; liquor stores; and miscellaneous stores specializing in items such as spices, coffee, or health foods. As an accessory use, a food store may also sell prepared foods for on-site or off-site consumption.

23.06.380 Food wagon.

“Food wagon” means a vehicle that is used for retail food sales that is capable of operating from a variety of sites, rather than from a fixed location.

23.06.385 Fuel station/mini-mart.

“Fuel station/mini-mart” means establishments engaged primarily in the sale of automobile gasoline or other auto fuel to the general public. Such uses may include mini-market or convenience store uses involving the sale of snack food and beverage items.

23.06.390 Funeral establishment.

A “funeral establishment” is a place of business devoted exclusively to such activities as are related to the preparation and arrangements for the funeral, transportation, burial, or other disposition of dead bodies, and including but not limited to: (A) a chapel in which memorial, funeral, or religious services may be conducted; and (B) a preparation room equipped for the preparation and embalming of dead bodies for burial or transportation.

23.06.395 Furniture, home furnishings, and appliance stores.

“Furniture, home furnishings, and appliance stores” means businesses primarily engaged in the retail sale of goods used for furnishing the home, such as furniture, floor coverings, draperies, lighting fixtures, woodstoves, domestic cook stoves, refrigerators, and other household electrical and gas appliances. This category also includes rental of furniture, appliances, and the like.

23.06.400 General service businesses.

“General service businesses” means establishments which provide services involving the maintenance, repair or improvement of personal and household goods including computer and consumer electronics repair and service, custom framing shops, jewelry repair, locksmiths, shoe repair, tailors, upholstery shops, and similar uses.

23.06.405 Grade plane.

“Grade plane” means a reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet from the building, between the building and a point six feet from the building.

23.06.410 Gross floor area.

“Gross floor area” means the sum of the areas of all floors included within the surrounding walls of a building, or portion thereof, exclusive of vents, shafts, and courts.

23.06.415 Guest room.

“Guest room” means a room which is intended, arranged, or designed to be occupied or

which is occupied by one or more guests, but in which no provision is made for cooking, and not including dormitories for sleeping purposes.

23.06.420 Habitable floor.

“Habitable floor” means any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof, except for a floor used only for storage purposes.

23.06.425 Hazardous waste.

“Hazardous waste” means all dangerous and extremely hazardous waste as defined by RCW 70.105.010.

23.06.430 Hazardous waste storage.

“Hazardous waste storage” means the holding of dangerous waste for a temporary period as regulated by the Washington State Dangerous Waste Regulations, Chapter 173-30 WAC.

23.06.435 Hazardous waste treatment.

“Hazardous waste treatment” means the physical, chemical, or biological processing of dangerous waste to make wastes nondangerous or less dangerous, safer for transport, amenable for storage, or reduced in volume.

23.06.440 Hazardous waste treatment and storage facilities, off site.

“Hazardous waste treatment and storage facilities, off site” means treatment and storage facilities that treat or store waste generated on properties other than those on which the off-site facilities are located.

23.06.445 Hazardous waste treatment and storage facilities, on site.

“Hazardous waste treatment and storage facilities, on site” means treatment and storage facilities that treat and store wastes generated on the same, geographically contiguous, or bordering property.

23.06.450 Hedge.

“Hedge” means a row of closely planted shrubs, bushes, or low growing trees forming a barrier, enclosure, or boundary.

23.06.455 Height of building.

“Height of building” means the vertical distance from grade plane to the average height of the highest roof surface. (See RMC 23.06.405 for definition of “grade plane.”)

23.06.460 Hog farm.

“Hog farm” means a lot, structure or building used for the raising or keeping of six or more hogs or swine.

23.06.465 Home occupations.

“Home occupations” means an occupation or business activity conducted within a

dwelling unit by a member or members of the family who occupy the dwelling, where the occupation or business activity is clearly incidental and secondary to the use of the dwelling for living purposes and the residential character of the dwelling is maintained.

23.06.470 Health/fitness center.

“Health/fitness center” means a building, group of buildings or combination of buildings and outdoor uses which together are used for sports, health and recreational uses whether on a membership basis or for the general public. Such facilities include, but are not limited to, gymnasiums, weight-reducing centers, dance studios, tennis, handball or racquetball courts, indoor or outdoor swimming pools and spas, weight training, exercise classes, and running tracks.

23.06.475 Health/fitness facility.

“Health/fitness facility” means health clubs, aerobics centers, athletic clubs and gymnasiums, handball and racquetball clubs, weight-reducing centers, dance studios, and other businesses primarily engaged in indoor health and recreation activities, whether on a membership basis or for the general public. Health/fitness facilities are conducted in buildings no larger than 5,000 square feet in area.

23.06.477 Health spa.

“Health spa” means a commercial facility providing body treatments, massage, gyms, spas, health and wellness activities and similar services.

23.06.480 Homeless shelter.

“Homeless shelter” means a facility designed to provide overnight accommodations and/or meals to homeless persons.

23.06.485 Hospital.

“Hospital” means a licensed institution designed within an integrated campus setting for the diagnosis, care, and treatment of human illness, both mental and physical.

23.06.490 Hospital or clinic for large animals.

“Hospital or clinic for large animals” means a medical facility or institution providing inpatient and outpatient veterinary service consisting of the prevention, cure, or alleviation of disease and injury to large animals or livestock.

23.06.495 Hospital or clinic for small animals.

“Hospital or clinic for small animals” means a medical facility or institution providing inpatient and outpatient veterinary service consisting of the prevention, cure, or alleviation of disease and injury to dogs, birds, cats, and similar small animals.

23.06.500 Hot tub.

“Hot tub” means a nonpermanent structure intended for recreational bathing, in which all controls, water heating, and water circulating equipment are an integral part of the product.

23.06.505 Hotel.

“Hotel” means any building or portion thereof containing six or more guest rooms, which is used, designed, or intended to be used, let, or hired out to be occupied, or which is occupied by six or more individuals for compensation, whether the compensation be paid directly or indirectly.

23.06.510 House-banked card room.

“House-banked card room” as used in this title means an establishment licensed by the Washington State Gambling Commission (the “Commission”) to offer “house-banked card games” as described in WAC 230-40-010 and subject to regulation by the Commission under RCW 9.46.070 and Chapter 230-40 WAC.

23.06.515 Junkyard.

“Junkyard” means the use of more than 100 square feet of the area of any lot, or the use of any portion of that half of any lot (but not exceeding a depth or width, as the case may be, of 100 feet) which adjoins any street, for the storage, keeping or abandonment of junk, including scrap metals or other scrap material, or the use of any area for an automobile wrecking yard; provided, however, that this definition shall not be deemed to include uses conducted entirely within an enclosed building or lots for the outdoor display and sale of used automobiles in operable condition.

23.06.520 Kennel, commercial.

“Kennel, commercial” means any lot, premises, building, or structure where six or more dogs, cats, and/or household pets over six months of age are kept.

23.06.525 Landscaping.

“Landscaping” shall consist of any of the following or combination thereof: material such as, but not limited to, grass, ground covers, shrubs, vines, hedges, and trees; and nonliving durable material commonly used in landscaping such as, but not limited to, rocks, pebbles, bark, sand, walls, or fences, but excluding paving and artificial plants.

23.06.530 Landscaping material sales.

“Landscaping material sales” means establishments engaged in the retail sale of materials commonly used in landscaping such as trees, shrubs, bark, gravel, patio bricks, concrete blocks, pond liners, and similar materials.

23.06.535 Large livestock farming.

“Large livestock farming” means the keeping of domesticated animals such as horses, ponies, burros, dairy and beef cattle, sheep, goats, swine, and similar animals which are kept for personal or agricultural use, or raised for sale and profit.

23.06.540 Lattice tower.

“Lattice tower” is a wireless communications support structure, which consists of metal crossed strips or bars to support antennas and related equipment.

23.06.545 Laundry, self-service.

“Laundry, self-service” means a business providing home-type washing, drying and/or ironing facilities where customers primarily complete the laundering of their own clothes.

23.06.550 Laundry/dry cleaning, retail.

“Laundry/dry cleaning, retail” means a business providing drop off and pick up services of laundry and dry cleaning where the actual laundry/dry cleaning activities are completed at an off-site commercial laundry/dry cleaning facility.

23.06.552 Laundry/dry cleaning, neighborhood.

“Laundry/dry cleaning, neighborhood” means a business providing drop off and pick up services of laundry and dry cleaning and where actual laundry/dry cleaning activities are completed on site in a process that primarily uses solvents or chemicals that are not regulated as hazardous by the Environmental Protection Agency. Such businesses shall operate in facilities that are 2,000 square feet in area or less.

23.06.555 Laundry/dry cleaning, commercial.

“Laundry/dry cleaning, commercial” means a business providing commercial laundry or dry cleaning services.].

23.06.560 Livestock feed lot.

“Livestock feed lot” means a lot, structure or building, or confined area used intensively for raising or keeping of more than six head of beef cattle or similar livestock for the purpose of feeding, breeding, conditioning, or holding the same for marketing or slaughter in which animal waste may accumulate, but not including barns, pens or similar structures.

23.06.565 Lot.

“Lot” means land occupied or to be occupied by a principal use or building or unit group of buildings and accessory buildings, together with such open spaces as are required under the provisions of this title, having not less than the minimum area required by this title, for a lot in the district in which such lot is situated, and having its principal frontage on a street, or having a permanent means of access to a street. A lot as defined herein is not necessarily the same as a platted lot.

23.06.567 Lot area.

“Lot area” means the total horizontal area included within lot lines.

23.06.570 Lot, corner.

“Lot, corner” means a lot bounded on two or more sides by street lines; provided, that the interior angle of intersection or interception of said street lines does not exceed 135 degrees.

23.06.572 Lot, interior.

“Lot, interior” means a lot other than a corner lot.

23.06.575 Lot line, front.

“Lot line, front” means, in the case of an interior lot, a line separating the lot from the street; in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street; except in those cases in a C-1 district where a lot has two or more street frontages of equal length or nearly equal length, the front lot line shall be considered to be the line adjoining the street which the comprehensive plan shows is intended to carry the heaviest traffic flow.

23.06.577 Lot line, rear.

“Lot line, rear” means the lot line which is generally opposite the front lot line. If the rear lot line is less than 10 feet in length, or if the lot comes to a point at the rear, the rear lot line shall be deemed to be a line parallel to the front lot line, not less than 10 feet long, lying wholly within the lot and farthest from the front lot line.

23.06.580 Lot line, side.

“Lot line, side” means any lot boundary line not a front lot line or a rear lot line.

23.06.582 Lot depth.

“Lot depth” means the shortest horizontal distance between the front lot line and a line drawn parallel to the front lot line through the midpoint of the rear lot line. For lots with front lines containing curves or angles, the measurement shall be taken from a line drawn parallel to a base line adjoining the front corners of the lot and lying midway between said base line and a line drawn parallel to said base line tangent to the curve or through the angle point.

23.06.584 Lot width.

“Lot width” means the distance between side lot lines measured at right angles to the lot depth at its midpoint.

23.06.586 Lowest floor.

Repealed by Ord. 59-19.

23.06.587 Lumberyard.

“Lumberyard” means a business that sells building materials and/or lumber in large quantities, and includes a significant portion of its product storage outdoors or in warehouse portions of a building.

23.06.590 Macrofacility.

“Macrofacility” is a large wireless communication facility that provides radio frequency coverage for a cellular telephone network. Generally, macro cell antennas are mounted on ground-based towers, rooftops and other existing structures at a height that provides a clear view over the surrounding buildings and terrain. Macro cell facilities typically contain antennas that are greater than three cubic feet per antenna, and typically cover large geographic areas with relatively high capacity and may be capable of hosting multiple wireless service providers.

23.06.595 Mailing services.

“Mailing services” means a private establishment engaged in the business of renting mailboxes, accepting packages for delivery, selling packaging materials and/or providing bulk mailing services for customers.

23.06.600 Manufactured home.

“Manufactured home” means a single-family residence constructed after June 15, 1976, and in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing and bearing the appropriate insignia indicating such compliance.

23.06.605 Manufactured home lot, park, and stand.

“Manufactured home lot” means a designated portion of a manufactured home park designed for the accommodation of one manufactured home and its accessory structures.

“Manufactured home park” means any site, lot, field or tract of land under the ownership or management of one person, partnership, firm or corporation which is divided into manufactured home lots for tenancy or lease, upon which two or more manufactured homes are located and occupied for dwelling purposes.

“Manufactured home stand” means that area of a manufactured home lot which has been reserved for the placement of a manufactured home.

23.06.610 Manufacturing, general.

“Manufacturing, general” means a manufacturing use, typically having the potential of creating moderate noise, smoke, dust, vibration or other environmental impacts or pollution, and including but not limited to the following:

- A. Production of items made from stone or concrete;
- B. Production of items from ferrous or nonferrous metals through use of a machine shop, welding or fabrication; or from nonferrous metals through use of a foundry; or from ferrous metals through use of a foundry heated by electricity (induction melting);
- C. Production of finished goods that typically are not for household or office use, such as barrels, ceramic molds, or cardboard cartons, from materials that are already refined, or from raw materials that do not need refining, such as paper, fabric, leather, premilled wood; or wool, clay, cork, semiprecious or precious metals or stones, fiber, or other similar materials;
- D. Production of finished goods, for household or nonhousehold use, such as toys, film, pens, or linoleum from plastic, rubber, or celluloid;
- E. Production of parts to be assembled into a finished product;
- F. Development of film on a wholesale basis;
- G. Production of items through biological processes, such as pharmaceuticals and

industrial purifiers, manufactured by bioengineering techniques;

H. Production of items such as paint and coatings, dyestuffs, fertilizer, glue, cosmetics, clay, or pharmaceuticals that require the mixing or packaging of chemicals;

I. Food processing for human consumption except that involving the milling of grain or the refining of sugar.

23.06.615 Manufacturing, heavy.

“Manufacturing, heavy” means a manufacturing use, typically having the potential of creating substantial noise, smoke, dust, vibration and other environmental impacts or pollution, and including but not limited to:

A. Processing or refining of raw materials, such as but not limited to minerals, petroleum, rubber, wood or wood pulp, into other products;

B. The milling of grain or refining of sugar, except when accessory to a use defined as food processing for human consumption or as a retail sales and service use;

C. Slaughterhouses, including packing and freezing of meat products;

D. Refining, extruding, rolling, or drawing of ferrous or nonferrous metals, or the use of a noninduction foundry for ferrous metal;

E. Production of large durable goods such as motorcycles, cars, manufactured homes, airplanes, or heavy farm, industrial, or construction machinery;

F. Manufacturing of electrical components, such as semi-conductors and circuit boards, using chemical processes such as etching or metal coating;

G. Production of industrial organic and inorganic chemicals, and soaps and detergents; and

H. Conversion of solid waste into useful products or preparation of solid waste for disposal at another location by processing to change its physical form or chemical composition. This includes the off-site treatment or storage of hazardous waste as regulated by the State Department of Ecology.

23.06.617 Manufacturing, light.

“Manufacturing, light” means a manufacturing use, typically having little or no potential of creating noise, smoke, dust, vibration or other environmental impacts or pollution, and including but not limited to the following:

A. Production, assembly, finishing, and/or packaging of articles from parts made at another location, such as assembly of clocks, electrical appliances, or medical equipment;

B. Production of finished household and office goods, such as jewelry, clothing or cloth, toys, furniture, or tents, from materials that are already refined, or from raw materials that do not need refining, such as paper, fabric, leather, premilled wood; or wool, clay, cork, semi-precious or precious metals or stones, fiber, or other similar materials;

C. Canning or bottling of food or beverages for human or animal consumption using a mechanized assembly line;

D. Printing plants with more than 5,000 square feet of gross floor area;

E. Electronic product and component manufacturing including radio, TV, computers, data systems equipment, optical, photographic, engineering and similar precision instruments and high-tech industries.

23.06.620 Manufacturing use.

“Manufacturing use” means a business establishment in which articles are produced by hand or by machinery, from raw or prepared materials, by giving to those materials new forms, qualities, properties, or combinations, in a process frequently characterized by the repetitive production of items made to the same or similar specifications.

23.06.625 Marinas.

“Marinas” means an establishment providing docking, moorage space and activities relating to the maintenance and minor repair of pleasure boats and yachts.

23.06.630 Marine equipment rentals.

“Marine equipment rentals” means a business engaged in the rental of marine equipment, such as boats or jet skis, to individuals or businesses on a temporary basis for a specified fee.

23.06.635 Marine gas sales.

“Marine gas sales” means a business typically associated with a marina that engages in retail gasoline sales for boats and other marine equipment.

23.06.640 Master plan.

“Master plan” means a detailed site plan for certain distinct areas of the city for which specific plans have been reviewed and approved by the planning commission and the city council. A master plan for a distinct area is not to be construed as a substitute for the comprehensive plan as set forth in Chapter 23.01 RMC.

23.06.645 Microbrewery.

“Microbrewery” means a small-scale beer brewing plant located within a restaurant or tavern building in which a portion of the building is used for the production of beer for wholesale distribution and for on-site retail sale to restaurant or tavern patrons.

23.06.650 Microfacility.

Repealed by Ord. 07-19.

23.06.655 Mini-warehouse.

“Mini-warehouse” means a structure containing separate storage spaces of varying sizes that are leased or rented on an individual basis and outdoor yards for the storage of goods where storage, retrieval and transport are the responsibilities of the renter or lessee.

23.06.660 Mobile home.

“Mobile home” means a single-family residence transportable in one or more sections that are eight feet or more in width and 32 feet or more in length, built on a permanent chassis, designed to be used as a permanent dwelling and constructed before June 15, 1976.

23.06.665 Monopole.

“Monopole” means a vertical support structure consisting of a single vertical metal, concrete, or wooden pole, typically round or square and driven into the ground or attached to a foundation.

23.06.670 Motel.

“Motel” means a building or group of buildings containing guest rooms designed or used to provide transient lodging.

23.06.675 Nursing home or rest home.

“Nursing home” or “rest home” means a home for aged, chronically ill, incurable persons, or persons in need of convalescent care outside of a hospital in which two or more persons not of the immediate family are received, kept, or provided with food and shelter or care for compensation, but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of disease or injury, maternity cases, or mental illness.

23.06.680 Nursery, plant.

“Nursery, plant” means an enterprise, establishment or portion thereof that conducts the retailing or wholesaling of plants grown on the site, as well as accessory items such as clay pots, potting soil, fertilizers, insecticides, garden implements, etc.

23.06.685 Office – Corporate.

“Office – corporate” means an establishment primarily engaged in providing internal office administration services as opposed to customer service in a single building or a campus setting; for example, the headquarters, regional offices and/or the administrative offices for a corporation. Generally, the majority of the traffic generated from corporate offices comes from employees and not the general public.

23.06.687 Office – Consulting services.

“Office – consulting services” means establishments providing a wide variety of professional services including but not limited to: accountants, engineers, geologists, architects, financial consultants, landscape architects, land planners, surveyors and interior designers who generally conduct research, provide analysis of information, computer simulation, diagramming, mapping and/or drafting in order to create new products or plans.

23.06.690 Office – General.

“Office – general” means an establishment which provides administrative, professional, educational, financial, governmental or customer services to individuals, businesses, institutions and/or governmental agencies in an office setting; for example, branch banks, travel agencies, medical offices, real estate offices, insurance agencies, government offices, customer service offices, data processing services, union or charitable organization offices and wholesalers’ offices.

23.06.695 Office – Research and development.

“Office – research and development” means an office/laboratory establishment engaged in the research, analysis, design, development and/or testing of a product.

23.06.700 Office supply store.

“Office supply store” means stores selling office products such as stationery, legal forms, writing implements, computers, copies, office furniture, and similar products.

23.06.705 Outdoor advertising sign.

“Outdoor advertising sign” means any lettered, figure, or pictorial matter or other sign of any kind or character whatsoever, made visible for outdoor advertising purposes anywhere.

23.06.710 Outdoor advertising structure.

“Outdoor advertising structure” means any structure of any kind or character erected or maintained for outdoor advertising purposes, upon which any outdoor advertising sign may be placed, including also outdoor advertising statuary.

23.06.715 Outdoor storage.

“Outdoor storage” means the storage of any products, materials, vehicles, equipment, junk, or scrap outside the confines of an enclosed building, and more specifically defined as:

A. Merchandise Display. Display of products and materials, and operable vehicles and equipment for the principal purpose of offering for sale at retail, and incidental to the business existing on the premises;

B. Equipment and Material Storage. Storage of any equipment or materials in usable condition which are not being specifically displayed as merchandise or offered for sale at retail; and

C. Junk and Scrap Storage. Storage of used products or scrap materials such as wood, cloth, paper, glass, metal, plastic, or rock material, which could be refurbished, recycled, or converted into usable stock or material.

23.06.720 Parking lot.

“Parking lot” means an open area, other than a street or alley, used for the temporary parking of automobiles and available for public use, whether free or for compensation, or

as an accommodation for clients or customers.

23.06.725 Parking space, automobile (off street).

“Parking space, automobile (off street)” means space within a public or private parking area, or within a building designed for or used for the temporary parking or storage of one motor vehicle.

23.06.728 Parking structure.

“Parking structure” means a structure used for the parking of vehicles where parking is accommodated on two or more levels.

23.06.730 Pasture.

“Pasture” means a fenced enclosure or confined area used for the grazing of livestock or small animals which contains sufficient vegetation to serve as the principal food source for the livestock confined therein.

23.06.732 Patio.

“Patio” means an outdoor space that is often paved or decked directly adjacent to a main building that is at or within 30 inches of adjacent grade.

23.06.735 Pawn shop.

“Pawn shop” means an establishment engaged in the buying or selling of new or secondhand merchandise and offering loans in exchange for personal property.

23.06.740 Pen.

“Pen” means a fenced enclosure or small confined area used for the raising or keeping of livestock or small animals, but not including barns, sheds or similar structures, or pasture.

23.06.745 Personal loan business.

“Personal loan business” means an establishment engaged in the business of cashing payroll checks and/or providing small, nonsecured, short-term loans to individuals.

23.06.750 Personal services business.

“Personal services business” means a business primarily engaged in providing services generally involving the maintenance of the human body, or other services to one’s person. Such businesses include, but are not limited to, barber and beauty shops, photographic studios, body piercing, manicuring shops, tanning parlors, body wrapping, tattoo parlors and massage practitioners.

23.06.755 Pet shop and pet supply store.

“Pet shop” and “pet supply store” mean establishments engaged in the retail sale of pets, pet food, supplies and the grooming of pets.

23.06.760 Photo processing, copying and printing services.

“Photo processing, copying and printing services” means retail establishments that

provide duplicating services using photocopy, blueprint and offset printing equipment, including collating of booklets and reports.

23.06.765 Pool, private.

“Pool, private” means a swimming pool built accessory to a dwelling unit and used for the enjoyment of the family living therein.

23.06.770 Pool, public.

“Pool, public” means a swimming pool to which the general public has access through the payment of a fee or admission charge.

23.06.775 Pool, semi-public.

“Pool, semi-public” means a swimming pool accessory to a hotel, motel, multiple dwelling or similar use to which the general public does not have usual access, and located for the convenience of the guests or patrons of a hotel, motel or similar use.

23.06.777 Porch.

“Porch” means an outdoor, typically raised and covered area, providing an entrance way to a building.

23.06.780 Portable food vendor.

“Portable food vendor” means the vending of food and/or beverages from a movable cart-type stand which is located on the same lot as, and in conjunction with, a permitted use. Portable food vending stands cannot be self-propelled, must serve only walk-up customers, and may not be stored outdoors when the portable food vendor is not open for business.

23.06.785 Poultry farm.

“Poultry farm” means a lot, structure or building used intensively for the raising, feeding, breeding, or keeping of chickens, turkeys, or other poultry for marketing or slaughter, or for the production of eggs for sale.

23.06.790 Public agency building.

“Public agency building” means any agency office for the administration of any governmental activity or program.

23.06.792 Public agency facility.

“Public agency facility” means a lot, structure, facility or building which is necessary for the operation of a public utility on which is performed a public service such as supplying water, wastewater disposal, electrical, transportation or communication service, usually as a monopoly or pursuant to a franchise by a business organization under governmental regulation, or directly by government.

23.06.795 Radio and television studio.

“Radio and television studio” means an establishment engaged in transmitting oral and visual programs, and which consists of a studio, transmitter, and antennas.

23.06.797 Reclassification.

“Reclassification” means a change in the city’s zoning map, resulting in a change in zoning designation on one or more parcels of property. Also referred to as a rezone.

23.06.800 Recreational club.

“Recreational club” means an area devoted to facilities and equipment for recreational purposes, swimming pools, tennis courts, playgrounds, community clubhouses, and other similar uses maintained by a nonprofit organization whose membership is limited to the residents within the area in which it is located; provided, that membership shall not be denied to residents of the area based solely on race, creed or color.

23.06.802 Recreational vehicle.

“Recreational vehicle” means a vehicular-type unit designed for temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. “Recreational vehicle” shall include, but not be limited to, the following:

A. Travel Trailer. A vehicular, portable structure built on a chassis and drawn by a motorized vehicle and which is designed to be used as a temporary dwelling for travel, recreational and vacation uses;

B. Camper. A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreational and vacation uses;

C. Motor Home. A portable, temporary dwelling to be used for travel, recreational and vacation use constructed as an integral part of a self-propelled vehicle;

D. Camping Trailer. A folding structure mounted on wheels and designed for travel, recreational and vacation uses. (See also “Dependent recreational vehicle,” RMC 23.06.260.)

23.06.805 Recreational vehicle campground.

“Recreational vehicle campground” means a lot or parcel of land occupied or intended for occupancy by recreational vehicles or tents for travel, recreational or vacation usage for short periods of stay subject to the provisions of this title.

23.06.807 Recreational vehicle park.

“Recreational vehicle park” means a lot or parcel of land occupied or intended for occupancy by recreational vehicles for travel, recreational or vacation uses allowing for longer periods of stay subject to the provisions of this title.

23.06.809 Recreational vehicle space.

“Recreational vehicle space” means a parcel of land in a recreational vehicle park or campground for the placement of a single recreational vehicle and the exclusive use of its occupants.

23.06.810 Restaurant.

“Restaurant” means a retail establishment engaged in the preparation and sale of food and beverages, including coffee shops, sandwich shops, ice cream parlors, fast food take-out, espresso stands, and similar uses. The term “restaurant” can be further described by the following types:

A. Restaurant, Drive-Through. A “restaurant” which has one or more drive-through lanes for ordering and dispensing of food and beverages to patrons remaining in their vehicles, for consumption off the premises. A drive-through restaurant may also have seating facilities.

B. Restaurant, Lounge. A restaurant which includes licensed on-site provision of alcoholic beverages for consumption on the premises as an accessory to food service.

C. Restaurant, Sit-Down. A restaurant at which all food and drink is consumed on the premises.

D. Restaurant, Take-Out. A restaurant that offers a take-out service whereby food may be consumed off the premises. A take-out restaurant may also have seating facilities.

23.06.817 Sales, retail.

“Sales, retail” means sale to the ultimate consumer for direct consumption and not for resale.

23.06.820 Sales, wholesale.

“Sales, wholesale” means sale for resale not for direct consumption. For the purpose of land use classifications, a business primarily engaged in wholesale sales, with less than 25 percent of the square footage of sales in related retail, will be classified as wholesale.

23.06.825 Sanitary station or sanitary dumping station.

“Sanitary station” or “sanitary dumping station” means a facility used for removing and disposing of wastes from recreational vehicle sewage holding tanks.

23.06.830 School.

“School” means public or private graded educational institution facility, structure or building but not including trade schools.

23.06.832 School, alternative.

“School, alternative” means a school which offers a curriculum which is equivalent to but is a substitute for the curriculum commonly found in more traditional public or private schools.

23.06.833 School, commercial.

“School, commercial” means a business establishment where instruction is given, in exchange for payment of a fee. Examples of subjects taught include, but are not limited to, dance, computer skills, music, and martial arts.

23.06.834 School, trade.

“School, trade” means an educational facility, structure or building operated as a business enterprise offering instruction or training in the trades or industrial arts such as welding, brick laying, machinery operation, cooking, printing or similar trades or industrial arts, but not including schools.

23.06.835 Secondhand/consignment store.

“Secondhand/consignment store” means an establishment engaged in the retail sale of used clothing, sports equipment, appliances, and other merchandise.

23.06.840 Senior housing.

“Senior housing” means a complex of dwellings, exclusively designed for and occupied by households having least one person 62 years of age or older.

23.06.845 Sensitive land uses.

“Sensitive land uses” means those land uses which are particularly sensitive to the secondary effects of adult use businesses. “Sensitive land uses” include the following:

- A. Churches, or other religious facilities or institutions;
- B. Multiple-family and single-family residential zones;
- C. Playgrounds and public parks;
- D. Public and private schools, technical schools and training facilities which have 25 percent or more of their students under the age of 18.

23.06.850 Small livestock farming.

“Small livestock farming” means the keeping of four or more domesticated animals such as rabbits, chickens, ducks, turkeys, and similar fowl and animals which are kept for personal or agricultural use, or raised for sale and profit.

23.06.855 Specialty retail store.

“Specialty retail store” means one of a wide variety of stores involved in the retail sale of one or more general categories of specialty goods and merchandise, including but not limited to the following types of specialty stores: sporting goods, bicycles, glassware and chinaware, fishing tackle, music, greeting cards, jewelry, toys, hobby supplies, games, cameras, gifts and souvenirs, sewing supplies, tobacco products, newspapers, magazines, and comic books, religious supplies, guns and gun supplies or other miscellaneous goods.

23.06.857 Specialized athletic training facility.

“Specialized athletic training facility” means an open floor plan facility having less than 50% of the floor area occupied by fixed-location athletic equipment. Specialized athletic training facilities include but are not limited to rock-climbing gyms, gymnastics facilities, yoga facilities and other similar open floor plan facilities used for indoor athletic training.

23.06.860 Specified anatomical areas.

“Specified anatomical areas” means:

- A. Less than completely and opaquely covered human genitals, pubic region, buttock or female breast below a point immediately above the top of the areola; and
- B. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

23.06.862 Specified sexual activities.

“Specified sexual activities” means:

- A. Human genitals in a state of sexual stimulation or arousal; and/or
- B. Acts of human masturbation, sexual intercourse or sodomy, whether between persons of the same or opposite sex; and/or
- C. Fondling or other erotic touching of human genitals, pubic region, buttock or female breast; and/or
- D. Excretory functions as part of or in connection with any of the activities set forth in this chapter.

23.06.865 Stable, private.

“Stable, private” means a building in which horses are kept for private use and not for remuneration, hire, or sale.

23.06.867 Stable, public.

“Stable, public” means a building in which horses are kept for remuneration, hire, or sale, including a riding academy.

23.06.870 Stock-in-trade.

“Stock-in-trade” means all books, equipment, magazines, periodicals, pictures, posters, printed material, products (including prerecorded video tapes, discs, or similar material), or other items readily available for purchase, rental, viewing or use by patrons of the establishment excluding material located in any storeroom or other portion of the premises not open to patrons.

23.06.871 Storage container.

“Storage container” is defined as provided in RMC 11.33.010.

23.06.875 Story.

“Story” means that portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. A mezzanine floor shall be counted as a story if it covers over one-third of the area of the floor next below it, or if the vertical distance from

the floor next below it to the floor next above it is 24 feet or more. A basement shall be counted as a story if its ceiling is over six feet above the level from which the height of the building is measured.

23.06.880 Street.

“Street” means a public thoroughfare which affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare except an alley.

23.06.885 Structure.

“Structure” means anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

23.06.888 Substantial damage.

“Substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

23.06.890 Substantial improvement.

“Substantial improvement” means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either before the improvement or repair is started, or if the structure has been damaged and is being restored, before the damage occurred. “Substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term “substantial improvement” does not include any project for improvement to comply with existing state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official which are the minimum necessary to assure safe living conditions, or any alteration of a structure listed on the National Register of Historic Places or State Inventory of Historic Places.

23.06.895 Theater.

“Theater” means a facility used by and for the performing arts but not including cinema.

23.06.900 Towing, vehicle impound lots.

“Towing, vehicle impound lots” means lots used for the temporary storage of vehicles which have been towed by a towing company or for impounded vehicles, but which does not include permanent vehicle storage or dismantling of vehicles.

23.06.905 Travel trailer.

See “Recreational vehicle,” RMC 23.06.802.

23.06.910 Truck terminal.

“Truck terminal” means a business providing a location where goods carried by motor

transport can be received, transferred from one vehicle to another, and/or shipped, where the primary purpose is not storage but to serve as a point of transfer.

23.06.915 Use – Permitted.

“Use – permitted” means a use authorized or allowed alone in a specified use district for the preservation or promotion of which the use district is established and subject to the requirements of the regulations and standards of such use district, and to which all other uses are accessory, special, conditional, or nonconforming.

23.06.920 Use – Accessory (secondary).

“Use – accessory (secondary)” means a secondary or minor use of a lot, structure, or building designed or employed in conjunction with, but subordinate or incidental to, and compatible with the principal permitted use for which the use district is established, and subject to the regulations and standards of such use district.

23.06.925 Use – Nonconforming.

“Use – nonconforming” means the use of a building or other structure or of a tract of land which does not conform to the use regulations of this title for the district in which it is located, either at the effective date of the ordinance codified in this title or as a result of subsequent amendments which may be incorporated into this title.

23.06.930 Use – Special.

“Use – special” means any use of a lot, structure or building which by its nature, intensity or potential impact upon an area cannot be considered as a principal or accessory use within a use district, but when subject to special conditions and standards specified in a special use permit may be compatible with other uses in the same or adjacent use districts.

23.06.935 Variance.

“Variance” means a modification of the regulations of this title granted by the board of adjustment after finding that the literal application of the provisions of this title would cause undue and unnecessary hardship in view of certain facts and conditions applying to a specific parcel of property.

23.06.937 Vehicle-based food service.

“Vehicle-based food service” means the vending of food and/or beverages from a large vehicle that is equipped to both cook and sell food, and that is capable of being moved from place to place as provided in RMC 23.42.325.

23.06.940 Vehicle leasing and rentals.

“Vehicle leasing and rentals” means the use of any building or land for a business involving the leasing of vehicles.

23.06.945 Vehicle sales.

“Vehicle sales” means the use of any building or land for the display and sale or long-term lease of new or used automobiles, panel trucks or vans, boats, or motorcycles and

including any warranty repair work and other repair service conducted as an accessory use.

23.06.950 Video rental store.

“Video rental store” means an establishment engaged primarily in the renting or sale of videocassettes, DVDs, and video games.

23.06.955 Warehousing and wholesale trade.

“Warehousing and wholesale trade” means establishments involved in the storage and/or sale of bulk goods for resale or assembly, excluding establishments offering the sale of bulk goods to the general public.

23.06.960 Warehousing, storage and distribution.

“Warehousing, storage and distribution” means a building where goods and materials are kept immediately prior to their delivery to retail outlets or their sale to other businesses. This use may include vehicle maintenance or storage as an accessory use.

23.06.965 Wholesale use.

“Wholesale use” means a business that stores large stocks of goods for sale in bulk quantities to retail outlets. Sales to the general public do not occur on the site, nor is the location of the business advertised through newspapers, flyers or other media designed to reach the consumer.

23.06.970 Wineries – Production.

“Wineries – production” means an establishment engaged in the production of wine for wholesale distribution.

23.06.972 Wineries – Tasting room.

“Wineries – tasting room” means an establishment engaged in the retail sales of wines.

23.06.975 Yard.

“Yard” means an open space of uniform width or depth on the same lot with a building or a group of buildings, which open space lies between the building or group of buildings and the nearest lot line and is unoccupied and unobstructed from the ground upward, except for the certain exceptions specified in this title. In measuring a yard, as hereinafter provided, the “line of a building” shall be deemed to mean a line parallel to or concentric with the nearest lot line drawn through the point of a building or the point of a group of buildings nearest to such a lot line, exclusive of the exceptions referenced above, and the measurements shall be taken from the line of the building to the nearest lot line.

23.06.980 Yard, front.

“Yard, front” means a yard extending the full width of the site and measured as to depth at the least horizontal distance between the street right-of-way line and the exterior wall.

23.06.983 Yard, rear.

“Yard, rear” means a yard which extends the full width of the site and is measured as to

depth at the least horizontal distance between the rear lot line and the exterior wall.

23.06.985 Yard, side.

“Yard, side” means a yard which extends from the front yard or front lot line where no front yard exists to the rear yard or rear lot line where no rear yard exists and is measured as to width at the least horizontal distance between the side lot line and the exterior wall.

Section 2. Richland Municipal Code Chapter 23.54, entitled Off Street Parking and Landscaping, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 10-21, is hereby amended as follows:

**CHAPTER 23.54
OFF-STREET PARKING AND LANDSCAPING**

Sections:

- 23.54.010 Off-street parking required.**
- 23.54.020 Standards and requirements.**
- 23.54.030 Unspecified uses.**
- 23.54.040 Motorcycles.**
- 23.54.050 Bicycles.**
- 23.54.060 Mixed occupancies.**
- 23.54.070 Joint use of parking facilities – Continuance assured.**
- 23.54.080 Joint use of parking facilities – Spaces required.**
- 23.54.090 Location of parking spaces.**
- 23.54.100 Spaces lost for access.**
- 23.54.110 Improvement of parking spaces.**
- 23.54.120 Layout plan.**
- 23.54.130 Loading and unloading.**
- 23.54.140 Landscaping of parking facilities.**
- 23.54.150 Adjustments of landscaping standards.**
- 23.54.160 Perimeter landscaping of industrial facilities.**

23.54.010 Off-street parking required.

In all use districts space for the off-street parking of vehicles shall be provided and improved for use in accordance with the following:

A. For all new construction and development, off-street parking shall be provided in accordance with the requirements set forth in this chapter.

B. When any existing building or use is enlarged, expanded or altered to effect an arrangement of space or use which increases the required number of spaces by more than 10 percent over the number required by the building or use prior to the change or alteration, off-street parking shall be provided in accordance with the requirements set forth in this chapter; provided, that if the number of additional required parking spaces from any such enlargement, expansion or alteration is four or less, no additional off-street parking need be provided or improved.

23.54.020 Standards and requirements.

The minimum required parking spaces for the respective uses shall be as follows:

A.	Residential Uses	Number of Parking Stalls Required
1.	Single-family attached and detached dwellings, manufactured homes, condominiums and duplexes	2 spaces per dwelling unit.
2.	Multiple-family complexes Apartments, studio	1.5 spaces per dwelling unit. 1 space per dwelling unit.
3.	Housing for the elderly	1 space per 2 dwelling units.
4.	Rooming houses, boardinghouses and dormitories	1 space per person capacity.
5.	Hotels and motels	1 space/room, plus required space for any restaurant (1 space per 100 square feet of GFA*), plus 50% of required spaces for other associated uses.
B.	Institutional Uses	Number of Parking Stalls Required
1.	Elementary and middle schools	2 spaces for each classroom.
2.	High schools	8 spaces for each classroom.
3.	Colleges, universities and instructional facilities – adult	1 space per every 3 seats in classrooms.
4.	Day care centers	2 spaces per staff person with a minimum of 4 spaces.
5.	Churches, mortuaries and funeral homes	1 space per 4 seats in the chapel or nave.
6.	Rest homes, nursing homes and convalescent centers	1 space per staff doctor plus 1 space for every 3 other staff plus 1 space per every 5 beds.
7.	Hospitals	1 space per staff doctor, plus 1 space for every 3 other staff members, plus 1 space for every 3 beds.
8.	Medical and dental clinics	1 space per 250 square feet of GFA.
C.	Office Uses	Number of Parking Stalls Required
1.	Banks, businesses or professional offices	1 space per 350 square feet of GFA less 3 spaces for each drive-through window up to a maximum reduction of 33% of the required spaces.
2.	Drive-through windows – banks	6 spaces per drive-through window (8'

		wide x 18' long) plus 1 service space and 1 exit space per window.
3.	Drive-through windows – nonbank and nonfood	1 service space per window plus 1 stacking space per window (8' wide x 18' long) plus 1 parking space per maximum number of on-duty employees.
D.	Commercial and Industrial Uses	Number of Parking Stalls Required
1.	Food stores, markets, drugstores, liquor stores, and designed shopping centers less than 3,000 square feet GFA (exclusive of basement areas)	1 space per 400 square feet of GFA.
2.	Food stores, markets, drugstores, liquor stores, and designed shopping centers more than 3,000 square feet GFA (exclusive of basement areas)	1 space per 300 square feet of GFA.
3.	Small appliance, personal service, hardware, household equipment, clothing and other retail stores	1 space per 400 square feet of GFA.
4.	Large appliance and furniture stores	1 space per 800 square feet of GFA.
5.	Wholesale stores, warehouses, storage buildings, motor vehicle or machinery sales	1 space per employee, with a minimum of 4 spaces.
6.	Service stations	1 space per employee, plus 1 space per service bay (bay not counted as a space), with a minimum of 4 spaces.
7.	Automobile laundries and car washes	2 spaces at the ingress and 2 spaces at the egress of each lane or washing bay.
8.	Self-service laundromat	1 space per 2 washing machines.
9.	Manufacturing	1 space per each 2 employees on the largest shift.
E.	Restaurant and Tavern Uses	Number of Parking Stalls Required
1.	Seated customers	1 space per 100 square feet of GFA.
2.	Take out service	1 space per 100 square feet of GFA.
3.	Drive-in only	1 space per 50 square feet of GFA.
4.	Drive-in as fixed type of facility	1 space per 100 square feet of GFA.
5.	Drive-through	5 spaces per window with a minimum of 8 spaces.

F.	Places of Assembly and Recreational Facilities	Number of Parking Stalls Required
1.	Places of assembly, dance halls, skating rinks and exhibition halls without fixed seats	1 space per 150 square feet of GFA.
2.	Places of assembly, stadiums, sports arenas, auditoriums with fixed seats	1 space per 3 seats.
3.	Bowling alleys	5 spaces per each lane.
4.	Tennis, squash, handball, etc.	2 spaces per court.
5.	Swimming pools	1 space per 50 square feet of surface water area.
6.	Basketball and volleyball	6 spaces per court.
7.	Golf	7 spaces per green.
8.	Indoor not previously mentioned	1 space per 150 square feet of GFA.
9.	Outdoor not previously mentioned	1 space per 2,500 square feet of land area.
<u>10.</u>	<u>Specialized Athletic Training Facility</u>	<u>1 space per 350 square feet of GFA</u>

* GFA = Gross Floor Area.

23.54.030 Unspecified uses.

In those instances where this title does not specify a parking requirement for a specific use, the administrative official shall establish the minimum requirement on a case-by-case basis. The applicant may be required to provide sufficient information to demonstrate that the parking demand for a specific use will be satisfied, based upon existing uses similar to the proposed use and other relevant factors including but not limited to required parking for the proposed use as determined by other comparable jurisdictions and based on available planning and technical studies. The administrative official may require the applicant to have a parking study for the proposed use prepared by a professional consultant with expertise in preparing traffic and parking demand analyses.

23.54.040 Motorcycles.

Parking spaces for motorcycles shall be provided as follows:

A. All multiple-family developments and nonresidential uses listed in RMC 23.54.020 shall provide one motorcycle space for every 25 required automobile spaces, with a minimum of one space.

B. Each motorcycle space shall be easily accessible and have adequate space for a standard size motorcycle.

C. Spaces shall be surfaced in accordance with RMC 23.54.110.

D. The normal automobile parking requirement may be reduced by one space for every three motorcycle spaces provided, up to a maximum reduction of five percent of the required spaces.

E. Motorcycle parking areas shall be clearly identified with appropriate striping.

23.54.050 Bicycles.

Parking spaces for bicycles shall be provided as follows:

A. All commercial (office, retail, wholesale, warehousing), industrial, institutional, and recreational uses, except businesses whose main purpose is servicing automobiles, shall provide a minimum of five bicycle spaces, with an additional bicycle space for each 30 required parking stalls. Schools shall provide five spaces per elementary and junior high classroom, and two spaces per high school classroom.

B. Devices shall be provided to which bicycles can be securely locked.

C. Spaces shall be easily accessible, large enough to park a full sized 10-speed bicycle when other bicycles are present, have a durable and dust-free surface, graded and drained, and be maintained in a trash-free manner.

D. Spaces shall be adequately illuminated during normal hours of operation.

23.54.060 Mixed occupancies.

In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required facilities for any other use except as hereinafter specified for a joint use.

23.54.070 Joint use of parking facilities – Continuance assured.

Two or more properties may jointly use a common parking facility, provided said facility is jointly owned or otherwise secured by easement or other sufficient legal document that assures continuance of the joint use of said facility.

23.54.080 Joint use of parking facilities – Spaces required.

For joint use of parking facilities, the total number of required spaces may be reduced by 10 percent. The number may be reduced by a total of 25 percent with the approval of the board of adjustment. Under the following circumstances, further reduction may be made:

A. No more than 50 percent of the parking spaces required for a theater, church, bowling alley, dance hall, bar, restaurant, or other enterprise which is primarily a nighttime or Sunday use may be supplied by the off-street parking spaces allocable to certain other types of uses specified under RMC 23.54.020.

B. No more than 50 percent of the parking spaces required for a bank, business office, retail store, personal service shop, household equipment or furniture shop, or other enterprise which is primarily a daytime and non-Sunday use may be supplied by the off-street parking spaces allocable to certain nighttime or Sunday uses.

Application to the board of adjustment for more than 10 percent reduction shall be by letter, stating the reasons for the request.

23.54.090 Location of parking spaces.

Required off-street parking spaces shall be located as follows:

A. For any type of dwelling: on the same lot with the building to be served.

B. For any other use except one served by an approved joint-use parking facility: on the same lot with, or not more than 300 feet from, the building or use to be served.

C. For a use served by an approved joint-use parking facility: on the same lot with, or not more than 800 feet from, the building or use to be served.

D. For a planned shopping center: in the location or locations contemplated by the general over-all layout scheme for said center at ultimate development (e.g., peripheral parking).

23.54.100 Spaces lost for access.

In situations where parking spaces attributed to one use become the official means of access to another use, the latter use shall, as a condition of site or building plan approval, provide a number of spaces equal to the number rendered unusable. Such spaces shall be in addition to the number required for the new use, and the allocation shall be documented in a manner satisfactory to the administrative official.

23.54.110 Improvement of parking spaces.

Any parking facility for four or more vehicles shall be improved in accordance with the following requirements:

A. Off-street parking facilities shall be surfaced with a durable and dust-free surface; shall be graded and drained so as to dispose of surface water to the satisfaction of the city engineer; and shall be maintained in good condition free of weeds, dust, trash, and debris. Nonemployee parking areas shall be paved and all such spaces shall be delineated by striping as shown in attached Plate 3 which is set forth at the end of this section.

B. Any lighting used to illuminate any off-street parking facility shall be so arranged as to reflect light away from any residential adjoining premises.

C. No more than two feet six inches of overhang beyond a wheel stop may be counted as part of a parking space. Said overhang shall not interfere with landscaping or decrease the clear width of a sidewalk to less than four feet by its encroachment.

D. Off-street parking area layout and dimensions shall be not less than as shown by

Plates 1, 2 and 3, which are set forth at the end of this section. Exits and entrances shall be approved by the administrative official.

E. Except for parking spaces or other vehicle use areas under, on, or within buildings, and areas serving single-family and two-family uses, off-street parking facilities shall be landscaped in accordance with RMC 23.54.140.

Section 3. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 4. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 5. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the ____ day of _____, 2021.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Date Published: _____



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 7/14/2021

Agenda Category: Agenda Items

Prepared By: Mike Stevens, Planning Manager

Subject:

Proposed Amendments to the Badger Mountain South Land Use & Development Regulations (LUDR).

Request:

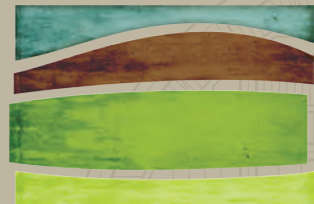
Recommended Motion:

Summary:

Nor Am and the City of Richland are working together to make necessary changes to the Land Use & Development Regulations (LUDR) for Badger Mountain South.

Attachments:

1. Reduced_20210325_LUDR_proposed_amends_2200365 (2)



LAND USE and DEVELOPMENT REGULATIONS

City Of Richland, Washington

Exhibit C to Master Agreement Dated December 7, 2010

Amended Dates: June 19, 2012; April 15, 2014; and March 3, 2015

badger
mountain
SOUTH

TBD, 2021

PROPOSED
AMENDMENTS
SHOWN WITH
REDLINES

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badger mountain SOUTH

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Phillip Lemley - Mayor Pro-Tem
Brad Anderson - Council Member
Terry Christensen – Council Member
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Robert Thompson – Council Member

Ryan Lukson - Mayor
Sandra Kent - Mayor Pro Tem
Bob Thompson - Council Member
Marianne Boring - Council Member
Phillip Lemley - Council Member
Terry Christensen - Council Member
Michael Alvarez - Council Member

Richland Planning Commission

Kent Madsen – Chair
Marianne Boring – Vice Chair
Clifford Clark - Commissioner
James Wise - Commissioner
Kyle Palmer – Commissioner
Amanda Wallner – Commissioner
Debbie Berkowitz - Commissioner

Kyle Palmer, Chair
Francesca Maier, Vice Chair
Michael Mealer, Member
Phillip Townsend, Member
Eric Smith, Member
Douglas Eadie, Member

Richland City Staff

Cindy Johnson - City Manager
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Brian Moore – Planning and Redevelopment Manager
Rick Simon – Development Services Manager
Pete Rogalsky – Public Works Director
Bob Hammond – Energy Services Director
Thomas Huntington - Fire Chief
Chris Skinner - Police Chief
Joseph Schiessel - Parks and Recreation Director
Jay Marlow - Capital Projects Manager

Jon Amudson - Interim City Manager
Kerwin Jensen - Development Services Director
Mike Stevens - Planning Manager
Clint Whitney - Energy Services Director
Pete Rogalsky, PE - Public Works Director
Joseph Schiessel - Parks and Public Facilities Director
John Bruce - Chief of Police
Tom Huntington - Fire Chief

NOTE: New logo substituted in October 2011
Graphics and layout originally prepared
by Johnson Braund, Inc.

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**INTRODUCTION
HOW TO USE THE
LUDR**

1

Section 1 introduces the intent, purpose, applicability of the Land Use & Development Regulations (LUDR). The organization, use and submittal procedures are outlined.

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1.A INTENT

1. Badger Mountain South (BMS), a master-planned community of 1,480 acres is intended to develop with 5,000 homes, businesses and other commercial activities. The Badger Mountain South Land Use Development Regulations (LUDR) are intended to (1) implement the land use elements of the Badger Mountain South Master Agreement approved by the by the City of Richland City Council on December 1, 2010, and (2) realize the goals and objectives which apply specifically to BMS, of the Badger Mountain Subarea Plan, adopted by the City of Richland City Council on September 7, 2010.
2. All parcels within the defined boundaries of Badger Mountain South (BMS) are required to follow these regulations which control site design, quality, and compatibility between buildings. The standards of the LUDR further serve to establish and maintain the design character of BMS by describing urban form, building types and site design which reflect important aspects of the desired quality for the development. Persons proposing development must consult the LUDR standards in preparation of plans for review by the City.
3. The underlying principle to the LUDR is that uses, buildings and streets are interrelated so there is a strong emphasis in the LUDR on the public realm and on the physical form of buildings. This greater emphasis on the physical form of the built environment is intended to produce streets and other public spaces that are varied, safe and attractive, and to encourage the construction of buildings that enhance the character of the neighborhood and business areas. The LUDR is graphic-intense and includes standards for site design and sustainability as well as graphic direction for height, siting, and building elements.
4. A map of the area of Badger Mountain South is shown in the illustration 1.E.
5. This document contains a number of should and shall statements. The intent is that should statements are desired items that will be reviewed during the design and incorporated as possible. Shall statements are requirement and revisions to these requirements require a deviation from the requirement be granted by the City.

1.B PURPOSE

1. The purpose of the LUDR is to:
 - a. Establish neighborhoods with a range of housing types to accommodate a population of diverse ages and incomes;
 - b. Promote health benefits of a walkable, pedestrian environment;
 - c. Establish mixed-use neighborhoods where daily activities can occur within walking distance of most homes;
 - d. Reduce traffic and congestion by creating a traditional neighborhood development street grid;
 - e. Improve the character and quality of the built environment;
 - f. Promote building and landscape design that conserve energy, water and other resources;
 - g. Promote lot and block orientation that accommodates passive solar capture; and
 - h. Conserve areas for parks, trails and open spaces by establishing a connected open space network.

1.C APPLICABILITY OF THE LUDR

1. All proposed development shall comply with all applicable LUDR and other Master Agreement provisions. No development permit or development approval shall be issued or approved by the city unless it complies with the applicable requirements of the LUDR and applicable provisions of the Master Agreement.
2. Relationship to the Richland Municipal Code
 - a. The LUDR, when accompanied with the other Master Agreement conditions, is designed to establish a set of City regulations that are specific to the Badger Mountain South Master Plan Community. As such, these more specific regulations regarding zoning districts, allowable land uses, permit requirements for allowable land uses, and site design and development standards, will be used instead of the corresponding regulations for other parts of the City.

The City permit processing procedures set forth in the City Code will still be used (see LUDR Section 1.J), with the addition of the Master Agreement Consistency Determination process of LUDR Section 1.H.
 - b. All references to the RMC refer to the RMC as adopted and in effect on the day the LUDR is adopted by the city.
 - c. For subdivisions and short plats, the LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC title 24 shall be followed along with the provisions of LUDR section 1.J. Compliance with the LUDR and Master Agreement substantive standards for subdivision and short plats shall be deemed to meet the approval criteria set forth in RMC 24.13.060 for short plats, and RMC 24.12.050 and 053, as well as RCW 58.17.100 and RCW 58.17.110.
 - d. For multifamily development containing an aggregate of 7 or more dwelling units regardless of the number of structures, commercial buildings and commercial building complexes, all civic buildings, and all development in a Special District, a site plan review is required. The LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC chapter 23.48 shall be followed along with the provisions of LUDR section 1.J.
 - e. For binding site plans the LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC title 24.14 shall be followed along with the provisions of LUDR section 1.J.
 - f. In some instances minor inconsistencies from the substantive requirements of the LUDR conditions may be acceptable if they meet certain criteria and represent an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the specific requirements. The processing procedures for minor deviations from the LUDR are as set forth in Section 1.H.

3. Conditions in Addition to the LUDR.

There may be additional conditions imposed by the Badger Mountain South Home Owners’ Associations or Business Owners’ Associations through Conditions, Covenants, and Restrictions that relate to land use and development activities such as, but not limited to, architectural style, colors, or other building features. These additional conditions are privately enforced and not subject to the LUDR.
4. Conflicts with Other Codes.

Since the City has adopted regulations that are specific to the Badger Mountain South Master Plan Community, if there is a conflict between those specific City regulations applicable

to BMS and other City regulations, the BMS regulations shall control. Provided, however, this general principle shall not apply to the following:

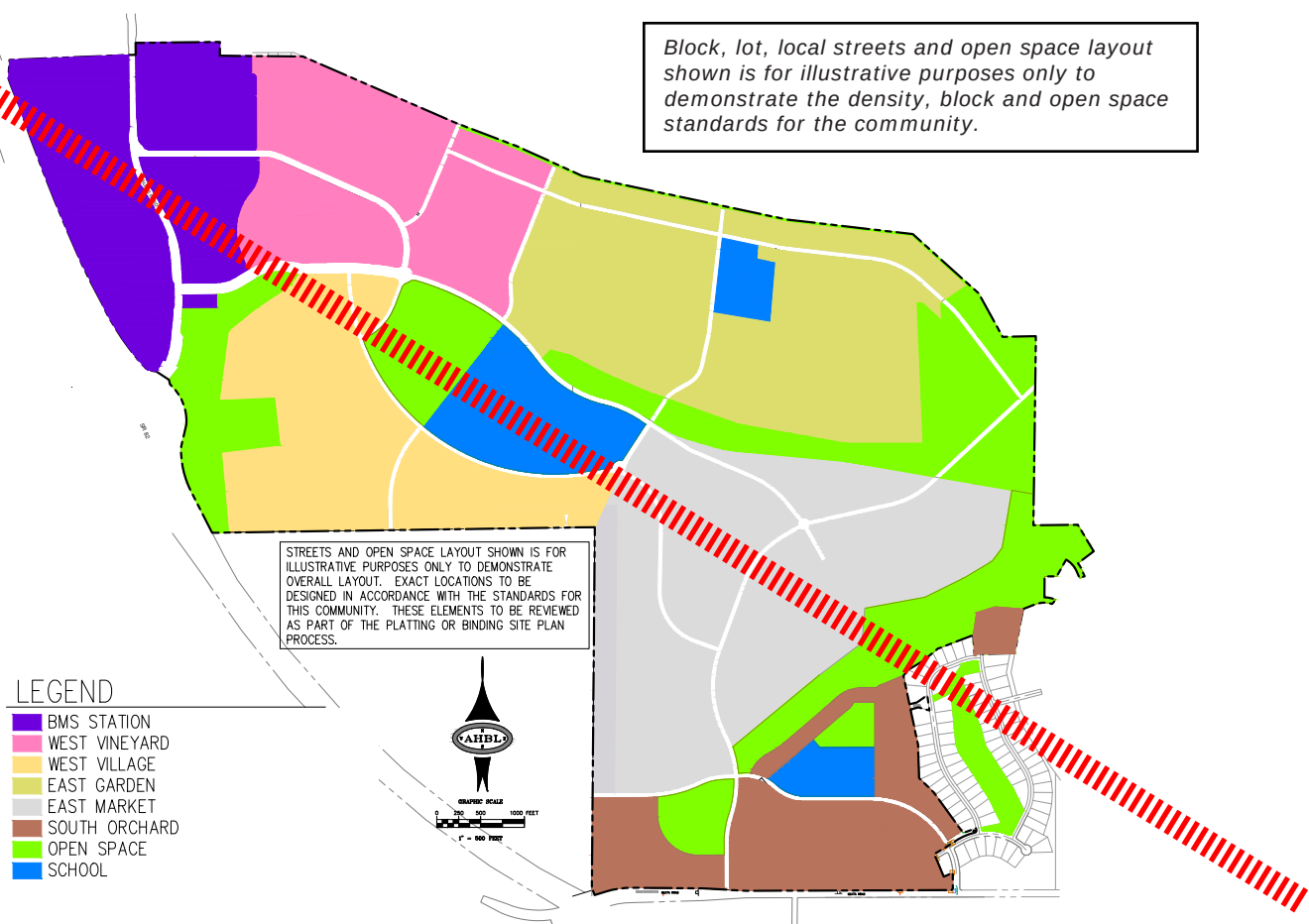
- a. Building Code, RMC Title 21
 - b. Life Safety Code, RMC Title 20
 - c. Electrical Code, RMC Title 14
 - d. Energy Code, Chapter 19.27A of the Revised Code of Washington.
 - e. Sensitive Areas Ordinance, RMC, Chapter 22.10
5. State, County, local agency and school district sites and facilities.

The requirements of the LUDR shall apply to all sites and facilities in Badger Mountain South of the State of Washington, Benton County, and any school district or other local agency to the maximum extent allowed by law.
 6. Civic Buildings and Facilities.

It is intended that the design quality and sustainability components of Civic buildings and facilities exceed the general standard for residential and commercial buildings within Badger Mountain South as set forth in the Building Type standards section 8.D and Sustainable Standards section 12.D.
 7. Terms

Capitalized terms used throughout the LUDR are defined in Section 14, Glossary. Those terms not defined in Section 14 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of the RMC, those of the LUDR shall take precedence.

1.E ILLUSTRATIVE PLAN OF BADGER MOUNTAIN SOUTH



8. Diagrams and illustrations
Diagrams, photographs and illustrations are an integral part of the LUDR and are used to help explain the guidelines and standards. When in conflict, written text shall take precedence over graphic metrics.
9. Appeals
Any decision or determination made by a city official in the administration or application of the provisions of the LUDR may be appealed in the same manner as provided in RMC Section 23.70.1. Responsibility for Administration.
10. Document Intent
The LUDR is intended to be a living document that will evolve to meet market and site conditions as well as ensure the project is constructed in the desired sustainable, walkable, and green manner. The intent is that the most current LUDR be used to evaluate permit applications and projects are not vested to a current version of this document.

1.D ADMINISTRATION

The LUDR shall be administered by the Richland City Manager or his/her designee. The Richland City Council “Council”, Planning Commission “Commission” and Development Services Manager “Director” also have designated roles related to the implementation of the LUDR and are collectively referred to in the LUDR as the “review authority”.

PROPOSED AMENDMENTS ARE SHOWN:
1.A INTENT

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3. The underlying principle to the LUDR is that uses, buildings and streets are interrelated so there is a strong emphasis in the LUDR on the public realm and on the physical form of buildings. This greater emphasis on the physical form of the built environment is intended to produce streets and other public spaces that are varied, safe and attractive, and to encourage the construction of buildings that enhance the character of the neighborhood and business areas. The LUDR is graphic-intense and includes standards for site design and sustainability as well as graphic direction for height, siting, and building elements.
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1.B PURPOSE

1. The purpose of the LUDR is to:
 - a. Establish neighborhoods with a range of housing types to accommodate a population of diverse ages and incomes;
 - b. Promote health benefits of a walkable, pedestrian environment;
 - c. Establish mixed-use neighborhoods where daily activities can occur within walking distance of most homes;
 - d. Reduce traffic and congestion by ~~creating a traditional neighborhood development street grid;~~
 - e. Improve the character and quality of the built environment;
 - f. Promote building and landscape design that conserve energy, water and other resources;
 - g. Promote lot and block orientation that accommodates passive solar capture; and
 - h. Conserve areas for parks, trails and open spaces by ~~establishing a connected open space network.~~
linking local street networks through subdivisions to provide efficient local circulation and provide additional collector arterial access for major residential areas.

1.C APPLICABILITY OF THE LUDR

1. All proposed development shall comply with all applicable LUDR and other Master Agreement provisions. No development permit or development approval shall be issued or approved by the city unless it complies with the applicable requirements of the LUDR and applicable provisions of the Master Agreement.
2. Relationship to the Richland Municipal Code
 - a. The LUDR, when accompanied with the other Master Agreement conditions, is designed to establish a set of City regulations that are specific to ~~the~~ Badger Mountain South ~~Master Plan Community.~~ As such, these more specific regulations regarding zoning districts, allowable land uses, permit requirements for allowable land uses, and site design and development standards, will be used instead of the corresponding regulations for other parts of the City.
The City permit processing procedures set forth in the City Code will still be used (see LUDR Section 1.J), with the addition of the Master Agreement Consistency Determination process of LUDR Section 1.H.
 - b. All references to the RMC refer to the RMC as adopted and in effect on the date the LUDR is adopted by the city.
 - c. For subdivisions and short plats, the LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC title 24 shall be followed along with the provisions of LUDR section 1.J. Compliance with the LUDR and Master Agreement substantive standards for subdivision and short plats shall be deemed to meet the approval criteria set forth in RMC 24.13.060 for short plats, and RMC 24.12.050 and 053, as well as RCW 58.17.100 and RCW 58.17.110.
 - d. For multifamily development containing an aggregate of 7 or more dwelling units regardless of the number of structures, commercial buildings and commercial building complexes, all civic buildings, and all development in a Special District, a site plan review is required. The LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC chapter 23.48 shall be followed along with the provisions of LUDR section 1.J.
 - e. For binding site plans the LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC title 24.14 shall be followed along with the provisions of LUDR section 1.J.
 - f. In some instances minor inconsistencies from the substantive requirements of the LUDR conditions may be acceptable if they meet certain criteria and represent an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the specific requirements. The processing procedures for minor deviations from the LUDR are as set forth in Section 1.H.
3. Conditions in Addition to the LUDR.
There may be additional conditions imposed by the ~~Badger Mountain South~~ Home Owners’ Associations or Business Owners’ Associations through Conditions, Covenants, and Restrictions that relate to land use and development activities such as, but not limited to, architectural style, colors, or other building features. These additional conditions are privately enforced and not subject to the LUDR.
4. Conflicts with Other Codes.
Since the City has adopted regulations that are specific to ~~the~~ Badger Mountain South ~~Master Plan Community~~, if there is a conflict between those specific City regulations applicable

- to BMS and other City regulations, the BMS regulations shall control. Provided, however, this general principle shall not apply to the following:
- a. Building Code, RMC Title 21
 - b. Life Safety Code, RMC Title 20
 - c. Electrical Code, RMC Title 14
 - d. Energy Code, Chapter 19.27A of the Revised Code of Washington.
 - e. Sensitive Areas Ordinance, RMC, Chapter 22.10
5. State, County, local agency and school district sites and facilities.
The requirements of the LUDR shall apply to all sites and facilities in Badger Mountain South of the State of Washington, Benton County, and any school district or other local agency to the maximum extent allowed by law.
6. Civic Buildings and Facilities.
It is intended that the design quality and sustainability components of Civic buildings and facilities exceed the general standard for residential and commercial buildings within Badger Mountain South as set forth in the Building Type standards section 8.D and Sustainable Standards section 12.D.
7. Terms
Capitalized terms used throughout the LUDR are defined in Section 14, Glossary. Those terms not defined in Section 14 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of the RMC, those of the LUDR shall take precedence.

1.E ILLUSTRATIVE PLAN OF BADGER MOUNTAIN SOUTH



8. Diagrams and illustrations
Diagrams, photographs and illustrations are an integral part of the LUDR and are used to help explain the guidelines and standards. When in conflict, written text shall take precedence over ~~graphic metrics.~~ ~~graphics.~~
9. Appeals
Any decision or determination made by a city official in the administration or application of the provisions of the LUDR may be appealed in the same manner as provided in RMC Section ~~23.70.1. Responsibility for Administration.~~ **23.70.240.**
10. Document Intent
The LUDR is intended to be a living document that will evolve to meet market and site conditions as well as ensure the project is constructed in the desired sustainable, walkable, and green manner. The intent is that the most current LUDR be used to evaluate permit applications and projects are not vested to a current version of this document. **Each page of the document is annotated by the amendment date(s).**

1.D ADMINISTRATION

The LUDR shall be administered by the Richland City Manager or his/her designee. The Richland City Council “Council”, Planning Commission “Commission” and Development Services Manager “Director” also have designated roles related to the implementation of the LUDR and are collectively referred to in the LUDR as the “review authority”.

1.F REGULATING PLAN AND DISTRICTS

1. Districts and Their Purposes

The area subject to the LUDR shall be divided into the following districts which shall be applied to property within Badger Mountain South as shown on the Regulating Plan for Land Use and Urban Form, 2.B. The Urban Form Standards for Districts, other than Special Districts are included in Section 3. Special District Standards are included in Section 4. All district descriptions below are preceded by the appellation, BMS, which stands for Badger Mountain South.

a. BMS-VMU District. The Village Mixed Use District is where mixed-use and multi-family residential buildings are intended to create a pedestrian-oriented urban fabric. The district provides for a variety of non-residential uses and a mix of housing types at higher intensities and densities. Besides accommodating community-serving buildings, it may also serve the daily convenience shopping and service needs of nearby residents. Building types include Civic/ Institutional/Community Buildings, Neighborhood Goods and Services Buildings, Commercial/Mixed-use/Liner, Live/Work, Stacked Units and Row Houses. The landscape style is urban, emphasizing street trees and wide sidewalks.

b. BMS-NC District. The Neighborhood Collector District is a residential district located in close proximity to parks, trails and greenbelts primarily along Collector streets and neighborhood entry points. It is intended to permit a variety of housing types at medium intensities and densities, with some opportunities for neighborhood-serving retail, businesses, services and cafes. Allowable building types include Civic/Institutional/Community Buildings, Neighborhood Goods and Services Buildings, Commercial/ Mixed-use/Liner, Live/Work, Stacked Units, Row Houses, Courtyard Housing, Mansion Apartments and Duplexes. The landscape style is appropriate to a neighborhood with street trees and sidewalks, or when adjacent to a greenbelt, a wider landscaped treatment with a portion of the community’s trail system.

c. BMS- NG District. The Neighborhood General District is the primary residential district found in Badger Mountain South. It is intended to permit a variety of housing types at urban intensities and densities. Allowable building types include Civic/Institutional/Community Buildings, Courtyard Housing, Mansion Apartments, all in limited applications, as well as Duplexes, Cottage Courts, Single-Family House, both with alley are limited street access garages and Accessory Units. No house in the BMS-NG District is intended to be farther than three blocks from any park, mini park or other type of open space. The landscape style is appropriate to a neighborhood with street trees and sidewalks.

d. BMS-NE District. The Neighborhood Edge District is the most restrictive residential district in Badger Mountain South. It is intended to allow a variety of low density and low intensity Single-Family Houses and Accessory Units on larger lots. The landscape style is appropriate to a neighborhood with street trees and sidewalks.

e. BMS-CIVIC District. The Civic District is intended to accommodate the open space, parks, trails, schools and other civic and community facilities in Badger Mountain South. With the exception of the school site located in the South Orchard neighborhood, school sites are intended to be held in reserve for a neighborhood school until the school district determines the site is not needed or it is used for the development of a private school. If reserved school sites do not develop as schools, other civic or housing uses will be developed there. Standards for civic facilities are intended to create places that are models of sustainable design and development.

f. BMS-SD-SR District. The Special District - Specialty Retail is intended to be an area for commercial activity that provides an attraction for local, regional and state-wide visitors by accommodating the growing interest in local and regional agricultural products, in particular the state wine industry. It allows wineries and wine making, other retail and commercial, as well as hospitality uses and services. It is intended to develop with an integrated site and amenity design in order to become a community gathering place with its own distinct style.

g. BMS-SD-CMU District. The Special District - Commercial Mixed-Use is intended to develop as a local destination for employment and shopping. It can accommodate campus-style office developments that provide a significant number of jobs. It also is a place for housing in mixed-use or live/ work buildings at higher intensities and densities found in multi-storied urban building types. It is intended to become the most intensive urban place in Badger Mountain South. The CMU District landscape edge is an urban trail that includes wider sidewalks, street trees and other landscaping and provides pedestrian connectivity to the adjacent neighborhoods.

h. BMS-SD-DR District. The Special District - Destination Retail -is applied to properties that lie west of Dallas Road. It is intended to become a notable gateway into the city from Interstate 82 by providing an integrated development concept that can accommodate higher intensity development. Development includes a mix of pedestrian-scale retail, big box retail, restaurant, entertainment, vehicle services and urban housing in live/work or commercial mixed-use structures. The landscape style is urban with street trees, sidewalks and landscape parking areas with internal pedestrian connectivity.

1.G LAND USES

1. Allowed Land Uses.

- a. A parcel or building in Badger Mountain South shall be occupied by only the land uses identified in Section 2.C. Land Use Table, within the district applied to the site by the Regulating Plan for Land Use and Urban form, Section 2.B. Each land use listed in Section 2.C. is defined in Section 14, Glossary.
- b. Any one or more land uses identified in Section 2.C. Land Use Table, as being allowed within a specific district may be established on any parcel in the district subject to the requirements as listed and the permit requirements of the RMC.

2. Unclassified Uses.

A land use that is not listed in Section 2.C. is not allowed, except as otherwise provided in section 1G.3.

3. Similar and compatible uses.

- a. The Director may determine that a proposed use not listed in Section 2.C. is allowable in compliance with the RMC procedure for similar use determinations; see RMC 23.08.065.
- b. When the Director determines that a proposed, but unclassified, use is similar to a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and what other standards of the LUDR and Master Agreement apply.

4. Additional City approval requirements.

- a. Any land use identified in 2.C. may require other City permits, licenses, and approvals, including but not limited to a building permit.
- b. Allowable land uses for each lot shall be shown on the plat documents.

5. Allowable land uses for each lot shall be shown on the plat documents.

1.H BMS MASTER AGREEMENT
CONSISTENCY DETERMINATION

1. In order to assure that all development activity within Badger Mountain South is consistent with the Master Agreement and the LUDR, all City permits and other approvals for any development within Badger Mountain South, including building permits, must include a Master Agreement Consistency Determination (BMS-MACD) issued by the Planning Manager. A level 1 BMS-MACD is required for all development applications, including building permits, except for final plat approval and issuance of a Certificate of Occupancy. A level 2 BMS-MACD is required for final plat approval and issuance of a final Certificate of Occupancy. The level 2 BMS-MACD can be issued by the City, even if bonding of certain improvements is allowed in lieu of immediate construction, or a temporary certificate is issued, subject to completion of punch list items, so long as the BMS-MACD finds that the development will be consistent with the Master Agreement and LUDR conditions upon the satisfactory completion of the bonded improvements in case of a final plat, and the punch list items in case of a Certificate of Occupancy.

2. All builders/developers are strongly encouraged to attend a pre-application meeting with the Badger Mountain South Master Plan Administrator (BMS-MPA). The BMS-MPA is designated by the Badger Mountain South Master Agreement to provide guidance to builders/developers on how to apply the provisions of the LUDR to land use development applications.

3. The purpose of the pre-application meeting is to provide a roadmap through the LUDR provisions that apply to a proposal, identify possible changes to a proposal to meet the BMS intent, receive information on the application submittal and next steps, and to answer any other questions.

4. A pre-application meeting should occur early in the planning phase when a project proposal is defined enough to provide conceptual plans but still flexible to consider recommendations from the BMS-MPA.

5. The purpose of the BMS-MACR is to provide a written recommendation to the City of Richland Development Services Department that the application/submittal is or is not consistent with the terms and conditions of the BMS Master Agreement and compliant with the provisions of the LUDR. Approvals in accordance with the LUDR are an administrative review unless otherwise noted.

6. The BMS-MPA will provide the City and the applicant a BMS-MACR, or if the submittal is found to be inconsistent, will work with the applicant to identify options that meet the LUDR requirements and the applicant’s intent. If the proposal is found to be inconsistent with the LUDR, the BMS-MACR will identify both areas of consistency and areas of inconsistency.

7. In some instances minor inconsistencies from the substantive requirements of the LUDR standards may be acceptable if they meet certain criteria and represent an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the specific requirements. Minor deviations to the LUDR may be approved by the Administrative Official following the City’s minor amendment process under it’s Planned Unit Development Code (RMC 23.50.070).

8. A Level 2 BMS-MACR is required prior to final plat approval or issuance of Certificate of Occupancy. A Level 2 BMS-MACR ensures that the final submittal meets the Master Agreement and LUDR requirements. A Level 2 BMS-MACR will be provided to the City of Richland Development Services Department to be evaluated along with the applicant’s other RMC required submittals.

1.1 HOW TO USE THE LAND USE AND
DEVELOPMENT REGULATIONS

1. The LUDR provides guidance for anyone wanting to develop or build within the Badger Mountain South community. Although complementary to the Richland Municipal Code (RMC), it is organized differently than the RMC. This section of the LUDR explains how to use the use provision contained here.
2. No matter what type of development is proposed, always start with Section 2, Urban Form Districts, Land Uses and Building Types. In Section 2.B, the Regulating Map for Land Use and Urban Form, is the regulating map of Districts that govern the types of buildings that can be built and the types of uses that can be established.
3. Section 2.C, the Land Use Table, shows broad categories of uses that are allowed in each of the districts. Definitions of each use listed with typical examples are included in Section 14, Glossary.
4. Section 2.D, Building Types Table, lists 12 types of buildings that may be constructed and in which district each Building Type is permitted. Photographs of each Building Type are provided in Section 2.E as illustrative examples.
5. The remainder of the LUDR, Sections 3 through 13, identifies standards that apply to development activity including plats, subdivisions, site plans and building. Not all subsequent sections apply to every type of development activity.

1.J SUBMITTAL REVIEW PROCESS

Submittal Review Process							
Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
Plat or Subdivision (Refer to Section 1.C.2.c)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Preliminary Plat application using LUDR and Master Agreement standards and RMC Chapter 24.12 requirements.	Submit Preliminary Plat application to City; City forwards a copy to MPA for Level 1 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant and City.	Follow City Preliminary Plat Process.	Submit Final Plat application to City; City forwards a copy to MPA for Level 2 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 2 BMS-MACR issued to applicant and City.	Follow City Final Plat Process.
Short Subdivision (Refer to Section 1.C.2.c)							
Pre-application meeting with MPA to discuss use and application of the LUDR and Master Agreement.	Prepare Short Subdivision application using LUDR and Master Agreement standards and RMC Chapter 24.13 requirements.	Submit Short Subdivision application to City; City forwards a copy to MPA for Level 1 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant and City.	Follow City Short Subdivision Process.			
Binding Site Plan (Refer to Section 1.C.2.e)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Binding Site Plan application using LUDR and Master Agreement standards and RMC Chapter 24.14 requirements.	Submit Binding Site Plan application to City; City forwards a copy to MPA for Level 1 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant and City.	Follow City Binding Site Plan Process.			
Site Plan Review (Refer to Section 1.C.2.d)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Site Plan application using LUDR and Master Agreement standards and RMC Chapter 23.48 requirements.	Site Plan application to City; City forwards a copy to MPA for Level 1 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant and City.	Follow City Site Plan Review process.			
Building Permit							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Building Permit Application using LUDR and Master Agreement standards.	Submit Building Permit application to City; City forwards a copy to MPA for Level 1 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant and City.	Follow City Building Permit application process.	Level 2 BMS-MACR issued prior to issuance of a Certificate of Occupancy.		

PROPOSED AMENDMENTS ARE SHOWN:

1.1 HOW TO USE THE LAND USE AND DEVELOPMENT REGULATIONS

1. The LUDR provides guidance for anyone wanting to develop or build within the Badger Mountain South community. Although complementary to the Richland Municipal Code (RMC), it is organized differently than the RMC. This section of the LUDR explains how to use the code provision contained here.
2. No matter what type of development is proposed, always start with Section 2, Urban Form Districts, Land Uses and Building Types. In Section 2.B, the Regulating Plan for Land Use and Urban Form, is the regulating map of Districts that govern the types of buildings that can be built and the types of uses that can be established.
3. Section 2.C, the Land Use Table, shows broad categories of uses that are allowed in each of the districts. Definitions of each use listed with typical examples are included in Section 14, Glossary.
4. Section 2.D, Building Types Table, lists 12 types of buildings that may be constructed and in which district each Building Type is permitted. Photographs of each Building Type are provided in Section 2.E as illustrative examples.
5. The remainder of the LUDR, Sections 3 through 13, identifies standards that apply to development activity including plats, subdivisions, site plans and building. Not all subsequent sections apply to every type of development activity.

LIST OF ACRONYMS

LUDR	Land Use Development Regulations
MPA	Master Plan Administrator
RMC	Richland Municipal Code
MACR	Master Agreement Consistency Recommendation
MACD	Master Agreement Consistency Determination
MPA	Master Plan Administrator

1.1 SUBMITTAL REVIEW PROCESS

Submittal Review Process							
Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
Plat or Subdivision (Refer to Section 1.C.2.c)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Preliminary Plat application using LUDR and Master Agreement standards and RMC Chapter 24.12 requirements.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant.	Submit Preliminary Plat application and Level 1 BMS-MACR to City.	Follow City Preliminary Plat Process.	MPA reviews Final Plat application for consistency with Master Agreement and LUDR; Level 2 BMS-MACR issued to applicant.	Submit Final Plat application and Level 2 BMS-MACR to City.	Follow City Final Plat Process. City issues Level 2 BMS-MACD.
Short Subdivision (Refer to Section 1.C.2.c)							
Pre-application meeting with MPA to discuss use and application of the LUDR and Master Agreement.	Prepare Short Subdivision application using LUDR and Master Agreement standards and RMC Chapter 24.13 requirements.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant.	Submit Short Subdivision application and Level 1 BMS-MACR to City.	Follow City Short Subdivision Process.			
Binding Site Plan (Refer to Section 1.C.2.e)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Binding Site Plan application using LUDR and Master Agreement standards and RMC Chapter 24.14 requirements.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant.	Submit Binding Site Plan application and Level 1 BMS-MACR to City.	Follow City Binding Site Plan Process.			
Site Plan Review (Refer to Section 1.C.2.d)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Site Plan application using LUDR and Master Agreement standards and RMC Chapter 23.48 requirements.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant.	Submit Site Plan application and Level 1 BMS-MACR to City.	Follow City Site Plan Review process.			
Building Permit							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Building Permit Application using LUDR and Master Agreement standards.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant.	Submit Building Permit application and Level 1 BMS-MACR to City.	Follow City Building Permit application process.	City issues Level 1 BMS-MACD and building permit to applicant.	Level 2 BMS-MACR issued to applicant and city prior to issuance of a Certificate of Occupancy.	City issues Level 2 BMS-MACD and Certificate of Occupancy to applicant.



**URBAN FORM
DISTRICTS,
LAND USES AND
BUILDING TYPES**

2

Section 2 identifies the Urban Form Districts, allowed Land Uses, and associated Building Types for all properties within the Badger Mountain South community.

2.A Introduction.....2-2

2.B Regulating Plan For Land Use and Urban Form.....2-2

2.C Land Use Table.....2-3

2.D Building Type Table.....2-4

2.E Building Type Examples.....2-4

2.A INTRODUCTION

In order to achieve the intent of the LUDR as set forth in Section 1.A, as well as the other provisions of the Master Agreement, Badger Mountain South is divided into eight Urban Form Districts. Each District allows certain types of buildings and uses, identifies development intensity, employs District-specific development standards and defines the relationship of the parcels in the District to public right of ways.

The Districts and boundaries of the Districts are established as shown in Figure 2.B. Regulating Plan for Land Use and Urban Form.

The official Badger Mountain South map, called the Regulating Plan for Land Use and Urban Form, is found at Figure 2-3. The boundaries of the Districts shown, govern the uses of land, buildings, and structures within that District. Districts also govern the size of yards, the types of buildings and the heights of those buildings and other structures. These are the regulations that have been established and declared to be in effect on all land included within the boundary of each and every District shown in the official Badger Mountain South map.

DISTRICT LEGEND

The legend identifies the color associated with each District and provides a short introduction to the District intent. The Regulating Plan for Land Use and Urban Form, 2.B, shows where each District is located within Badger Mountain South.

BMS-VMU: VILLAGE MIXED-USE (3.B)

The Village Mixed-Use (VMU) Districts are the most urban areas of Badger Mountain South. They allow commercial uses, housing located above ground floor commercial spaces, Live/Work, Stacked Units and Row Houses.

BMS-NC: NEIGHBORHOOD COLLECTOR (3.C)

The Neighborhood Collector District allows a variety of Multi-family attached housing options as well as smaller scale commercial and Mixed-Uses.

BMS-NG: NEIGHBORHOOD GENERAL (3.D)

The Neighborhood General District makes up the largest area of Badger Mountain South. This District allows Single-Family detached residential with a mix of smaller scale attached housing options.

BMS-NE: NEIGHBORHOOD EDGE (3.E)

The Neighborhood Edge District allows residential uses in detached Single-Family houses and related uses that are compatible and common to Single-Family houses.

BMS-CIVIC (3.F)

The Civic District contains the open space, parks, schools, civic and community spaces. Development in this District is primarily intended for Civic, Community and Institutional Facilities. See also Illustrative Plan for Civic Space Layout, 5.B for detail.

 SPECIAL DESIGNATION “-P” OVERLAY DISTRICT

SPECIAL DISTRICT LEGEND

BMS-SD-SR: SPECIALTY RETAIL (4.B)

The Specialty Retail Special District is intended to support the growing interest in local and regional agricultural products, in particular the local wine industry.

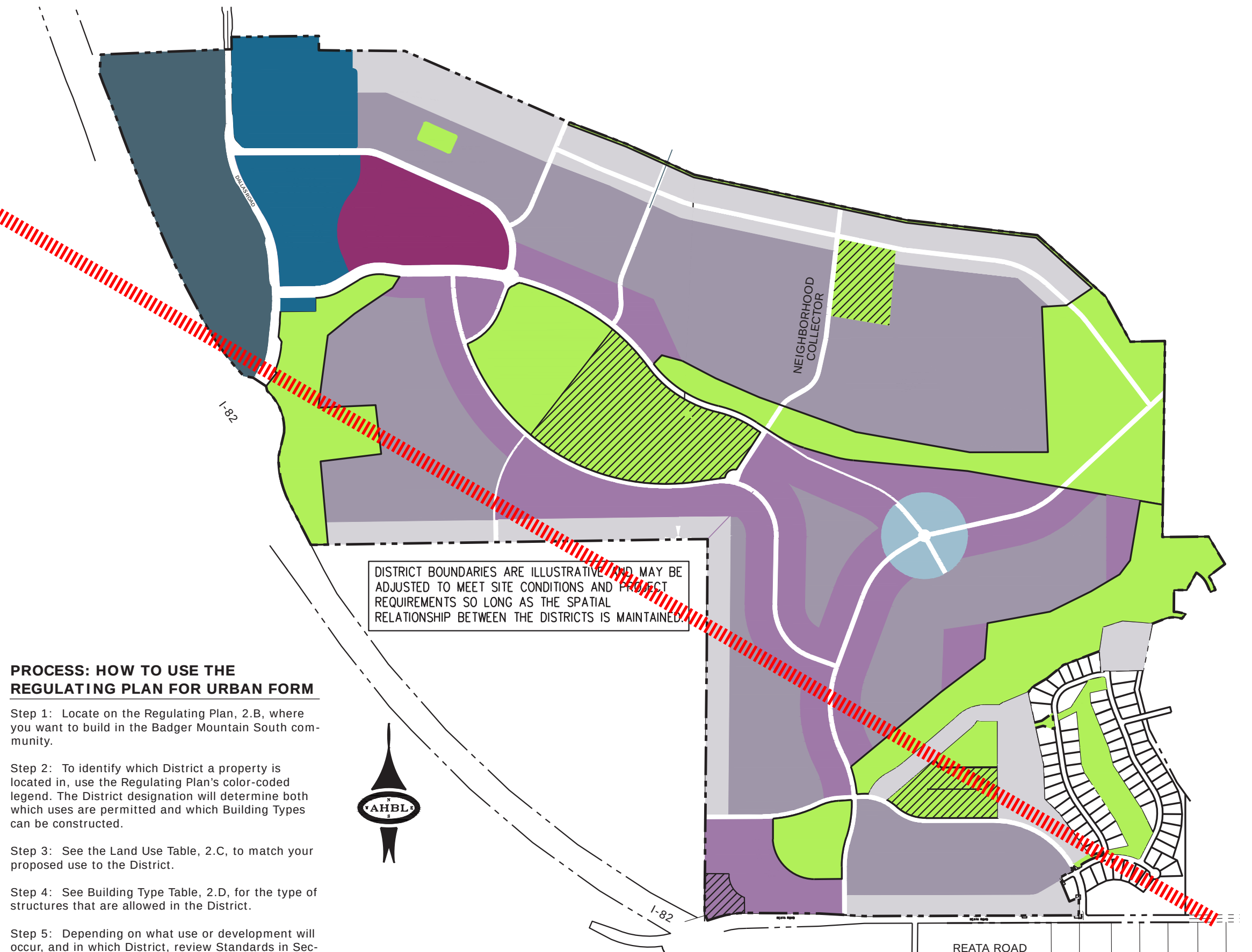
BMS-SD-CMU: COMMERCIAL MIXED-USE (4.C)

The Commercial Mixed-Use Special District is a local destination for employment, shopping, dining, entertainment and recreation.

BMS-SD-DR: DESTINATION RETAIL (4.D)

The Destination Retail Special District contains large scale retail uses serving the entire region.

2.B REGULATING PLAN FOR LAND USE AND URBAN FORM



PROCESS: HOW TO USE THE REGULATING PLAN FOR URBAN FORM

Step 1: Locate on the Regulating Plan, 2.B, where you want to build in the Badger Mountain South community.

Step 2: To identify which District a property is located in, use the Regulating Plan's color-coded legend. The District designation will determine both which uses are permitted and which Building Types can be constructed.

Step 3: See the Land Use Table, 2.C, to match your proposed use to the District.

Step 4: See Building Type Table, 2.D, for the type of structures that are allowed in the District.

Step 5: Depending on what use or development will occur, and in which District, review Standards in Sections 3 – 13 for applicability.

2.A INTRODUCTION

In order to achieve the intent of the LUDR as set forth in Section 1.A, as well as the other provisions of the Master Agreement, Badger Mountain South is divided into eight Urban Form Districts. Each District allows certain types of buildings and uses, identifies development intensity, employs District-specific development standards and defines the relationship of the parcels in the District to public right of ways.

The Districts and boundaries of the Districts are established as shown in Figure 2.B. Regulating Plan for Land Use and Urban Form.

The official Badger Mountain South map, called the Regulating Plan for Land Use and Urban Form, is found at Figure 2.B. The boundaries of the Districts shown, govern the uses of land, buildings, and structures within that District. Districts also govern the size of yards, the types of buildings and the heights of those buildings and other structures. These are the regulations that have been established and declared to be in effect on all land included within the boundary of each and every District shown in the official Badger Mountain South map.

DISTRICT LEGEND

The legend identifies the color associated with each District and provides a short introduction to the District intent. The Regulating Plan for Land Use and Urban Form, 2.B, shows where each District is located within Badger Mountain South.

- BMS-VMU: VILLAGE MIXED-USE**

(3.B)
- The Village Mixed-Use (VMU) Districts are the most urban areas of Badger Mountain South. They allow commercial uses, housing located above ground floor commercial spaces, Live/Work, Stacked Units and Row Houses.
- BMS-NC: NEIGHBORHOOD COLLECTOR**

(3.C)
- The Neighborhood Collector District allows a variety of Multi-family attached housing options as well as smaller scale commercial and Mixed-Uses.
- BMS-NG: NEIGHBORHOOD GENERAL**

(3.D)
- The Neighborhood General District makes up the largest area of Badger Mountain South. This District allows Single-Family detached residential with a mix of smaller scale attached housing options.
- BMS-NE: NEIGHBORHOOD EDGE**

(3.E)
- The Neighborhood Edge District allows residential uses in detached Single-Family houses and related uses that are compatible and common to Single-Family houses.
- BMS-CIVIC**

(3.F)
- The Civic District contains the open space, parks, schools, civic and community spaces. Development in this District is primarily intended for Civic, Community and Institutional Facilities. See also Illustrative Plan for Civic Space Layout, 5.B for detail.

SPECIAL DESIGNATION “-P” OVERLAY DISTRICT

SPECIAL DISTRICT LEGEND

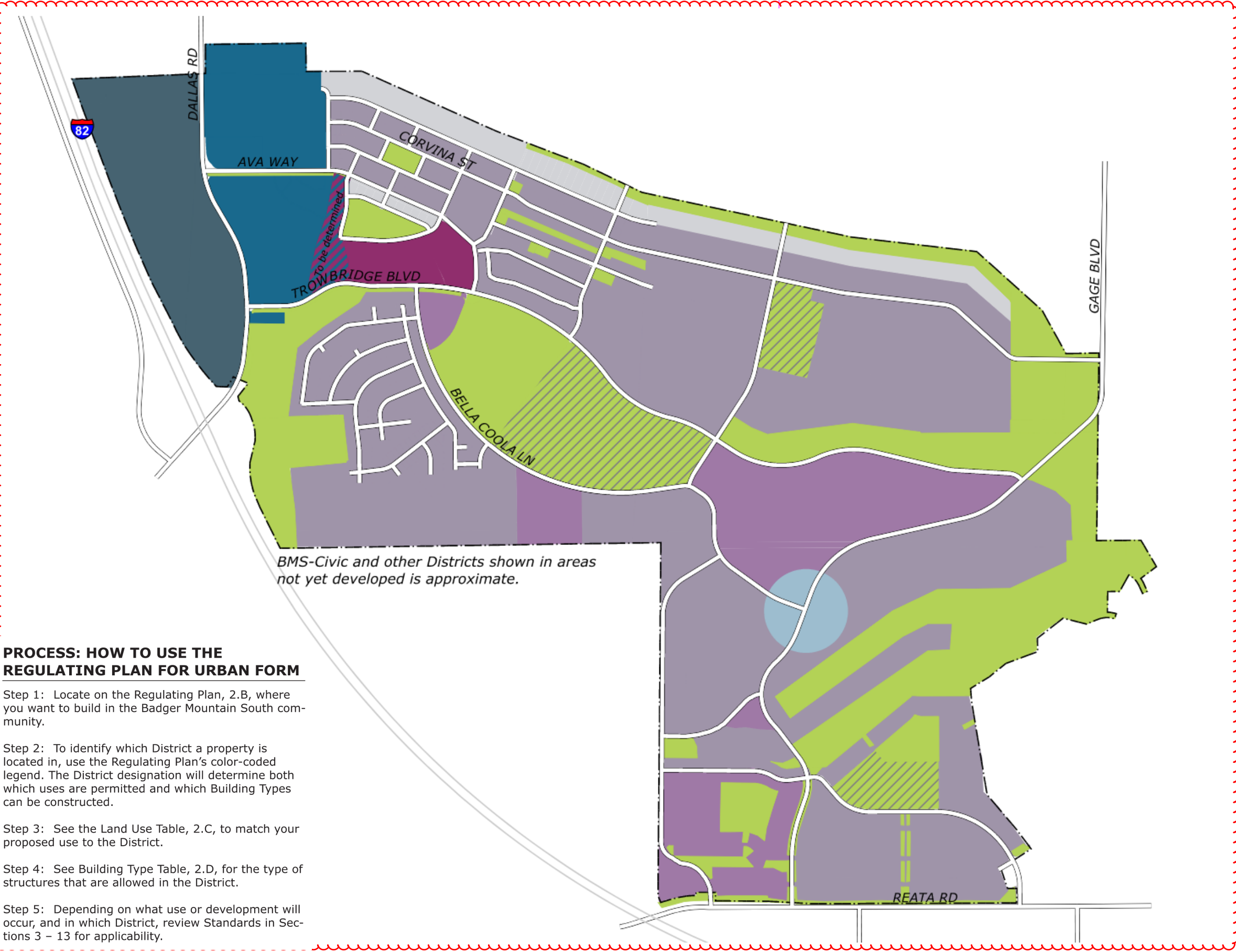
- BMS-SD-SR: SPECIALTY RETAIL**

(4.B)
- The Specialty Retail Special District is intended to support the growing interest in local and regional agricultural products, in particular the local wine industry.
- BMS-SD-CMU: COMMERCIAL MIXED-USE**

(4.C)
- The Commercial Mixed-Use Special District is a local destination for employment, shopping, dining, entertainment and recreation.
- BMS-SD-DR: DESTINATION RETAIL**

(4.D)
- The Destination Retail Special District contains large scale retail uses serving the entire region.

2.B REGULATING PLAN FOR LAND USE AND URBAN FORM



PROCESS: HOW TO USE THE REGULATING PLAN FOR URBAN FORM

- Step 1: Locate on the Regulating Plan, 2.B, where you want to build in the Badger Mountain South community.
- Step 2: To identify which District a property is located in, use the Regulating Plan's color-coded legend. The District designation will determine both which uses are permitted and which Building Types can be constructed.
- Step 3: See the Land Use Table, 2.C, to match your proposed use to the District.
- Step 4: See Building Type Table, 2.D, for the type of structures that are allowed in the District.
- Step 5: Depending on what use or development will occur, and in which District, review Standards in Sections 3 – 13 for applicability.

LAND USES ALLOWED BY DISTRICT											
Land Use Types	<i>P= Permitted by right P+Number = see Land Use Notes</i>	BMS-VMU	BMS-NC	-P	BMS-NG	BMS-NE	BMS-CIVIC	-P	BMS SD-SR	BMS SD-CMU	BMS SD-DR
Residential	Single-family	-	P		P	P	-	P-29	P	-	-
	Multi-family	P-1	P-2, 3		P-3	-	-	P-29	P-4	P-4	P-4
	Senior Housing	P-5	P		-	-	-	P-29	-	P-6	P-6
	Assisted Living/Nursing Home	P-7	P		-	-	-	P-29	-	P	-
	Accessory Unit	-	P-8		P-8	P-8	-	P-29	P	-	-
	Adult Family Home	-	-		P	P	-	P-29	-	-	-
Retail	Neighborhood Retail	P	P		-	-	-	P-29	P	P	P
	General Retail	P	P		-	-	-	P-29	P	P	P
	Large Scale Retail	-	-		-	-	-	P-29	P-11	P-10	P
	Parking Structures	P-13	-		-	-	-	P-29	P	P	P
Services	Neighborhood Personal Services	P	P/P-12		P-12	P-12	-	P-29	P	P	P
	General Services	P	P		-	-	-	P-29	P-11	P	P
	Eating and Drinking Establishments		P-14		-	-	-	P-29	P	P	P
	Child Care	P-15	P-15/P-16		P-16	P-16	-	P-29	-	P-15	P-15
	Vehicular Services	P-17	-		-	-	-	P-29	-	P-18	P-18
	Storage	-		P-19	P-19	-	-	P-29	-	P-13	P-13
	Hospitality/Lodging	P			-	P-20	-	P-29	P	P	P
Office	Neighborhood Office	P	P/P-12		P-12	P-12	-	P-29	P	P	P
	General Office	P	P		-	-	-	P-29	P	P	P
	Accessory Office	P	-		-	-	-	P-29	P	P	P
Civic	Public Facilities	P	-		P-30	-	P	P-29	P	P	P
	Recreation and Cultural Facilities, Public and Private	P	-		P	-	P	P-29	P	P	P
	Place of Worship	P	P-21		P	-	P-33	P-29	-	-	-
	Solar Panels or Arrays	P	P		P	-	P-22	P-29	P	P	P
Other	Vineyards and Other Agricultural Uses	-	-		-	P-23	P	P-29	P-24	-	-
	Telecommunications Facilities	P-25	-		-	-	P-32	P-29	-	P-32	P-32
	Parking lots	P	P		-	-	P-22	P-29	P	P	P
	Drive-through Window Service	P-26	P/P-26		-	-	-	P-29	P-26	P-26	P-26
	Vending Carts	P-27	-		-	-	-	P-29	P-27	P-27	P-27
	Temporary Uses	P-28	-		-	-	-	P-29	P-28	P-28	P-28
	Special Events	P	-		-	-	P	P-29	P	P	P
	Gambling Premises	-	-		-	-	-	P-29	-	-	P

2.C LAND USE TABLE

The Land Use Table categorizes the range of uses or functions which may occupy a building in each of the Districts. The Districts are identified by name and by color-coded legend across the top bar of the table and the uses are identified in the column on the left of the table. These functional classifications are defined and examples are provided in Section 14, the Glossary.

The functional classifications or uses are identified for each District as “P”, permitted by right, or “P-Number” which refers to the numbered Notes Table 2.C.1 below for additional information, restrictions or exclusions. If there is neither reference, the use is not permitted within that District.

The City’s Administrative Official may allow a use that is unlisted in the Land Use Table if all conditions of LUDR 1.G.3 apply.

 Indicates -P Overlay District - see 2.B, Regulating Plan for Land Use and Urban Form for specific locations.

2.C.1 LAND USE TABLE NOTES

1. Multi-family housing includes the following Building Types – Live/Work; Commercial/Mixed-Use/Liner over commercial or office; Stacked Units; Row Houses.

a. Alley-access, Single-family Building Type is permitted.
2. Multi-family housing includes the following Building Types – Duplex; Mansion Apartment; Courtyard Housing; Row House; Live/Work; Commercial/Mixed-Use/Liner and Stacked Units.
3. Multi-family housing includes: Duplex - up to two per Block face, Courtyard Housing, and Mansion Apartments limited to block ends across from open space.
4. Multi-family housing includes the following Building Types – Live/work; Row house; Commercial/Mixed-use/Liner over commercial and Stacked Units
5. Unused
6. Senior Housing permitted above ground floor commercial or office, or when constructed in a multi-story building.
7. Assisted Living/Nursing Homes permitted on corner lots at intersection of two Arterial Collector Streets.
8. One Accessory Unit, not to exceed 600 sq. ft., per lot is permitted either within the principal structure or an accessory structure. Other provisions of RMC 23.42.020 apply.
9. Unused
10. When one part of a larger office-retail development.
11. When food or winery-related.
12. Permitted when operated as a Home Occupation without any occupational vehicles associated with the Home Occupation, and as otherwise defined and regulated in RMC 23.42.090.

13. When totally enclosed within a building or in a Liner Building Type.
14. For areas other than those across the street from the BMS-VMU District: Eating establishments located in buildings on a corner lot of two Collector Streets, or within a larger building as an ancillary use; not more than one per block; May seat 20 and fewer patrons, not operate between 11 p.m. and 6 a.m., and not sell alcoholic beverages.
15. When licensed as a Child Care Center and meets RMC 23.42.080(A-D, F) requirements. In the BMS-NC District, must be located on corner lots.
16. When licensed for Family Home Child Care only and meets other requirements of RMC .23.42.080 (A-D, F) requirements.
17. Within the East Market BMS-VMU District when located on an Arterial Collector Street; may include a convenience store as an incidental use. Subject to standards for Neighborhood Goods and Services Building Type, otherwise meet RMC 23.42.270 or 23.42.280 requirements.
18. Subject to standards for Neighborhood Goods and Services Building Type, otherwise meet RMC 23.42.270 or 23.42.280 requirements.
19. In the BMS-NG District only one neighborhood storage area up to 1 acre in size for boats, vehicles and/or recreational vehicles shall be permitted within each of the five residential neighborhoods; no storage of junk, materials or other items permitted. Subject to landscape screening standards found in Sec.11.C.8 and fencing standards found in Section 13.A.3. Storage area larger than 1 acre in size for boats, vehicles and/ or recreational vehicles permitted in BMS-NC-P Overlay District subject to standards in Sec. 3.C.
20. A Bed and Breakfast facility providing a maximum of four rental rooms and subject to the provisions of RMC 23.42.045 (A)-(D).

21. Maximum lot size of 6 acres.
22. Solar panels, or arrays, which serve individual residences or buildings, are permitted accessory uses in all zones. A grouping of multiple solar panels to serve multiple users may be placed within the BMS-Civic Districts, subject to Administrative review that: the size and dimension of the site is adequate; they do not interfere with planned or sited public amenities; and any identified impacts to adjacent properties have been adequately mitigated.
23. Vineyards are considered landscape materials in residential Districts when planted by the homeowner for personal use.
24. Vineyards including wine making facilities, enclosed storage and related production.
25. Micro facilities and nano facilities permitted as defined and regulated in RMC 23.62.
26. Must meet additional requirements of RMC 23.42.047 and any unique master site plan.
27. Subject to standards found in RMC 5.14.
28. When ancillary and seasonal to primary retail.
29. BMS-Civic-P Overlay District: Use restricted to school site until such time as restrictions on land use set forth in the BMS-Master Agreement are removed. At that time, all of the uses that are marked with the P-29 footnote are permitted, subject to any further conditions imposed by other applicable footnotes.
30. Block Parks, Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.
31. Unused
32. When accessory to an adjacent use and subject to Section 11.C standards.
33. When co-developed with another facility.

PROPOSED 2020 AMENDMENTS
ARE SHOWN:

LAND USES ALLOWED BY DISTRICT											
Land Use Types	<i>P= Permitted by right P+Number = see Land Use Notes Table Notes</i>	BMS-VMU	BMS-NC	-P	BMS-NG	BMS-NE	BMS-CIVIC	-P	BMS SD-SR	BMS SD-CMU	BMS SD-DR
Residential	Single-family	-	P	P	P	P	-	P-29	P	P-4 P	-
	Multi-family	P-1	P-2, 3	P-2,3	P-3	-	-	P-29	P-4	P-4 P-2	P-4
	Senior Housing	P-5	P	P	-	-	-	P-29	-	P-6	P-6
	Assisted Living/Nursing Home	P-7	P	P	-	-	-	P-29	-	P	-
	Accessory Unit	-	P-8	P-8	P-8	P-8	-	P-29	P	P-8 P-8	-
	Adult Family Home	-	-		P	P	-	P-29	-	P-8 P	-
Retail	Neighborhood Retail	P	P	P	-	-	-	P-29	P	P	P
	General Retail	P	P	P	-	-	-	P-29	P	P	P
	Large Scale Retail	-	-	-	-	-	-	P-29	P-11	P-10	P
	Parking Structures	P-13	-	-	-	-	-	P-29	P	P	P
Services	Neighborhood Personal Services	P	P/P-12	P/P-12	P-12	P-12	-	P-29	P	P	P
	General Services	P	P	P	-	-	-	P-29	P-11	P	P
	Eating and Drinking Establishments	P	P-14	P-14	-	-	-	P-29	P	P	P
	Child Care	P-15	P-15/P-16	P-15/P-16	P-16	P-16	-	P-29	-	P-15	P-15
	Vehicular Services	P-17	-	-	-	-	-	P-29	-	P-18	P-18
	Storage	-	-	P-19	P-19	-	-	P-29	-	P-13	P-13
	Hospitality/Lodging	P	-	-	-	P-20	-	P-29	P	P	P
Office	Neighborhood Office	P	P/P-12	P/P-12	P-12	P-12	-	P-29	P	P	P
	General Office	P	P	P	-	-	-	P-29	P	P	P
	Accessory Office	P	-	-	-	-	-	P-29	P	P	P
Civic	Public Facilities	P	-	-	P-30	-	P	P-29	P	P	P
	Recreation and Cultural Facilities, Public and Private	P	-	-	P	-	P	P-29	P	P	P
	Place of Worship	P	P-21	P-21	P	-	P-33	P-29	-	-	-
	Solar Panels or Arrays	P	P	P	P	P	P-22	P-29	P	P	P
Other	Vineyards and Other Agricultural Uses	-	-	-	-	P-23	P	P-29	P-24	-	-
	Telecommunications Facilities	P-25	-	-	-	-	P-32	P-29	-	P-32	P-32
	Parking lots	P	P	P	-	-	P-33	P-29	P	P	P
	Drive-through Window Service	P-26	P/P-26	P/P-26	-	-	-	P-29	P-26	P-26	P-26
	Vending Carts	P-27	-	-	-	-	-	P-29	P-27	P-27	P-27
	Temporary Uses	P-28	-	-	-	-	-	P-29	P-28	P-28	P-28
	Special Events	P	-	-	-	-	P	P-29	P	P	P
	Gambling Premises	-	-	-	-	-	-	P-29	-	-	P

2.C LAND USE TABLE

The Land Use Table categorizes the range of uses or functions which may occupy a building in each of the Districts. The Districts are identified by name and by color-coded legend across the top bar of the table and the uses are identified in the column on the left of the table. These functional classifications are defined and examples are provided in Section 14, the Glossary.

The functional classifications or uses are identified for each District as “P”, permitted by right, or “P-Number” which refers to the numbered Notes Table 2.C.1 below for additional information, restrictions or exclusions. If there is neither reference, the use is not permitted within that District.

The City’s Administrative Official may allow a use that is unlisted in the Land Use Table ~~if all conditions of LUDR 1.G.3 apply.~~ pursuant to

 Indicates -P Overlay District - see 2.B, Regulating Plan for Land Use and Urban Form for specific locations.

The BMS-NC-P column is updated to show the allowed uses in BMS-NC as the -P overlay does not reserve space for storage (differentiated from the BMC-CIVIC-P overlay - see note P-29)

2.C.1 LAND USE TABLE NOTES

- Multi-family housing includes the following Building Types – Live/Work; Commercial/ Mixed-Use/Liner over commercial or office; Stacked Units; Row Houses.
 - Alley-access, Single-family Building Type is permitted.
- Multi-family housing includes the following Building Types – Duplex; Mansion Apartment; Courtyard Housing; Row House; Live/Work; Commercial/Mixed-Use/Liner and Stacked Units.
- Multi-family housing includes: Duplex - up to two per Block face, Courtyard Housing, and Mansion Apartments limited to block ends across from open space.
- Multi-family housing includes the following Building Types – Live/work; Row house; Commercial/Mixed-use/Liner over commercial and Stacked Units
- Unused
- Senior Housing permitted above ground floor commercial or office, or when constructed in a multi-story building.
- Assisted Living/Nursing Homes permitted on corner lots at intersection of two Arterial Collector Streets.
- One Accessory Unit, not to exceed 600 sq. ft., per lot is permitted either within the principal structure or an accessory structure. Other provisions of RMC 23.42.020 apply.
- Unused
- When one part of a larger office-retail development.
- When food or winery-related.
- Permitted when operated as a Home Occupation without any occupational vehicles associated with the Home Occupation, and as otherwise defined and regulated in RMC 23.42.090.

- When totally enclosed within a building or in a Liner Building Type.
- For areas other than those across the street from the BMS-VMU District: Eating establishments located in buildings on a corner lot of two Collector Streets, or within a larger building as an ancillary use; not more than one per block; May seat 20 and fewer patrons, not operate between 11 p.m. and 6 a.m., and not sell alcoholic beverages.
- When licensed as a Child Care Center and meets RMC 23.42.080(A-D, F) requirements. In the BMS-NC District, must be located on corner lots.
- When licensed for Family Home Child Care only and meets other requirements of RMC 23.42.080 (A-D, F) requirements.
- Within the East Market BMS-VMU District when located on an Arterial Collector Street; may include a convenience store as an incidental use. Subject to standards for Neighborhood Goods and Services Building Type, otherwise meet RMC 23.42.270 or 23.42.280 requirements.
- Subject to standards for Neighborhood Goods and Services Building Type, otherwise meet RMC 23.42.270 or 23.42.280 requirements.
- In the BMS-NG District only one neighborhood storage area up to 1 acre in size for boats, vehicles and/or recreational vehicles shall be permitted within each of the five residential neighborhoods; no storage of junk, materials or other items permitted. Subject to landscape screening standards found in Sec.11.C.8 and fencing standards found in Section 13.A.3. Storage area larger than 1 acre in size for boats, vehicles and/ or recreational vehicles permitted in BMS-NC-P Overlay District subject to standards in Sec. 3.C.
- A Bed and Breakfast facility providing a maximum of four rental rooms and subject to the provisions of RMC 23.42.045 (A)-(D).

- Maximum lot size of 6 acres.
- Solar panels, or arrays, which serve individual residences or buildings, are permitted accessory uses in all zones. A grouping of multiple solar panels to serve multiple users may be placed within the BMS-Civic Districts, subject to Administrative review that: the size and dimension of the site is adequate; they do not interfere with planned or sited public amenities; and any identified impacts to adjacent properties have been adequately mitigated.
- Vineyards are considered landscape materials in residential Districts when planted by the homeowner for personal use.
- Vineyards including wine making facilities, enclosed storage and related production.
- Micro facilities and Macro facilities permitted as defined and regulated in RMC 23.62.
- Must meet additional requirements of RMC 23.42.047 and any unique master site plan.
- Subject to standards found in RMC 5.14.
- When ancillary and seasonal to primary retail.
- BMS-Civic-P Overlay District: Use restricted to school site until such time as restrictions on land use set forth in the BMS-Master Agreement are removed. At that time, all of the uses that are marked with the P-29 footnote are permitted, subject to any further conditions imposed by other applicable footnotes.
- ~~Block Parks,~~ Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.
- Unused
- When accessory to an adjacent use and subject to Section 11.C standards.
- When co-developed with another facility.

SEE FOLLOWING PAGE FOR
PROPOSED CHANGES.

2.D BUILDING TYPE TABLE

Each District in Badger Mountain South regulates what can happen on the land by how it is to be used and also by Building Types. The table on the right shows which Building Types are allowed in each District and offers illustrative examples of the Building Types in 2.E below.

Each building in the Badger Mountain South community, with the exception of developments in the Special Districts, shall be one of the Building Types listed here. The Special Districts included in Section 4 are regulated by use and intent rather than by Building Type.

Other than Special Districts, each Building Type must meet the standards for the District it is located in as described in Section 3, Urban Form Standards by District, as well as the standards as described in Section 8, Building Type Standards.

Process: What do you want to build and how can it be built?

Step 1: Use the Building Type Table, 2.D, to identify the types of buildings that are allowed to be built in each District. The color-coded legend refers to the Districts as identified in 2.B Regulating Plan for Land Use and Urban Form.

Step 2: The Building Type examples in 2.E below illustrate one style of the possible Building Types allowed.

Step 3: See Urban Form Standards by District, Section 3, for standards that apply to all buildings except those in the SD Special Districts. See Section 4 for Special District Standards.

Step 4: See Building Type Standards, Section 8, for standards that apply to particular types of buildings.

Step 5: See additional Standards for Landscaping, Sustainability and Site Improvements, Sections 11-13.

X = Allowed Building Type
-P = Allowed Building Type only in -P Overlay District, if Land Use conditions are met.

2.E BUILDING TYPE EXAMPLES

	BUILDING TYPES ALLOWED BY DISTRICT							
	BMS-VMU	BMS-NC	BMS-NG	BMS-NE	BMS-CIVIC	BMS SD-SR	BMS SD-CMU	BMS SD-DR
BUILDING TYPE								
1. Civic/Community/Institutional Facilities (8.D)	X	X	X		X	Note: Special Districts are not regulated by Building Type. See Section 4 for District intent and standards. See also 8.C for Common Design Standards applicable to all Districts.		
2. Neighborhood Goods & Services Buildings (8.E)	X	X						
3. Commercial / Mixed-Use / Liner (8.F)	X	X						
4. Live/Work Building (8.G)	X	X						
5. Stacked Unit Building (Apartment) (8.H)	X	X						
6. Row House (8.I)	X	X						
7. Courtyard Housing (8.J)		X	X		-P			
8. Mansion Apartment (3 - 6 Plex) (8.K)		X	X		-P			
9. Paired House (Duplex) (8.L)		X	X		-P			
10. Cottage Court (8.M)		X	X		-P			
11A. Single Family House - Alley Access Garage (8.N)		X	X	X	-P			
11B. Single Family House - Street Access Garage (8.O)			X	X	-P			
12. Accessory Unit (8.P)		X	X	X	-P			



1. Civic/Community/Institutional



2. Neighborhood Goods & Services



3. Commercial / Mixed-Use / Liner



4. Live/Work Building



5. Stacked Unit Building (Apartment)



6. Row House



7. Courtyard Housing



8. Mansion Apartment



9. Paired House (Duplex)



10. Cottage Court



11. Single Family House



12. Accessory Unit

PROPOSED AMENDMENTS ARE SHOWN (no substantive changes are made, this is just cleaning up the document):

2.D BUILDING TYPE TABLE

Each District in Badger Mountain South regulates what can happen on the land by how it is to be used and also by Building Types. The table to the right shows which Building Types are allowed in each District and offers illustrative examples of the Building Types in 2.E below.

Each building in the Badger Mountain South community, with the exception of development in the Special Districts, shall be one of the Building Types listed here. The Special Districts included in Section 4 are regulated by use and intent rather than by Building Type.

Other than Special Districts, each Building Type must meet the standards for the District it is located in as described in Section 3, Urban Form Standards by District, as well as the standards as described in Section 8, Building Type Standards.

Process: What do you want to build and how can it be built?

Step 1: Use the Building Type Table, 2.D, to identify the types of buildings that are allowed to be built in each District. The color-coded legend refers to the Districts as identified in 2.B Regulating Plan for Land Use and Urban Form.

Step 2: The Building Type examples in 2.E below illustrate one style of the possible Building Types allowed.

Step 3: See Urban Form Standards by District, Section 3, for standards that apply to all buildings except those in the SD Special Districts. See Section 4 for Special District Standards.

Step 4: See Building Type Standards, Section 8, for standards that apply to particular types of buildings.

Step 5: See additional Standards for Landscaping, Sustainability and Site Improvements, Sections ~~11-13.~~ **11 through 13.**

A ~~X~~ = Allowed Building Type
-P = Allowed Building Type only in -P Overlay District, if Land Use conditions are met.

	BUILDING TYPES ALLOWED BY DISTRICT							
	BMS-VMU	BMS-NC	BMS-NG	BMS-NE	BMS-CIVIC	BMS SD-SR	BMS SD-CMU	BMS SD-DR
BUILDING TYPE								
Civic/Community/Institutional Facilities (8.D)	A	A	A		A	Note: Special Districts are not regulated by Building Type. See Section 4 for District intent and standards. See also 8.C for Common Design Standards applicable to all Districts. Commercial Districts and Projects		
Neighborhood Goods & Services Buildings (8.E)								
Commercial / Mixed-Use / Liner (8.F)								
Live/Work Building (8.G)	A	A						
Stacked Unit Building (Apartment) (8.H)								
Row House (8.I)								
Courtyard Housing (8.J)								
Mansion Apartment (3 - 6 Plex) (8.K)		A	A		-P			
Paired House (Duplex) (8.L)								
Cottage Court (8.M)								
Single Family House Alley Access Garage (8.N) (8.N or 8.O) and Accessory Units (8.P)		A	A	A	-P			

2.E BUILDING TYPE EXAMPLES



Civic/Community/Institutional (8D)



Neighborhood Goods & Services (8E)



Commercial / Mixed-Use / Liner (8F)



Live/Work Building (8G)



Stacked Unit Building (Apartment) (8H)



Row House (8I)



Courtyard Housing (8J)



Mansion Apartment (8K)



Paired House (Duplex) (8L)



Cottage Court (8M)



Single Family House (8N/O)



Accessory Unit (8P)



**URBAN FORM
STANDARDS FOR
DISTRICTS
OTHER THAN SPECIAL DISTRICTS**

3

Section 3 identifies the Urban Form Standards for Districts within the Badger Mountain South community other than Special Districts. ~~(which are included in Section 4)~~

3.A Introduction - Urban Form Standards for Districts.....3-2
3.B BMS Village Mixed-Use District (BMS-VMU).....3-3
3.C BMS Neighborhood Collector District (BMS-NC).....3-4 ~~to 3-5~~
3.D BMS Neighborhood General District (BMS-NG).....3-6
3.E BMS Neighborhood Edge District (BMS-NE).....3-7
3.F BMS Civic District (BMS-CIVIC).....3-8

3.A INTRODUCTION - URBAN FORM STANDARDS FOR DISTRICTS

The Urban Form Standards for Districts section identifies the District development standards for five of the Districts in Badger Mountain South. Not included here are the standards for the three Special Districts which are found in Section 4.

The Urban Form Standards for Districts are established to provide the Badger Mountain South community with distinctive neighborhoods as reflected by the physical form of the built environment. They are differentiated by type of buildings permitted, building height, intensity and use. As such, these standards “set the table” in each District for the buildings to be constructed there.

The Urban Form Standards for Districts are used in addition to the Building Type Standards found in Section 8. Since the District standards found here are of primary importance in establishing the character and quality of the neighborhoods, they supersede the Building Type Standards when in conflict.

The Urban Form Standards for Districts section identifies specific descriptions for each of the following:

- 1. District Intent
- 2. Building Placement
- 3. Building Profile and Type
 - a. Building Height
 - b. Allowed Building Types
 - c. Allowed Frontage Types
- 4. Parking

Exceptions
In some cases, it may be necessary to relax specific standards for residential development, including but not limited to setbacks and build-to lines, to address unusual site characteristics such as topography, non-rectangular lots, or lots fronting cul-de-sacs. Such deviations may be considered during the platting process; notes shall be included on the face of the recorded plat which will supersede the LUDR for the specified standard only.

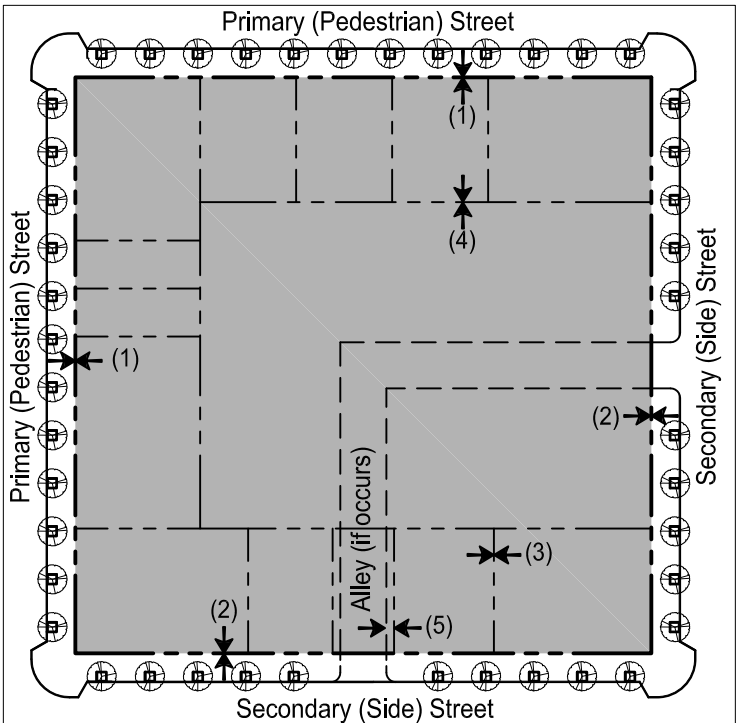
URBAN FORM DISTRICT SUMMARY				
BMS-VMU (3.B)	(3.C.A and 3.C.B) BMS-NC (3.C)	BMS-NG (3.D)	BMS-NE (3.E)	BMS-CIVIC (3.F)
There is a Village Mixed-Use District in Badger Mountain South. It is designed to contain a variety of Neighborhood Commercial uses, and residential uses in Mixed-Use, Live/Work, Stacked Units and Row House buildings.	The Neighborhood Collector District is designed to permit a variety of housing options and neighborhood-scale commercial Mixed-Uses.	The Neighborhood General District allows primarily Single-family detached homes in a variety of configurations. Also permitted are smaller-scaled Multi-family Building Types.	The Neighborhood Edge District permits detached Single-family residences and related uses that are compatible and common to Single-family houses.	The Civic Districts are the areas where schools, parks, trails, open space and other public and community facilities are located.
				



Illustrative Photo: Mixed-Use Streetscape

1. VILLAGE MIXED-USE DISTRICT / COMMERCIAL AND MULTI-FAMILY ONLY INTENT

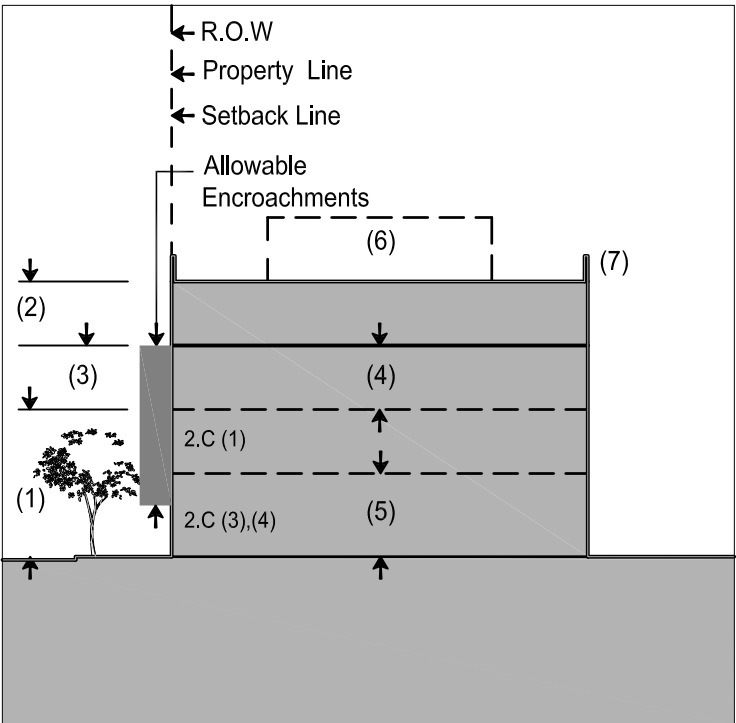
The Village Mixed-Use District is located in the Badger Mountain South community located along the primary Arterial Collector Streets running east-west and north-south. The intent of this District is to create an active, economically vital, pedestrian-oriented environment where people can shop, work, play and live. Urban Building Types line the blocks providing a variety of ground floor retail, commercial, office uses and upper levels of Multi-family housing, as well as Live/Work, Stacked Units and Row House housing options.



Building Placement Diagram (Plan View)

2. BUILDING PLACEMENT

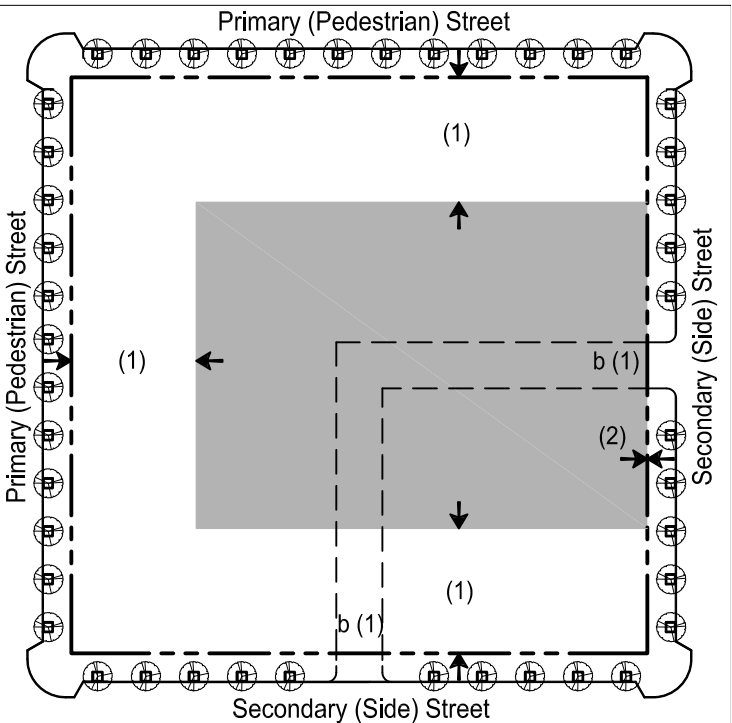
- a. Setbacks** (as measured from the property line)
- Buildings shall be placed within the shaded area as shown in the building placement diagram.
- (1) Front Build-to-Line: 0 ft.
 - (2) Side Street Setback: 0 ft.
 - (3) Side Yard Setback: 0 ft.
 - (4) Rear Setback: 0 ft.
 - (5) Alley Setback (if provided) 4 ft. *
- * Alley setback shall be measured from edge of Alley easement.
- b. Percentage of Building Facade at Build-to-Line**
- (1) Doors along the building facade are allowed to be recessed in alcoves and are not included in percentage calculation.
 - (2) The face of structure supporting the allowed Frontage Type, shall be considered as the building facade for Build-to-Line percentage calculations.
 - (3) Corner conditions as described in 8.C.5 are excluded from the percentage BTL requirement.
- c. Encroachments**
- Encroachments are allowed subject to the following criteria:
- (1) The following architectural elements are allowed to encroach into required setbacks and/or Public Right of Way (R.O.W.): awnings, galleries, balconies, bay windows, signs, cornices, eaves and similar projected elements.
 - (2) Stairs, ramps and handrails are allowed to encroach into required setbacks only.
 - (3) Overhead encroachments shall have a minimum height clearance of 8 ft.
 - (4) A City of Richland license must be obtained for encroachments that occur over sidewalks or City airspace. Requester of encroachment to demonstrate how the requirements of RMC 5.14.050 to the Administrative Official. No hearing shall be required as part of this application.



Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

- a. Building Height/Stories**
- (1) Minimum Height: 24' as measured by RMC
 - (2) Maximum Height: 50' as measured by RMC
 - (3) The maximum height shall be reduced to 3 Stories in the following conditions:
 - i. Buildings adjacent to outdoor Civic Spaces, such as Plazas, where solar access would be reduced.
 - (4) If ground floor commercial space is provided, the ground floor ceiling shall be a minimum of 12 ft. clear height, as measured from finished floor slab to underside of finished ceiling.
 - (5) For flat roofs, rooftop equipment may exceed the height limit by 10 ft., provided it is located no closer than 15 ft. to edge of exterior wall, otherwise equipment shall be concealed.
 - (6) For flat roofs, a parapet is allowed to extend above the maximum height limit by 4 ft.
- b. Allowed Building Types**
- Refer to Section 8 for Building Type standards.
- (1) Civic/Community/Institutional Facilities (8.D)
 - (2) Neighborhood Goods and Services Building (8.E)
 - (3) Commercial / Mixed-Use / Liner (8.F)
 - (4) Live / Work Building (8.G)
 - (5) Stacked Unit Building (on Secondary Streets only)(8.H)
 - (6) Row House (on Secondary streets only) (8.I)
- c. Allowed Frontage Types**
- Refer to Section 9 for Frontage Type standards. Frontage allowed here by District standards shall also be regulated per the Building Type standards in Section 8.
- (1) Storefront (9.B)
 - (2) Arcade (9.C)
 - (3) Gallery (9.D)
 - (4) Forecourt (9.E)
 - (5) Porch (Residential only) (9.G)
 - (6) Stoop (Residential only) (9.H)
 - (7) Greenbelt (9.F)



Parking Placement Diagram (Plan View)

4. PARKING

- a. Parking Placement**
- On grade parking (enclosed or unenclosed) is allowed only in the shaded area as shown in the parking placement diagram.
- (1) On-site parking shall be placed behind the building and screened from view from the Primary (Pedestrian) Streets. Parking lots may only be open (i.e. not behind a building) on one Secondary Street frontage.
 - (2) Surface parking shall be screened from Secondary (Side) Streets by landscaping per 11.C.7.c. or by fencing with landscaping. See section 13.A.2 for fencing standards.
- b. Parking Access**
- (1) Primary (Pedestrian) Streets shall be uninterrupted by vehicles to the maximum extent possible. Parking shall be accessed only from Secondary Streets or from Alleys accessed from Secondary Streets.
- c. Minimum Parking Quantity Requirements**
- (1) Commercial Parking Requirements:
 - i. 1 space per 1000 SF of building area
 - (2) Live/Work Parking Requirements:
 - i. <2,500 SF = 1 space per 1,500 SF of bldg. area
 - ii. =>2,500 SF = 1 space per 1,000 SF of bldg. area
 - (3) Residential Parking Requirements:
 - i. 1 space per unit
 - ii. 1 space per 2 units is required for Affordable or Senior Housing units.
 - (4) On-street parking can be used in parking calculation using criteria outlined in RMC 23.54.
- d. Miscellaneous**
- (1) See Section 13.D for Common Parking Standards.
 - (2) Parking and aisle dimensions per City of Richland standards - see RMC 23.54.
 - (3) Maximum of 20% of required parking may be compact stalls at a dimension of 8' x 16'.



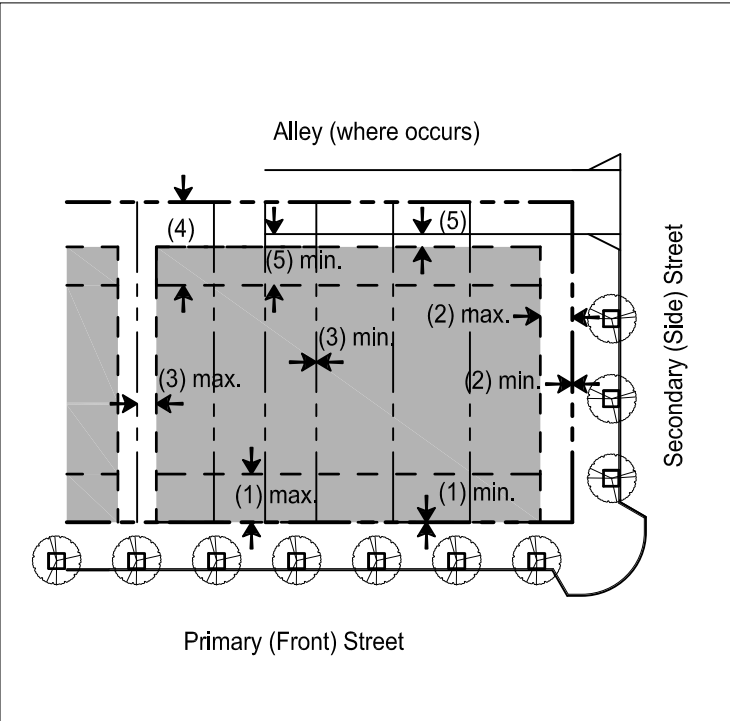
Illustrative Photo: Neighborhood Mixed-Use and Live/Work Units

1. NEIGHBORHOOD COLLECTOR DISTRICT INTENT

The Neighborhood Collector (BMC-NC) District is found within each of the five residential neighborhoods that comprise Badger Mountain South. These Districts add diversity to the housing found in Badger Mountain South, complement future transit expansion and provide opportunities to establish intergenerational neighborhoods. They are located primarily along Collector Streets and at the primary entrances to the neighborhoods as shown on the Regulating Plan in Section 2.B.

The Neighborhood Collector District is primarily residential that provides a variety of housing. Mixed-Use and Live/Work Buildings in this District provide the flexibility for these areas to accommodate neighborhood-scale commercial uses that respond to the evolving needs of the community as it grows. Stand-alone, smaller-scale Neighborhood Goods and Services Buildings that serve the needs of the residents, such as churches and day cares, are encouraged in this District.

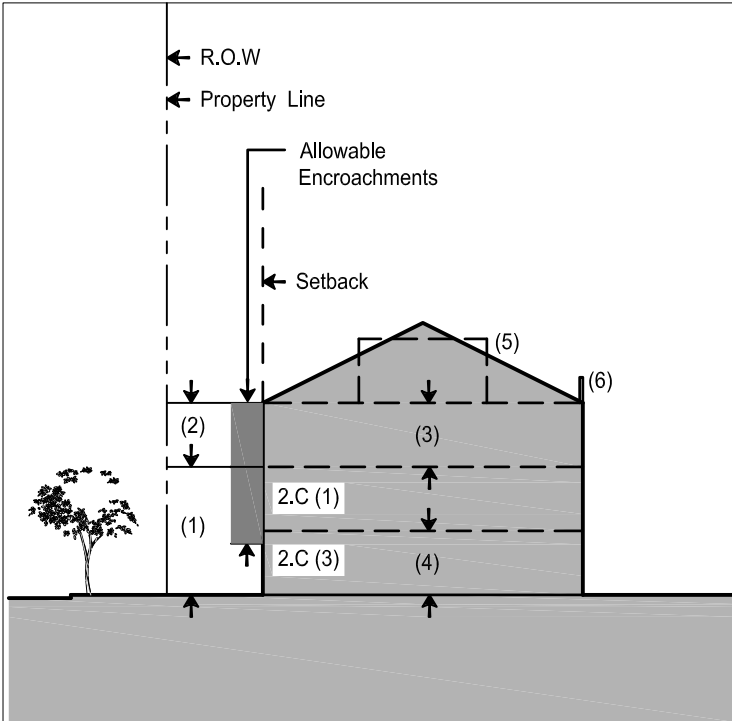
Section 3.C.A provides Urban Form Standards for Commercial and Multi-family uses in the BMS-NC District. Section 3.C.B provides Urban Form Standards for Single Family Residential uses in the BMS-NC District.



Building Placement Diagram (Plan View)

2. BUILDING PLACEMENT

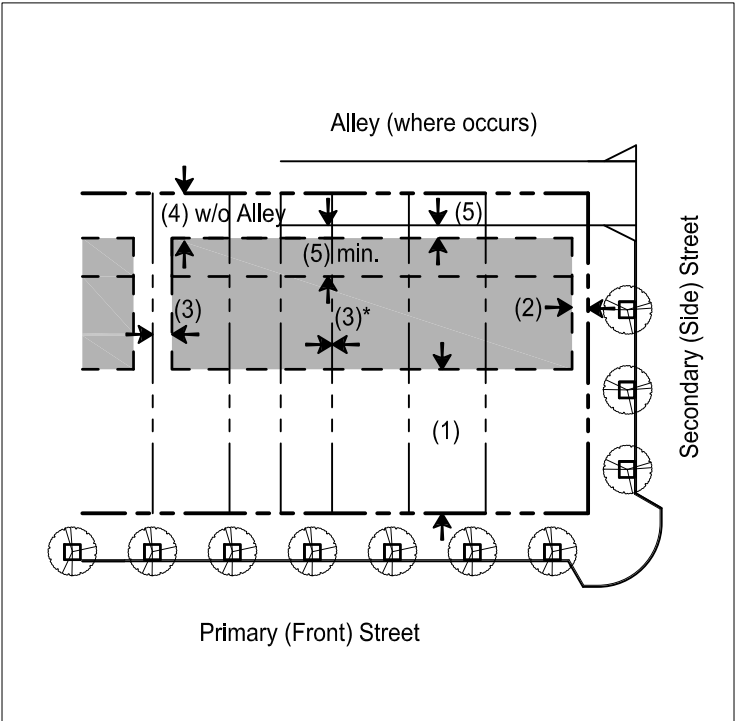
- a. **Setbacks** (as measured from the property line)
Buildings shall be placed within the shaded area as shown in the building placement diagram. Parking garages shall be placed per item 4a. Parking Placement.
- (1) Front Build-to-Line: i. Ground floor commercial: 0 ft. ii. Ground floor residential: 10 ft.
 - (2) Side Street Setback: i. Ground floor commercial: 0 ft. ii. Ground floor residential: 10 ft.
 - (3) Side Yard Setback: 0 ft. min.
 - (4) Rear Setback (w/o Alley): 15 ft. min.
 - (5) Alley Setback: 4 ft. OR 16 ft. min.*
* Alley setback is measured from edge of Alley easement. To ensure that parking locations off Alley are adequate, buildings shall either be placed at 4 ft. (no parking) OR 16 ft. (parking).
- b. **Percentage of Building Facade at Build-to-Line:**
- (1) Primary Street: 60% min.
 - (2) Secondary Street or Civic Space: 60% min.
 - (3) Doors along the building facade are allowed to be recessed in alcoves.
 - (4) The face of structure supporting the allowed Frontage Type, shall be considered as the building facade for build to line percentage calculations.
 - (5) Corner conditions as described in 8.C.5 are excluded from the percentage BTL requirement.
- c. **Encroachments**
Encroachments are allowed subject to the following criteria:
- (1) The following architectural elements are allowed to encroach into required setbacks and/or Public Right of Way (ROW): awnings, galleries, balconies, bay windows, signs, cornices, eaves and similar projected elements.
 - (2) Stairs, ramps and handrails are allowed to encroach into required setbacks only.
 - (3) Overhead encroachments shall have a minimum height clearance of 8 ft.
 - (4) A City of Richland license must be obtained for encroachments that occur over sidewalks or City airspace. Requester of encroachment to demonstrate how the requirements of RMC 5.14.050 to the Administrative Official. No hearing shall be required as part of this application.



Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

- a. **Building Height/Stories**
- (1) Maximum Height: 35 ft. as ~~defined in~~ ^{measured} RMC.
 - (2) If ground floor commercial space is provided, the ground floor ceiling shall be a min. of 10 ft. clear height as measured from finished floor slab to underside of finished ceiling.
 - (3) For flat roofs, rooftop equipment may exceed the height limit by 10 ft., provided it is located no closer than 15 ft. to edge of exterior wall, otherwise equipment shall be concealed within the attic space.
 - (4) For flat roofs, a parapet is allowed to extend above the maximum height limit by 4 ft.
- b. **Allowed Building Types**
Refer to Section 8 for Building Type standards.
- | | |
|--|-------|
| (1) Civic/Community/Institutional Facilities | (8.D) |
| (2) Neighborhood Goods and Services Building | (8.E) |
| (3) Commercial / Mixed-Use / Liner Building | (8.F) |
| (4) Live / Work Building | (8.G) |
| (5) Stacked Unit Building (Apartment) | (8.H) |
| (6) Row House | (8.I) |
| (7) Courtyard Housing | (8.J) |
| (8) Mansion Apartment | (8.K) |
| (9) Paired House (Duplex) | (8.L) |
- c. **Allowed Frontage Types**
Refer to Section 9 for Frontage Type standards. Frontage allowed here by District standards shall also be regulated per the Building Type standards in Section 8.
- | | |
|----------------------------------|-------|
| (1) Storefront (commercial only) | (9.B) |
| (2) Gallery | (9.D) |
| (3) Arcade | (9.C) |
| (4) Forecourt | (9.E) |
| (5) Porch | (9.G) |
| (6) Stoop | (9.H) |
| (7) Greenbelt | (9.F) |



Parking Placement Diagram (Plan View)

4. PARKING

- a. **Parking Placement**
On grade parking (enclosed or unenclosed) is allowed only in the shaded area as shown in the parking placement diagram.
- (1) Front setback: 50% lot depth
 - (2) Side street setback: 5 ft. min.
 - (3) Side yard Setback: 0 ft. min.*, or 6 ft. min.
* Requires 10 ft. min. separation to building on adjacent parcel or zero lot line /partywall condition.
 - (4) Rear Setback: 15 ft. min.
 - (5) Alley Setback: 4ft. OR 16 ft. min.
- b. **Parking Access**
- (1) Parking shall be accessed from rear Alleys.
 - (2) For commercial building sites without Alleys, parking shall be accessed from a Secondary Street.
- c. **Minimum Parking Requirements**
- (1) Commercial Parking Requirements:
 - i. 1 space per 1000 SF of bldg. area.
 - (2) Live/Work Parking Requirements:
 - i. <2,500 SF = 1 space per 1,500 SF of bldg. area.
 - ii. =>2,500 SF = 1 space per 1,000 SF of bldg. area.
 - (3) Minimum Residential Parking Requirements:
 - i. 1 space per unit.
 - ii. Minimum 1 space per 2 units provided for Affordable or Senior Housing units.
 - iii. Outside parking/storage of boats and recreational vehicles is only permitted within a garage or other permitted accessory structure, or designated Neighborhood or Community Storage Areas.
- d. **Miscellaneous**
- (1) For multi-family and commercial development, see Section 13.D for Common Parking Standards.
 - (2) Parking and aisle dimensions per City of Richland standards - see RMC 23.54.
 - (3) Maximum of 20% of required parking may be compact stalls at a dimension of 8' x 16'.



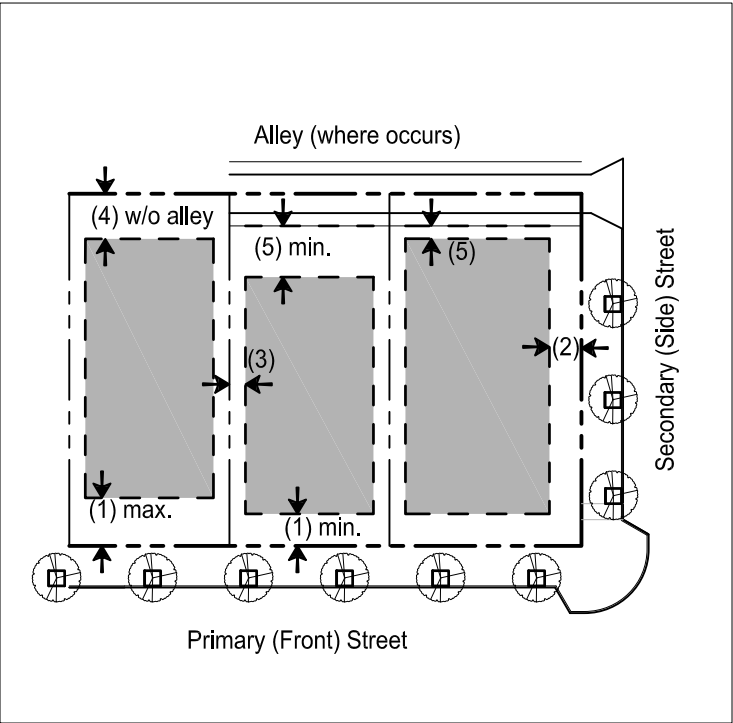
Illustrative Photo: Single-Family Houses and Local Park

1. NEIGHBORHOOD COLLECTOR DISTRICT / SINGLE FAMILY ONLY INTENT

This Section provides Urban Form Standards for Single Family Residential uses in the BMS-NC District. Section 3.C.A provides Urban Form Standards for Commercial and Multi-family uses in the BMS-NC District.

- (4) Appurtenant Structures are allowed subject to the following:
- a. Appurtenant structures related to residential uses such as small sheds (<336 sq. ft), covered patios, attached pergolas and free-standing pergolas are permitted, subject to recorded covenants, conditions, and restrictions.
 - b. Appurtenant structures which are attached to a building shall meet the main building setbacks and shall comply with all site requirements including maximum building height and maximum lot coverage.
 - c. Detached appurtenant structures in BMS-NC, see RMC 23.38.020

*** Unless alternative standards are recorded on a plat (i.e. additional space could be needed for lots on cul-de-sacs)



Building Placement Diagram (Plan View)

2. BUILDING PLACEMENT

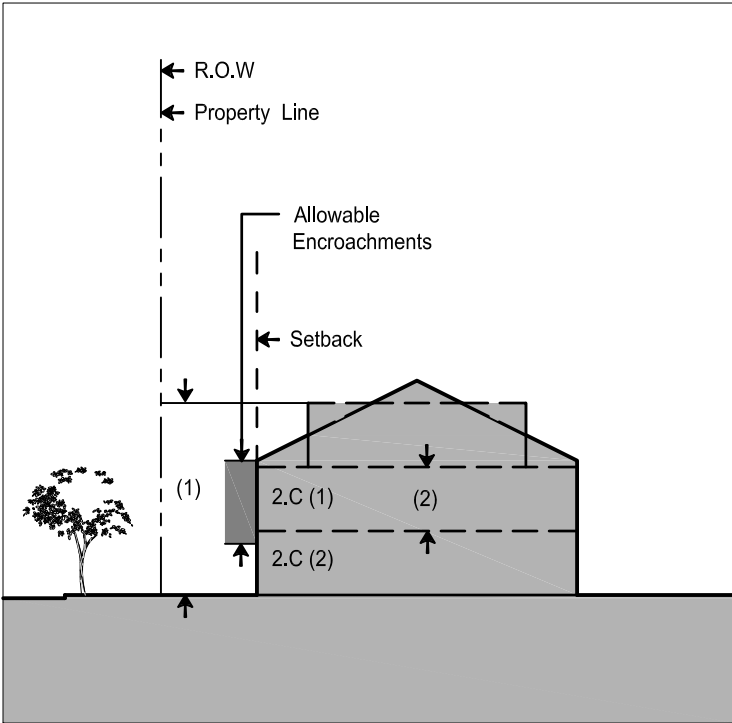
- a. **Setbacks** (as measured from the property line)
- Buildings shall be placed within the shaded area as shown in the building placement diagram.
- | | | |
|--------------------------|-----|--------------------------|
| (1) Front Build-to-Line: | *** | 10 ft. min.; 20 ft. max. |
| (2) Side Street Setback: | | 10 ft. min. |
| (3) Side yard Setback: | | 5 ft. min. ** |
| (4) Rear Setback: | | 15 ft. min. |
| (5) Alley Setback: | | 4 ft. OR 16 ft. min.* |

* Alley setback is measured from edge of Alley easement. To ensure that parking locations off Alley are adequate, buildings shall either be placed at 4 ft. (no parking) OR 16 ft. min. (parking).

** Structures may be built with no setback on one side: (i) when having a shared common wall at the property line with each structure on an adjacent lot under separate fee ownership; and (ii) when multiple, successive structures on a block face are each placed on the lot with no setback on one side; in this case the other Sideyard setback will be 12 ft. min.

- b. **Min. Percentage of Building Facade at Build-to-Line:**
- | | |
|--------------------------------------|------|
| (1) Primary Street: | None |
| (2) Secondary Street or Civic Space: | None |

- c. **Encroachments**
- Encroachments are allowed subject to the following criteria:
- (1) The following architectural elements are allowed to encroach into required setbacks: awnings, balconies, bay windows, cornices, eaves and similar projected elements, stairs, ramps and handrails.
 - (2) Overhead encroachments shall have a minimum height clearance of 8 ft.



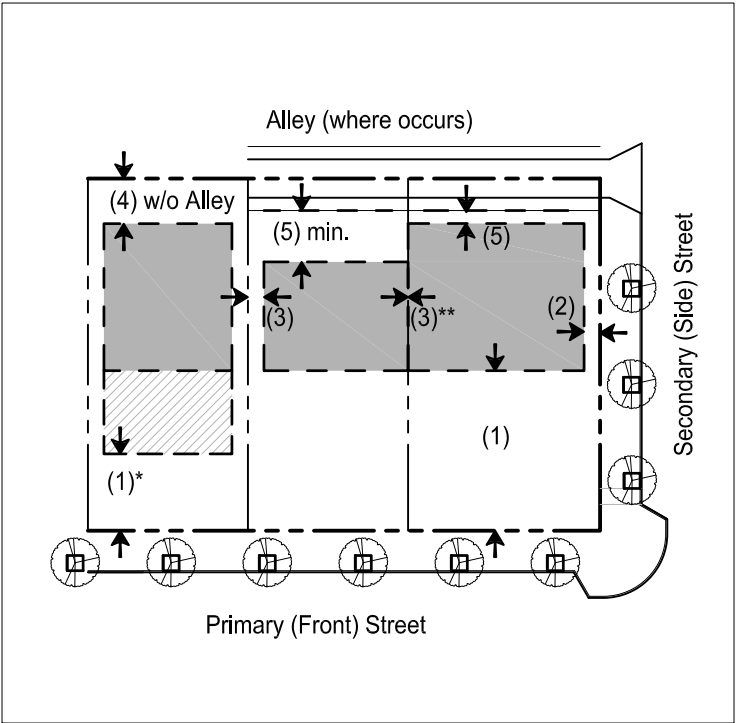
Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

- a. **Building Height/Stories**
- (1) Maximum Height: 35 ft. as ~~defined~~ ^{measured} in RMC.
- b. **Allowed Building Types**
- Refer to Section 8 for Building Type standards.
- | | |
|---|-------|
| (1) Single-Family House - Alley Access | (8.N) |
| (2) Single-Family House - Street Access | (8.O) |
| (3) Accessory Unit | (8.P) |
- ~~*Only when located in a Local Park~~
- c. **Allowed Frontage Types**
- Refer to Section 9 for Frontage Type standards. Frontage allowed here by District standards shall also be regulated per the Building Type standards in Section 8.
- | | |
|---------------|-------|
| (1) Forecourt | (9.E) |
| (2) Greenbelt | (9.F) |
| (3) Porch | (9.G) |
| (4) Stoop | (9.H) |

4. PARKING

- a. **Parking Access**
- (1) Parking shall be accessed from rear Alleys, if provided.
- (2) Parking access from street must meet Block Standards set forth in Section ~~7.C~~ ^{7.B} and Building Type standards in Section 8.O Single-Family House-Street Access.



Parking Placement Diagram (Plan View)

b. ~~c.~~ **Parking Requirements**

- (1) Residential Parking Requirements:
- i. 1 space per unit minimum.
 - ii. 1 space per 2 units minimum is required for Affordable or Senior Housing units.
- (2) Maximum 3 car garage door frontage on front load lots. On alley access lots, and front load lots developed with side-yard garage, or when developed with one garage bay recessed a minimum 8 ft. from the other garage bays and the house has a front porch of at least 80 sq. ft., 3 car garage door frontages are permitted.
- (3) Outside parking or storage of boats and recreational vehicles is only permitted within a garage or other permitted accessory structure, or within designated Neighborhood or Community Storage Areas.
- (4) The driveway width within the right of way (ROW) shall not exceed of 50% of the primary street frontage or a maximum width of 35 feet on any single family lot to ensure that on street parking within the development. Driveways may flare out once outside the ROW or access tract.

c. ~~d.~~ **Miscellaneous**

- (1) For multi-family and commercial development, see Section 13.D for Common Parking Standards.
- (2) Parking and aisle dimensions per City of Richland standards - see RMC 23.54.
- (3) For street access lots with rear yards facing a collector street, a five-foot minimum landscape tract shall be located between the rear property line and the collector street. The block length shall be a minimum of 300 feet. The tract shall be planted per 11.C.7.c. See Building Placement Diagram (rear yard facing collector street).



Illustrative Photo: Single-Family Houses and Local Park

1. NEIGHBORHOOD GENERAL DISTRICT INTENT

The Neighborhood General (BMC-NG) District comprises the majority the Badger Mountain South community. This District is primarily residential in character. A variety of housing options are provided to meet the needs of the community. The residents of these Districts are within walking distance of schools, parks, trails and commercial centers supporting the vision of the community.

Single-family houses are accommodated on a variety of lot sizes allowing a range of housing options from cottages to large detached structures. Smaller-scale Multi-family housing options such as Mansion Apartments, Duplexes and Courtyard Housing, are also accommodated when certain siting conditions are met.

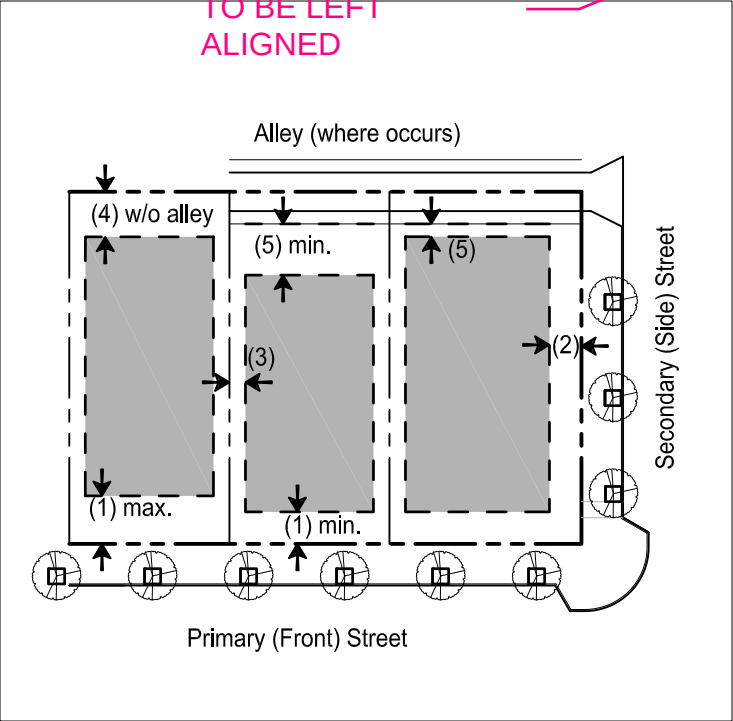
Additional housing units are permitted in this District through the use of Accessory Units.

*** Unless alternative standards are recorded on a plat (i.e. additional space could be needed for lots on cul-de-sacs)

2. BUILDING PLACEMENT

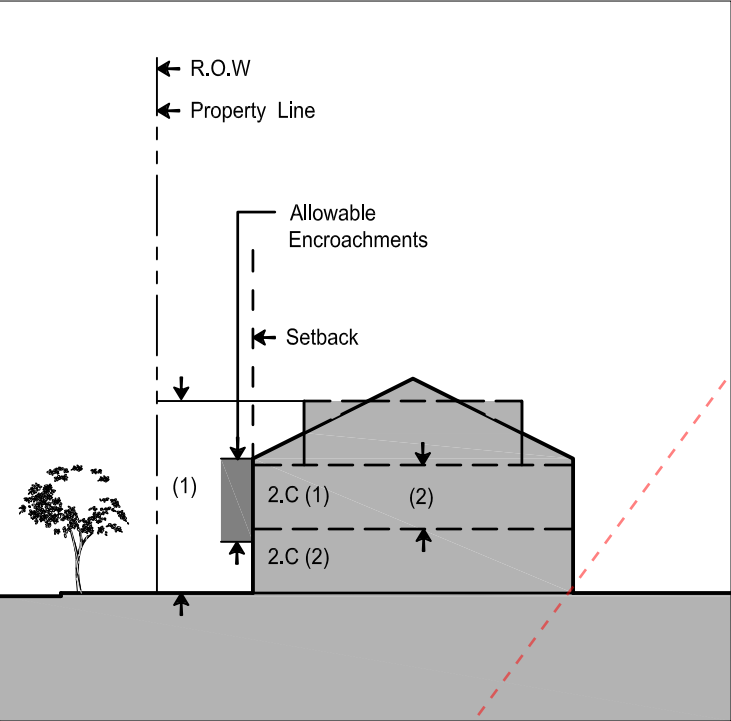
- a. Setbacks** (as measured from the property line)
- Buildings shall be placed within the shaded area as shown in the building placement diagram.
- | | |
|-----------------------------|--------------------------|
| (1) Front Build-to-Line:*** | 10 ft. min.; 20 ft. max. |
| (2) Side Street Setback: | 10 ft. min. |
| (3) Side yard Setback: | 5 ft. min. ** |
| (4) Rear Setback: | 15 ft. min. |
| (5) Alley Setback: | 4 ft. OR 16 ft. min.* |
- * Alley setback is measured from edge of Alley easement. To ensure that parking locations off Alley are adequate, buildings shall either be placed at 4 ft. (no parking) OR 16 ft. min. (parking).
- ** Structures may be built with no setback on one side: (i) when having a shared common wall at the property line with each structure on an adjacent lot under separate fee ownership; and (ii) when multiple, successive structures on a block face are each placed on the lot with no setback on one side; in this case the other Sideyard setback will be 12 ft. min.
- b. Min. Percentage of Building Facade at Build-to-Line:**
- | | |
|--------------------------------------|------|
| (1) Primary Street: | None |
| (2) Secondary Street or Civic Space: | None |
- c. Encroachments**
- Encroachments are allowed subject to the following criteria:
- The following architectural elements are allowed to encroach into required setbacks: awnings, balconies, bay windows, cornices, eaves and similar projected elements, stairs, ramps and handrails.
 - Overhead encroachments shall have a minimum height clearance of 8 ft.

CHANGE POSITION TO BE LEFT ALIGNED



Building Placement Diagram (Plan View)

3.D BADGER MOUNTAIN SOUTH - NEIGHBORHOOD GENERAL DISTRICT (BMS-NG)



Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

- a. Building Height/Stories**
- (1) Maximum Height: 30 ft. as ~~defined~~ ^{measured} in RMC.
- b. Allowed Building Types**
- Refer to Section 8 for Building Type standards.
- | | |
|--|-------|
| (1) Civic/Community/Institutional Facilities * | (8.D) |
| (2) Courtyard Housing | (8.J) |
| (3) Mansion Apartment | (8.K) |
| (4) Paired House (Duplex) | (8.L) |
| (5) Cottage Court | (8.M) |
| (6) Single-Family House - Alley Access | (8.N) |
| (7) Single-Family House - Street Access | (8.O) |
| (8) Accessory Unit | (8.P) |
- *Only when located in a Local Park
- c. Allowed Frontage Types**
- Refer to Section 9 for Frontage Type standards. Frontage allowed here by District standards shall also be regulated per the Building Type standards in Section 8.
- | | |
|---------------|-------|
| (1) Forecourt | (9.E) |
| (2) Greenbelt | (9.F) |
| (3) Porch | (9.G) |
| (4) Stoop | (9.H) |
- 4. PARKING**
- a. Parking Access**
- ~~(1)~~ ~~(2)~~ Parking shall be accessed from rear Alleys, if provided.
- ~~(2)~~ ~~(3)~~ Parking access from street must meet Block Standards set forth in Section ~~7.C.4~~ ^{7.B.4} and Building Type standards in Section 8.O Single-Family House-Street Access.

(9) Appurtenant Structures are allowed subject to the following:

- Appurtenant structures related to residential uses such as small sheds (<336 sq. ft), covered patios, attached pergolas and free-standing pergolas are permitted, subject to recorded covenants, conditions, and restrictions.
- Appurtenant structures which are attached to a building shall meet the main building setbacks and shall comply with all site requirements including maximum building height and maximum lot coverage.
- Detached appurtenant structures in BMS-NG, see RMC 23.38.020.

b. ~~c.~~ Parking Requirements

- Residential Parking Requirements:
 - 1 space per unit minimum.
 - 1 space per 2 units minimum is required for Affordable or Senior Housing units.
- Maximum 3 car garage door frontage on front load lots. On alley access lots, and front load lots developed with side-yard garage, or when developed with one garage bay recessed a minimum 8 ft. from the other garage bays and the house has a front porch of at least 80 sq. ft., 3 car garage door frontages are permitted.
- Outside parking or storage of boats and recreational vehicles is only permitted within a garage or other permitted accessory structure, or within designated Neighborhood or Community Storage Areas.
- The driveway width within the right of way (ROW) shall not exceed of 50% of the primary street frontage or a maximum width of 35 feet on any single family lot to ensure that on street parking within the development. Driveways may flare out once outside the ROW or access tract.

c. ~~d.~~ Miscellaneous

- For multi-family and commercial development, see Section 13.D for Common Parking Standards.
- Parking and aisle dimensions per City of Richland standards - see RMC 23.54.



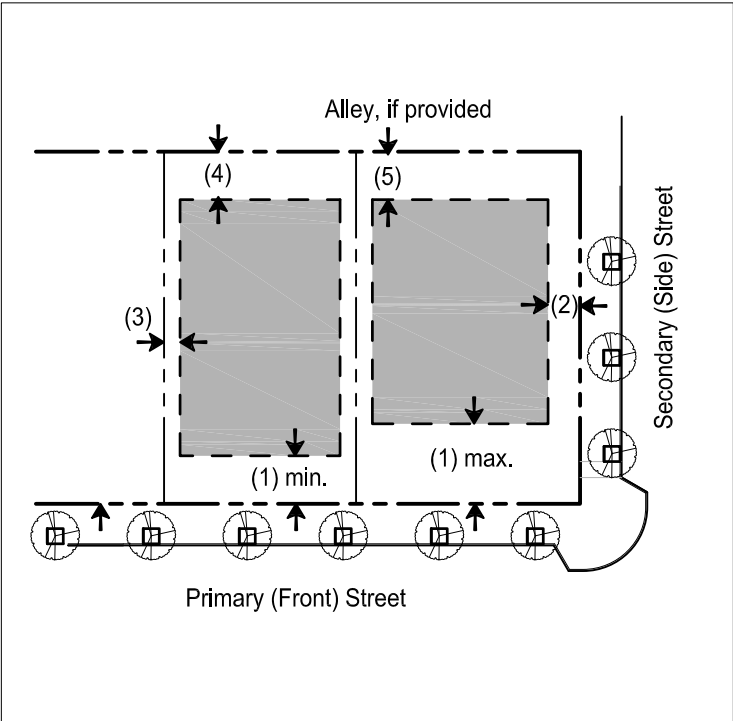
Illustrative Photo: Single Family Homes fronting on Open Spaces

1. NEIGHBORHOOD EDGE DISTRICT INTENT

The Neighborhood Edge (BMC-NE) District is solely residential in character. The houses and lots in this District tend to be a larger scale than the Neighborhood General District. These Districts are typically located along the periphery of the community.

Single-family houses and lots are provided in a range of sizes up to large custom homes on 1/4 to 1 acre lots. Houses are typically accessed by streets, on lots without Alleys. Lots are larger to accommodate front street access driveways. Setbacks are deeper to create a more verdant character.

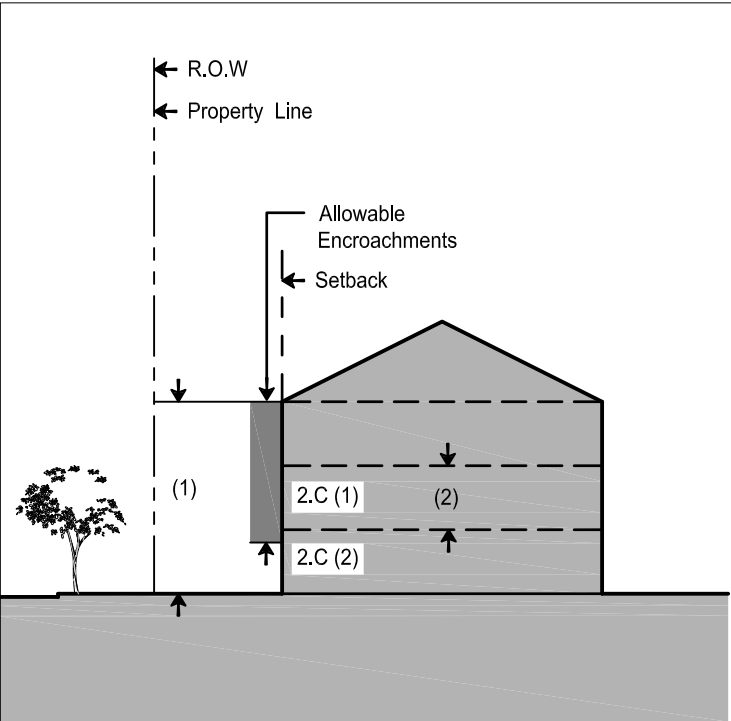
*** Unless alternative standards are recorded on a plat (i.e. additional space could be needed for lots on cul-de-sacs)



Building Placement Diagram (Plan View)

2. BUILDING PLACEMENT

- a. Setbacks** (as measured from the property line)
- Buildings shall be placed within the shaded area as shown in the building placement diagram.
- (1) Front Build-to-Line*** 15 ft. min.; 35 ft. max. *
* Maximum setback does not apply to lots => 1/4 acre.
 - (2) Side Street Setback: 10 ft. min.
 - (3) Side yard Setback: 6 ft. min.
 - (4) Rear Setback: 15 ft. min. **
** For lots in the BMS-NE District that border commercial orchards active at the time these development standards are adopted, no residential structures or swimming pools shall be located within 150 feet, measured from the rear property line, bordering such uses. If active agricultural uses cease, then this requirement shall no longer apply.
 - (5) Alley Setback: 4 ft. OR 16 ft. min. (if provided)*
* Alley setback is measured from edge of Alley easement. To ensure that parking locations off Alley are adequate, buildings shall either be placed at 4 ft. (no parking) OR 16 ft. (parking).
- b. Min. Percentage of Building Facade at Build-to-Line:**
- (1) Primary Street: None
 - (2) Secondary Street or Civic Space: None
- c. Encroachments**
- Encroachments are allowed subject to the following criteria:
- (1) The following architectural elements are allowed to encroach into required setbacks: awnings, balconies, bay windows, cornices, eaves and similar projected elements, stairs, ramps and handrails.
 - (2) Overhead encroachments shall have a minimum height clearance of 8 ft.



Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

- a. Building Height/Stories**
- (1) Maximum Height: 30 ft. as ~~defined~~ ^{measured} in RMC
- b. Allowed Building Types**
- Refer to Section 8 for Building Type definitions and standards.
- (1) Single-Family House - Alley Access (8.N)
 - (2) Single-Family House - Street Access (8.O)
 - (3) Accessory Unit (8.P)
- (4)** An Accessory Storage Structure is allowed on lots .25 acre or greater if the following conditions are met:
- (i) ~~(1)~~ The maximum size, per floor, of the Accessory Storage Structure shall be less than 60% of the square foot footprint of the corresponding floor of the principal structure;
 - (ii) ~~(2)~~ The design and massing of the Accessory Storage Structure shall be compatible with the principal structure;
 - (iii) ~~(3)~~ The maximum width of the Accessory Storage Structure shall be no greater than the width of the principal structure;
 - (iv) ~~(4)~~ Maximum number of stories permitted is 2, but in all cases not taller than the principal structure;
 - (v) ~~(5)~~ The Accessory Storage Structure is located in the rear yard and meets all side yard setback requirements.
- c. Allowed Frontage Types**
- Refer to Section 9 for Frontage Type standards. Frontage allowed here by District standards shall also be regulated per the Building Type standards in Section 8.
- (1) Forecourt (9.E)
 - (2) Porch (9.G)
 - (3) Stoop (9.H)

4. PARKING

- a. Parking Access**
- (1) Parking may be accessed from streets.
 - (2) Parking may be accessed by Alleys, if provided.
- b. Parking Requirements**
- (1) Residential Parking Requirements: 1 space per unit minimum.
 - (2) Maximum 3 car garage door frontage.
 - (3) Outside parking or storage of boats and recreational vehicles is only permitted within a garage or other permitted accessory structure, or within designated Neighborhood or Community Storage Areas.

- (5) Appurtenant Structures are allowed subject to the following:
- a. Appurtenant structures related to residential uses such as small sheds (<336 sq. ft), covered patios, attached pergolas and free-standing pergolas are permitted, subject to recorded covenants, conditions, and restrictions.
 - b. Appurtenant structures which are attached to a building shall meet the main building setbacks and shall comply with all site requirements including maximum building height and maximum lot coverage.
 - c. Detached appurtenant structures in BMS-NE, see RMC 23.38.020

CHANGE POSITION
TO BE LEFT
ALIGNED



Illustrative Photo: Playground in Local Park

1. CIVIC DISTRICT INTENT

The Civic District contains all of the open space in the Badger Mountain South community, as well as the schools, civic and community facilities located throughout the neighborhoods. This District encompasses 30% of the Badger Mountain South overall site and is one of the most significant features supporting the vision of a walkable and sustainable community. This District provides both passive and active open space areas supporting a variety of activities and uses. It also contains the trail network providing a pedestrian scale, walkable, safe, and healthy means of travel throughout the site.

Buildings in this District are primarily intended for Civic, Community or Institutional uses. These built structures may include playgrounds, picnic shelters, bathroom facilities, and open space maintenance structures, as well as significant institutional, community and civic buildings. Due to the wide range of buildings with unique disposition and configurations, some of the typical Urban Form Standards for Districts do not apply to this District.

Refer to Section 5 Civic Space Standards for Open Space Standards within this District.



Illustrative Photo: School / Institutional Facility

2. BUILDING PLACEMENT

a. Setbacks* (as measured from the property line)

- | | |
|--------------------------|--------|
| (1) Front Build-to-Line: | None * |
| (2) Side Street Setback: | None * |
| (3) Side yard Setback: | None * |
| (4) Rear Setback: | None * |
| (5) Alley Setback: | None * |

*Civic sites are often located along the BMS Trail and Greenbelt open space network, see 5.B for Greenbelt locations and 5.K for Trail layout. When a trail is shown on a proposed Civic site, buildings must be setback to allow the continuation of the trail through the property, see 5.L 5.K for Trail Type standards. When adjacent sites also contain a Greenbelt, the minimum building setback shall match the dimension of the Greenbelt, see 5.H. 5.F.

b. Min. Percentage of Building Facade at Build-to-Line:

- | | |
|----------------------------------|------|
| Primary Street: | None |
| Secondary Street or Civic Space: | None |

c. Encroachments

Encroachments are allowed subject to the following criteria:

- (1) The following architectural elements are allowed to encroach into required setbacks and/or Public Right of Way (R.O.W.): awnings, galleries, balconies, bay windows, signs, cornices, eaves, flags and similar projected elements.
- (2) Stairs, ramps and handrails are allowed to encroach into required setbacks only.
- (3) Overhead encroachments shall have a minimum height clearance of 8 ft.
- (4) A City of Richland license must be obtained for encroachments that occur over sidewalks or City airspace. See RMC 5.14.



Illustrative Photo: Community Building

3. BUILDING PROFILE AND TYPE

a. Building Height/Stories

- (1) Maximum Height: 40 ft. as ~~defined~~^{measured} in RMC when adjacent to Neighborhood General District (BMS-NG).
- (2) Maximum Height: 40 ft. as ~~defined~~ in RMC when adjacent to Village Mixed Use (BMS-VMU) and Neighborhood Collector (BMS-NC) Districts.
- (3) If ground floor community space is provided, the ground floor ceiling shall be a minimum of 10 ft. clear height, as measured from finished floor slab to underside of finished ceiling.
- (4) For flat roofs, rooftop equipment may exceed the height limit by 10 ft, provided it is located no closer than 15 ft. to edge of exterior wall, otherwise equipment shall be concealed within the attic space.
- (5) For flat roofs, a parapet is allowed to extend above the maximum height limit by 4 ft.
- (6) Towers, spires, flag poles or other architectural elements may extend 12 ft. above height limit.

b. Allowed Building Types

Refer to Section 8 for Building Type standards.

- (1) Civic/Community/Institutional Facilities (8.D)

c. Allowed Frontage Types

Frontage Types do not apply in Civic Districts.



Illustrative Photo: Civic Building

4. PARKING

a. Parking Placement

- | | |
|--------------------------|--------------|
| (1) Front setback: | Not allowed. |
| (2) Side street setback: | 15 ft. min. |
| (3) Side yard Setback: | 15 ft. min. |
| (4) Rear Setback: | 15 ft. min. |

b. Parking Requirements

- (1) Parking Requirements: Maximum 3 spaces per 1,000 SF of bldg. area.
- (2) Within the Greenway Parks only, on-site parking shall be allowed for Civic space uses that may not be associated with a building; total parking quantity to be determined by user demand. Available on-street parking within 600 feet of the proposed use must be counted towards satisfying the parking demand.
- (3) Parking requirements for Public Parks shall be as required per the City of Richland Parks, Trails and Open Space Master Plan.
- (4) Parking requirements for schools shall be as required per the respective school authorities.

c. Miscellaneous

- (1) See Section 13.D for Common Parking Standards.
- (2) Parking and aisle dimensions per City of Richland standards - see RMC 23.54.
- (3) Maximum of 20% of required parking may be compact stalls at a dimension of 8' x 16'.



**SPECIAL
DISTRICT
STANDARDS**

4

Section 4 identifies the standards and requirements for each Special District within Badger Mountain South.

4.A	Introduction.....	4-2
4.B	Specialty Retail (BMS-SD-SR).....	4-2
4.C	Commercial Mixed-Use (BMS-SD-CMU).....	4-3
4.D	Destination Retail (BMS-SD-DR).....	4-3

4.A INTRODUCTION

This section of the LUDR identifies the Special District development standards. Special Districts are unique areas that by intent, function, disposition or configuration play an important role in establishing the vision of the Badger Mountain South community.

The Special Districts are identified in Section 2.B – Regulating Plan for Land Use and Urban Form, with the following color-legend:

- Special District - Specialty Retail (BMS-SD-SR)
- Special District - Commercial Mixed-Use (BMS-SD-CMU)
- Special District - Destination Retail (BMS-SD-DR)

Because of the unique nature of the Special Districts, development within these areas is guided by the intent, guidelines and/or standards as follows for each District.

Although the Special Districts are not regulated by Building Types, the Common Design Standards in Section 8.C are applicable to these Districts.

4.B BADGER MOUNTAIN SOUTH SPECIAL DISTRICT- SPECIALTY RETAIL (BMS-SD-SR)

SEE REGULATING PLAN FOR LOCATION



Illustrative Sketch: Birds-eye View of Specialty Retail Village

1. SPECIAL DISTRICT - SPECIALTY RETAIL INTENT

The Special District - Specialty Retail (BMS-SD-SR) is intended to support and provide development opportunities for the growing interest in local and regional agricultural products, in particular the local wine industry. As such it serves both the City of Richland as well as the region.

It is also intended to:

- Provide a gathering place for group events, festivals and other community-wide activities;
- Provide sites for: vineyards, wine caves, wineries, tasting rooms, wine making, other specialty brewing and craft distilling, the sale of other agricultural-related products, education, retail and hospitality that support this focus; and
- Showcase innovative sustainable design features in both building and site design.



Illustrative Sketch: Outdoor Plaza, Cave Entrance, and Vineyard

2. SPECIALTY RETAIL DISTRICT STANDARDS

- Each building design should include sustainable features. Refer to Section 12 for Sustainable Standards.
- Buildings are encouraged to be sited to take advantage of views.
- Pedestrian connectivity between development sites shall be emphasized, the use of unique pavement or landscape treatments shall be encouraged.
- Spaces between buildings shall be considered for design purposes as common spaces to be shared among all users in the District and should be designed to function in this way, unless necessary for essential uses such as utility services, waste collection, or delivery services.
- Service areas shall be integrated into the building design to provide screening for equipment, recycling, trash and similar.
- Buildings may vary in height between one to three stories; daylight basements are not included in the story count. Landmark structures such as a clock or bell tower may have a maximum height of 80 ft. and no signage shall be permitted above street level.
- Exterior lighting shall meet the Badger Mountain South Light Standards, Section 12.C.3.
- Landscaping shall meet the Common and Commercial Landscape Standards in Section 11.
- Parking per Common Parking Standards, Section 13.D.
- See also Section 8.C for Common Design Standards for all Districts: Commercial Districts and Projects.



Illustrative Photo: Wine Cave Storage

4.C BADGER MOUNTAIN SOUTH
SPECIAL DISTRICT - COMMERCIAL MIXED-USE (BMS-SD-CMU)

SEE REGULATING
PLAN FOR LOCATION



Illustrative Photo: Outdoor Restaurant Plaza / Urban Trail

1. SPECIAL DISTRICT - COMMERCIAL MIXED-USE INTENT

The Special District - Commercial Mixed-Use (BMS-SD-CMU) comprises approximately 45 acres between Dallas Road and the Special District -Specialty Retail. The District can accommodate a wide variety of uses as it is intended to be a major employment center for the City of Richland and a destination for shopping, higher-level education, dining, office uses and other employment centers, Multi-family/Mixed-Use housing, entertainment and recreation. Public facilities, including transit centers, may also be accommodated in this District.

To further the walkable and sustainable goals of Badger Mountain South, the design of the Special District - Commercial Mixed-Use will ensure that pedestrian are accommodated between buildings or groups of buildings, that public plazas and other community features will be developed as part of the overall development plan, and that connectivity will be maintained to adjoining Districts.



Illustrative Photo: Office above Retail Streetscape

2. SPECIAL DISTRICT-COMMERCIAL MIXED-USE STANDARDS

- a. Enhance pedestrian experience:
 - i. Entries: functional entries must enhance pedestrian experience by fronting onto public space.
 - ii. Sidewalks: Provide continuous sidewalks along all street frontages and between buildings and blocks.
 - iii. Plazas and common spaces: shall be provided with appropriate amenities including benches, trash and recycling containers and bike racks. Plazas shall be designed to create a unique development identity and are encouraged to also include public art. Refer to Section 5.E for Plaza standards.
 - iv. Maximize views to Badger Mountain.
- b. Signage, landscaping, and building architectural features will be complementary and will emphasize the District as the entryway to the City of Richland.
- c. Service areas shall be integrated into the building design to properly screen it from the center plaza and public streets. This includes areas for trash, recycling and equipment storage.
- d. Building Heights:
Four (4) stories with a maximum height limit of 55 ft.; daylight basements are not included in the story height. Landmark structures such as a clock or bell tower may have a maximum height of 80 ft. At least 50 percent of the first story of building is dedicated to commercial space.
- e. Landscaping shall meet the Common and Commercial Landscape Standards, Section 11.
- f. Sustainable Standards per Section 12.
- g. Exterior lighting shall meet the Badger Mountain South Light Standards, Section 12.C.3.
- h. Other Site Improvements as appropriate and identified in Section 13.
- i. Parking per Common Parking Standards, Section 13.D.
- j. See also Section 8.C for Common Design Standards for all Districts. ~~Districts.~~ Commercial Districts and Projects.

4.D BADGER MOUNTAIN SOUTH
SPECIAL DISTRICT - DESTINATION RETAIL (BMS-SD-DR)

SEE REGULATING
PLAN FOR LOCATION



Illustrative Photo: Outdoor Retail Plaza

1. SPECIAL DISTRICT -DESTINATION RETAIL INTENT

The Special District - Destination Retail (BMS-SD-DR) includes more than 80 acres west of Dallas Road at Interstate 82. The District is highly visible to motorists on the freeway and has direct access from the existing I-82 on-ramp.

It is the intent of the Special District - Destination Retail is to accommodate a wide variety of uses both for the community and for the region with an integrated development concept. Development may include an open air shopping village with large-scale retail, restaurants, hotels, entertainment and Mixed-Use, Multi-family housing.



Illustrative Photo: Cinema Complex

2. SPECIAL DISTRICT - DESTINATION RETAIL STANDARDS

- a. All standards of the BMS-SD-CMU District apply.
- b. When Mixed-Use development or Live/Work housing is provided, attention shall be given to provide appropriate residential amenities such as decks, gardens, and segregated open space restricted to the residential units.
- c. Internal circulation for the development as a whole within the District shall be considered in order to provide appropriate access to Dallas Road, safe pedestrian accommodation, adequate space for common areas including plazas or other seating, and the efficient use of parking.

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**CIVIC
SPACE
STANDARDS**

5

Section 5 describes regulations for the civic open space throughout the Badger Mountain South community.

Update all
as needed

5.A	Civic Space Introduction.....	5-2
5.B	Greenway Parks.....	5-2
5.C	Local Parks.....	5-3
5.D	Plaza / Town Square.....	5-3
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5.A CIVIC SPACE INTRODUCTION

The Illustrative Plan for Civic Space Layout includes most of the types of open space, parks, trails and community facilities that will be constructed in Badger Mountain South. It is intended to illustrate that these places and spaces are interwoven into each neighborhood, although the exact locations are not yet identified. Final locations will be based upon the blocks, Building Types and final street grid that are established. This extensive network of common spaces is an important component of creating a walkable and sustainable community.

Most of the areas illustrated here and described in this Section 5 will be sited at time of platting. For city-owned facilities or properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

5.B GREENWAY PARKS



Illustrative Photo: Picnic Area in Greenway Park

1. GREENWAY PARKS

- a. Intent** - There are three large Greenway Parks in Badger Mountain South as identified on the Illustrative Plan for Civic Space Layout, 5.B. The Greenway Parks are intended to be generally non-irrigated areas naturalized with drought tolerant grasses and other plantings. However, they may also contain irrigated areas of gardens, orchards and vineyards, as well as trails and other amenities as described below. These parks provide the opportunity for biking or walking the entire community without having to use the city streets. Each of the three Greenway Parks contains some unique feature or amenity in addition to features common to all.

b. Common Standards

- (1) Primary and Secondary Trails as indicated on the Illustrative Plan for Trail Layout and Trail Types (5.K), and Standards for Trails (5.L).
- (2) Recycled, composite-plastic trash and recycling containers located at the main entrances to the Greenway Parks.
- (3) Graded areas hydro-seeded with drought tolerant meadow seed mix with temporary irrigation until established.
- (4) Shade trees and drought-tolerant shrubs, as listed in Section 11 – Landscape Standards, will be planted in identified pockets of the Greenway Parks and provided with temporary irrigation.
- (5) Identifying signage will be provided at each major entrance to the Greenway Parks.
- (6) On-site parking may be provided as determined by proposed use and anticipated demand. Parking requirements per BMS-Civic District, see Section 3.F.

2. THE RAVINE

- a. Location** - Western edge of the West Village Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.
- b. Size**
- (1) Minimum: 40 acres
 - (2) Maximum: 50 acres



Illustrative Photo: Secondary Trail in Greenway Park

c. General Character

- (1) Minimize impacts to the existing ravine and associated rolling topography.
- (2) Extensive trail and exercise system.
- (3) Provide trail connections to adjacent West Village Neighborhood.
- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, and skating.

d. Standards

- (1) Minimum Width: 150 feet
- (2) Maximum Width: None

e. Additional Required Amenities:

- (1) Minimum 1,500 LF - Primary Trail with lighting.
- (2) Minimum 5,000 LF – Secondary Trail.
- (3) Site Furnishings including benches, trash and recycling receptacles and bike racks, per Section 13.C standards.
- (4) (100) shrubs
- (5) (60) 1-1/2” cal. shade trees
- (6) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.
- (7) Multi-station exercise course.

3. THE RESERVE

- a. Location** - Primary open space in East Market Neighborhood, running west into the West Vineyard Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.
- b. Size**
- (1) Minimum: 80 acres
 - (2) Maximum: 90 acres
- c. General Character**
- (1) Vast primary open space running between town centers that serves the entire community.
 - (2) Predominantly passive recreation and naturalistic landscape separating multiple parks, community gardens, and other use areas.
 - (3) Provides grand entry opportunity at the Badger Mountain South east entrance.



Illustrative Photo: Trail Network in Greenway Park

- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, skating, children’s play areas, a variety of active recreation and gardens.

d. Standards

- (1) Minimum Width: 150 Feet
- (2) Maximum Width: None

e. Additional Required Amenities:

- (1) Minimum 8,000 LF - Primary Trail with lighting.
- (2) Minimum 4,000 LF – Secondary Trail.
- (3) Site furnishings including benches, trash and recycling receptacles, bike racks, and picnic tables, per Section 13.C standards.
- (4) (200) shrubs
- (5) (120) 1-1/2” cal. shade trees
- (6) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.
- (7) Dog park minimum 1.5 acres with perimeter fencing, (1) shade structures, and access to water (potable and irrigation).
- (8) Open play field of minimum 3 acres with a permanent irrigation system.
- (9) Children’s playground with creative play structures for two distinct age ranges and associated seating areas.
- (10) Three picnic areas located adjacent to activity centers with benches, tables and associated landscaping.

4. THE ORCHARD GREEN

- a. Location** - Primary open space in South Orchard Neighborhood, running northeast into the East Market Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.
- b. Size**
- (1) Minimum: 80 acres
 - (2) Maximum: 90 acres
- c. General Character**
- (1) Defining open space for the South Orchard Neighborhood.

5.A CIVIC SPACE INTRODUCTION

The Illustrative Plan for Civic Space Layout includes most of the types of open space, parks, trails and community facilities that will be constructed in Badger Mountain South. It is intended to illustrate that these places and spaces are interwoven into each neighborhood although the exact locations are not yet identified. Final locations will be based upon the blocks, Building Types and final street grid that are established. This extensive network of common spaces is an important component of creating a walkable and sustainable community.

Most of the areas illustrated here and described in this Section 5 will be sited at time of platting. For city-owned facilities or properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

At its completion, Badger Mountain South will have 187 acres of open space, including open space in city parks or at school sites*.

* As of the most recent revision of this document, approximately 34.6 acres of open space has been dedicated in West Vineyard Phase 1, West Village Phases 1-4, Goose Ridge Phase 1, and in BSP 4732 Lot 20. All phases of the Goose Ridge development will total 40 acres.

GREENBELTS

GREENWAY PARKS

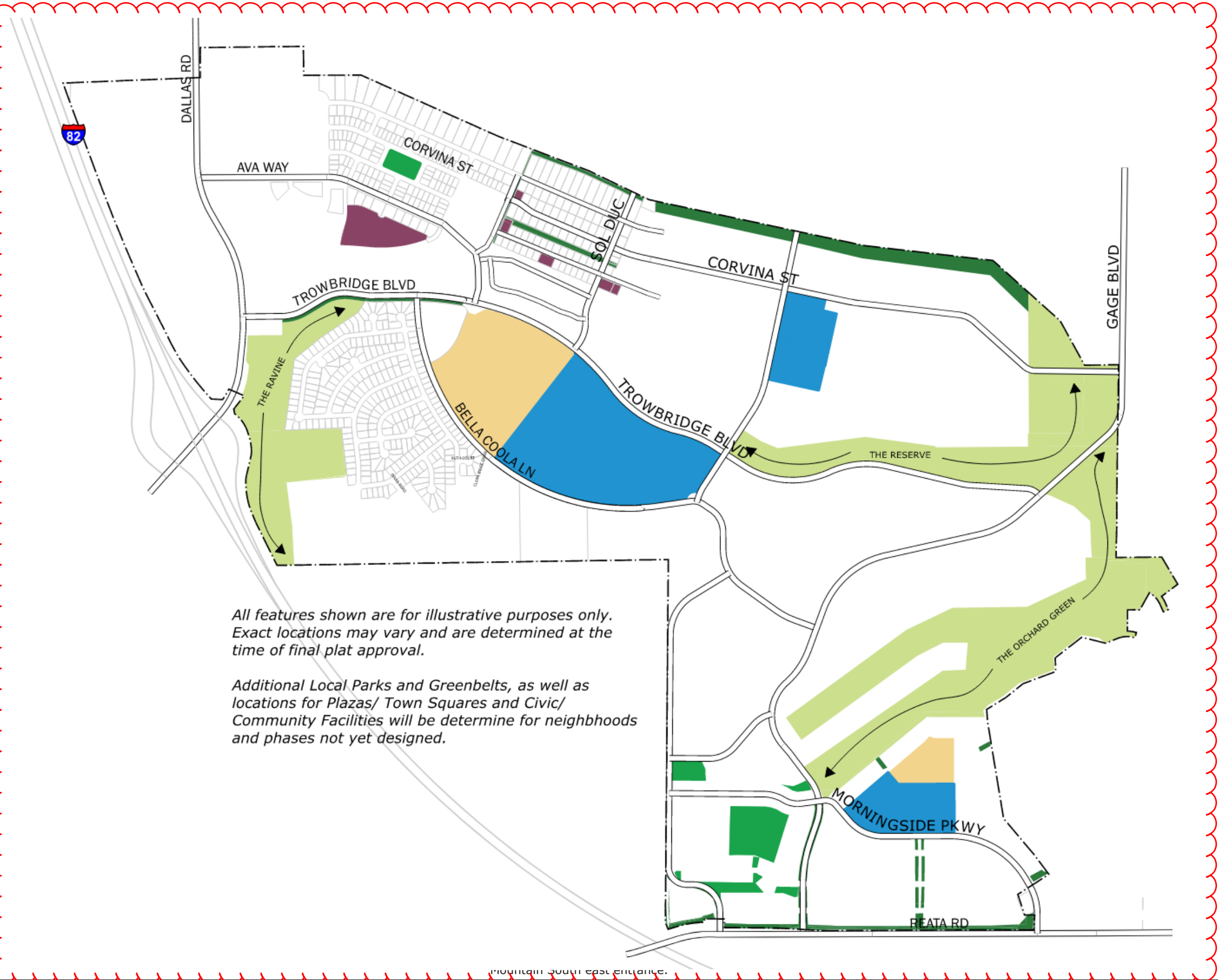
LOCAL PARKS

OTHER OPEN SPACE

PUBLIC PARKS

RESERVED SCHOOL SITE

5.B ILLUSTRATIVE PLAN FOR CIVIC SPACE LAYOUT



5.C
~~5.B~~ GREENWAY PARKS



Illustrative Photo: Picnic Area in Greenway Park

1. GREENWAY PARKS

- a. Intent** - There are three large Greenway Parks in Badger Mountain South as identified on the Illustrative Plan for Civic Space Layout, 5.B. The Greenway Parks are intended to be generally non-irrigated areas naturalized with drought tolerant grasses and other plantings. However, they may also contain irrigated areas of gardens, orchards and vineyards, as well as trails and other amenities as described below. These parks provide the opportunity for biking or walking the entire community without having to use the city streets. Each of the three Greenway Parks contains some unique feature or amenity in addition to features common to all.

b. Common Standards

- (1) Primary and Secondary Trails as indicated on the Illustrative Plan for Trail Layout and Trail Types ~~(5.K)~~, and Standards for Trails ~~(5.L)~~. update this
- (2) Recycled, composite-plastic trash and recycling containers located at the main entrances to the Greenway Parks.
- (3) Graded areas hydro-seeded with drought tolerant meadow seed mix with temporary irrigation until established.
- (4) Shade trees and drought-tolerant shrubs, as listed in Section 11 – Landscape Standards, will be planted in identified pockets of the Greenway Parks and provided with temporary irrigation.
- (5) Identifying signage will be provided at each major entrance to the Greenway Parks.
- (6) On-site parking may be provided as determined by proposed use and anticipated demand. Parking requirements per BMS-Civic District, see Section 3.F.

2. THE RAVINE

- a. Location** - Western edge of the West Village Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

~~b. Size~~

- ~~(1) Minimum: 40 acres~~
~~(2) Maximum: 50 acres~~



Illustrative Photo: Secondary Trail in Greenway Park

~~b.c.~~ General Character

- (1) Minimize impacts to the existing ravine and associated rolling topography.
- (2) Extensive trail and exercise system.
- (3) Provide trail connections to adjacent West Village Neighborhood.
- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, and skating.

~~d. Standards~~

- ~~(1) Minimum Width: 150 feet~~
~~(2) Maximum Width: None~~

~~c.e.~~ Additional Required Amenities:

- (1) Minimum 1,500 LF - Primary Trail with lighting.
- (2) Minimum 5,000 LF - Secondary Trail.
- (3) Site Furnishings including benches, trash and recycling receptacles and bike racks, per Section 13.C standards.
- (4) (100) shrubs
- (5) (60) 1-1/2" cal. shade trees
- (6) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.
- (7) Multi-station exercise course.

3. THE RESERVE

- ~~a.a.~~ **Location** - Primary open space in East Market Neighborhood, running west into the West Vineyard Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

~~b. Size~~

- ~~(1) Minimum: 80 acres~~
~~(2) Maximum: 90 acres~~

~~b.c.~~ General Character

- (1) Vast primary open space running between town centers that serves the entire community.
- (2) Predominantly passive recreation and naturalistic landscape separating multiple parks, community gardens, and other use areas.
- (3) Provides grand entry opportunity at the Badger Mountain South east entrance.



Illustrative Photo: Trail Network in Greenway Park

- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, skating, children's play areas, a variety of active recreation and gardens.

~~d. Standards~~

- ~~(1) Minimum Width: 150 Feet~~
~~(2) Maximum Width: None~~

~~c.e.~~ Additional Required Amenities:

- (1) Minimum 8,000 LF - Primary Trail with lighting.
- (2) Minimum 4,000 LF - Secondary Trail.
- (3) Site furnishings including benches, trash and recycling receptacles, bike racks, and picnic tables, per Section 13.C standards.
- (4) (200) shrubs
- (5) (120) 1-1/2" cal. shade trees
- (6) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.
- (7) Dog park minimum 1.5 acres with perimeter fencing, (1) shade structures, and access to water (potable and irrigation).
- (8) Open play field of minimum 3 acres with a permanent irrigation system.
- (9) Children's playground with creative play structures for two distinct age ranges and associated seating areas.
- (10) Three picnic areas located adjacent to activity centers with benches, tables and associated landscaping.

4. THE ORCHARD GREEN

- a. Location** - Primary open space in South Orchard Neighborhood, running northeast into the East Market Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

b. Size

- ~~(1) Minimum: 80 acres~~
~~(2) Maximum: 90 acres~~

~~b.c.~~ General Character

- (1) Defining open space for the South Orchard Neighborhood.

←
reposition columns
(Section 5.C should be on
all one page)

The column below will be moved to previous page

- (2) Provides opportunity for orchards, vineyards, and other agricultural uses.
- (3) Provides grand entry corridor at the Badger Mountain South, south entrance.
- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, skating, children's play areas, a variety of active recreation, gardens, and other agriculture.

~~d. Standards~~

- ~~(1) Minimum Width: 150 Feet~~
- ~~(2) Maximum Width: None~~

~~C. e. Additional Required Amenities:~~

- (1) Minimum 5,000 LF - Primary Trail with lighting.
- (2) Minimum 2,000 LF - Secondary Trail.
- ~~(3) Minimum 3,000 LF - Equestrian Trail.~~
- (4) Site Furnishings including benches, trash and recycling receptacles, bike racks, and picnic tables, per Section 13.C standards
- (5) (200) shrubs
- (6) (150) 1-1/2" cal. shade or fruit-bearing trees
- (7) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.
- (8) Gardens, vineyards, or orchards with irrigation and fencing if necessary; raised planter beds provided for community pea patch.
- (9) Gravel or wood chip path system, benches, storage building and water source.
- (10) Dog park minimum 1.5 acres with perimeter fencing, (1) shade structures and access to water (potable and irrigation).
- (11) Open play field of minimum 3 acres with a permanent irrigation system.
- (12) Three picnic areas located adjacent to activity centers with benches, tables and associated landscaping.

5.D

~~5.C~~ LOCAL PARKS



Illustrative Photo: Pool at Local Park

1. DESCRIPTION - LOCAL PARKS

- a. Definition** - A community space designed for both structured and passive play areas and activities. Each Local Park will contain a pedestrian path system, open lawn areas and associated planting beds (with permanent irrigation), benches, drinking fountain(s) and trash/recycling receptacles. At least one Local Park is located within each of the five Badger Mountain South residential neighborhoods.
- b. Location** - See 5.B, Illustrative Plan for Civic Space Layout; actual location determined at time of platting.
- c. Size**
 - (1) Minimum: 1 acre
 - (2) Maximum: 5 acres
- d. Standards**
 - (1) Civic/Community Facility to be located in Local Parks as shown on 5.B, Illustrative Plan for Civic Space Layout; facility type to be determined.
 - (2) On-site parking shall only be allowed if associated with a Civic/Community Facility. Parking quantity by BMS-Civic District, refer to Section 3.F.
 - (3) Irrigated lawn areas, shrub planting beds and 15 shade trees per acre, minimum 1 1/2" caliper.
 - (4) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.
 - (5) Landscape materials to be selected from 11.F. Drought Tolerant and Native/Naturalized Plant List and/or 11.G Refined Plant List.
 - (6) Shade structures. Local Parks less than 3 acres in size shall include (1) one shade structure; Local Parks 3 acres and larger shall include two (2) shade structures.
 - (7) See Section 13.C for Site Improvement standards for:
 - i. Pedestrian-scale lighting
 - ii. Benches and/or removable seating
 - iii. Tables
 - iv. Trash/recycling receptacles
 - v. Bike racks



Illustrative Photo: Playground at Local Park

e. Additional Required Amenities:

- (1) Each Local Park less than 3 acres will contain at least (3) three of the following additional amenities:
 - i. Picnic area(s) with tables/benches
 - ii. Playground with (2) multi-age structures/equipment. (Counts as meeting two additional amenities.)
 - iii. Fenced community garden
 - iv. Open play field
 - v. Sport Court
 - vi. Parkour stations
 - vii. Or equivalent amenity
- (2) Local Parks 3 acres and larger will contain (3) items from above list, and (1) or more of the following:
 - i. Playground with (one) play structure
 - ii. Covered gazebo/picnic shelter
 - iii. Community swimming pool
 - iv. Aquatic spray park
 - v. Community building with restrooms
 - vi. Tiered-lawn amphitheater
 - vii. Sand volleyball court
 - viii. Water feature/fountain element
 - ix. Parkour stations
 - x. Or equivalent amenity

5.E

~~5.D~~ PLAZA/TOWN SQUARE



Illustrative Photo: Plaza open space

1. DESCRIPTION - PLAZA/TOWN SQUARE

- a. Definition** - A "hardscape" open space is designed as a community gathering space and supports amenities to commercial development. Plazas are intended to be incorporated into all commercial Districts within Badger Mountain South. The size and location of Plazas will be determined during site plan review as the developer of commercial spaces identify and design Plaza and/or common open space areas within each commercial development.
- b. Location** - All Commercial, retail and mixed-use areas; actual location determined at time of platting.
- c. Size**
 - (1) Minimum width: 20 ft.
 - (2) Minimum depth: 20 ft.
- d. Standards**
 - (1) Plaza/Town Squares will be spatially defined by building frontages, and located at intersections of Primary Pedestrian Streets.
 - (2) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.
 - (3) Landscape materials to be selected from Section 11.F. or 11.G and will include 5 shade trees per acre, minimum 2" caliper.
 - (4) Decorative landscape planters, see Section 11.C.
 - (5) Electrical power sources as required.
 - (6) See Section 13.C for Site Improvement standards for:
 - i. Specialty paved surfaces
 - ii. Pedestrian-scale lighting
 - iii. Benches and/or removable seating
 - iv. Tables
 - v. Trash/recycling receptacles
 - vi. Bike racks

e. Additional Required Amenities:

- Each Plaza/Town Square will contain at least (1) one of the following additional amenities;
- (1) Water features/interactive fountains
 - (2) Kiosks
 - (3) Public art, per Section 13.C.10

5.F

5.E GREENBELTS



Illustrative Photo: Primary Trail in Greenbelt

1. DESCRIPTION - GREENBELTS

- a. **Definition** - A wide, landscape buffer or linear green space intended to soften street impacts, provide connectivity to neighborhoods, provide entry monument opportunity, and screening. Often Greenbelts will include segments of the Primary or Secondary Trail system.
- b. **Location** - See 5.B, Illustrative Plan for Civic Space Layout.
- c. **Size**
 - (1) Building Frontage Greenbelt: 28 ft. minimum width
 - (2) Greenbelt: 20 ft. minimum width
 - (3) Along rear yards and BM-NC district: 5 ft. minimum width
- d. **Standards**
 - (1) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.
 - (2) Landscape materials to be selected from 11.F and 11.G
 - (3) Hydro-seeded lawn and meadow areas, evergreen and deciduous tree(s) and shrub planting beds.
 - (4) Provide permanent, drip irrigation system.
 - (5) Provide 1-1/2" cal. shade trees
 - (6) Vehicular access shall not be allowed across a Greenbelt more frequently than every 200 ft. or as required for fire and emergency access.
 - (7) Primary/Secondary Trails (most locations) – See 5.K, Illustrative Plan for Trail Layout and Trail Types. *update this*
 - (8) Where buildings front onto a Greenbelt, a 8 ft. min. sidewalk located along the property line will be provided per Greenbelt Frontage Type 9.F.
 - (9) All Greenbelts, except where the Greenbelt abuts residential use properties, may also contain the following elements which conform to Section 13.C for Site Improvement standards for:
 - i. Pedestrian-scale lighting, unless adequate lighting is provided by street lighting from the adjacent Right of Way (Primary Trails only)
 - ii. Benches - (1) one minimum every 1/2 mile
 - iii. One trash and one recycling receptable (may be a single unit with segregated elements) every mile, or located as required to facilitate servicing.
- e. **Additional Required Amenities:**

Each Greenbelt will contain at least (2) two of the following additional amenities every 1 mile:

 - (1) Mile marker indication element
 - (2) Public art, per Section 13.C.10

5.G

5.F PUBLIC PARKS AND SCHOOL OPEN SPACE



Illustrative Photos: Multiple Amenities in Public Parks and Schools

1. DESCRIPTION - PUBLIC PARKS AND SCHOOL OPEN SPACE

- a. **Definition** - The Badger Mountain South community will contain ~~(2)~~ two park facilities developed, owned and operated by the City of Richland – a 30-acre Community Park and a 6-acre Neighborhood park. The community will also contain properties that are developed as public or private school sites which will include extensive outdoor play and recreation areas. Areas identified for the ~~(2)~~ City parks and the school sites are indicated on the 5.B, Illustrative Plan for Civic Space Layouts.
- b. **Location**
 - (1) City of Richland Community Park – West Village neighborhood.
 - (2) City of Richland Neighborhood Park – South Orchard neighborhood.
 - (3) (2) School Sites – West Village neighborhood.
 - (4) School Site – East Garden neighborhood.
 - (5) Kennewick School District Site – South Orchard neighborhood.
- c. **Size**
 - (1) Community Park: 30 Acres minimum
 - (2) Neighborhood Park: 6 Acres minimum
 - (3) School Sites: 12-15 Acres (each) minimum
- d. **Standards**
 - (1) Richland City Parks will be developed and comply with the Parks, Trails and Open Space Master Plan.
 - (2) School facilities will be developed and comply with the standards and requirements of the respective school authorities.
- e. **Additional Required Amenities:**
 - (1) Not identified

5.H OTHER OPEN SPACE



1. DESCRIPTION - OTHER OPEN SPACE

- a. **Definition** - Additional open space may be established or used for storm water facilities or for growing grapes, or for other purposes not listed in sections 5C through 5G.
- b. **Location** - To be determined as platting occurs; location will be based on the type of facility and its unique design needs.
- c. **Size** - To be determined as platting occurs; sizing will be based on the type of facility and its unique design requirements.

5.G TRAILS INTRODUCTION

The Illustrative Plan for Trail Layout and Trail Types identifies the location of the proposed trail system in Badger Mountain South. Four types of trails will be built within the community – Urban Trails located within the commercial centers, paved Primary and City Primary Trails for multi-uses, soft-surface Secondary Trails for walking and jogging, and an Equestrian Trail connection located at the eastern edge of the community that will link to an existing equestrian trail. At full buildout the project will include approximately 10 miles of trails and walking paths, and will provide connection locations for future development.

Two Trail Types are located in the Greenway Parks: City Primary Trails and Secondary Trails. These trails are intended to be the cross-community trail system that links all neighborhoods within Badger Mountain South. The City Primary Trail meanders within the Greenway Parks, sometimes near the adjoining streets, but primarily away from the streets and within the Greenway Park itself. Secondary Trails act as connector trails which link one side of the Greenway Park to the other or to the City Primary Trail.

TRAIL LEGEND

CITY PRIMARY TRAIL

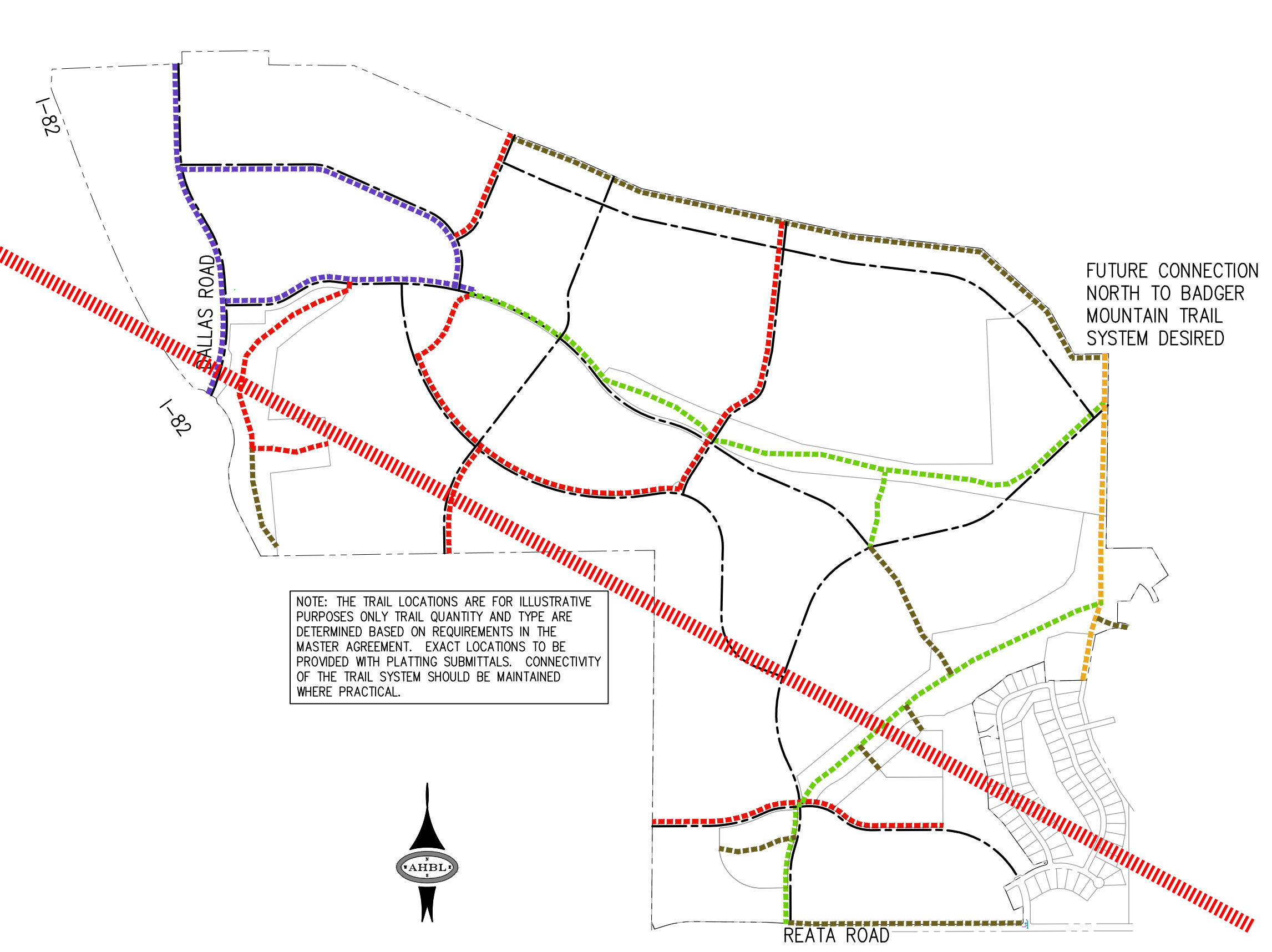
PRIMARY TRAIL

SECONDARY TRAIL

EQUESTRIAN TRAIL

URBAN TRAIL

5.H ILLUSTRATIVE PLAN FOR TRAIL LAYOUT AND TRAIL TYPES



5.G TRAILS INTRODUCTION

The Illustrative Plan for Trail Layout and Trail Types identifies the location of the proposed trail system in Badger Mountain South. Four types of trails will be built within the community – Urban Trails located within the commercial centers, paved Primary and City Primary Trails for multi-uses, soft-surface Secondary Trails for walking and jogging, and an Equestrian Trail connection located at the eastern edge of the community that will link to an existing equestrian trail. At full buildout the project will include approximately 10 miles of trails and walking paths, and will provide

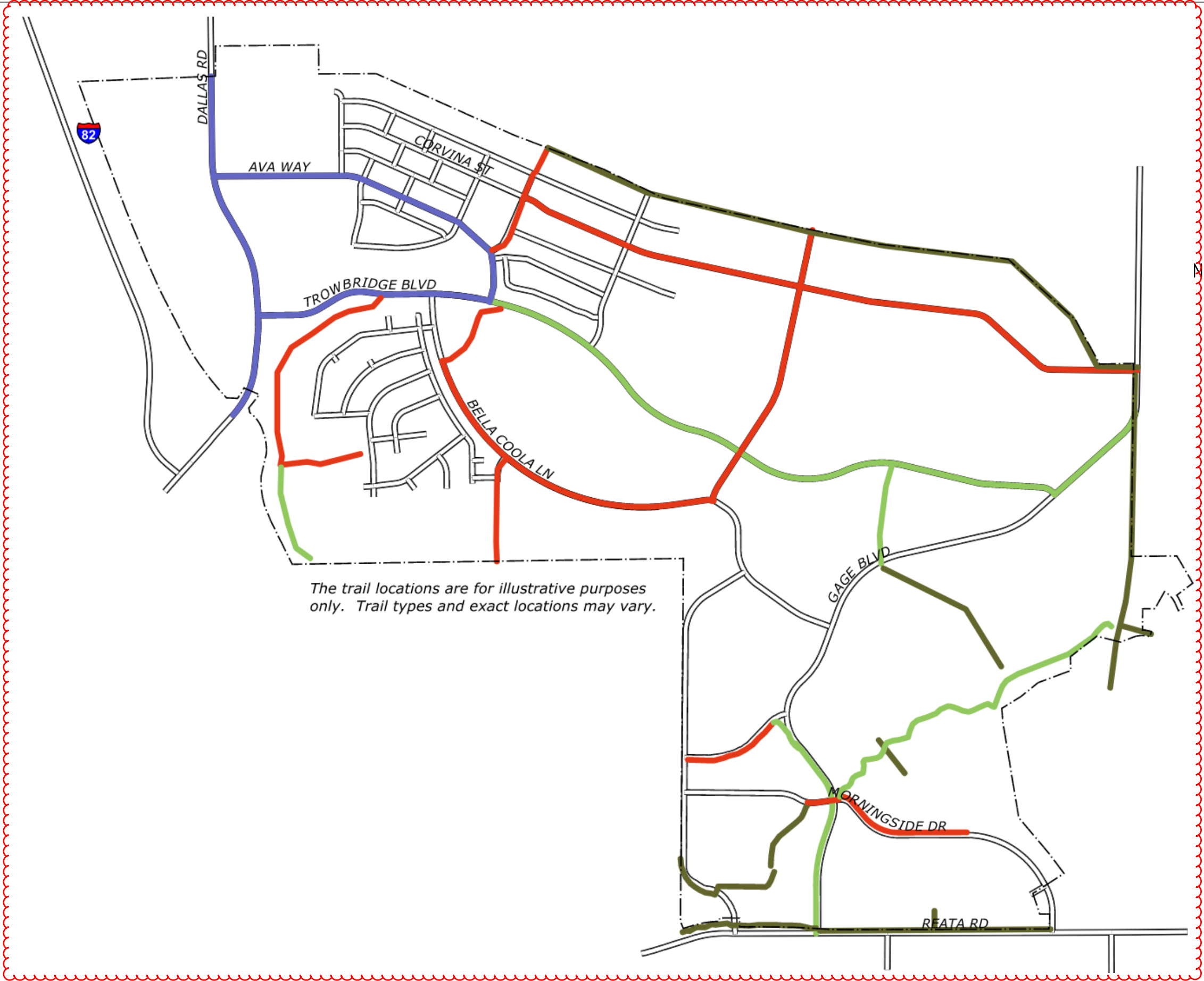
A fourth type of trail, Equestrian Trail, may be also constructed, at the discretion of the developer.

Two Trail Types are located in the Greenway Parks: City Primary Trails and Secondary Trails. These trails are intended to be the cross-community trail system that links all neighborhoods within Badger Mountain South. The City Primary Trail meanders within the Greenway Parks, sometimes near the adjoining streets, but primarily away from the streets and within the Greenway Park itself. Secondary Trails act as connector trails which link one side of the Greenway Park to the other or to the City Primary Trail.

TRAIL LEGEND

- CITY PRIMARY TRAIL
- PRIMARY TRAIL
- SECONDARY TRAIL
- EQUESTRIAN TRAIL (OPTIONAL)
- URBAN TRAIL

5.H ILLUSTRATIVE PLAN FOR TRAIL LAYOUT AND TRAIL TYPES



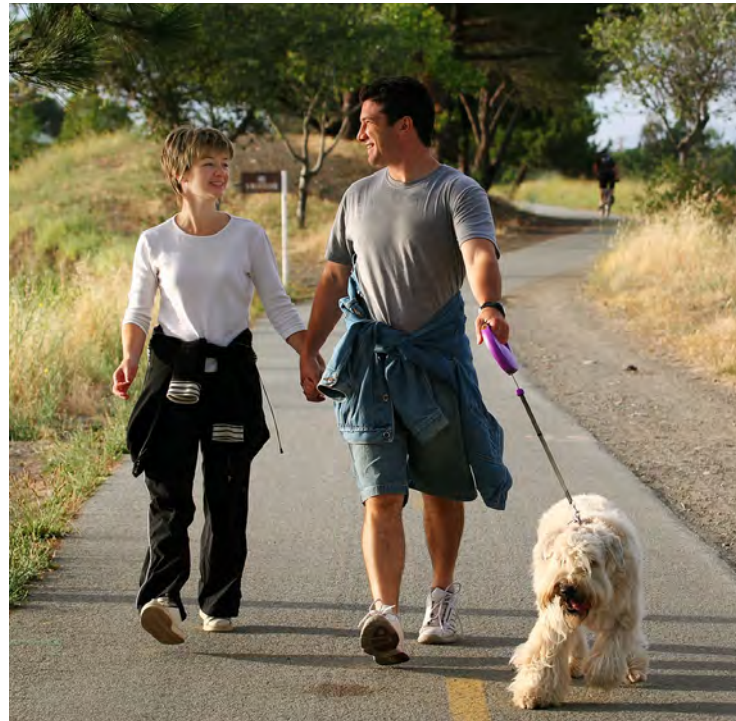
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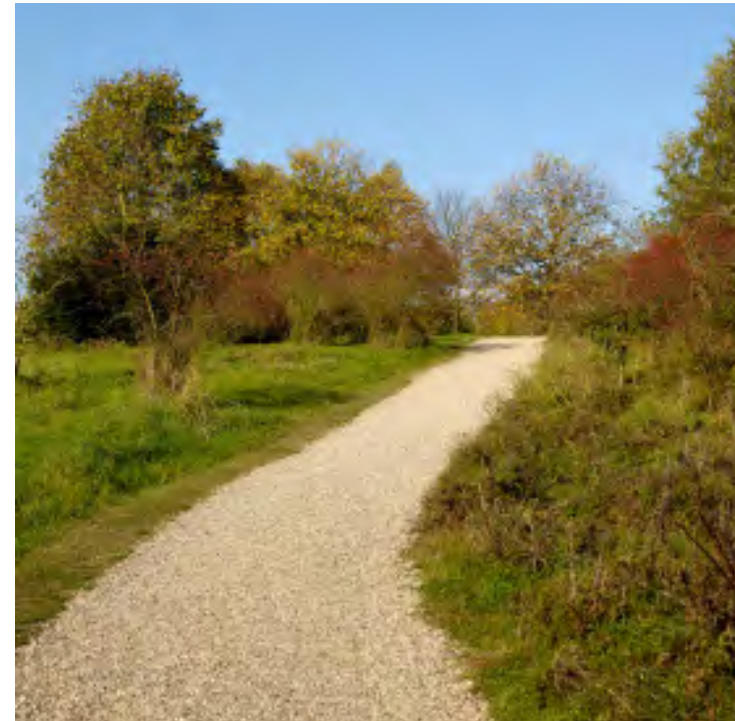
5.1 TRAILS



Illustrative Photo: Urban Trail



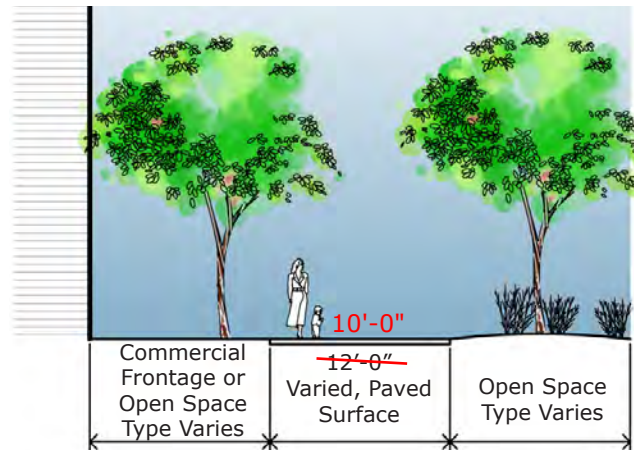
Illustrative Photo: Primary Trail



Illustrative Photo: Secondary Trail

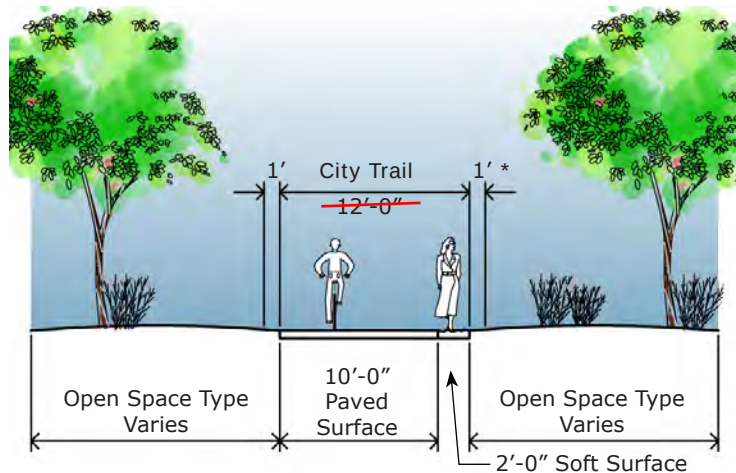


Illustrative Photo: Equestrian Trail



1. DESCRIPTION - URBAN TRAILS

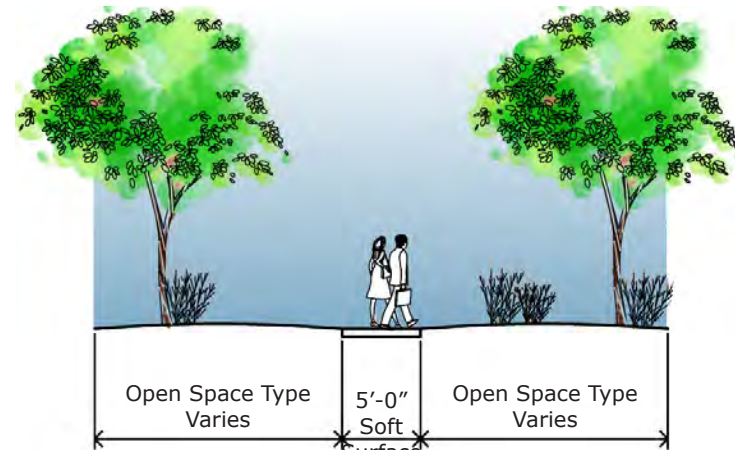
- a. Definition** - Urban Trails will be located in the commercial, retail and mixed-use community Districts or adjacent to School Open Space and Public Parks. These trails may be integrated into the wide, paved plazas and sidewalk areas that serve these uses. The 10 ft. ~~12'~~ Urban Trails will serve as a continuation of the community-wide bicycle and pedestrian trail system.
- b. Location** - Commercial, retail, and mixed-use areas in BMS-SD-SR, BMS-SD-CMU, and BMS-SD-DR Districts and limited location in BMS-CIVIC Districts; See 5.K, Illustrative Plan for Trail Layout and Trail Types. *update this*
- c. Size** *10 ft.*
- (1) Minimum width: ~~12 ft.~~ specialty paved surface.
- d. Standards**
- (1) Principally concrete but other paved surfaces permitted based on overall site design.
 - (2) Integrated into the commercial/retail plaza spaces.
 - (3) Will serve as a multi-use bicycle and pedestrian trail.
 - (4) Provide appropriate lighting for after-dark use which may be provided by street lighting located in the adjacent Right of Way.



2. DESCRIPTION - PRIMARY TRAILS

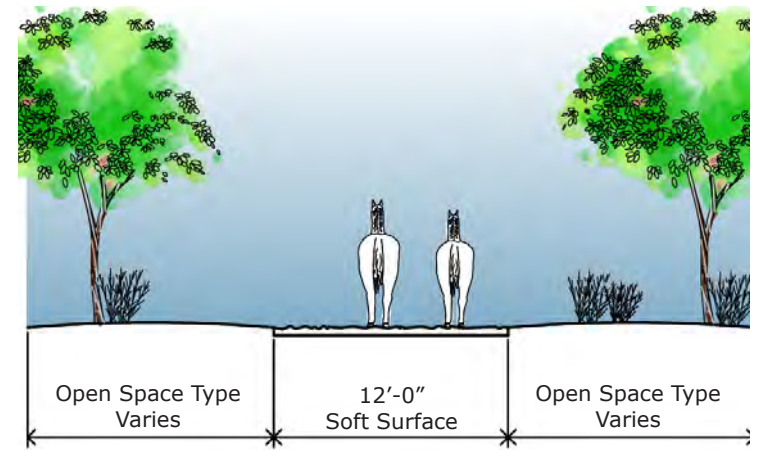
- a. Definition** - Primary Trails will serve as a multi-modal system throughout the community. They are intended to foster connectivity, encourage healthy activities, and provide transportation options. When found adjacent to residential or other structures, the Primary Trail will be concrete and will also function as sidewalk in these areas. *update this*
- b. Location** - See 5.K, Illustr. Plan for Trail Layout and Trail Types.
- c. Size**
- (1) Minimum width: ~~12 ft.~~ 10 ft. concrete or asphalt surface with 2 ft. ~~stabilized engineered wood fiber (SEWF), wood chips, or gravel shoulder on one side.~~ *10 ft.*
 - (2) City Primary Trails width: ~~12 ft.~~ asphalt with 1 ft. gravel shoulder on both sides.
- d. Standards**
- (1) Provide sub-grade materials and preparation appropriate to the surfacing material.
 - (2) Provide appropriate lighting for after-dark use which may be provided by street lighting located in the adjacent Right of Way.
 - (3) Provide (1) 5-ft. recycled materials bench min. every 1/2 mile, per Section 13.C.4, except where the Greenbelt abuts single-family residential properties.

*City Trail Only



3. DESCRIPTION - SECONDARY TRAILS

- a. Definition** - Secondary Trails will be a informal, crushed gravel recreation trails for running, biking and walking. This trail system will link the Primary Trails to the major Greenway Parks and open spaces located throughout the community. *update this*
- b. Location** - See 5.K, Illustrative Plan for Trail Layout and Trail Types. *update this*
- c. Size**
- (1) Minimum width: 5 ft. stabilized engineered wood fiber (SEWF), wood chips, or gravel.
- d. Standards**
- (1) Provide compacted sub-grade.
 - (2) Will serve as a pedestrian trail.



4. DESCRIPTION - EQUESTRIAN TRAILS

- a. Definition** - The Equestrian Trail will be a soft-surface recreation trail designed for horseback riding. This trail will traverse along the eastern boundary and provide linkage from the existing trail at the southeast corner to the northeast corner of the property. *update this*
- b. Location** - Eastern Boundary; See 5.K, Illustrative Plan for Trail Layout and Trail Types. *update this*
- c. Size**
- (1) Minimum width: 12 ft. engineered wood fiber (EWF), wood chips, or gravel. *or*
- d. Standards** *(2) varied surface, 10' min. (12' section)*
- (1) Provide compacted sub-grade.



**STREET
STANDARDS**

6

Section 6 describes regulations for street layout and circulation throughout the Badger Mountain South community.

The Street Standards Section includes a Regulating Plan for Streets that maps out the street and Edge Types for the Badger Mountain South community.

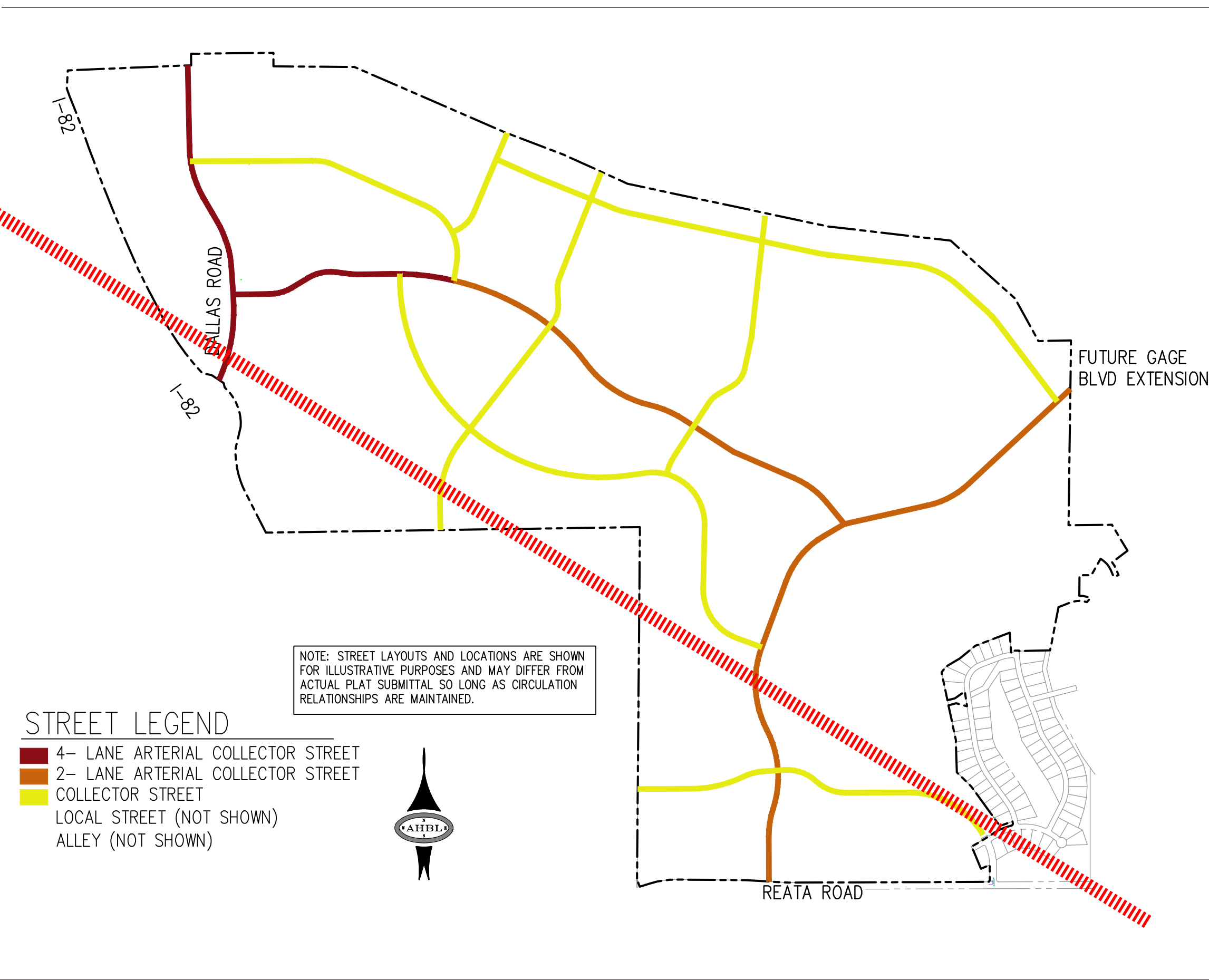
6.A	Introduction	6-2
6.B	Regulating Plan for Streets.....	6-2
6.C	4-Lane Arterial Collector Street.....	6-3
6.D	2-Lane Arterial Collector Street.....	6-3
6.E	Collector Street.....	6-4
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6.G	Rear Alley.....	6-5
6.H	Roundabout.....	6-6

6.A INTRODUCTION

Section 6 identifies the street layout for the arterial collectors, the proposed layout for the internal collector streets and the right-of-way standards for each street type in the Badger Mountain South community.

Section 6 also introduces the concept of “edge types” which are the pedestrian and landscape elements within the right-of-way. An edge type will be one of four styles that vary based on the adjoining land use. Any street may have different edge types if the land uses on either side of the street are different or if one side of the street is an element of the identified trail system. The standards for each street and edge type are identified in Sections 6.C. through 6.F. Note that collector street section widths may be increased when needed to manage higher traffic volumes. Internal site access ways are permitted subject to City review for adequate emergency and refuse collection access.

6.B REGULATING PLAN FOR STREETS



6.A INTRODUCTION

Section 6 identifies the street layout for the ~~arterial collectors~~ ^{street system}, the proposed layout for the internal collector streets and the right-of-way standards for each street type in the Badger Mountain South community.

Section 6 also ~~introduces the concept of~~ ^{details} "edge types" which are the pedestrian and landscape elements within the right-of-way. An edge type will be one of four styles that vary based on the adjoining land use. Any street may have different edge types if the land uses on either side of the street are different or if one side of the street is an element of the identified trail system. The standards for each street and edge type are identified in Sections 6.C. through 6.F. Note that collector street section widths may be increased when needed to manage higher traffic volumes. Internal site access ways are permitted subject to City review for adequate emergency and refuse collection access.

STREET LEGEND

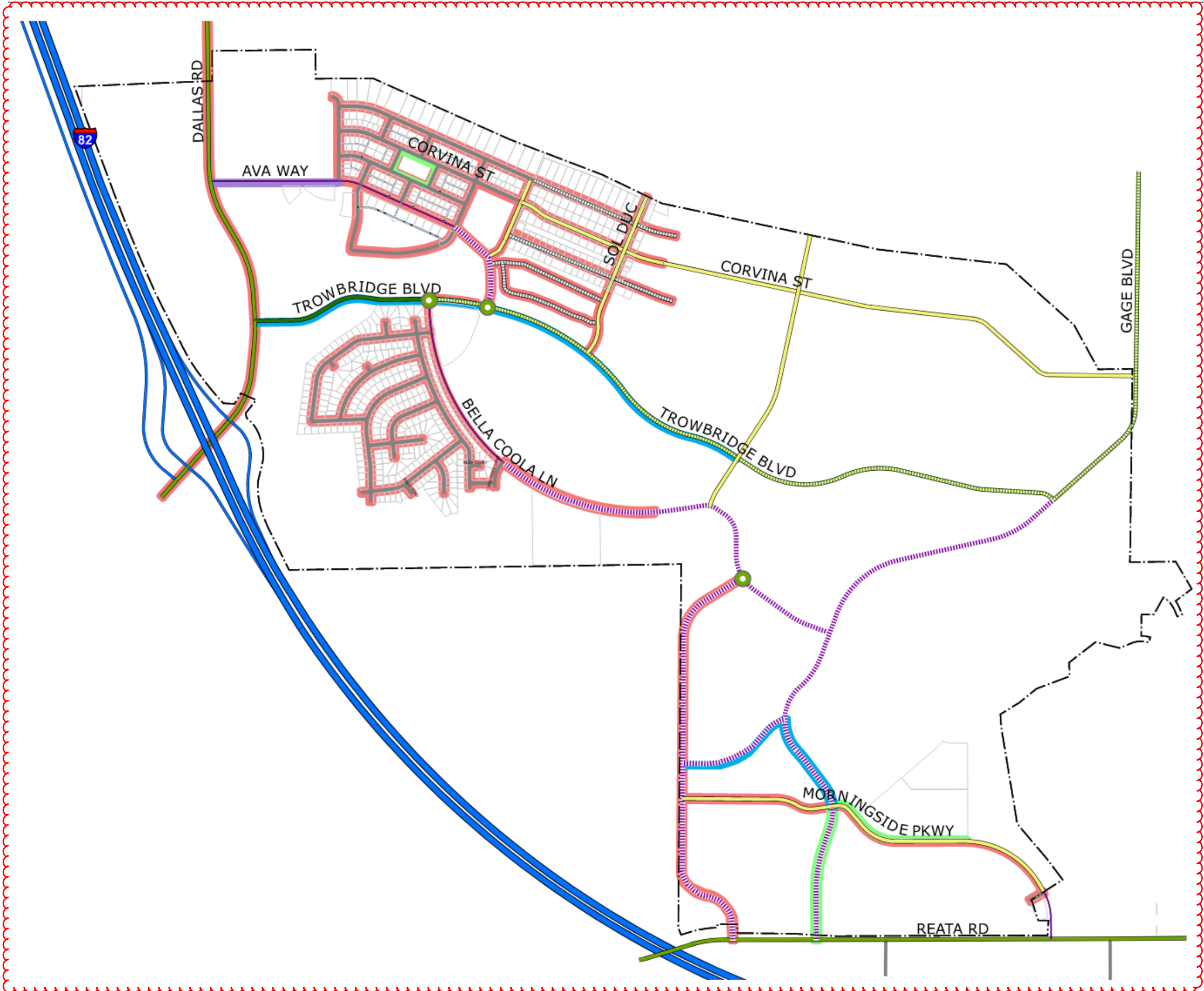
- I-82
- I-82 Ramp
- 5 Lane Minor Arterial
- 3 Lane Minor Arterial ^
- Major Collector ^
- Minor Collector ^
- Local Road * ^
- Alley or Private Acces Rd

^Future roadways are shown with a white hash line, are subject to change *Not all shown

EDGE TYPE LEGEND

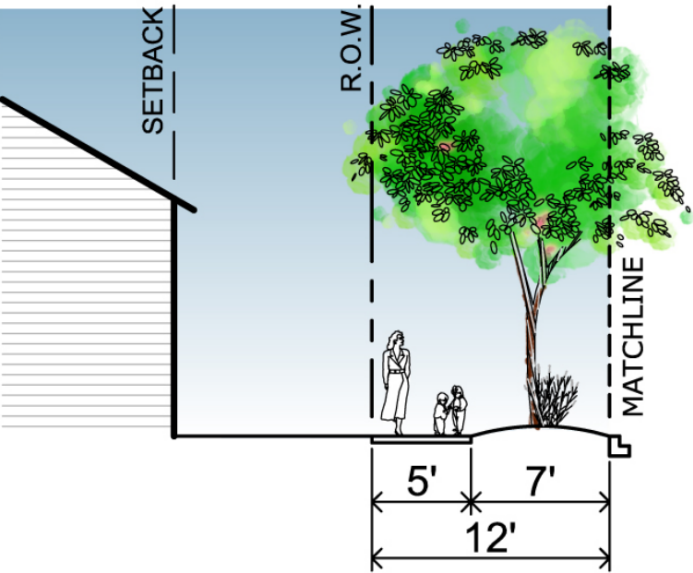
- Undetermined
- Edge Type A
- Edge Type B
- Edge Type C
- Edge Type D

6.B REGULATING PLAN FOR STREETS



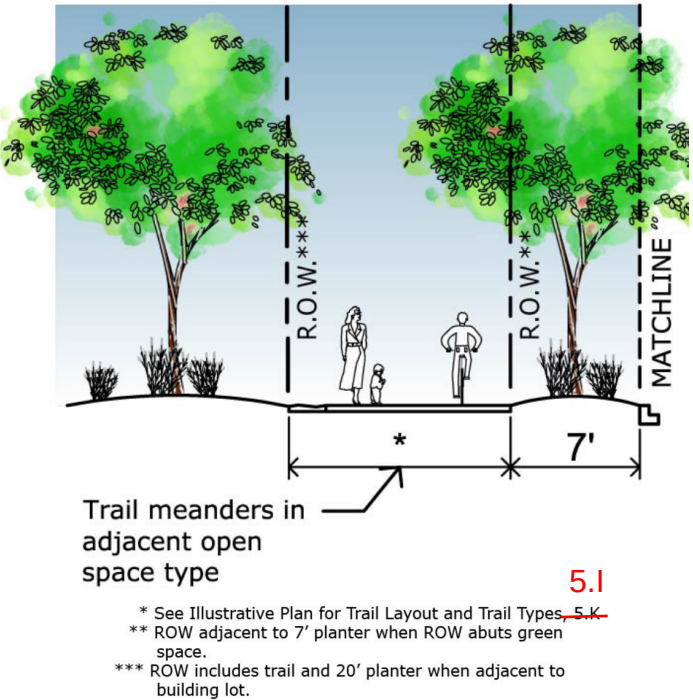
6B.1 EDGE TYPES

6B.1A EDGE TYPE A



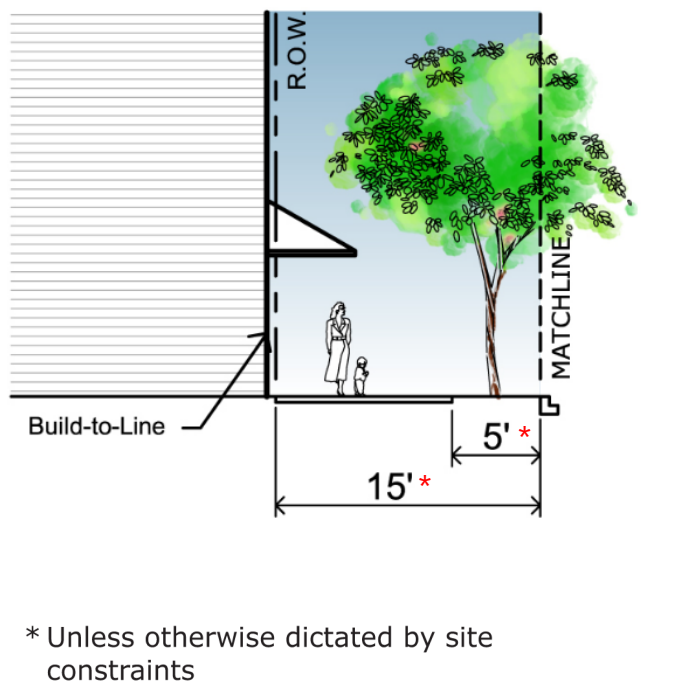
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units

6B.1B EDGE TYPE B



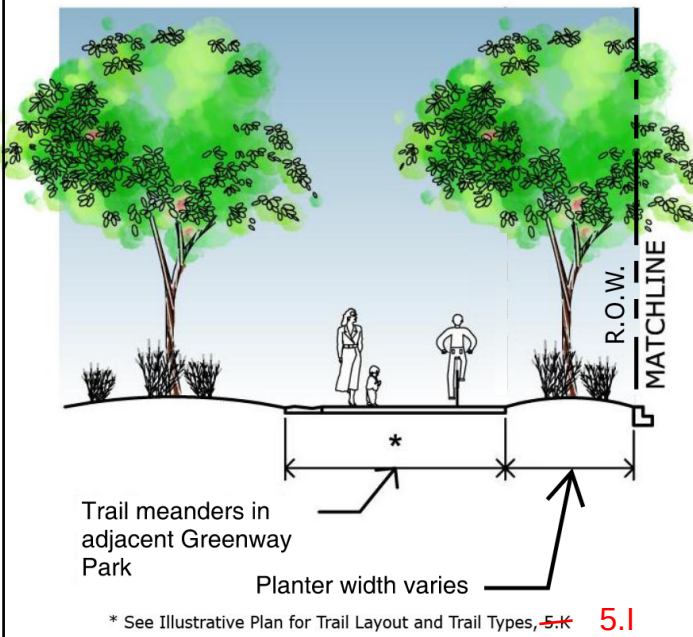
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space

6B.1C EDGE TYPE C



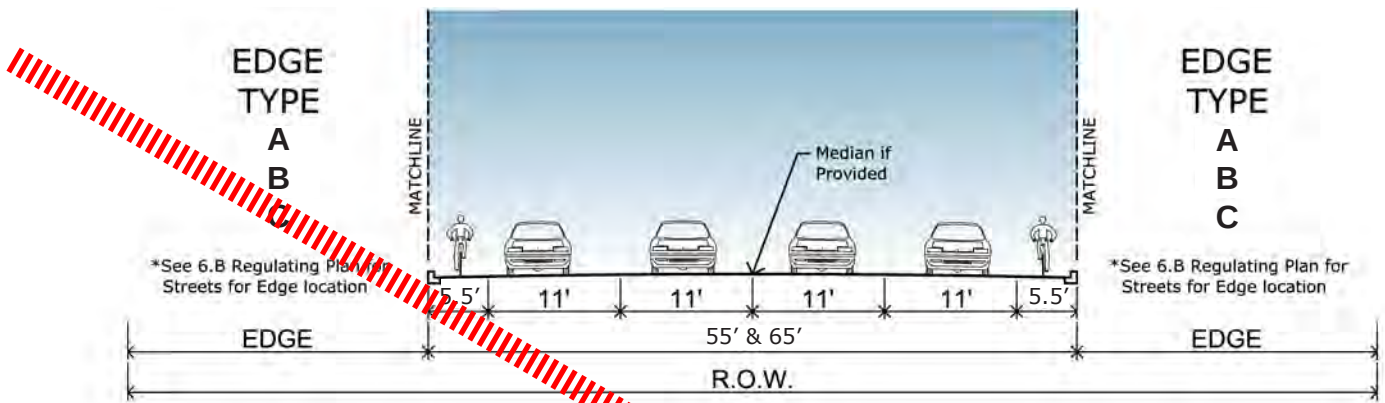
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type *	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average
Walkway Type *	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential

6B.1D EDGE TYPE D



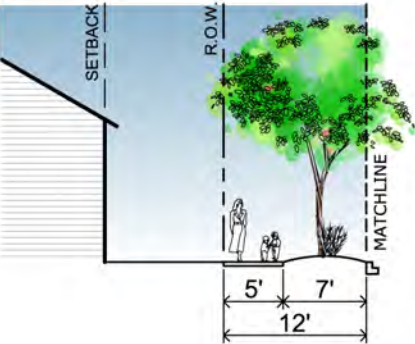
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	Irregular spaced groupings of plant materials
Landscape Type	Principally evergreen trees and other plantings
Walkway Type	Meandering Trail in adjacent Greenway Park
Frontage Type	Open Space

6.C 4-LANE ARTERIAL COLLECTOR STREET

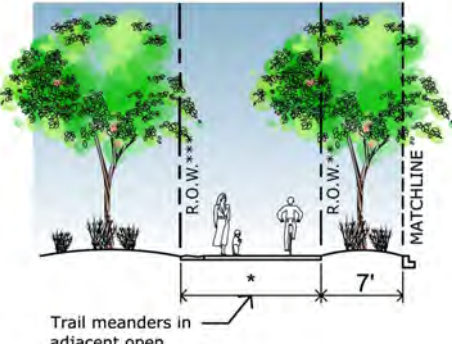


KEY	LANES
See 6.B Regulating Plan For Streets	Traffic 11 ft.
	Bicycle 5.5 ft.
	Parking None
	Median (Where shown on 6.B) add 10 ft.
APPLICATION	INTERSECTIONS
Thoroughfare Type 4-Lane Arterial Collector	Curb Radius 20 ft mimum
Design Speed 35 mph	
Posted Speed 35 mph	
Pedestrian Crossing Time 14.3 Sec.	

OVERALL WIDTHS
Pavement Width 55 ft.
Total R.O.W. Edge + 54 ft.(+median, if provided)+ Edge
See totals by Edge Type below

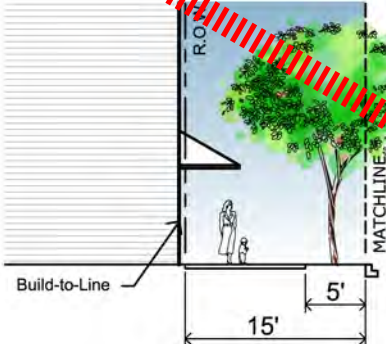


EDGE TYPE A



EDGE TYPE B

* See Illustrative Plan for Trail Layout and Trail Types, 5.K
** ROW adjacent to 7' planter when ROW abuts green space.
*** ROW includes trail and 20' planter when adjacent to building lot.



EDGE TYPE C

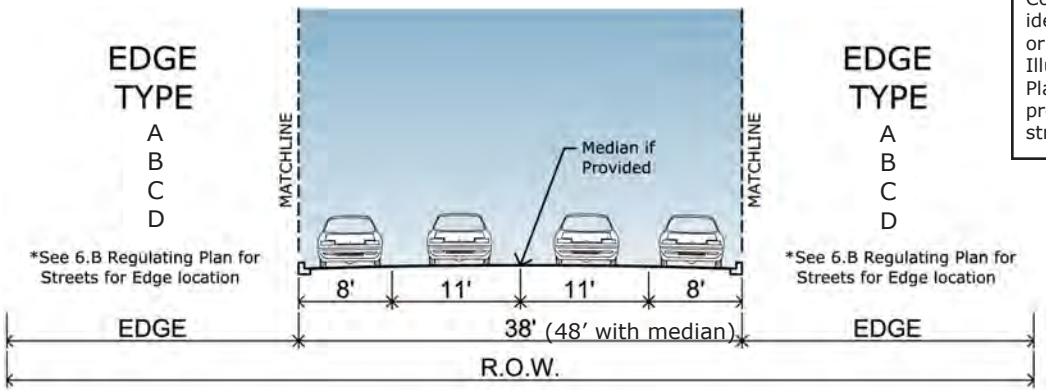
* Unless otherwise dictated by site constraints

KEY	EDGES
See 6.B Regulating Plan For Streets	Curb Type Curb
	Planter Type 7 ft. Continuous
	Landscape Type Medium Trees @ 30 ft. O.C. Average
	Walkway Type 5 ft. Sidewalks
	Frontage Type Residential Dwelling Units
1/2 R.O.W.	28 ft.
R.O.W. - Edge 'A' Both Sides	56 ft.
R.O.W. - Edge 'A' + Edge 'B'	51 ft.

KEY	EDGES
See 6.B Regulating Plan For Streets	Curb Type Curb
	Planter Type 7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
	Landscape Type Tree and Spacing Varies
	Walkway Type Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
	Frontage Type Greenbelt or Open Space
1/2 R.O.W.	26 / 51 ft.
R.O.W. - Edge 'B' Both Sides	52 / 102 ft.
R.O.W. - Edge 'B' + Edge 'A'	57 / 82 ft.
R.O.W. - Edge 'B' + Edge 'C'	60 / 85 ft.

KEY	EDGES
See 6.B Regulating Plan For Streets	Curb Type Curb
	Planter Type 5 ft. Tree Grate
	Landscape Type Small/Medium Trees @ 25 ft. O.C. Average
	Walkway Type 15 ft. Sidewalks
	Frontage Type Commercial / Multi-family Residential
1/2 R.O.W.	42 ft.
R.O.W. - Edge 'C' Both Sides	84 ft.
R.O.W. - Edge 'C' + Edge 'B'	76 ft.

6.D 2-LANE ARTERIAL COLLECTOR STREET



KEY

See 6.B Regulating Plan For Streets

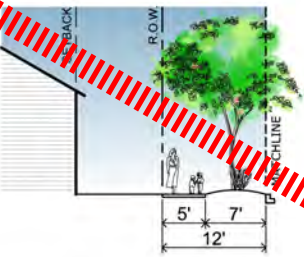
APPLICATION

Thoroughfare Type	2-Lane Arterial Collector
Design Speed	35 mph
Posted Speed	25 mph
Pedestrian Crossing Time	6.3 Sec.

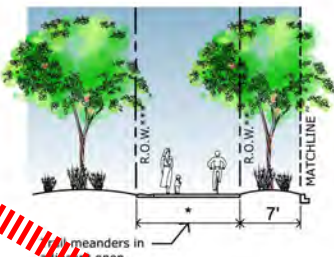
OVERALL WIDTHS

Pavement Width	38 ft.
Total R.O.W.	Edge + 38 ft.(+median, if provided)+ Edge
See totals by Edge Type below	

LANES		
Traffic		11 ft.
Parking		8 ft.
Median	(Where shown on 6.B)	add 10 ft.
Greenbelt Median (5.H)	(See 5.B for locations)	add 60 ft.
INTERSECTIONS		
Curb Radius		20 ft. minimum

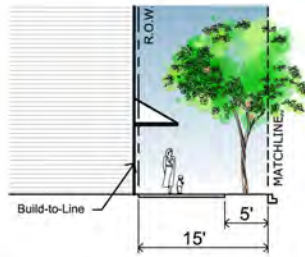


EDGE TYPE A



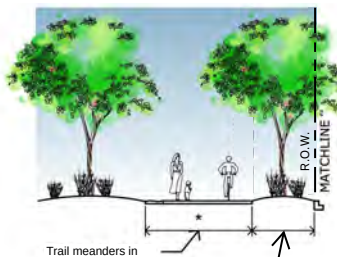
EDGE TYPE B

* See Illustrative Plan for Trail Layout and Trail Types, 5.K
** ROW adjacent to 7' planter when ROW abuts green space.
*** ROW includes trail and 20' planter when adjacent to building lot.



EDGE TYPE C

* Unless otherwise dictated by site constraints



EDGE TYPE D

KEY	EDGES
See 6.B Regulating Plan For Streets	Curb Type Curb
	Planter Type 7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
	Landscape Type Tree and Spacing Varies
	Walkway Type Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
	Frontage Type Greenbelt or Open Space
1/2 R.O.W.	31 ft.
R.O.W. - Edge 'A' Both Sides	62 ft.
R.O.W. - Edge 'A' + Edge 'B'	57 ft.
R.O.W. - Edge 'A' + Edge 'C'	65 ft.

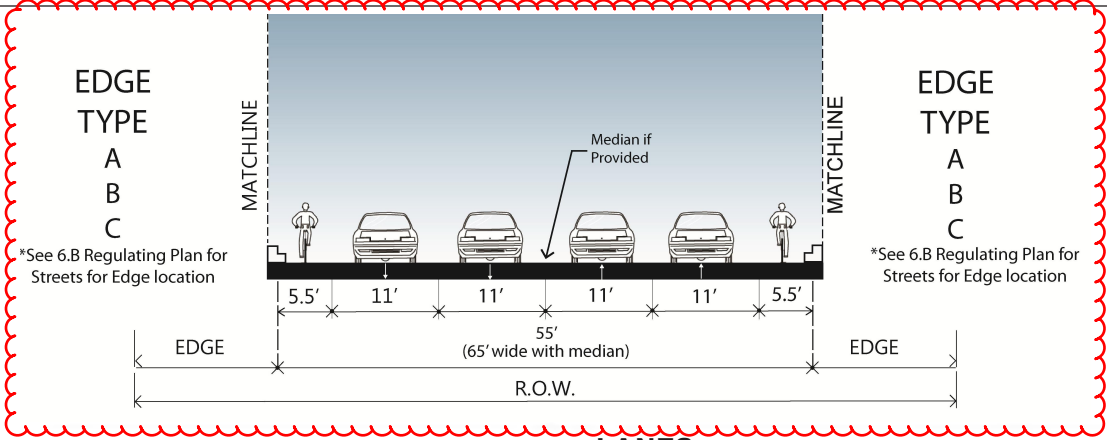
KEY	EDGES
See 6.B Regulating Plan For Streets	Curb Type Curb
	Planter Type 5 ft. Tree Grate
	Landscape Type Small/Medium Trees @ 25 ft. O.C. Average
	Walkway Type 15 ft. Sidewalks
	Frontage Type Commercial / Multi-family Residential
1/2 R.O.W.	26 / 51 ft.
R.O.W. - Edge 'B' Both Sides	52 / 102 ft.
R.O.W. - Edge 'B' + Edge 'A'	57 / 82 ft.
R.O.W. - Edge 'B' + Edge 'C'	60 / 85 ft.

KEY	EDGES
See 6.B Regulating Plan For Streets	Curb Type Curb
	Planter Type 5 ft. Tree Grate
	Landscape Type Small/Medium Trees @ 25 ft. O.C. Average
	Walkway Type 15 ft. Sidewalks
	Frontage Type Commercial / Multi-family Residential
1/2 R.O.W.	34 ft.
R.O.W. - Edge 'C' Both Sides	68 ft.
R.O.W. - Edge 'C' + Edge 'A'	65 ft.
R.O.W. - Edge 'C' + Edge 'B'	60 ft.

KEY	EDGES
See 6.B Regulating Plan For Streets	Curb Type Curb
	Planter Type Irregular spaced groupings of plant materials
	Landscape Type Principally evergreen trees and other plantings
	Walkway Type Meandering Trail in adjacent Greenway Park
	Frontage Type Open Space
1/2 R.O.W.	19 ft.
R.O.W. - Edge 'D' + Edge 'A'	50 ft.
R.O.W. - Edge 'D' + Edge 'B'	70 ft.

PROPOSED AMENDMENTS ARE SHOWN:

6.C 4-LANE ARTERIAL COLLECTOR STREET



LANES	
Traffic	11 ft.
Bicycle	5.5 ft.
Parking	None
Median (Where shown on 6.B)	add 10 ft.

INTERSECTIONS	
Curb Radius	20 ft mimum

APPLICATION		
Thoroughfare Type	4-Lane Arterial	Collector
Design Speed	35 mph	
Posted Speed	35 mph	
Pedestrian Crossing Time	14.3 Sec.	
OVERALL WIDTHS		
Pavement Width	55 ft.	
Total R.O.W.	Edge + 54 ft.(+median, if provided)+ Edge	
	See totals by Edge Type below	

EDGE TYPE A WIDTHS

1/2 R.O.W.	28 ft.
R.O.W. - Edge 'A' Both Sides	56 ft.
R.O.W. - Edge 'A' + Edge 'B'	51 ft.

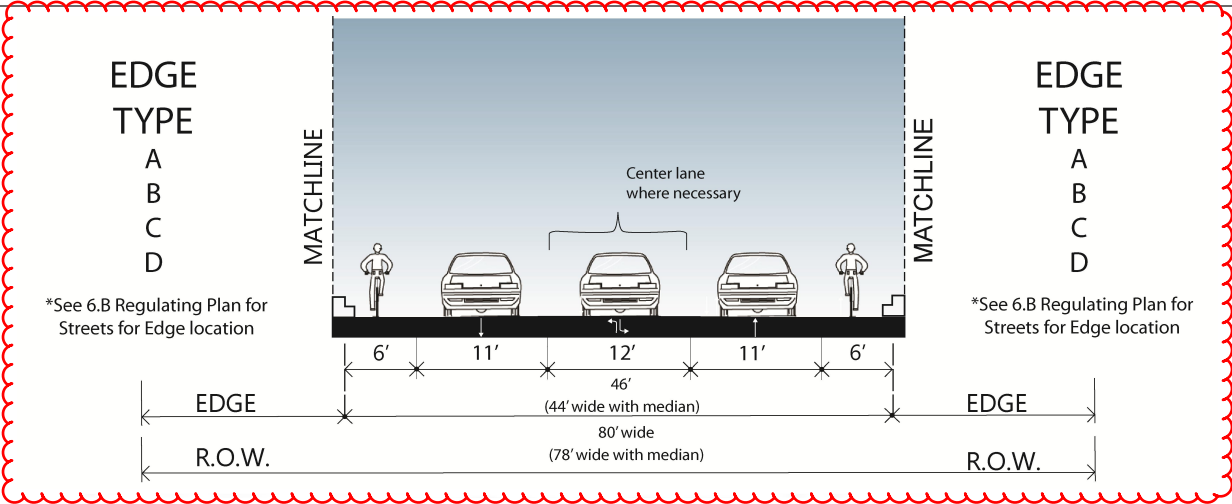
EDGE TYPE B WIDTHS

1/2 R.O.W.	26 / 51 ft.
R.O.W. - Edge 'B' Both Sides	52 / 102 ft.
R.O.W. - Edge 'B' + Edge 'A'	57 / 82 ft.
R.O.W. - Edge 'B' + Edge 'C'	60 / 85 ft.

EDGE TYPE C WIDTHS

1/2 R.O.W.	42 ft.
R.O.W. - Edge 'C' Both Sides	84 ft.
R.O.W. - Edge 'C' + Edge 'B'	76 ft.

3- LANE MINOR ARTERIAL
~~6.D 2-LANE ARTERIAL COLLECTOR STREET~~



LANES	
Traffic	11 ft.
Parking	8 ft. None
Median	(Where shown on 6.B) add 10 ft. 12 ft.

APPLICATION	
Thoroughfare Type	3-Lane Minor Arterial
Design Speed	35 mph
Posted Speed	25 mph
Pedestrian Crossing Time	6.3 Sec.

OVERALL WIDTHS	
Pavement Width	38 ft.
Total R.O.W.	Edge + 38 ft.(+median, if provided)+ Edge
	See totals by Edge Type below

Two-way Left- Turn*	
Greenbelt Median (5.H)	(See 5.B for locations) add 60 ft.

INTERSECTIONS	
Curb Radius	20 ft. minimum

*per approval by City Public Works director (reduced section wold be 34' curb to curb with 60' ROW)

EDGE TYPE A WIDTHS

1/2 R.O.W.	31 ft.
R.O.W. - Edge 'A' Both Sides	62 ft.
R.O.W. - Edge 'A' + Edge 'B'	57 ft.
R.O.W. - Edge 'A' + Edge 'C'	65 ft.

EDGE TYPE B WIDTHS

1/2 R.O.W.	26 / 51 ft.
R.O.W. - Edge 'B' Both Sides	52 / 102 ft.
R.O.W. - Edge 'B' + Edge 'A'	57 / 82 ft.
R.O.W. - Edge 'B' + Edge 'C'	60 / 85 ft.

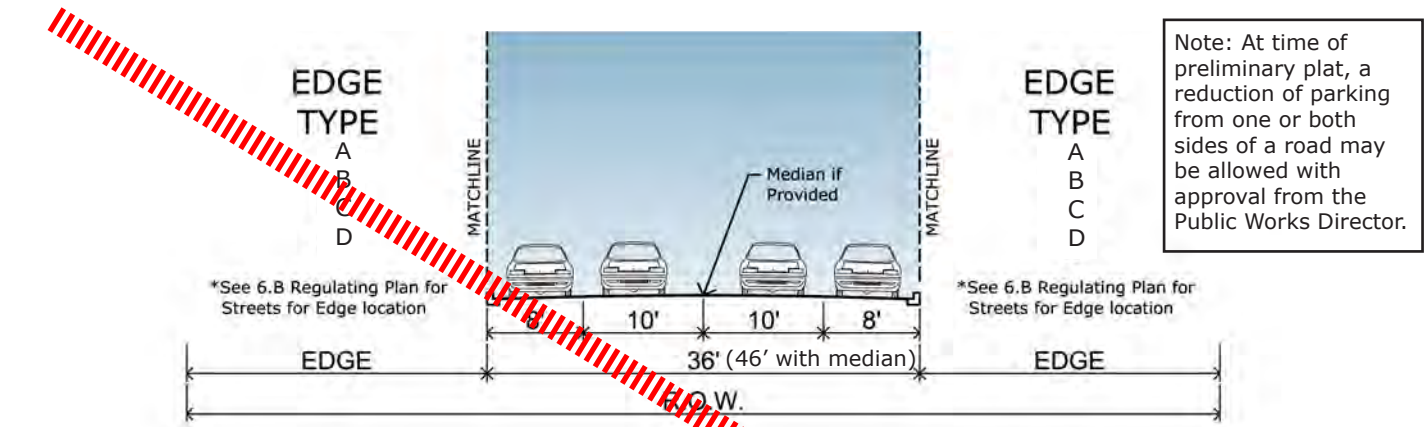
EDGE TYPE C WIDTHS

1/2 R.O.W.	34 ft.
R.O.W. - Edge 'C' Both Sides	68 ft.
R.O.W. - Edge 'C' + Edge 'A'	65 ft.
R.O.W. - Edge 'C' + Edge 'B'	60 ft.

EDGE TYPE D WIDTHS

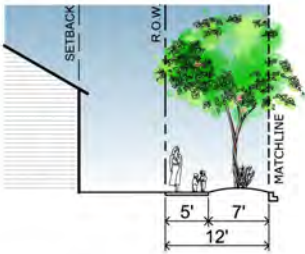
1/2 R.O.W.	19 ft.
R.O.W. - Edge 'D' + Edge 'A'	50 ft.
R.O.W. - Edge 'D' + Edge 'B'	70 ft.

6.E COLLECTOR STREET

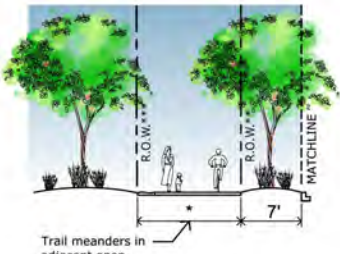


KEY	
	See 6.B Regulating Plan For Streets
APPLICATION	
Thoroughfare Type	Neighborhood Collector
Design Speed	35 mph
Posted Speed	25 mph
Pedestrian Crossing Time	5.7 Sec.
OVERALL WIDTHS	
Pavement Width	36 ft.
Total R.O.W.	Edge + 36 ft.(+median, if provided)+ Edge See totals by Edge Type below

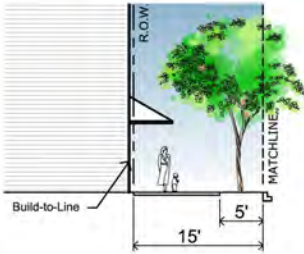
LANES	
Traffic	10 ft.
Parking	8 ft.
Median (Where shown on 6.B)	add 10 ft.
INTERSECTIONS	
Curb Radius	20 ft. minimum



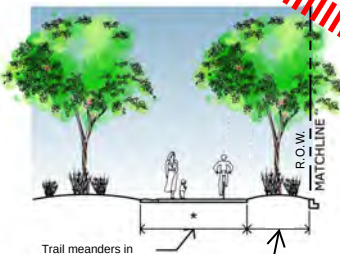
EDGE TYPE A



EDGE TYPE B



EDGE TYPE C



EDGE TYPE D

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units
1/2 R.O.W.	31 ft.
R.O.W. - Edge 'A' Both Sides	62 ft.
R.O.W. - Edge 'A' + Edge 'B'	57 ft.
R.O.W. - Edge 'A' + Edge 'C'	65 ft.

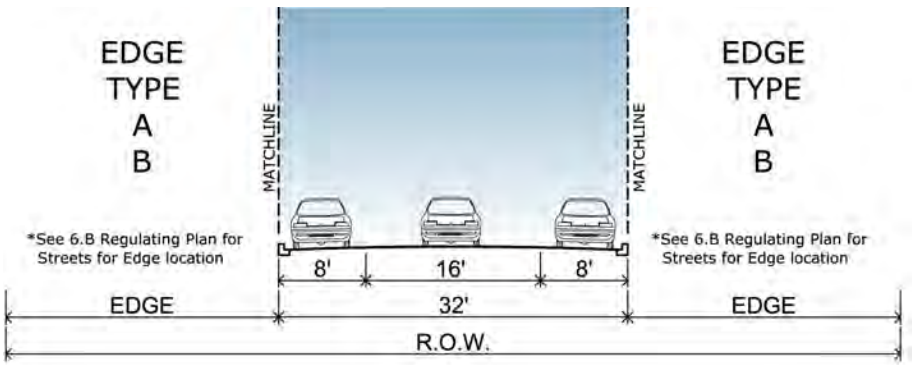
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average.
Walkway Type	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	Irregular spaced groupings of plant materials
Landscape Type	Primarily evergreen trees and other plantings
Walkway Type	Meandering Trail in adjacent Greenway Park
Frontage Type	Open Space
1/2 R.O.W.	19 ft.
R.O.W. - Edge 'D' + Edge 'A'	50 ft.
R.O.W. - Edge 'D' + Edge 'B'	70 ft.

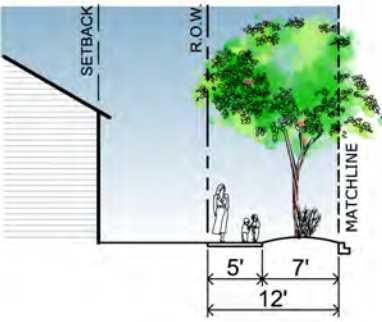
6.F 16 FT. LOCAL STREET

Note: At time of preliminary plat, a reduction to a 12 ft. pavement width per 6.F.1 ALTERNATE, may be allowed with approval by the City of Richland Public Works Director, subject to such conditions as are deemed necessary to provide a safe transition between pavement widths and to provide safe and adequate intersection turning movements.

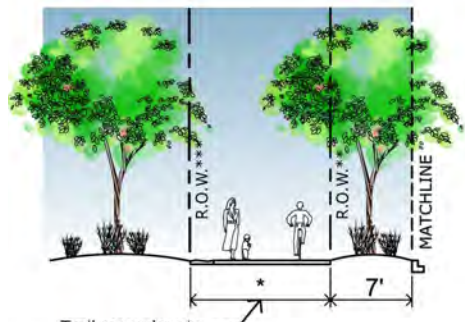


KEY	
	See 6.B Regulating Plan For Streets
APPLICATION	
Thoroughfare Type	Neighborhood
Design Speed	25 mph
Posted Speed	25 mph
Pedestrian Crossing Time	3.4 Sec.
OVERALL WIDTHS	
Pavement Width	32 ft.
Total R.O.W.	Edge + 32 ft. + Edge See totals by Edge Type below

LANES	
Traffic	10 ft.
Parking	8 ft.
Median	None
INTERSECTIONS	
Curb Radius	20 ft. minimum.



EDGE TYPE A

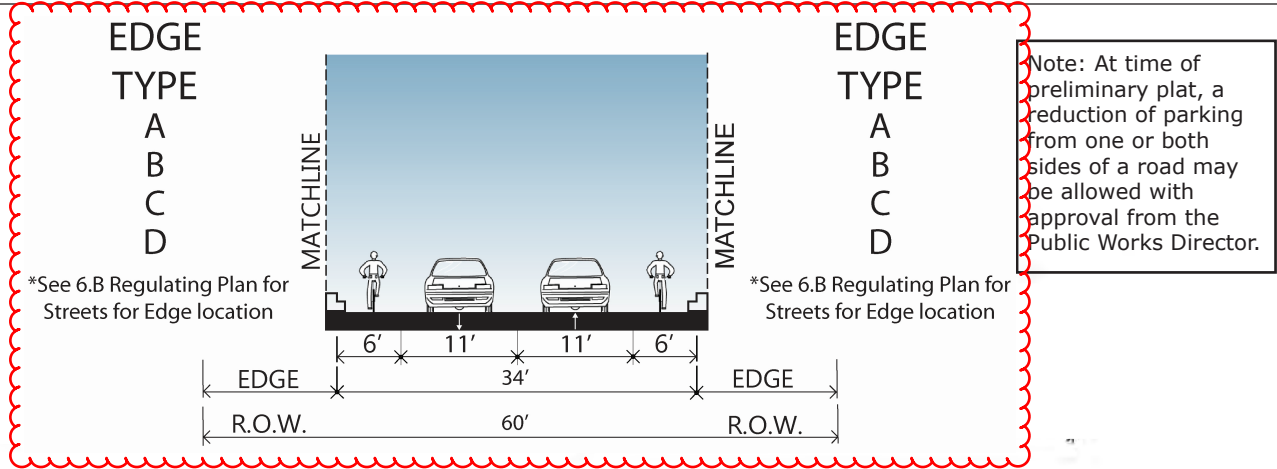


EDGE TYPE B

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space

6.E COLLECTOR STREET 6.E.1 MAJOR COLLECTOR



APPLICATION	
Thoroughfare Type	Major Collector
Design Speed	35 mph
Posted Speed	25 mph
Pedestrian Crossing Time	5.7 Sec.
OVERALL WIDTHS	
Pavement Width	36 ft.
Total R.O.W.	Edge + 36 ft.(+median, if provided)+ Edge
	See totals by Edge Type below

LANES	
Traffic	10 ft. 11 ft.
Parking	8 ft. None
Median (Where shown on 6.B)	add 10 ft.
INTERSECTIONS	
Curb Radius	20 ft. minimum

Striping is generally required

**Select land uses, such as school or commercial, may requiring widening to the 3-lane major collector*

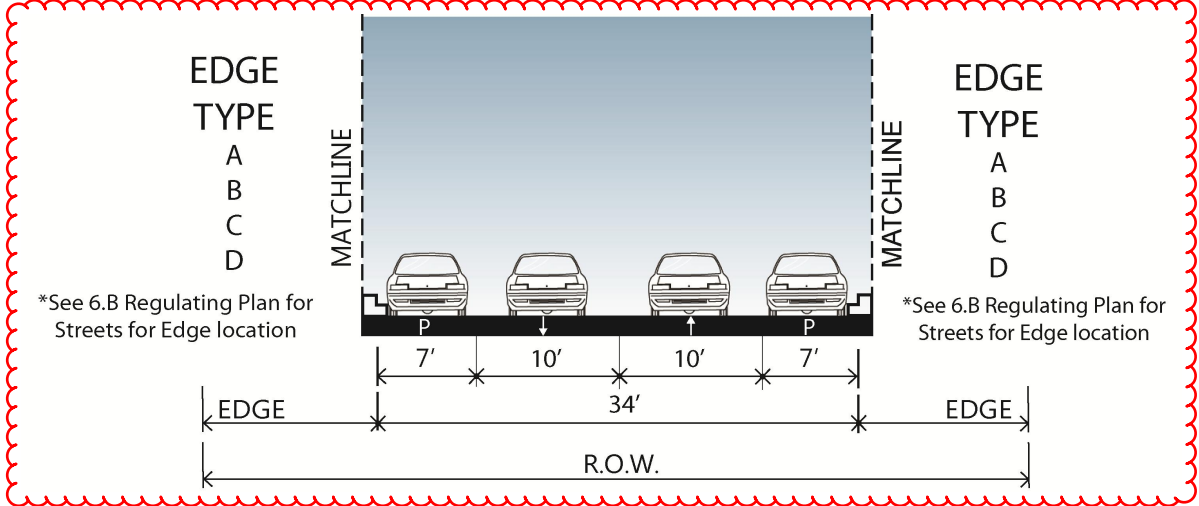
EDGE TYPE A WIDTHS

1/2 R.O.W.	31 ft.
R.O.W. - Edge 'A' Both Sides	62 ft.
R.O.W. - Edge 'A' + Edge 'B'	57 ft.
R.O.W. - Edge 'A' + Edge 'C'	65 ft.

EDGE TYPE D WIDTHS

1/2 R.O.W.	19 ft.
R.O.W. - Edge 'D' + Edge 'A'	50 ft.
R.O.W. - Edge 'D' + Edge 'B'	70 ft.

6.E 2 MINOR COLLECTOR



APPLICATION	
Thoroughfare Type	Minor Collector
Design Speed	35 mph
Posted Speed	25 mph
Pedestrian Crossing Time	5.7 Sec.
OVERALL WIDTHS	
Pavement Width	34 ft. 34 ft. 36 ft.
Total R.O.W.	Edge + 36 ft.(+median, if provided)+ Edge
	See totals by Edge Type below

LANES	
Traffic	11 ft. 10 ft.
Parking	7 ft.
Median (Where shown on 6.B)	add 10 ft.
INTERSECTIONS	
Curb Radius	20 ft. minimum

Striping is generally required

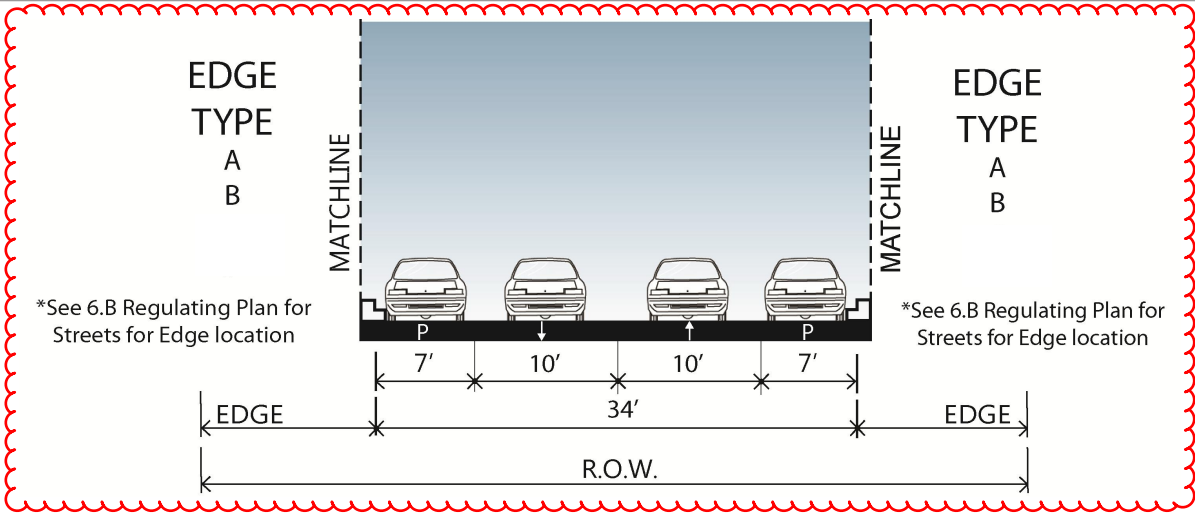
EDGE TYPE A WIDTHS

1/2 R.O.W.	31 ft.
R.O.W. - Edge 'A' Both Sides	62 ft.
R.O.W. - Edge 'A' + Edge 'B'	57 ft.
R.O.W. - Edge 'A' + Edge 'C'	65 ft.

EDGE TYPE D WIDTHS

1/2 R.O.W.	19 ft.
R.O.W. - Edge 'D' + Edge 'A'	50 ft.
R.O.W. - Edge 'D' + Edge 'B'	70 ft.

6.F ~~16 FT.~~ LOCAL STREET



KEY

See 6.B Regulating Plan For Streets

APPLICATION

Thoroughfare Type	Neighborhood
Design Speed	25 mph
Posted Speed	25 mph
Pedestrian Crossing Time	3.4 Sec.

OVERALL WIDTHS

Pavement Width	32 ft. 34
Total R.O.W.	Edge + 32 ft. + Edge
See totals by Edge Type below	

LANES

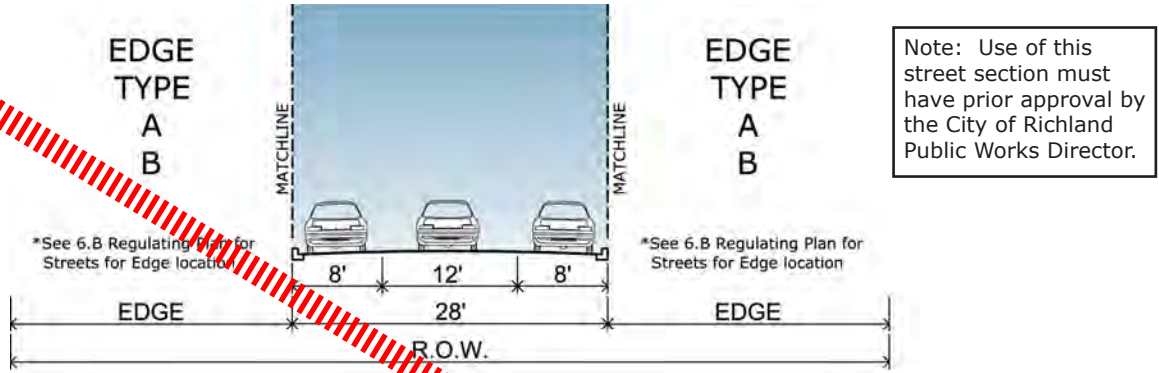
Traffic	10 ft.
Parking	7.8 ft. 7
Median	None

INTERSECTIONS

Curb Radius	20 ft. minimum.
-------------	-----------------

Note: At time of preliminary plat, a reduction to a 12 ft. pavement width per 6.F.1 ALTERNATE, may be allowed with approval by the City of Richland Public Works Director, subject to such conditions as are deemed necessary to provide a safe transition between pavement widths and to provide safe and adequate intersection turning movements.

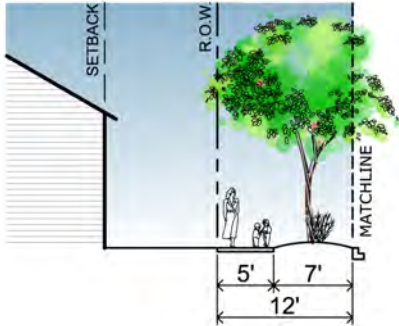
6.F.1 ALTERNATE - 12FT. LOCAL STREET



KEY	
	See 6.B Regulating Plan For Streets
APPLICATION	
Thoroughfare Type	Neighborhood
Design Speed	25 mph
Posted Speed	25 mph
Pedestrian Crossing Time	3.4 Sec.
OVERALL WIDTHS	
Pavement Width	28 ft.
Total R.O.W.	Edge + 28 ft. + Edge
See totals by Edge Type below	

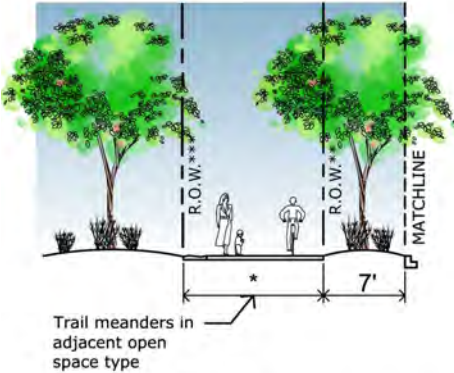
LANES	
Train	10 ft.
Parking	8 ft.
Median	None

INTERSECTIONS	
Curb Radius	20 ft. Typ.



EDGE TYPE A

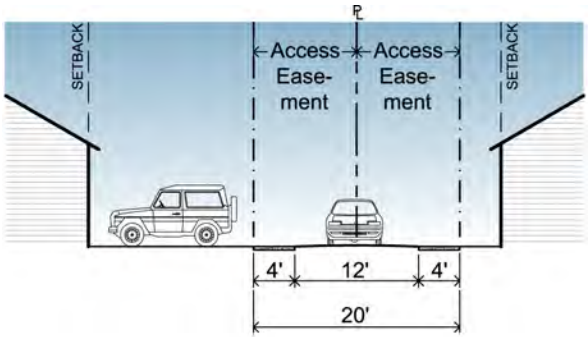
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average.
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units



EDGE TYPE B

* See Illustrative Plan for Trail Layout and Trail Types, 5.K	
** ROW adjacent to 7' planter when ROW abuts green space.	
*** ROW includes trail and 20' planter when adjacent to building lot.	
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space

6.G REAR ALLEY



KEY	
	See 6.B Regulating Plan For Streets
APPLICATION	
Thoroughfare Type	Alley
Movement Type	Yield
Design Speed	10 mph
Posted Speed	10 mph
Pedestrian Crossing Time	3.4 Sec.

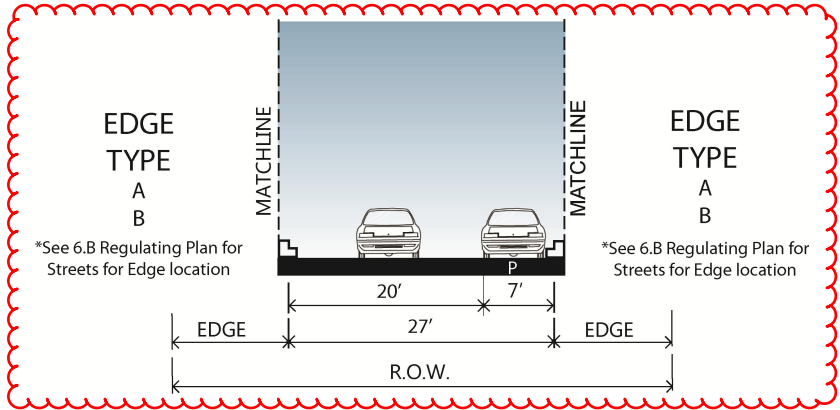
OVERALL WIDTHS	
Pavement Width	12 ft.
Shoulder Width	4 ft.
Total Width	20 ft.

LANES	
Traffic	12 ft.
Parking	None
Median	None
Ownership	Private

INTERSECTIONS	
Curb Radius	20 ft. Typ.

ACCESS EASEMENT	
From Rear Yard Property Line	10 ft.

6.F.1 ALTERNATE - 12FT. LOCAL STREET



Note: Use of this street section must have prior approval by the City of Richland Public Works Director.

APPLICATION

Thoroughfare Type	Neighborhood
Design Speed	25 mph
Posted Speed	25 mph
Pedestrian Crossing Time	3.4 Sec.

OVERALL WIDTHS

Pavement Width	27 27 ft.
Total R.O.W.	Edge + 28 28 ft. + Edge
See totals by Edge Type below	

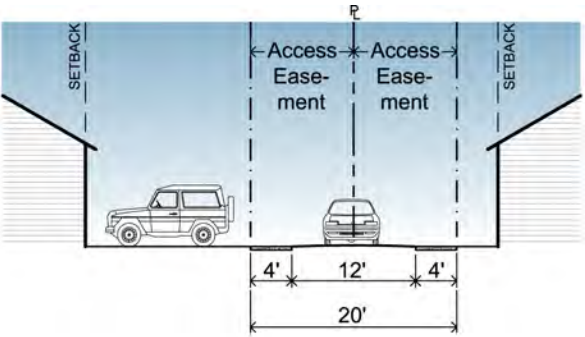
LANES

Traffic	10 20 ft.
Parking	8 7 ft.
Median	None

INTERSECTIONS

Curb Radius	20 ft. Typ.
-------------	-------------

6.G REAR ALLEY



LANES

Traffic	12 ft.
Parking	None
Median	None
Ownership	Private

INTERSECTIONS

Curb Radius	20 ft. Typ.
-------------	-------------

ACCESS EASEMENT

From Rear Yard Property Line	10 ft.
------------------------------	--------

APPLICATION

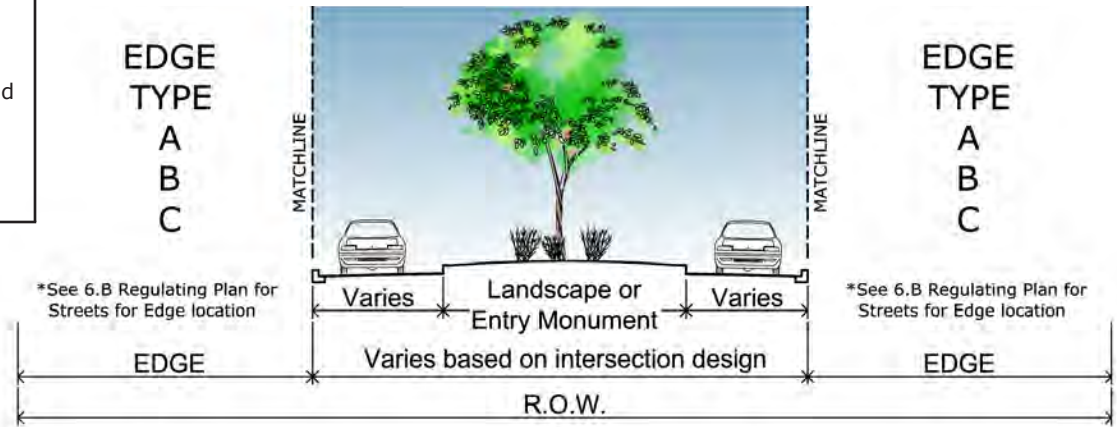
Thoroughfare Type	Alley
Movement Type	Yield
Design Speed	10 mph
Posted Speed	10 mph
Pedestrian Crossing Time	3.4 Sec.

OVERALL WIDTHS

Pavement Width	12 ft.
Shoulder Width	4 ft.
Total Width	20 ft.

6.H ROUNDABOUT

Note:
Roundabouts
are allowed at
intersections and
will be built per
City of Richland
Public Works
Standards.



KEY

○ See 6.B Regulating Plan For Streets

APPLICATION

Thoroughfare Type	Yielding roundabout
Design Speed	25 mph
Posted Speed	25 mph
Pedestrian Crossing Time	Varies based on location

LANES

Traffic Varies based on intersection design

INTERSECTIONS

Curb Radius Varies based on intersection design

EDGE TYPE A

KEY

See 6.B Regulating Plan For Streets

EDGES

Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units

EDGE TYPE B

*See Illustrative Plan For Trail Layout and Trail Types, 5.K

KEY

See 6.B Regulating Plan For Streets

EDGES

Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space
Frontage Type	Greenbelt or Open Space

EDGE TYPE C

* Unless otherwise dictated by site constraints

KEY

See 6.B Regulating Plan For Streets

EDGES

Curb Type	Curb
Planter Type	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average
Walkway Type	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential



**BLOCK STANDARDS
AND
PROJECT TARGETS**

7

Section 7 establishes the framework for creating the pedestrian-scaled, walkable community of Badger Mountain South by outlining the process for using Block Standards to subdivide land. Illustrative Neighborhood Plans and density targets are provided to ensure that community goals are met.

7.A	Introduction	7-2
7.B	Block Standards	7-2
7.C	Project Density and Open Space Targets.....	7-3
7.D	Illustrative Neighborhood Development Plan.....	7-3

7.A INTRODUCTION

Section 7 provides the standards to follow when subdividing property in Badger Mountain South. These standards are intended to create an urban infrastructure of walkable blocks interspersed with parks and open space within a ~~traditional neighborhood street grid~~. These elements of the block standards are important components of creating a walkable and sustainable community in Badger Mountain South.

The ~~actual~~ platting and subdivision process begins with a pre-application meeting with the MPA and then follows the City of Richland process as described in RMC Title 24; ~~these steps are illustrated in Section 1.J Submittal Review Process.~~ (See ~~illustrated in~~ Section 1.J Submittal Review Process.)

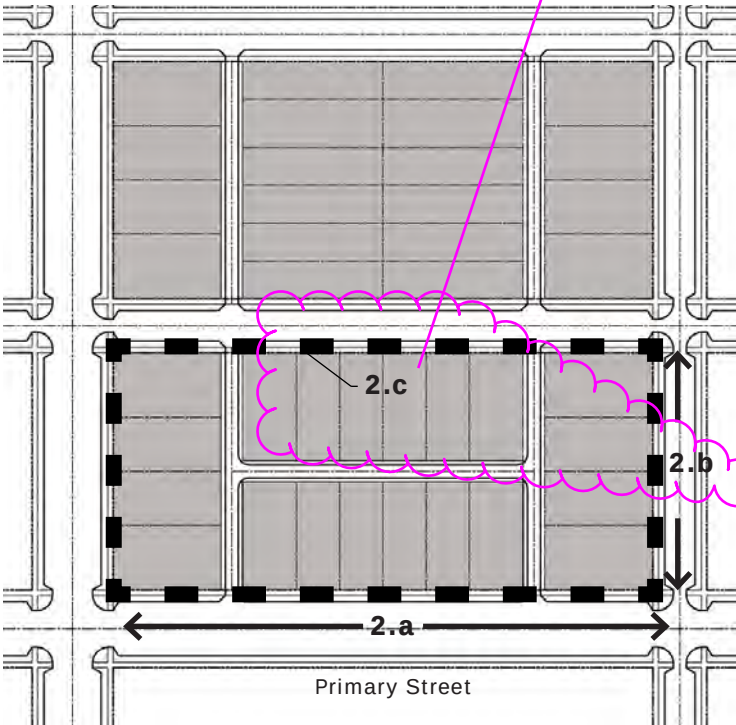
When creating a residential subdivision, it is important to understand the Building Type intended to be constructed as well as the District in which the properties is found. Both the District and the Building Types establish particular standards that will influence the lot sizes created during the platting process. District standards are identified in Section 3, Urban Form Standards by District, and Building Type standards are identified in Section 8, Building Type Standards.

Badger Mountain South has also established density and open space targets for each of the five residential neighborhoods; these are discussed in Section 7.C. These targets are set to ensure that the community can meet its intended goals of ~~diversity in housing types and prices, and provide opportunities for the establishment of intergenerational neighborhoods as reflected in the diversity of housing built here.~~ The density and open space targets are monitored by the City of Richland Development Services Department during plat and subdivision review.

(West Vineyard, West Village, East Garden, East Market and South Orchard)

in the various housing types built in Badger Mountain South.

7.B BLOCK STANDARDS



Block Diagram

1. INTENT

The layout of an interconnected street network composed of small blocks are a crucial component to creating a walkable community. The intent of these standards is to create a pedestrian environment that has limited interruptions from vehicles, and allows for maximum connectivity to the surrounding neighborhood areas and amenities.

2. BLOCK DIMENSIONS

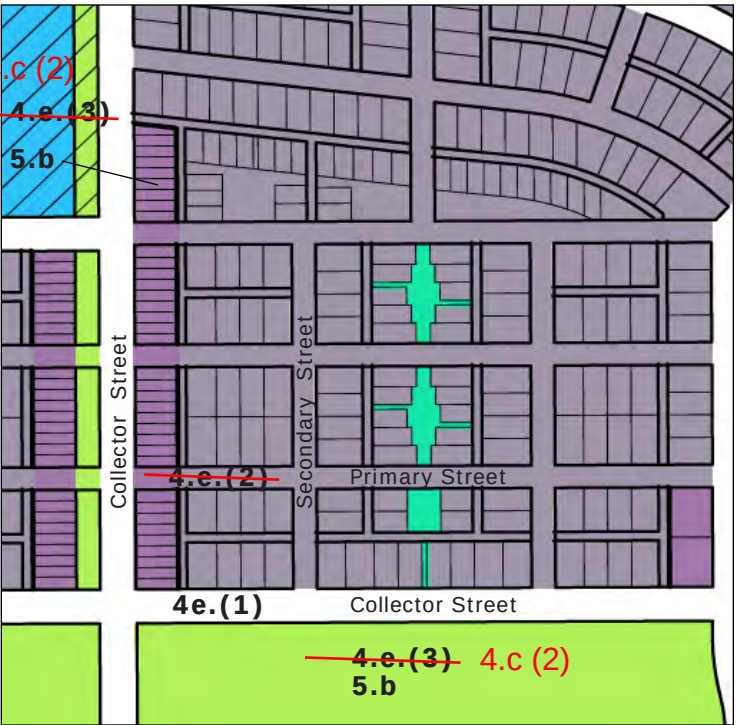
- a. Length: 1,000 ft., maximum *
*400 ft. max. in BMS-VMU District
and on cul-de-sacs.

3. STREET NETWORK

- a. A simple grid street and block network is preferred.
- b. The street and block network is not required to be orthogonal in response to site features and/or topographical constraints, however streets should be interconnected.
- c. Street stubs are required when adjacent sites are vacant.
- d. Cul-de-sacs are discouraged but will be allowed where necessary due to site constraints or to enhance the walkable community by limiting vehicle access.
- e. All buildings must face a street or shared open space.

4. ALLEYS / STREET ACCESS

- a. ~~f.~~ Alleys are encouraged to be used in the following Districts:
 - (1) Village Mixed-Use (BMS-VMU), except for Commercial/ Mixed-Use / Liner Building Type which may utilize the entire block.
 - (2) Neighborhood Collector (BMS-NC), except for commercial sites with Neighborhood Goods and Services Building Type.
- b. ~~e.~~ Dead-end alleys greater than 150 ft. are not permitted.
- c. ~~d.~~ Blocks with direct street access lots (i.e. without Alleys) are to be limited in use per the following criteria:
 - (1) Direct street access lots are permitted onto a Collector Street when they are (i) located in the BMS-NE District; (ii) when they are in the BMS-NG District and are located along the perimeter of the BMS project boundary; or (iii) when they are located in the BMS-NG District where that district abuts the BMS-NE District.



Typical Blocks with Alleys and Limited Blocks with Street Access Only
(2) ~~(3)~~ Due to increased pedestrian traffic, street accessed blocks are not allowed across from Civic spaces.

5. BLOCK CONFIGURATION

- a. In order to create neighborhood ~~diversity~~ variation, a minimum number of Building Types per block are required as follows:
Refer to Section 2.D for all of the Building Types that are allowed in each District.
fix spacing
(1) Village Mixed-Use (BMS-VMU): 2 Types/Block
(2) Neighborhood Collector (BMS-NC): 2 Types/Block
(3) Neighborhood General (BMS-NG): 2 Types/Block
- b. Blocks adjacent to the Civic District (BMS-CIVIC) are required to have lots fronting onto the Civic space.

7.C PROJECT DENSITY AND
OPEN SPACE TARGETS

The Badger Mountain South community is composed of five residential neighborhoods – West Vineyard, East Garden, West Village, East Market and South Orchard – and one commercial campus called Badger Mountain Station. These areas are shown in Section 7.D, Illustrative Neighborhood Development Plan.

The LUDR is designed to have the flexibility to meet changing conditions, but with standards that result in a community with all the elements shown in this Illustrative Neighborhood Master Plan image.

The Neighborhood Sectors are geographical boundaries based on the proposed street network. They are intended to assist with the geographic distribution of smaller-sized common open spaces and parks based on density, as well as on the location of larger common amenities such as the Greenway Parks. The Neighborhood Sectors are also used to help identify the targeted proportion of the overall community goal of 60 percent Single-family housing to 40 percent Multi-family housing.

A summary of the density targets for each of the residential neighborhoods is provided below. The targets are described as a minimum and a maximum number of units because each neighborhood contains Districts that allow for more than one Building Type. Since each Building Type can impact neighborhood density differently, density is provided as a range of numbers of units. Construction of a variety of Building Types provides the opportunity to create interesting and diverse neighborhoods while also offering the flexibility to adjust to market demands over the build-out of the community. This flexibility is an important component to creating a walkable and sustainable community. The density targets will be monitored by the City of Richland to ensure that project goals are met over time.

DENSITY TARGETS:	Min.	Max.
WEST VILLAGE	830 units	1040 units
WEST VINEYARD	430 units	510 units
EAST GARDEN	1,050 units	1,150 units
EAST MARKET	1,300 units	1,650 units
SOUTH ORCHARD	540 units	650 units
TOTALS:	4,150 UNITS	5,000 UNITS

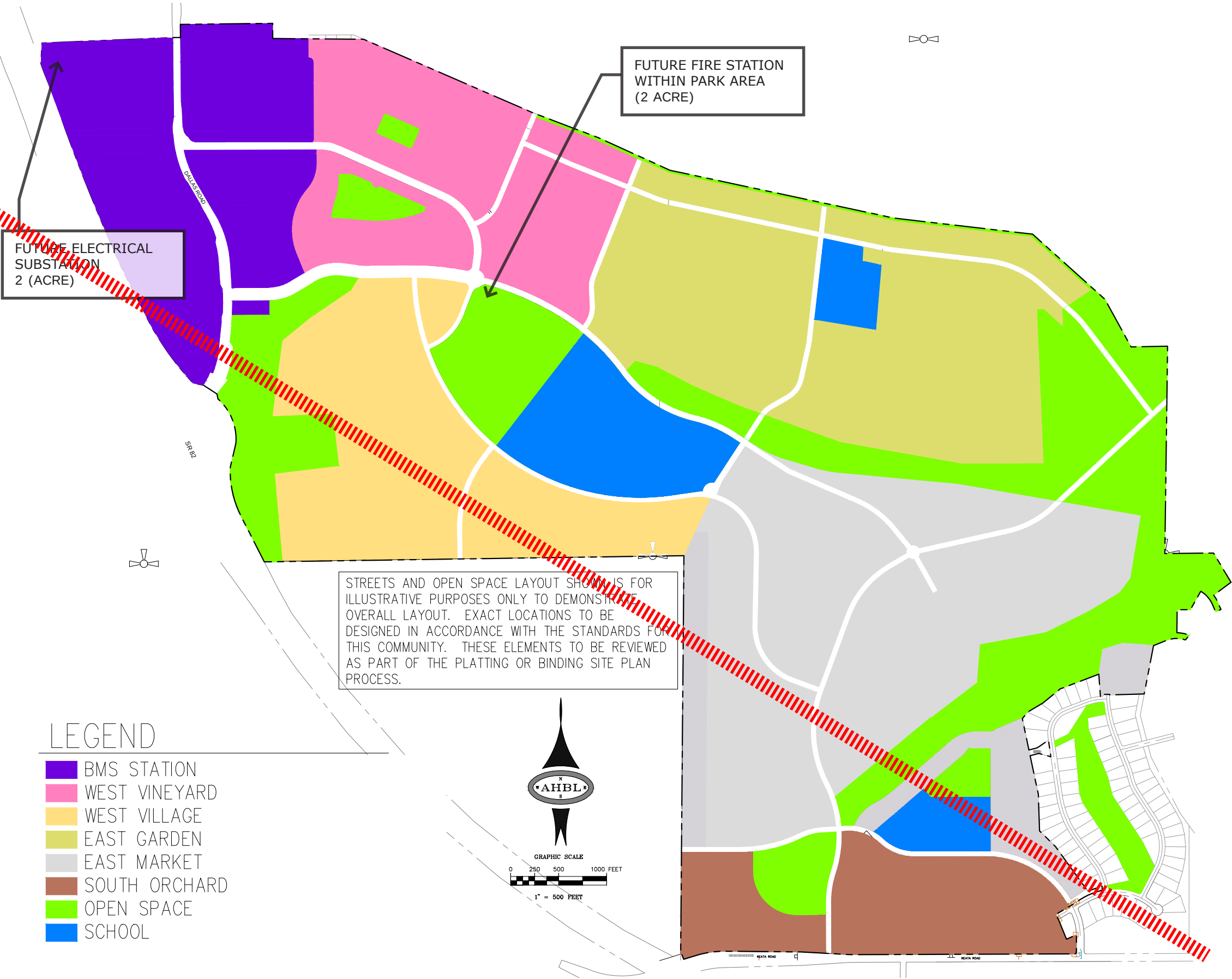
NOTES:

a. A minimum of 10 percent of the NC zone shall be designated for use as multifamily or commercial space.

b. Density may be adjusted between communities to achieve desired mix of product types. Community density or adjustment shall be submitted to the city with platting submittal.

c. Concept sketches to show neighborhood density to be provided to show that proposed density can be achieved.

7.D ILLUSTRATIVE NEIGHBORHOOD DEVELOPMENT PLAN



(Badger Mountain Station may also have some mixed-use elements).

7.C PROJECT DENSITY AND OPEN SPACE TARGETS

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The LUDR is designed to have the flexibility to meet changing conditions, but with standards that result in a community with all the elements shown in this Illustrative Neighborhood Master Plan image.

The Neighborhood ~~Sectors~~ are geographical boundaries based on the proposed street network. They are intended to assist with the geographic distribution of smaller-sized common open spaces and parks based on density, as well as on the location of larger common amenities such as the Greenway Parks. The Neighborhood ~~Sectors~~ are also used to help identify the targeted proportion of the overall community goal of 60 percent Single-family housing to 40 percent Multi-family housing.

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DENSITY TARGETS:	Min.	Max.
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EAST GARDEN	1,050 units	1,150 units
EAST MARKET	1,300 units	1,650 units
SOUTH ORCHARD	540 units	650 units
TOTALS:	4,150 UNITS	5,000 UNITS

- NOTES:
- ~~a. A minimum of 10 percent of the NC zone shall be designated for use as multifamily or commercial space.~~
 - b. Density may be adjusted between communities to achieve desired mix of product types. Community density or adjustment shall be submitted to the city with platting submittal.
 - c. Concept sketches to show neighborhood density to be provided to show that proposed density can be achieved.

7.D ILLUSTRATIVE NEIGHBORHOOD DEVELOPMENT PLAN



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**BUILDING
TYPE
STANDARDS**

8

Section 8 identifies the design standards for each of the Building Types allowed within the Districts that make up Badger Mountain South.

Commercial Districts and Projects

8.A Introduction

8-2

8.B Building Types Summary

8-2

8.C Common Design Standards for all Districts

8-3

8.D Civic/Community/Institutional

8-4

8.E Neighborhood Goods and Services Buildings

8-5

8.F Commercial/ Mixed-Use / Liner

8-6

8.G Live/Work

8-7

8.H Stacked Unit Building

8-8

8.I Row House

8-9

8.J Courtyard Housing

8-10

8.K Mansion Apartment

8-11

8.L Paired House (Duplex)

8-12

8.M Cottage Court

8-13

8.N Single-Family House - Alley Access

8-14

8.O Single-Family House - Street Access

8-15

8.P Accessory Unit

8-16

8.A INTRODUCTION

~~identifies~~ details
This Section identifies the design standards for each of the Building Types allowed within the Districts that make up Badger Mountain South. These standards ensure that the proposed development is consistent with the Badger Mountain South community goals for building form, character and quality.
these regulations

~~this code~~
Building Types are defined in this code primarily by the physical form of the building and secondarily by its use or function. Specific placement and configuration of building or groups of buildings are regulated to create certain physical spaces between and within the buildings. The intent of this Section is to provide a variety of Building Types, often within the same block, to create a diverse community.

A community composed of a variety of Building Types provides a range of housing prices, proximity to neighborhood services and amenities and the potential to establish intergenerational neighborhoods.

Commercal Districts and Projects.
The individual Building Type Standards are preceded by Section 8.C., Common Design Standards applicable to all Districts. The Common Design Standards identify principles or unifying features that will be applied to all Building Types in any District. These standards further the goal of creating a walkable and sustainable community.

The Building Type Standards that follow include:

- 1. Building Type Description
- 2. Applicable Districts
- 3. Streetscape
- 4. Lot Size
- 5. Access
- 6. Building Size and Massing
- 7. Frontages
- 8. Landscape Standards
- 9. Sustainable Standards
- 10. Site Improvement Standards
- 11. Parking
- 12. Accessory Units (where applicable)

Each building in the Badger Mountain South community, with the exception of development in the Special Districts, shall be one of the Building Types listed here and shall be designed in compliance with the standards of this Section. The Special Districts included in Section 4 are not regulated by Building Type, however Section 8.C Common Design Standards, applies to all Districts, including Special Districts.
includes
for all Commercial Districts and Projects.

In addition to the standards in this Section, each Building Type is subject to the requirements of the applicable Urban Form Standards for Districts in Section 3 and the applicable Frontage Type Standards in Section 9. As previously noted on page 3-2, since the Urban Form Standards for Districts found in Section 3 are of primary importance in establishing the character and quality of the neighborhoods, they supersede the Building Type Standards when in conflict.

Section 3 Urban Form Standards for Districts identify the intent of the District and regulate the building placement on lot (setbacks and encroachments), building profile and type (building height, Building Types and Frontage Types) and parking (placement, access and requirements).

Section 9 Frontage Type Standards define the various allowed Frontage Types and identifies the required configuration (depth, width, height, components, etc) of each type.

8.B BUILDING TYPES SUMMARY

SUMMARY OF TYPE CHARACTERISTICS					BUILDING TYPES ALLOWED BY DISTRICT							
BUILDING TYPE	MULTI-FAMILY	MIXED-USE	LOT WIDTH Min. - Max.	STORIES Max.	BMS-VMU	BMS-NC	BMS-NG	BMS-NE	BMS-CIVIC	BMS-SD-SR	BMS-SD-CMU	BMS-SD-DR
8.D CIVIC/COMMUNITY/INSTITUTIONAL FACILITIES	NO	NO	No Limit	3	A X	A X	A X		A X	Note: Special Districts are not regulated by Building Type. See Section 4 for District intent and standards. See also 8.C for Common Design Standards applicable to all Districts. for all Commercial Districts and Projects.		
8.E NEIGHBORHOOD GOODS AND SERVICES BUILDING	NO	NO	300 ft. Max.	3	A X	A X						
8.F COMMERCIAL / MIXED-USE / LINER	YES	YES	25 ft. -400 ft. Min - Max	4	A X	A X						
8.G LIVE/WORK BUILDING	YES	YES	24 ft. Min.	3	A X	A X						
8.H STACKED UNIT BUILDING	YES	NO	200 ft. Max.	3	A X	A X						
8.I ROW HOUSE / TOWN HOUSE	YES	NO	16 ft. Min.	3	A X	A X						
8.J COURTYARD HOUSING	YES	NO	125 ft. Min.	2.5		A X	A X		-P			
8.K MANSION APARTMENT (3 - 6 PLEX)	YES	NO	70 ft. -100 ft. Min - Max	2.5		A X	A X		-P			
8.L PAIRED HOUSE (DUPLEX)	YES	NO	50 ft. -70 ft. Min - Max	2.5		A X	A X		-P			
8.M COTTAGE COURT	NO	NO	35 ft. Min.	2			A X		-P			
8.N SINGLE-FAMILY HOUSE - ALLEY ACCESS GARAGE	NO	NO	40 ft. Min.	2.5		A X	A X	A X	-P			
8.O SINGLE-FAMILY HOUSE - STREET ACCESS GARAGE	NO	NO	50 ft. Min.	2.5			A X	A X	-P			
8.P ACCESSORY UNIT	NO	NO	35 ft. Min.	2			A X	A X	-P			

~~A~~
X= Allowed Building Type
-P = Allowed only in -P Overlay District, if land use conditions, as found in 2.C. Land Use Table are met.



Illustrative Photo: Commercial Plaza

GENERAL
1. SITE DESIGN

- a. Site buildings to respond to unique site conditions such as non-rectangular lots, location on prominent intersections, unusual topography, views and other natural features.
- b. Maximize opportunities for usable, attractive, well-integrated open space.
- c. Site design shall account for solar access and shading at exterior open space.
- d. Minimize the height of retaining walls and/or reduce their visual impact by means of textured surface, inlaid materials, green screens and other types of landscaping.
- e. Entries shall be clearly identifiable from the street.
- f. Provide buffers at residential entries at sidewalks and within mixed-use frontages by means of entry courtyards, porches or stoops as well as landscaping.

2. WALKABLE DESIGN – PROMOTE PEDESTRIAN SAFETY

- a. Provide a linked, safe pedestrian circulation pathway.
- b. Link public open space with entries, courts and plazas.
- c. Minimize crossing sidewalks with vehicle access.
- d. Access parking from Alleys or Secondary (Side) Streets where Alleys are not present are encouraged.
- e. Vehicular access to lots from streets is limited per the criteria in Section 7.B.
- f. Sidewalks wider than the 15 feet standard and/or plazas at Mixed-Use and commercial frontages are encouraged.

3. ACTIVE STREET ENVIRONMENT – ENCOURAGE AN ACTIVE



Illustrative Photo: Mixed-Use Street Frontage

STREET LIFE

- a. Overhead weather/sun protection at non-residential uses are encouraged.
- b. Provide transparency into and from non-residential uses by maximizing the use of the Storefront Frontage Type (9.B).
- c. Encourage sidewalk activities that support street life where appropriate, such as outdoor dining, indoor-outdoor commercial/retail space, public plazas and outdoor seating.

4. LOCATION OF VEHICLE PARKING / TRASH AND RECYCLING / UTILITY STRUCTURES AND BUILDING SERVICE AREAS

- a. Locate and screen parking lots, trash and utility structures to avoid visibility from the public way.
- b. At corner lot conditions, provide screening by means of a garage, fencing and/or landscaping.
- c. Loading docks, overhead doors, except those serving as architectural feature in retail or dining establishments, and other service entries are allowed only from a Service Street, Alley or parking area.

5. CORNER CONDITIONS



Illustrative Photo: Corner Condition

Design of buildings on corner sites shall respond to their unique community location and visibility as follows:

- a. Buildings on corner lots must ~~address~~ ^{relate to} both streets.
- b. Give special consideration to corners such as angled or curved facade addressing the corner, a recessed entry, wrap around storefront, porch, tower or similar architectural treatment.
- c. Side street facing end elevations to include appropriate articulation, windows and architectural elements, similar to the front elevation.
- d. Give special consideration to the landscape design on corners such as a prominent landscape element, outdoor plaza hardscape or the inclusion of public art.

6. SAFETY AND SECURITY



Illustrative Photo: Courtyard Design

- a. Provide lighting where appropriate and necessary for pedestrian safety.
- b. Design site layouts for "eyes-on-the-street" providing natural surveillance.
- c. Follow CPTED guidelines (Crime Prevention Through Environmental Design) for clear visibility of the front door, appropriate lighting, and clear transition between public and private spaces.
- d. Provide safe accessible pathways connecting interior parking courts with street frontages.

correct heading
placement

←
reposition photos for proper alignment

such as schools, public safety buildings, libraries, recreation and other buildings,

1. TYPE DESCRIPTION

Civic /Community/Institutional Facilities are important structures that help define the neighborhoods and places where they are built. ~~Buildings of this type include schools, public safety buildings, libraries, recreation and other community buildings.~~ Facilities of this type are provided with prominent sites to reflect the building's importance to the community. These sites are distributed throughout the neighborhoods, often at major intersections, terminated vistas or in a larger Local Park.

2. APPLICABLE DISTRICTS

- a. Civic District (BMS-CIVIC) (3.F)
- b. Village Mixed-Use (BMS-VMU) (3.B)
- c. Neighborhood Collector (BMS-NC) (3.C)
- d. Neighborhood General* (BMS-NG) (3.D)

* Civic/community/institutional facilities may be located in a Local Park.

3. STREETScape

- a. In general, Civic, Community and Institutional Facilities are intended to be high profile buildings considering their symbolic presence in the community. The character and function of these Building Types must communicate their symbolic presence and role in the community.
- b. Civic, Community and Institutional Facilities will have more open space around them, more landscaping, are associated with public gathering areas and shall be sited along major vehicle and pedestrian circulation routes.
- c. Only the most durable and long lasting materials shall be used in these Building Types.



Illustrative Photo: School / Institutional Building

4. LOT SIZE

- a. Width: No limits
- b. Depth: No limits
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. Walkable Design: Careful attention must to be given to safe and convenient access and circulation for pedestrians. Consideration must be given to the site selection, placement and access along the community trail network to maximize pedestrian and bicycle access to the facility, see Section 5.K Illustrative Plan for Trail Layout and Trail Types.
- b. The main building entry shall front onto a Collector Street wherever practical. In the BMS-NG District, where a Civic/Community/Institutional Facility may be located in a Local Park surrounded by Local Streets only, the main building entry must be placed along the Primary (Front) Street. The Primary Street shall be established by the blocks on either side of the Local Park.
- c. Vehicular access should be from a Secondary (Side) street or Alley.
- d. Services, including utility access, above ground equipment and trash containers shall be located to the rear of the building or screened from view.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 3
- b. Towers, spires, flag poles or other architectural elements may extend 12 ft. above height limit.
- c. Ground floor ceiling height shall be a minimum of 10 ft .clear to accommodate assembly uses.
- d. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Community Building

7. FRONTAGES

- a. Due unique nature of this Building Type, specific Frontage Types are not ~~applicable.~~ **defined.**
- b. Frontages should clearly express the public nature of the facility with a well defined entry and ~~transparency to~~ **clear outward indication of** community uses.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common Landscape standards in 11.C and the Civic Landscape standards set forth in Section 11.D are applicable to Civic/Community/Institutional Facilities.~~ **See**

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12.C and the Non-Residential Sustainable standards set forth in Section 12.D are applicable to Civic/Community/Institutional Facilities.~~ **See**

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Civic/Community/Institutional Facilities.~~ **See**



Illustrative Photo: Civic Building

11. PARKING

- a. Commercial parking quantity requirements by District - See Section 3. **(and/ or Section 4 as applicable)**
- b. Surface parking lots shall be kept to the minimum size required. Parking shall be screened from streets by either placement behind a structure, by fencing per Section 13.A.2 and/or landscaped per section 11.C.7.c except as provided in section 8.C.6.
- c. See Section 13.D for Common Parking Standards.
- d. ~~Refer to Section 3 for additional District specific parking standards.~~



Illustrative Photo: Neighborhood Daycare



Illustrative Photo: Neighborhood Church



Illustrative Photo: Neighborhood Retail

1. TYPE DESCRIPTION

The Neighborhood Goods and Services Buildings are intended to be stand-alone structures, 30,000 square feet and smaller, that contain uses that support the needs of the neighborhoods in which they are located. Typical examples of this type of building are pharmacies, daycare centers, churches, medical clinics and other office buildings.

2. APPLICABLE DISTRICTS

- a.  Village Mixed-Use (BMS-VMU) (3.B)
- b.  Neighborhood Collector (BMS-NC) (3.C)

3. STREETScape

- a. The scale of the buildings and associated parking shall retain a neighborhood scale.
- b. In the Neighborhood Collector District (BMS-NC), the building is encouraged to be sited on corner lots at the intersection of two Collector Streets along the main gateway entry points to the neighborhoods.

4. LOT SIZE

- a. Width: Maximum 300 ft.
- b. Depth: Maximum None
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main building entry shall generally front onto the Collector Street.
- b. Services, including utility access, above ground equipment and trash containers shall be located to the rear of the building or off of the Alley, if provided.
- c. See Section 3 for additional District-specific building height standards.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 3
- b. Massing and scale compatible with surrounding neighborhood.
- c. See Section 3 for additional District-specific building height standards.

7. FRONTAGES

- a. Allowed Frontage Types and Referenced Sections for the Neighborhood Goods and Services Building are:
 - (1) Storefront (9.B)
 - (2) Arcade (9.C)
 - (3) Gallery (9.D)
 - (4) Forecourt (9.E)
 - (5) Greenbelt (9.F)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Due to the general nature of this Building Type, other Frontages may be allowed if they promote an active, pedestrian-oriented streetscape.
- d. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common Landscape standards in 11.C and the Commercial Landscape standards set forth in Section 11.D are applicable to Neighborhood Goods and Services Buildings.~~
See

9. SUSTAINABLE STANDARDS

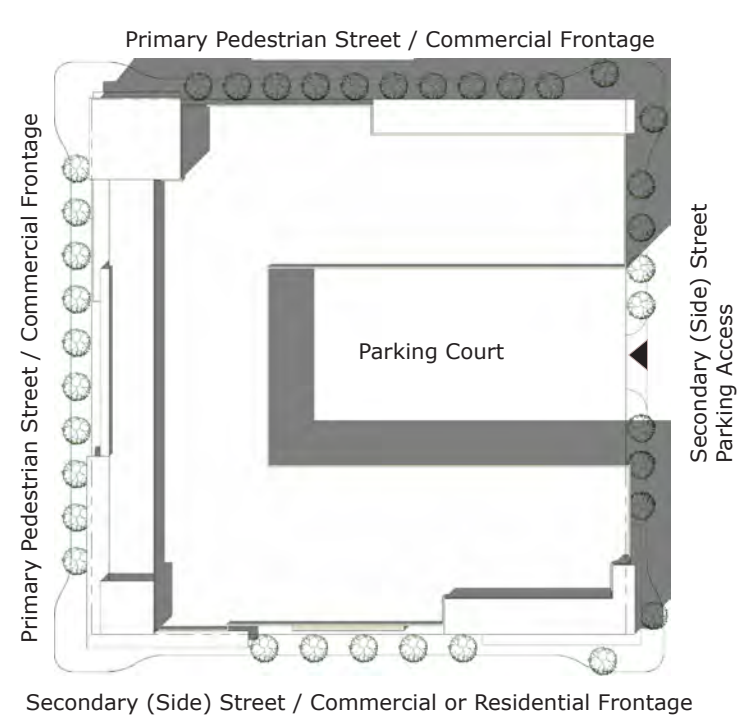
- a. ~~The Common standards in 12.C and the Non-Residential Sustainable standards set forth in Section 12.D are applicable to Neighborhood Goods and Services Buildings.~~
See

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Neighborhood Goods and Services Buildings.~~
See

11. PARKING

- a. Commercial parking quantity requirements by District - See Section 3 ~~(and/ or Section 4 as applicable)~~
- b. Surface parking lots shall be kept to the minimum size required. Parking shall be screened from the streets by either placement behind a structure, by fencing per Section 13.A.2 and/or landscaped per Section 11.C.7.c except as provided in 8.C.6.
- c. See Section 13.D for Common Parking Standards.
- d. ~~Refer to Section 3 for additional District specific parking standards.~~



Illustrative Plan Diagram

1. TYPE DESCRIPTION

The Commercial / Mixed-Use / Liner Building Type is utilized to define the commercial street/block frontage in the Badger Mountain South Village Mixed-Use centers. In this type the building lines the block face, while concealing parking behind to create a pedestrian friendly environment and to promote an active commercial streetscape. This Building Type can accommodate a variety of ground floor commercial occupancies including: retail, service, and office uses. Ground floor residential units may be provided on Secondary Streets. Upper floors may contain these same uses, or residential units.

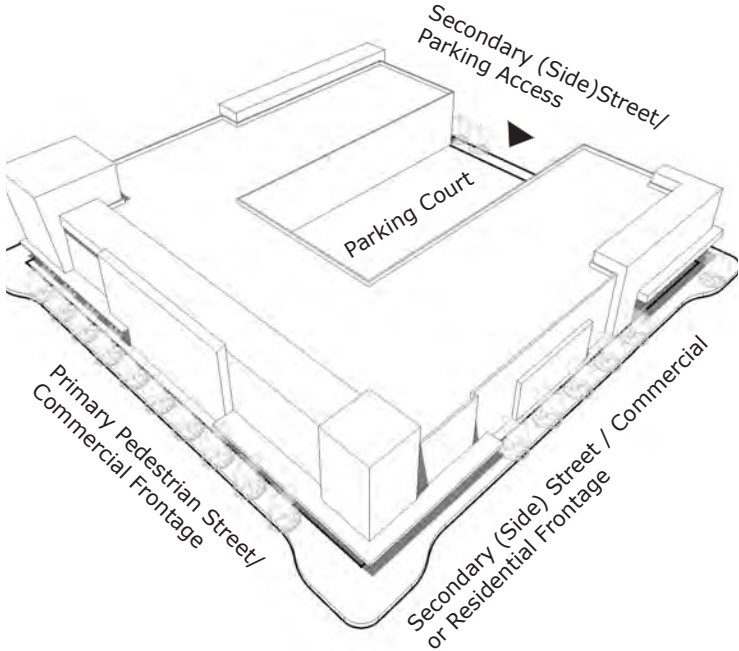
2. APPLICABLE DISTRICTS

- a. Village Mixed-Use (BMS-VMU) (3.B)
- b. Neighborhood Collector (BMS-NC) (3.C)

3. STREETScape

- a. The ground floor commercial component shall promote an active pedestrian environment through the use of large storefront windows, merchandise display, outdoor dining, overhead weather protection and wide sidewalks, etc. The pedestrian environment is uninterrupted by vehicles to the maximum extent possible.
- b. Ground floor residential uses are allowed on Secondary Street frontages only and may be Live/Work, loft, townhouse or similar configurations with direct street access.
- c. Ground floor residential units shall be setback from the property line horizontally a minimum of 5 ft. with a landscape buffer. Porch or Stoop frontage may extend to the Build-to-Line.
- d. In order to maximize “eyes-on-the-street” and an active streetscape, balconies and patios are encouraged for residential street frontages.
- e. Variety in building height is encouraged along a block face.

4. LOT SIZE



Illustrative Axonometric Diagram

- a. Width: Minimum 25 ft., Maximum 400 ft.*
*Maximum 150 ft. in BMS-NC District.
- b. Depth: None
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrance to the ground floor commercial component should be accessed directly from and face the primary street.
- b. The commercial component access should comply with one of the allowed frontage types.
- c. The commercial frontage shall be uninterrupted by vehicle access. Parking and access for delivery truck / service vehicles should be located behind the building and be accessed from a secondary street.
- d. Ground floor residential uses must provide access directly from the street. Secondary access may be provided by an interior corridor.
- e. Upper level uses shall be accessed by a separate street level entry lobby.
- f. Elevator access should be provided to upper levels, as required by the International Building Code (IBC).
- g. Services, including utility access, above ground equipment and trash containers shall be located behind the building or screened from view.



Illustrative Photo: Commercial Mixed-Use Varied Streetscape

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 4, or as limited by District-specific standards.
- b. Ground floor commercial space shall have a minimum depth of 30 ft.
- c. Refer to Section 3 for additional District-specific building height standards.

7. FRONTAGES

- a. Allowed Frontage Types for Commercial / Mixed-Use / Liner Buildings are:
 - (1) Storefront (9.B)
 - (2) Arcade (9.C)
 - (3) Gallery (9.D)
 - (4) Forecourt - Limited to one per block face. (9.E)
 - (5) Porch (residential use only) (9.G)
 - (6) Stoop (residential use only) (9.H)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common standards in 11.C and Commercial Landscape standards set forth in Section 11.D are applicable to Commercial / Mixed-Use / Liner Buildings.~~

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Non-residential Sustainable standards set forth in Section 12.D are applicable to Commercial / Mixed-Use / Liner Buildings.~~



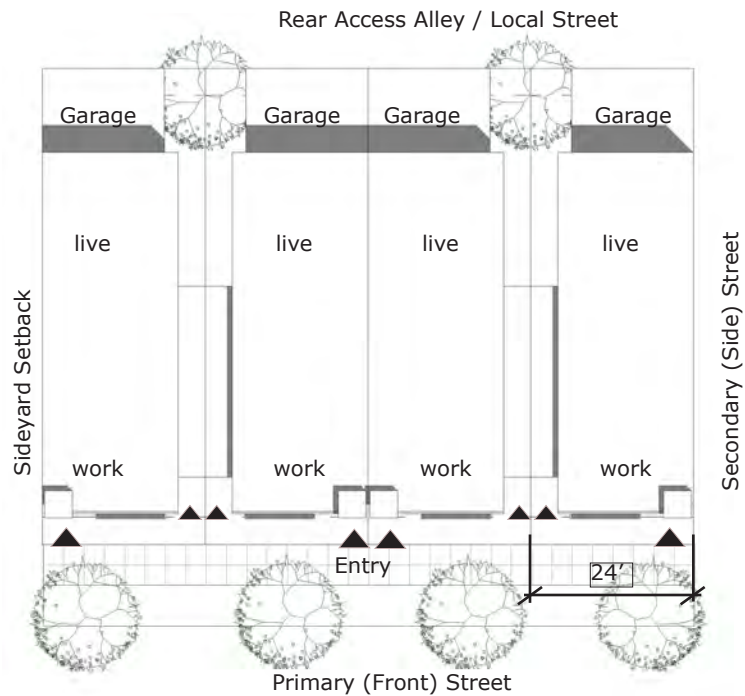
Illustrative Photo: Residential Units above Retail Frontage

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Commercial / Mixed-Use / Liner Buildings.~~

11. PARKING STANDARDS

- a. Parking may be provided in a surface parking court or in a structured parking garage preferably located behind the building frontage.
- b. Commercial parking quantity requirements by District - See Section 3 (and/ or Section 4 as applicable)
- c. ~~Residential parking quantity requirements by District - See Section 3.~~
- d. Tandem parking stalls are allowed to be used for individual residential units only.
- e. Off-street parking should not be visible from the Primary Street (i.e. screened by the building). Parking should be screened from Secondary Streets by either placement behind a structure, by fencing per Section 13.A.2 and/or landscaped per Section 11.C.7.c.
- f. See Section 13.D for Common Parking Standards.
- g. ~~Refer to Section 3 for additional District-specific parking standards.~~



Illustrative Plan Diagram

1. TYPE DESCRIPTION

The Live/Work Building Type contains integrated housing units and working spaces, occupied and utilized by a single household, in either a Single-Family or Multi-family (side by side) configuration. The work component portion of the building is located at ground level with direct sidewalk access.

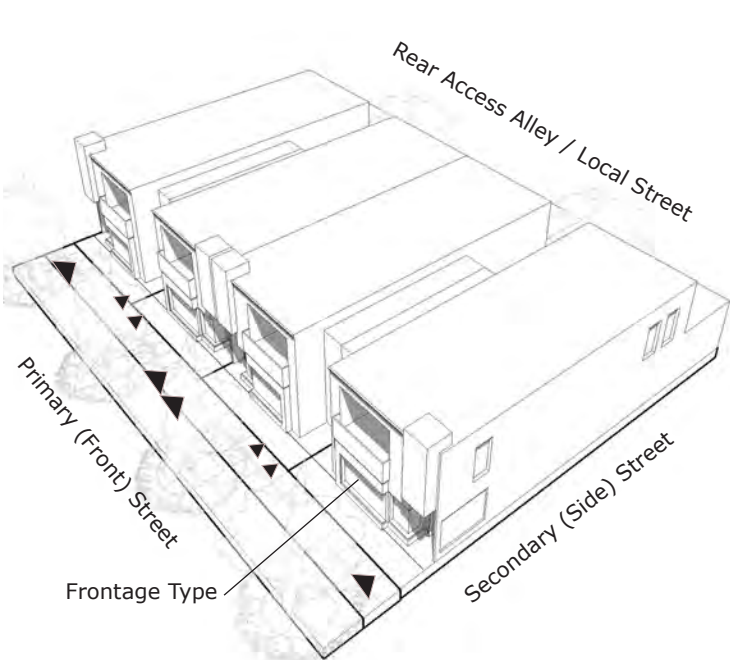
2. APPLICABLE DISTRICTS

The Live/Work Building Type is allowed in:

- a. Village Mixed-Use (BMS-VMU) (3.B)
- b. Neighborhood Collector (BMS-NC) (3.C)

3. STREETScape

- a. The ground floor work component portion of the building shall promote an active commercial environment with large windows, signage, overhead weather/sun protection, etc.
- b. In the BMS-NC District, a landscaped separation between buildings of at least 12 ft. wide is encouraged every 200 ft., or 8 units, whichever is less.
- c. Variety in building height is encouraged along a block face.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum 24 ft.
- b. Depth: Minimum 90 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrance to the ground floor work component shall be accessed directly from and face the Primary (Front) Street. Corner buildings may have access on Secondary (Side) Street.
- b. The work component access shall comply with one of the allowed frontage types.
- c. Residential units may be accessed by a separate entrance and by a stair. If a separate entrance is provided, the residential access shall be secondary to the work component access.
- d. Garages and services shall be accessed from a rear Alley / Local Street.
- e. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley / Local Street.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 3
- b. The massing of the overall primary facade of the building shall be designed such that each individual unit/work component is clearly expressed.
- c. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Urban Character Live/Work Building

7. FRONTAGES

- a. Each Live/Work unit shall provide a ground floor level work component fronting on the primary street. The work component shall be a minimum of 12 ft. in depth and 100% of Frontage (less residential entry and stair, if provided).
- b. The work component shall not be used as a part of the residential unit.
- c. Each dwelling unit shall have an individual entry access frontage.
- d. Allowed Frontage Types for Live/Work units are:
 - (1) Storefront (9.B)
 - (2) Arcade (9.C)
 - (3) Gallery (9.D)
 - (4) Forecourt (9.E)
 - (5) Porch (9.G)
 - (6) Stoop (9.H)
- e. Refer to Section 9 for Frontage Type definitions and standards.
- f. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common Landscape standards in 11.C apply to all Live/Work Buildings.~~
- b. ~~The Commercial Landscape standards set forth in Section 11.D are applicable to Live/Work Buildings in the BMS-VMU District.~~
- c. ~~The Multi-family Landscape standards set forth in Section 11.E are applicable to Live/Work Buildings in the BMS-NC District.~~



Illustrative Photo: Residential Character Live/Work Building

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12.C and the Residential Sustainable standards set forth in Section 12.E are applicable to Live/Work Buildings.~~

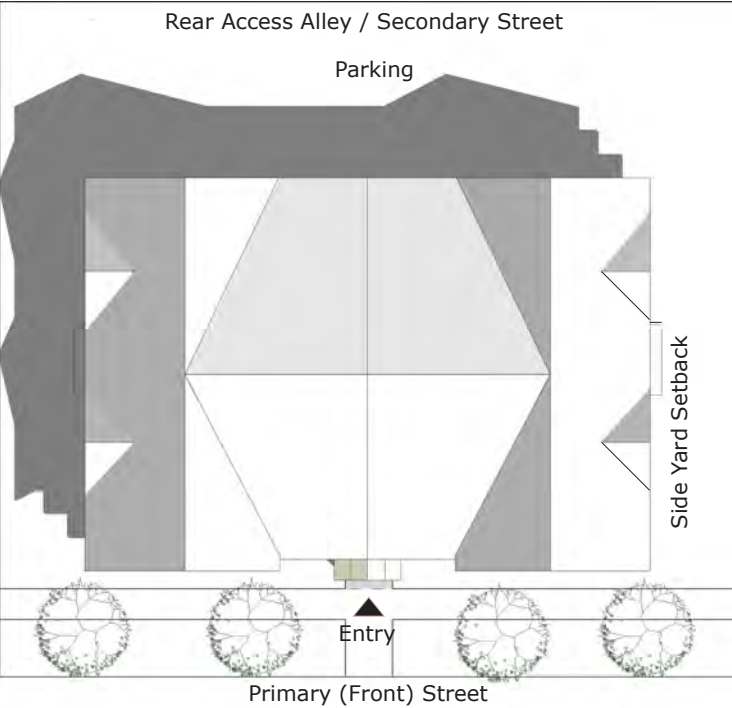
10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Live/Work Buildings.~~

11. PARKING

- a. At least one required parking space shall be in a garage, either attached to or detached from the dwelling and accessed from an Alley / Local Street.
- b. Commercial parking quantity requirements by District - See Section 3.
- c. ~~Residential parking quantity requirements by District - See Section 3.~~
- d. Tandem parking stalls are allowed to be used for individual Residential units only.
- e. Surface parking, if provided should be screened from the Primary and Secondary streets by either placement behind a structure, by fencing per section 13.A.2 and/or landscaped per Section 11.C.7.c.
- f. See Section 13.D for Common Parking Standards.
- g. ~~Refer to Section 3 for additional District specific parking standards.~~

BUILDING AND DEVELOPMENT STANDARDS FOR
8.H STACKED UNIT BUILDING



Illustrative Plan Diagram

1. TYPE DESCRIPTION

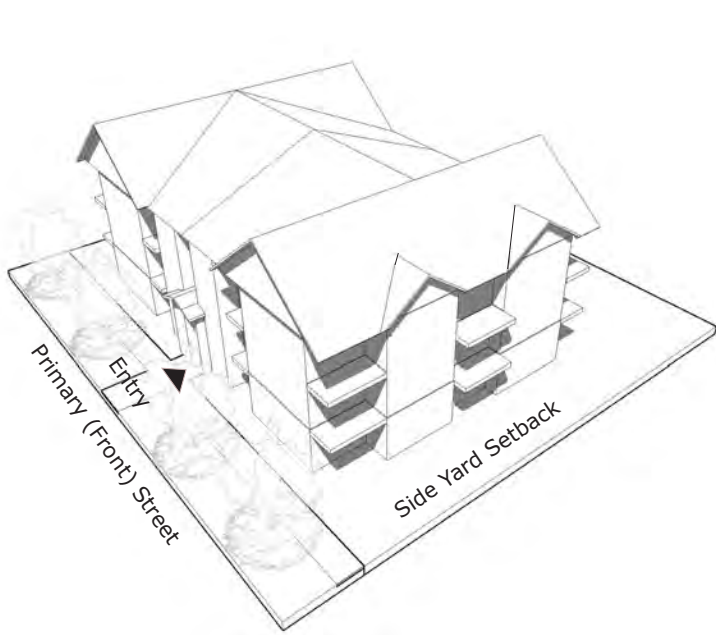
The Stacked Unit Building Type, commonly known as an Apartment, is a Multi-family residential only structure consisting of a number of dwellings units arranged side by side and stacked on multiple floors. Unit types may be either single level (flats) or multi-floor (townhouse).

2. APPLICABLE DISTRICTS

- a.  Village Mixed-Use (BMS-VMU) (3.B)
- b.  Neighborhood Collector (BMS-NC) (3.C)

3. STREETScape

- a. In the BMS-VMU District, Stacked Unit Buildings require ground floor units to have direct street access. Secondary access may be provided through interior corridor.
- b. In order to provide an active pedestrian oriented streetscape in the BMS-NC District, ground floor residential units are encouraged to provide access directly from the street. Secondary access may be provided through interior corridor.
- c. In order to maximize "eyes-on-the-street" and an active streetscape, balconies and patios are encouraged at street frontages.
- d. Variety in building height, materials and colors is encouraged along a block face.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum None, Maximum 200 ft.
- b. Depth: Minimum 90 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrance lobby to the building shall be accessed directly from and face the Primary (Front) Street where practical.
- b. Ground floor residential units may either be accessed directly from the street and/or from an interior corridor, as required per District.
- c. Upper floor units in the BMS-VMU District should be accessed from an interior corridor.
- d. Upper floor units in the BMS-NC District may be accessed from an interior corridor or from exterior stairs (walk-up).
- e. Elevator access may be provided to upper levels, as required by the International Building Code (IBC).
- f. Garages and services shall be accessed from a rear Alley / Local Street. This type is not allowed on a lot without an Alley / Local Street.
- g. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 3
- b. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Contemporary Apartment Building

7. FRONTAGES

- a. The main entrance shall be prominent along the street facing facade. Ground floor units with direct street access shall utilize an allowed Frontage Type.
- b. Allowed Frontage Types for Stacked Units are:
 - (1) Forecourt (9.E)
 - (2) Greenbelt (9.F)
 - (3) Porch (9.G)
 - (4) Stoop (9.H)
- c. Refer to Section 9 for Frontage Type definitions and standards.
- d. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. The Common standards in 11.C and Multi-family Landscape standards set forth in Section 11.E.2 are applicable to Stacked Unit Buildings.

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Stacked Unit Buildings.~~
See

10. SITE IMPROVEMENT STANDARDS

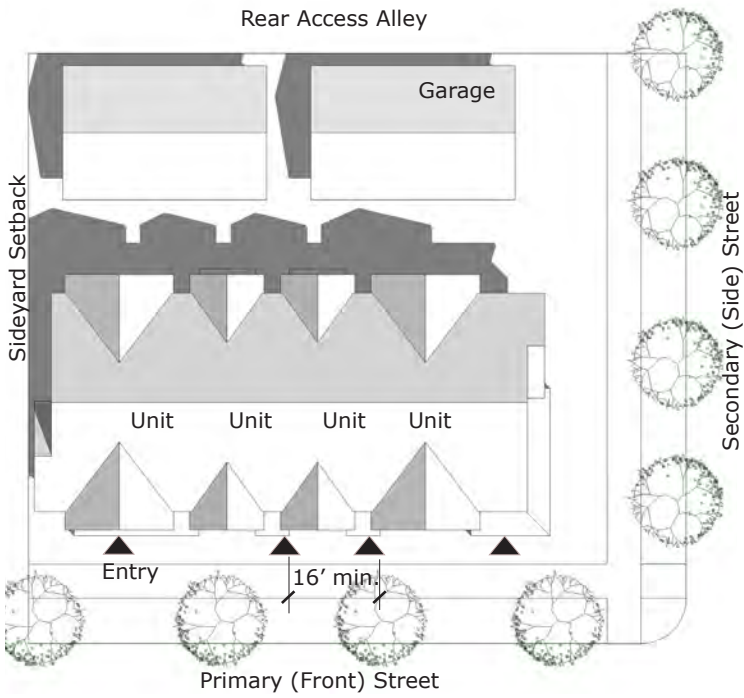
- a. ~~The Standards set forth in Section 13 are applicable to Stacked Unit Buildings.~~
See



Illustrative Photo: Traditional Walk-up Apartment Building

11. PARKING

- a. Parking may be provided in a surface parking lot, below grade parking structure or in detached parking garages accessed from the Alley / Local Street.
- b. Residential parking quantity requirements by District - See Section 3.
- c. Dwellings may have indirect access to their parking stalls
- d. Tandem parking stalls are allowed to be used for individual residential units.
- e. Surface parking, if provided, should be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.2 and/or landscaped per Section 11.C.7.c.
- f. See Section 13.D for Common Parking Standards.
- g. ~~Refer to Section 3 for additional District-specific parking standards.~~



Illustrative Plan Diagram

1. TYPE DESCRIPTION

The Row House Building Type is a structure of townhouse (multi-level) unit types arranged side by side in a zero lot line configuration. Residential units in Row Houses have individual entrances along the frontage. Entry porches, stoops and raised front yards create a strong presence along the streetscape.

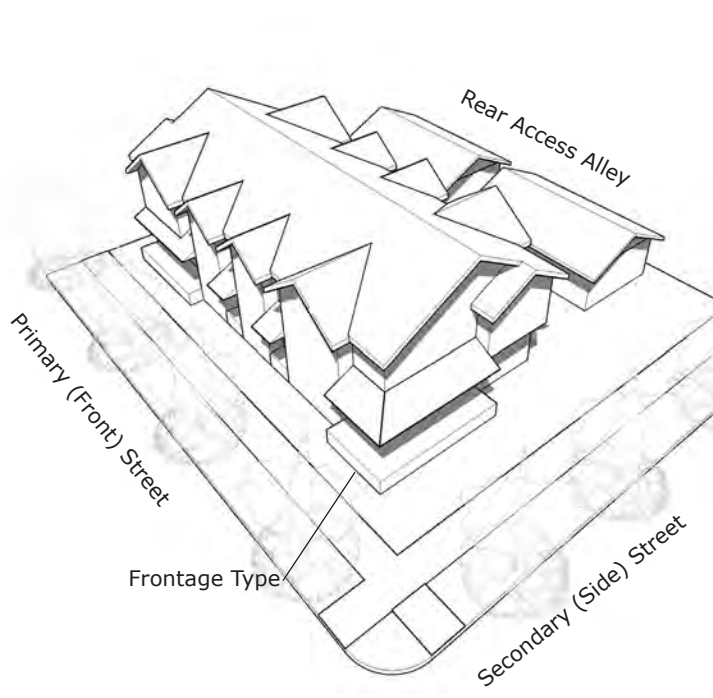
2. APPLICABLE DISTRICTS

The Row House Building Type is allowed in:

- a. Village Mixed-Use (BMS-VMU) (3.B)
- b. Neighborhood Collector (BMS-NC) (3.C)

3. STREETScape

- a. Break up long lines of Row Houses to provide visual relief and pedestrian access to Alleys.
- b. Provide a landscaped separation between buildings of at least 12 ft. wide every 200 ft. or 8 units, whichever is less.
- c. Corner lots should be wider to accommodate the side street setback along the street and to allow for building articulation and side porches.
- d. Variation in building height, materials and colors is required for multiple row house buildings along a streetscape.
- e. Place garages for end units toward the street to shield any adjacent surface parking.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum 16 ft.
- b. Depth: Minimum 70 ft. (with attached garage)
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrance to each unit shall be accessed directly from and face the Primary (front) street where applicable. Corner buildings may have access on Secondary (side) street.
- b. Primary access shall comply with one of the allowed frontage types.
- c. Garages and services shall be accessed from a rear Alley or local street.
- d. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley or screened from Primary (front) street.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 3
- b. In a three story building, a townhouse dwelling may be stacked over a ground floor flat. The flat must be accessed by it's own front door at the frontage, and the townhouse dwelling shall be accessed by a separate door and stair.
- c. In a three story building, a townhouse dwelling may be stacked over a garage. The garage must be separated from the street frontage by a habitable space at least 10' in depth.
- d. The massing of the overall primary facade of the building shall be designed such that each unit is clearly expressed.
- e. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Traditional Row House

7. FRONTAGES

- a. Each Row House ground floor level shall be designed so that habitable space is oriented toward the fronting Primary Street or open space.
- b. Each dwelling unit shall have an individual entry access Frontage.
- c. Allowed Frontage Types for Row Houses are:
 - (1) Forecourt (9.E)
 - (2) Greenbelt (9.F)
 - (3) Porch (9.G)
 - (4) Stoop (9.H)
- d. Refer to Section 9 for Frontage Type definitions and standards.
- e. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common standards in 11.C and Multi-family Landscape standards set forth in Section 11.E.2 are applicable to Row Houses.~~

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Row Houses.~~

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Row Houses.~~

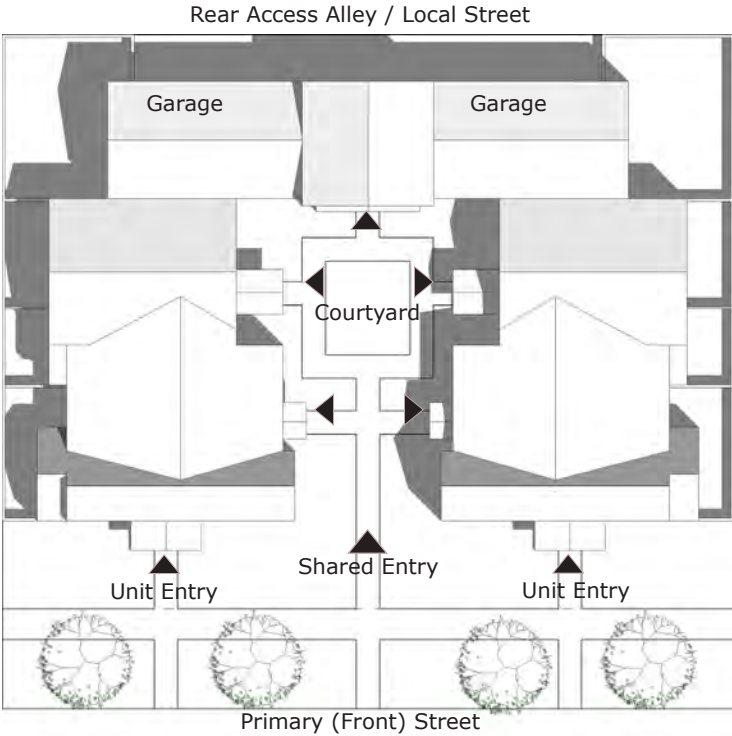


Illustrative Photo: Contemporary Row House with Stoop Frontage

11. PARKING

- a. At least one required parking space shall be in a garage, either attached to or detached from the dwelling.
- b. Additional parking may be provided in a surface parking lot accessed from the Alley / Local Street.
- c. Residential parking quantity requirements by District - See Section 3.
- d. Dwellings may have direct or indirect access to their parking stalls.
- e. Tandem parking stalls are allowed to be used for individual residential units.
- f. Surface parking, if provided, shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.2 and/or landscaped per Section 11.C.7c.
- g. See Section 13.D for Common Parking Standards.
- h. ~~Refer to Section 3 for additional District-specific parking standards.~~

BUILDING AND DEVELOPMENT STANDARDS FOR
8.J COURTYARD HOUSING



Illustrative Plan Diagram

1. TYPE DESCRIPTION

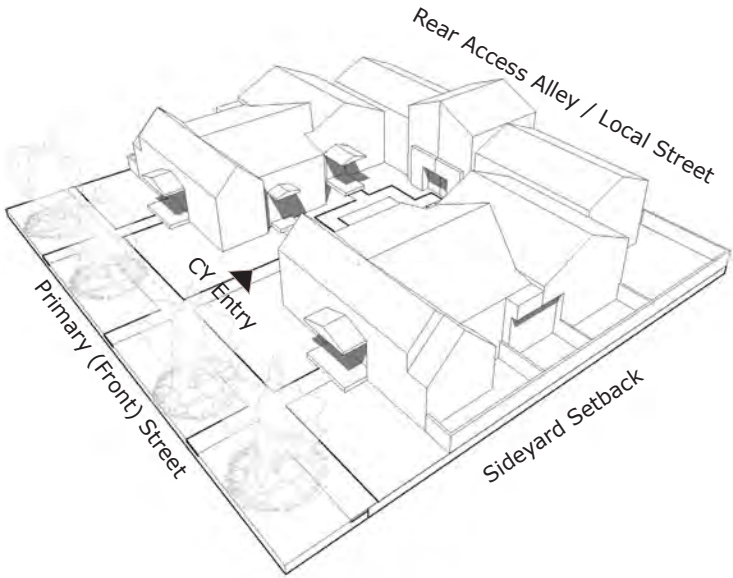
The Courtyard Housing Building Type consists of Multi-family residential units arranged around a central court. The court is open to the facing street. Residential units may be in stacked units, townhouses, or both.

2. APPLICABLE DISTRICTS

- a.  Neighborhood Collector (BMS-NC) (3.C)
- b.  Neighborhood General (BMS-NG) (3.D)

3. STREETScape

- a. The shared courtyard shall be partially or wholly open to the street.
- b. Portions of buildings adjacent to the frontage line shall address the street with building entries, allowed frontage types and windows such that it is considered a front facade.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum 125 ft.
- b. Depth: Minimum 100 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entry to each ground floor unit is directly off the common courtyard, or from the Primary (front) street.
- b. Upper level residential units shall be accessed by a courtyard level lobby or open stair.
- c. Garages and services shall be accessed from a rear Alley / Local Street.
- d. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2.5
- b. The overall scale of the building shall be minimized through the expression of individual units or unit stacks, designed to a house scale.
- c. Allow for maximum exposure to sunlight in the courtyard through building siting and massing.
- d. Varied building heights are encouraged in the courtyard arrangement and should be utilized to maximize solar exposure to the courtyard.
- e. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Courtyard Apartments - Stacked Flats

7. FRONTAGES

- a. For Courtyard Housing, Frontages shall also apply to the internal courtyard facades.
- b. Allowed Frontage Types for Courtyard Housing Units are:
 - (1) Porch (9.G)
 - (2) Stoop (9.H)
- c. Refer to Section 9 for Frontage Type definitions and standards.
- d. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common standards in 11.C and Courtyard Landscape standards set forth in Section 11.E.3 are applicable to Courtyard Housing.~~

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12.C and Residential Sustainable standards set forth in Section 12.E are applicable to Courtyard Housing.~~

10. SITE IMPROVEMENT STANDARDS

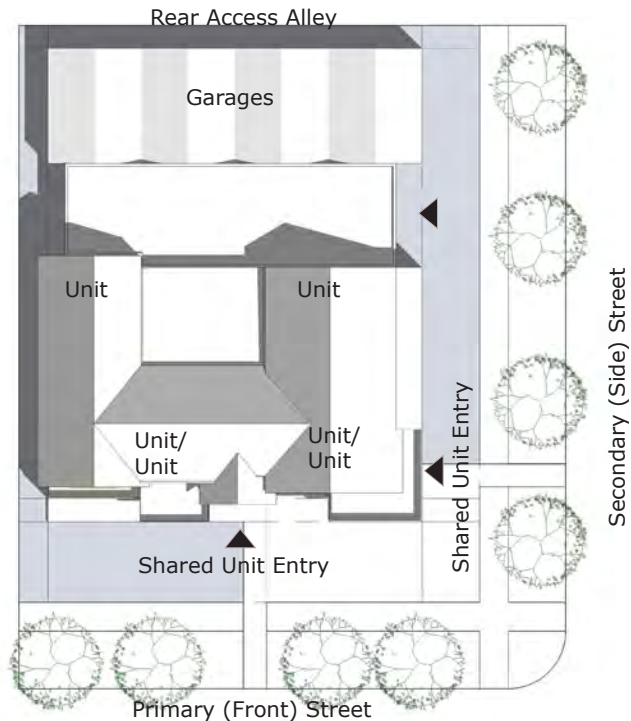
- a. ~~The Standards set forth in Section 13 are applicable to Courtyard Housing.~~



Illustrative Photo: Courtyard Apartments - Townhouses

11. PARKING

- a. Parking may be provided in a surface parking lot or in attached or detached parking garages accessed from the Alley.
- b. Residential parking quantity requirements by District - See Section 3.
- c. Dwellings may have direct or indirect access to their parking stalls.
- d. Tandem parking stalls are allowed to be used for individual residential units.
- e. Surface parking, if provided, shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7c.
- f. Parking is not allowed in the Courtyard.
- g. See Section 13.D for Common Parking Standards.
- ~~h. Refer to Section 3 for additional District specific parking standards.~~



Illustrative Plan Diagram

1. TYPE DESCRIPTION

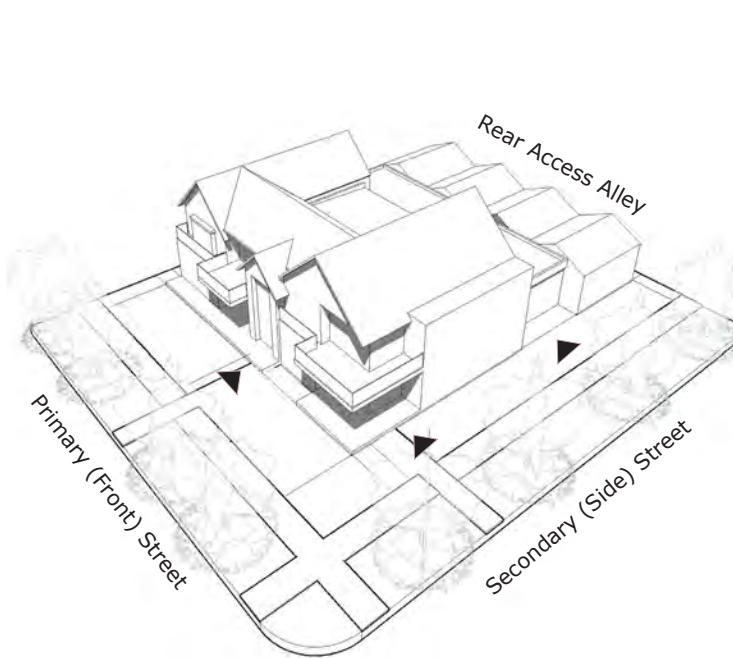
The Mansion Apartment Building Type combines 3 to 6 residences within one structure designed to resemble a large Single-Family "mansion" in a typical neighborhood setting. The units may include stacked flats and/or townhouse units. This Building Type allows for Multi-family, higher density housing to be integrated within Single-Family residential neighborhoods, offering a variety of housing types and affordable options within the neighborhood.

2. APPLICABLE DISTRICTS

- Neighborhood Collector (BMS-NC) (3.C)
- Neighborhood General (BMS-NG) (3.D)

3. STREETScape

- Mansion Apartments shall be designed to be compatible with adjacent Single-Family houses.
 - Mid-block: limited to a maximum of 4 units.
 - Corner: limited to a maximum of 6 units.
- In order to maintain the scale of a large Single-Family House, entries to multiple units shall be combined to limit the number of individual entries visible from the street.
 - Mid-block: 2 entries max. at street frontage.
 - Corner: Must utilize both street frontages for entry locations.
- Mansion Apartments located in the Neighborhood General District (BMS-NG) shall be sited to lessen the impact on surrounding Single-Family homes as follows;
 - Limited to block ends.
 - Must be sited across from an open space.
- Each unit shall have one outdoor space directly accessible from a living area. The space may be provided as a covered porch, patio or balcony and must be at least 6 ft. deep and a total of 72 SF minimum.



Illustrative Axonometric Diagram

4. LOT SIZE

- Width: Minimum 70 ft. , Maximum 100 ft.
- See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- The main entrances to dwelling units shall be accessed directly from and face the Primary (Front) Street. Corner buildings shall also have access on Secondary (Side) Street.
- When located on a corner, Frontage Types and entries shall be provided on both elevations facing the street.
- Street frontage entries to multiple units shall be combined: 3-4 units = 2 entries max, 5-6 units = 3 entries max.
- If a surface parking lot is provided, the rear facade must also contain unit entries. These entries may be in addition to the maximum street frontages entries.
- Garages and services shall be accessed from a rear Alley. This type is not allowed on a lot without an Alley.
- Services, including utility access, above ground equipment and trash containers shall be located off of the Alley.

6. BUILDING SIZE AND MASSING

- Maximum number of stories: 2.5
- Building shall be designed to a scale and massing appropriate for a large Single-Family house.
- Refer to Section 3 for additional District-specific building height standards.

7. FRONTAGES



Illustrative Photo: Corner Lot Mansion Apartment (6 units max.)



Illustrative Photo: Mid Block Mansion Apartment (4 units max.)

a. Allowed Frontage Types for Mansion Apartment are:

- Forecourt (9.E)
- Greenbelt (9.F)
- Porch (9.G)
- Stoop (9.H)

- Refer to Section 9 for Frontage Type definitions and standards.
- Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- Since this Multi-family Building Type is designed to be integrated into a Single-Family neighborhood, the Common standards in 11.C and the Single-Family Landscape standards set forth in Section 11.E.1 ~~are applicable to Mansion Apartment Buildings.~~ **apply**

9. SUSTAINABLE STANDARDS

- ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Mansion Apartment Buildings.~~ **remove extra space**

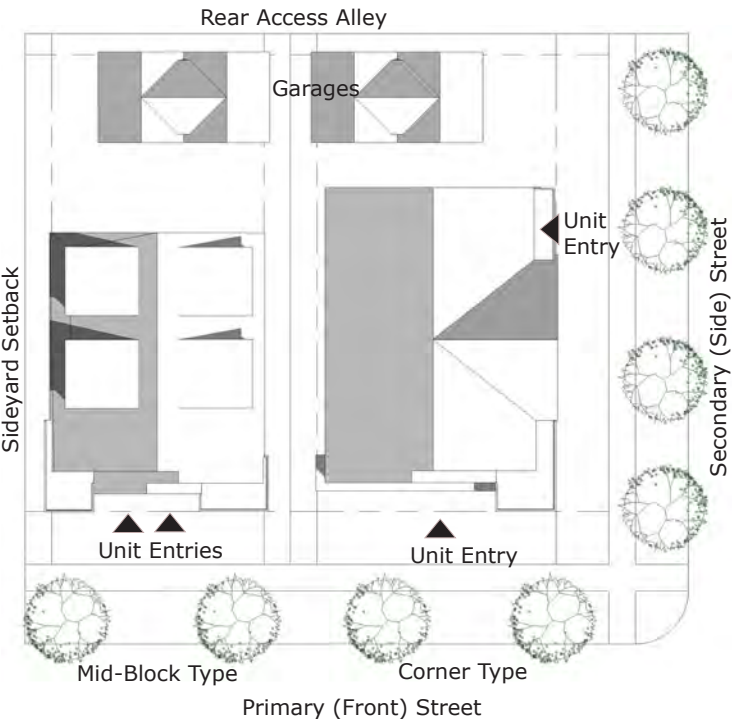
10. SITE IMPROVEMENT STANDARDS

- ~~The Standards set forth in Section 13 are applicable to Mansion Apartment Buildings.~~ **See**

11. PARKING

- Parking may be provided in a surface parking lot, in attached or detached parking garages accessed from the Alley.
- Residential Parking quantity requirements by District - See Section 3.
- Dwellings may have direct or indirect access to their parking stalls.
- Tandem parking stalls are allowed to be used for individual residential units.
- Surface parking, if provided, shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7.c.
- See Section 13.D for Common Parking Standards.
- ~~Refer to Section 3 for additional District specific standards.~~

BUILDING AND DEVELOPMENT STANDARDS FOR
8.L PAIRED HOUSE (DUPLEX)



Illustrative Plan Diagram

1. TYPE DESCRIPTION

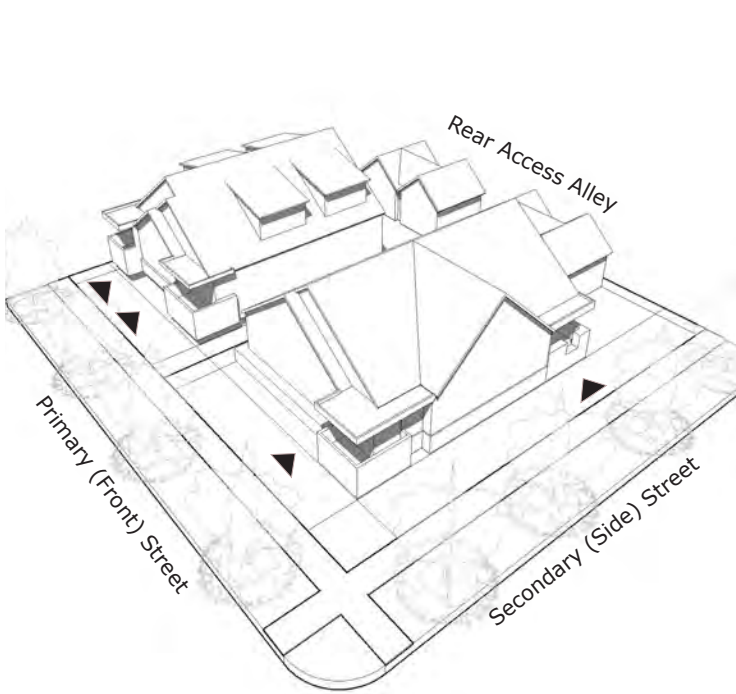
The Paired House Building Type, also known as a Duplex, combines two residences within one structure designed to resemble a Single-Family house in a typical neighborhood setting. The units may include stacked flats or side by side townhouse units. This Building Type allows for smaller scale Multi-family housing to be integrated within Single-Family residential neighborhoods, offering a variety of housing types and affordable options within the neighborhood.

2. APPLICABLE DISTRICTS

- a. Neighborhood Collector (BMS-NC) (3.C)
- b. Neighborhood General (BMS-NG) (3.D)

3. STREETScape

- a. In order to maintain the scale and context of a Single-Family house, entries to multiple units shall utilize one Frontage Type.
- b. The use of corner lots for Paired Houses is encouraged. Corner lots are ideally suited for the Building Type providing for individual unit entries on both street frontages and allowing this Multi-family housing type to blend more easily with adjacent Single-Family houses.
- c. On any block that contains four or fewer lots, Paired Houses are limited to one per block and the lot upon which the Paired House is allowed must be identified on the plat face.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum 50 ft. , Maximum 70 ft. See section 5.c below for alternate width conditions.
- b. Depth: Minimum 100 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. For mid-block buildings, the main entrances to units shall be accessed directly from and face the street. The mid-block units may have separate entries or may be combined in a single exterior entry. The main entrances to dwelling units shall be accessed directly from and face the Primary (front) street.
- b. Corner sites must utilize both street frontages for separate unit entries.
- c. The preferred access for garages and services is the rear Alley. When built on streets with front access residences, lot must be a minimum width of 100 ft. and driveways set apart by 30 ft., or, lot may be 80 ft. minimum width with shared drive to rear garage (side yard driveway access). When built on a corner lot condition, maximum width will be 74 ft. to allow a 10 ft. side yard.
- d. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley, where present.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2.5
- b. Building shall be designed to a scale and massing appropriate for a Single-Family house.
- c. Individual units may either be expressed or designed to resemble one large Single-Family house.
- d. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Corner Lot Duplex

7. FRONTAGES

- a. Allowed Frontage Types for Paired House are:
 - (1) Forecourt (9.E)
 - (2) Greenbelt (9.F)
 - (3) Porch (9.G)
 - (4) Stoop (9.H)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

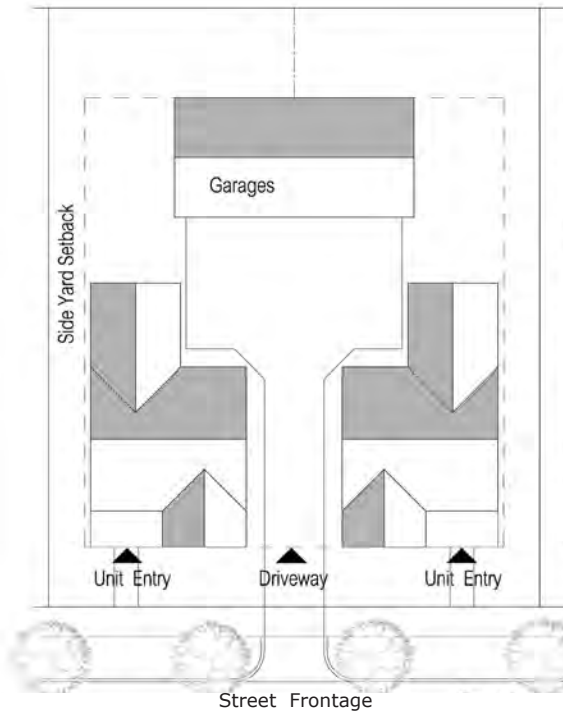
- a. Since this Multi-family Building Type is designed to be integrated into a Single-Family neighborhood, the Common standards in 11.C and the Single-Family Landscape standards set forth in Section 11.E.1 are applicable to Paired Houses. *apply*

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Paired Houses.~~ *See*

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Paired Houses.~~ *See*



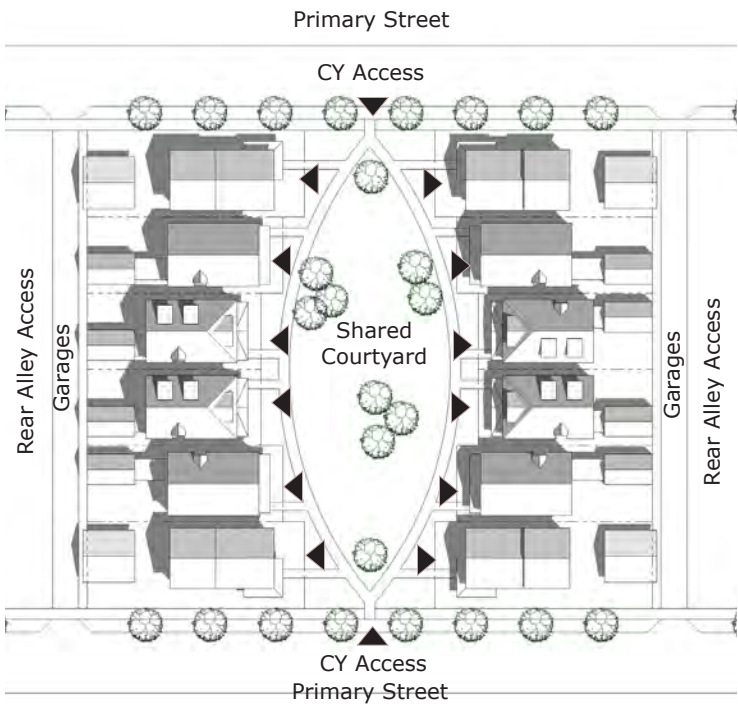
Illustrative Diagram: Mid-Block Duplex

11. PARKING

- a. Parking may be provided in attached or detached parking garages accessed from the Alley where provided. When built on a front load lot, garages shall be set back a minimum of 4 ft. from the front door or 16 ft. or more from the main front facade (side yard driveway access).
- b. Residential Parking quantity requirements by District - See Section 3.
- c. Dwellings may have direct or indirect access to their parking garages.
- d. Tandem parking stalls are allowed to be used for individual residential units.
- e. See Section 13.D for Common Parking Standards.
- f. Additional surface parking, with a minimum depth of 20 ft., may be provided adjacent to garage. Parking shall be screened from the Primary or Secondary streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7.c.
- g. ~~Refer to Section 3 for additional District-specific parking standards.~~

12. ACCESSORY UNITS

- a. Accessory Units are allowed for the Paired Building Type. See Section 8.P for Accessory Unit Building Type Standards.



Illustrative Plan Diagram - Through Block Court

1. TYPE DESCRIPTION

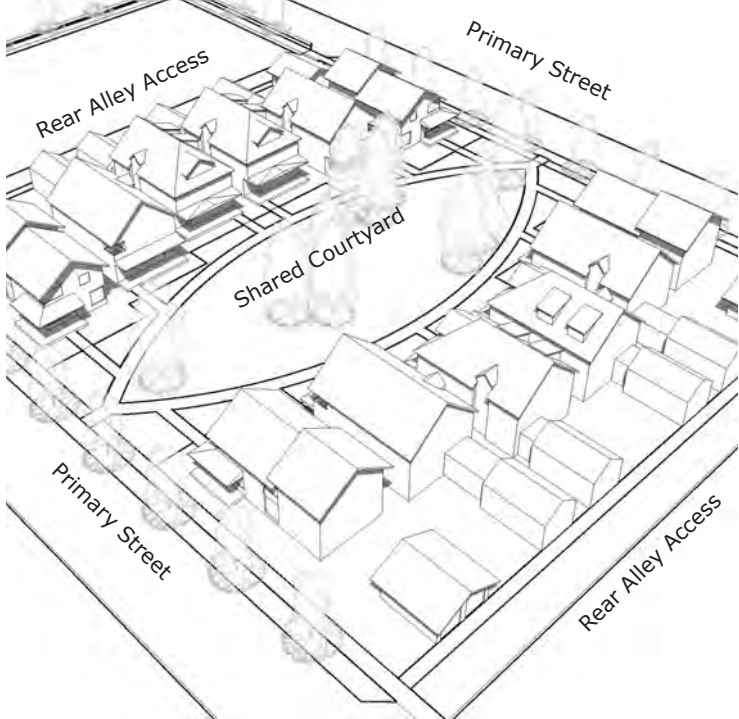
The Cottage Court Building Type consists of free-standing Single-Family residences arranged around a common, shared courtyard. A shared common building may also be provided. House and lot sizes are smaller in comparison to others in the neighborhood. The trade-off for smaller lots is the large common courtyard which may contain a variety of uses: tot lot playground, community gardens, landscaped open space, etc.

2. APPLICABLE DISTRICTS

- a. Neighborhood General (BMS-NG) (3.D)

3. STREETScape

- a. The courtyard shall be either partially or wholly open to the street. The street frontage may be open or maintained by a hedge or low fence. The courtyard entry may be defined by an arbor or similar element but should not be gated.
- b. The courtyard may span an entire block width to provide a mid-block pedestrian connection.
- c. Cottage courts may be wholly open to the street in a corner configuration, serving as an open space to the neighborhood.
- d. Consider locating courtyard open space at terminated vistas at perpendicular streets.
- e. The shared open space and individual houses of Cottage Courts can soften the transition between Districts of higher densities (i.e. BMS-NC to BMS-NG).
- f. Cottage Courts offer solutions for development of irregular shaped blocks.
- g. Portions of buildings adjacent to the street frontage shall address the street with corner elements (i.e. wrap around porch), articulation and windows similar to a front facade.



Illustrative Axonometric Diagram - Through Block Court

4. LOT SIZE

- a. Width: Minimum 35 ft.
- b. Depth: Minimum 70 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrances to dwelling units shall be accessed directly from the courtyard. Units that are adjacent to the street frontage may be accessed from the street (i.e. corner porch).
- b. Garages and services shall be accessed from an Alley. This type is not allowed on a lot without an Alley.
- c. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2
- b. Massing of houses shall be of a smaller scale, compact configuration.
- c. Allow for maximum exposure to sunlight in the courtyard through building siting and massing.
- d. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Mid Block Cottage Court

7. FRONTAGES

- a. For Cottage Courts, Frontages shall also apply to the internal courtyard facades.
- b. Allowed Frontage Types for Cottage Courts are:
 - (1) Porch (9.G)
 - (2) Stoop (9.H)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common standards in 11.C and the Courtyard Landscape standards set forth in Section 11.E.3 are applicable to Cottage Courts.~~

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Cottage Courts.~~

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Cottage Courts.~~



Illustrative Photo: Corner Block Cottage Court

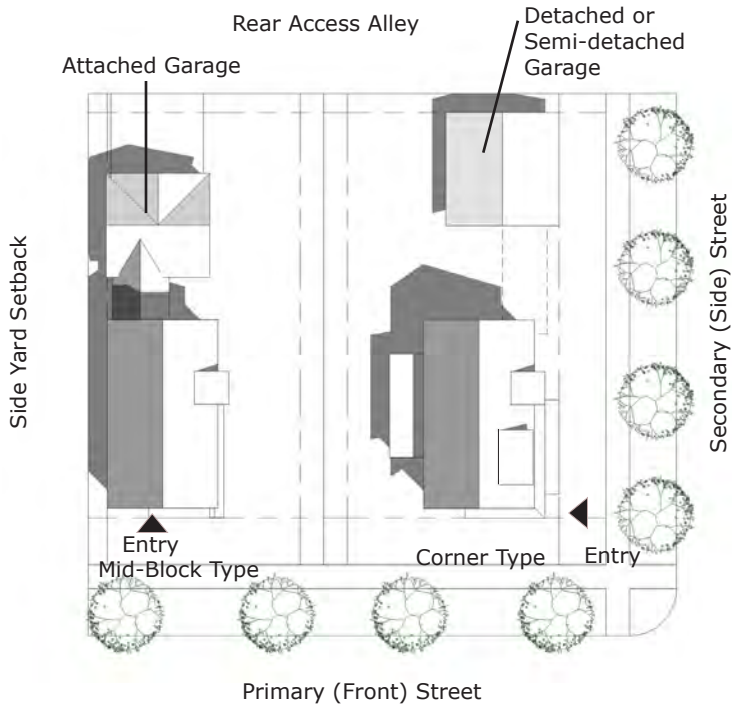
11. PARKING

- a. Parking may be provided in attached or detached parking garages accessed from the Alley.
- b. Small surface lots may be provided off of Alley for additional parking.
- c. Residential Parking quantity requirements by District - See Section 3.
- d. Dwellings may have direct or indirect access to their garages.
- e. Tandem parking stalls are allowed to be used for individual residential units.
- f. Additional surface parking may be provided adjacent to garage for Accessory Unit or Home Occupation use. Parking shall be setback 20 ft. from Alley easement.
- g. Surface parking, if provided, shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7.c.
- h. Parking is not allowed in the Courtyard.
- i. See Section 13.D for Common Parking Standards.
- ~~j. Refer to Section 3 for additional District-specific building height standards.~~

12. ACCESSORY UNITS

- a. Accessory Units are allowed for the Cottage Court Building Type. See Section 8.P for Accessory Unit Building Type Standards.

BUILDING AND DEVELOPMENT STANDARDS FOR
8.N SINGLE-FAMILY HOUSE - ALLEY ACCESS



Illustrative Plan Diagram

1. TYPE DESCRIPTION

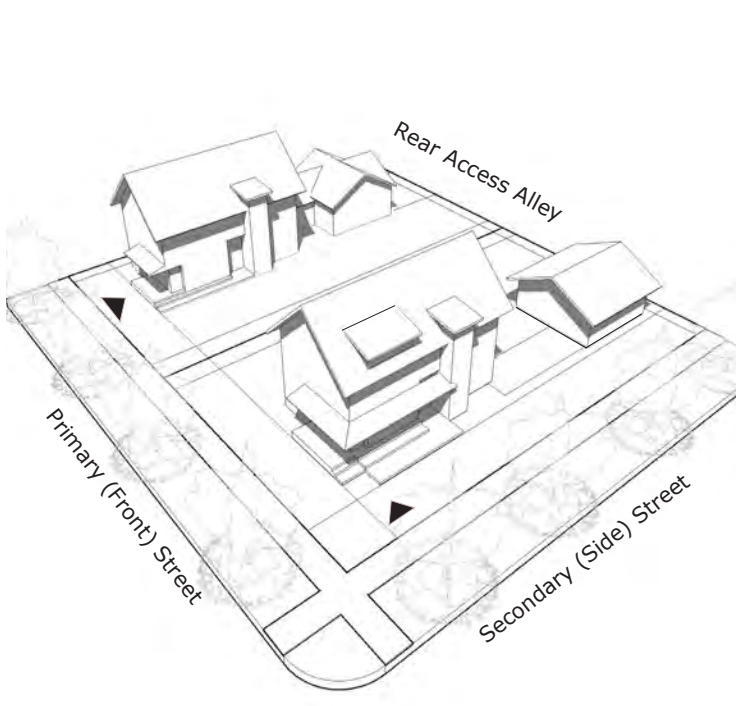
The Single-Family House - Alley Access Building Type is a structure that accommodates one primary residence. Garages are accessed by a rear Alley. Home Occupations may also be allowed per District standards. A variety of lot sizes will allow for a diverse range of Single-Family homes in order to respond to the needs of different households, house sizes and affordability levels.

2. APPLICABLE DISTRICTS

- a. Neighborhood Collector (BMS-NC) (3.C)
- b. Neighborhood General (BMS-NG) (3.D)
- c. Neighborhood Edge (BMS-NE) (3.E)

3. STREETScape

- a. Streetscape diversity is achieved through different models and architectural styles.
- b. Each block face shall contain at least three different models. Different models are defined as those with significant variation in floor plan configuration and minor variation in size or number of bedrooms.
- c. Each of the three models must have at least two architectural styles and color schemes. To further differentiate models, vary wall colors and materials.
- d. Not more than two of the same model with the same architectural style can be used on a block face.
- e. Variety in building height is encouraged along a block face.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum 40 ft.
- b. Depth: Minimum 100 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entry to the building shall be accessed directly from and face the Primary (Front) Street. Corner buildings may have access on Secondary (Side) Street.
- b. Garages and services may be accessed from a rear Alley. This type is not allowed on a lot without an Alley.
- c. Services, including utility access, above ground equipment and trash containers should be located off of the Alley.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2.5
- b. Height may be increased to 3 stories in the BMS-NE District.
- c. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Corner Lot Single-Family House

7. FRONTAGES

- a. Allowed Frontage Types for Single-Family Houses are:
 - (1) Forecourt (9.E)
 - (2) Porch (9.G)
 - (3) Stoop (9.H)
 - (4) Greenbelt Frontage (9.F)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common standards 11.C and the Single-Family Landscape standards set forth in Section 11.E.1 are applicable to Single-Family Houses.~~

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Single-Family Houses.~~

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Single-Family Houses.~~



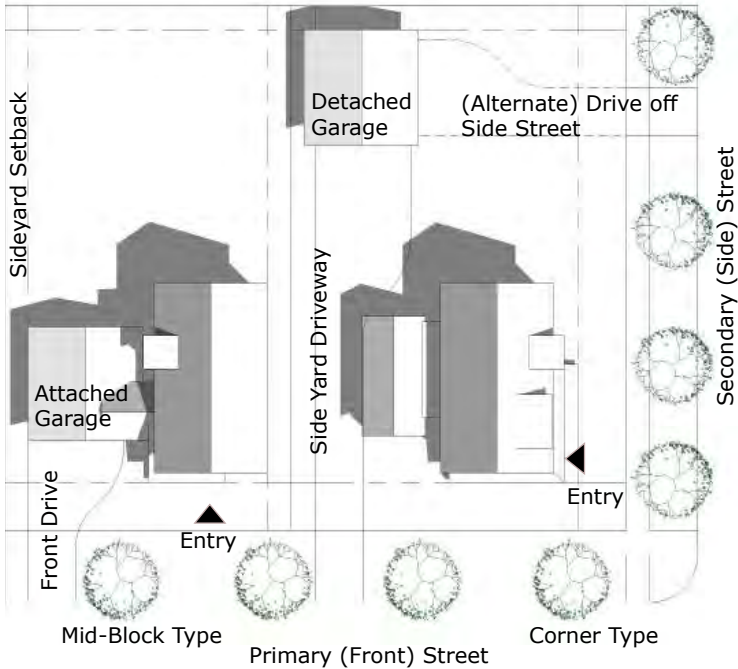
Illustrative Photo: Mid-Block Single-Family House

11. PARKING

- a. Residential Parking quantity requirements by District - See Section 3.
- b. Parking may be provided in attached, semi-detached, or detached garages accessed from the Alley. The use of each these garage types are encouraged within a block to create a varied and more interesting Alley.
- c. Dwellings ~~may~~ have direct or indirect access to their garages.
- d. Parking may be provided in Tandem stalls.
- e. Garages shall either be setback 4 ft. from Alley easement (no parking) OR Garages may be setback 16 ft. or more from Alley easement to allow surface parking in front of garage. Setbacks between 4 ft. and 16 ft. are not allowed due to potential parking encroachment in the Alley.
- f. Additional surface parking, with a minimum depth of 20ft., may be provided adjacent to garage. Parking shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7.c.
- g. ~~Refer to Section 3 for additional District-specific parking standards.~~

12. ACCESSORY UNITS

- a. ~~Accessory Units are allowed for the Single-Family House Alley Access Building Type. See Section 8.P for Accessory Unit Building Type Standards.~~



Illustrative Plan Diagram

1. TYPE DESCRIPTION

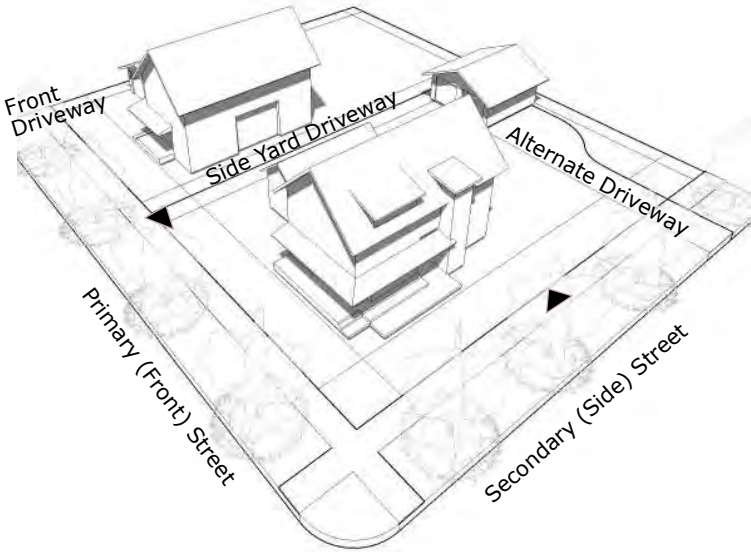
The Single-Family House - Street Access Building Type is a structure that accommodates one primary residence. Garages are accessed from the street by a side yard or front driveway. This type cannot be used if a rear Alley is provided. Home Occupations may also be allowed per District standards. A variety of lot sizes will allow for a diverse range of Single-Family homes in order to respond to the needs of different households, house sizes, and affordable levels.

2. APPLICABLE DISTRICTS

- a. Neighborhood General (BMS-NG) (3.D)
- b. Neighborhood Edge (BMS-NE) (3.E)

3. STREETScape

- a. Street Access Houses require a design and layout that lessens the visual impact of the garages from the street. The preferred solution is the side yard driveway.
- b. Streetscape diversity is achieved through different models and architectural styles. Each block face shall contain at least three different models. Different models are defined as those with significant variation in floor plan configuration and minor variation in size or number of bedrooms.
- c. Each of the three models must have at least two architectural styles and color schemes. To further differentiate models, vary wall colors and materials.
- d. Not more than two of the same model with the same architectural style can be used on a block face.
- e. Variety in building height is encouraged along a block face.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Min. 50 ft.
- b. Depth: Minimum 100 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entry to the building shall be accessed directly from and face the Primary (Front) Street. Corner buildings may have access on Secondary (Side) Street.
- b. Garages and services shall be accessed from the street in either a side yard driveway or front driveway condition. On corner lots the garage may be accessed from the Secondary (side) Street.
- c. Driveways shall be placed a minimum of 30 ft. apart unless combined into a shared driveway condition.
- d. Services, including utility access, above ground equipment and trash containers shall be located off of the street and screened from view.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2.5
- b. Height may be increased to 3 stories in the BMS-NE District.
- c. Garages shall be no more than 60 percent of the structure facade.
 - (1) Detached or semi-detached garages shall be set to the rear of the lot with a side yard driveway. Corner lots may have driveway access from the Secondary (side) Street.
 - (2) Attached garages with a front driveway condition may have three bays when one of the bays is recessed a minimum of 2 ft. from the other garage bays and when a Porch Frontage Type is used with a porch at least 80 sq. ft. in size, (See Section 9.G).



Illustrative Photo: Side Yard Driveway Access

- (3) Attached garages at corner lots may be accessed from the secondary side street, however the Primary (front) Street facing facade shall have articulation and windows, similar to the front facade.
- (4) If an attached garage is setback 16 ft. or more from the main facade of the house, or if the conditions of c(5) below are met, it shall be considered as a side yard driveway condition per 5.c. block face percentage calculation.
- (5) A garage may be part of a front facade when the garage has a side driveway condition. With a side driveway condition, the garage portion of the facade facing the street will feature design elements to match the residence. These elements may include similar window types, an upper story, and/or further architectural articulation complementary to the principal structure.
- d. Refer to Section 3 for additional District-specific building height standards.

7. FRONTAGES

- a. Allowed Frontage Types for Single-Family Houses are:
 - (1) Forecourt (9.E)
 - (1) Porch (9.G)
 - (2) Stoop (9.H)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. The Common standards 11.C and the Single-Family Landscape standards set forth in Section 11.E.1 are applicable to Single-Family Houses.



Illustrative Photo: Front Driveway Garage

9. SUSTAINABLE STANDARDS

- a. The Common standards in 12.C and Residential Sustainable standards set forth in Section 12.E are applicable to Single-Family Houses.

10. SITE IMPROVEMENT STANDARDS

- a. The Standards set forth in Section 13 are applicable to Single-Family Houses.

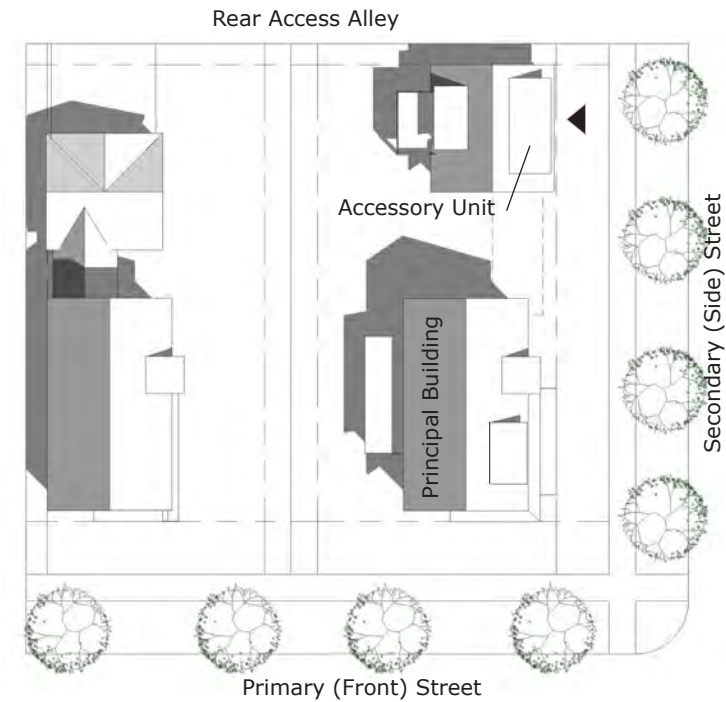
11. PARKING

- a. Residential Parking quantity requirements by District - See Section 3.
- b. Parking may be provided in attached, semi-detached, or detached garages accessed from the street.
- c. Dwellings have direct or indirect access to their garages.
- d. Parking may be provided in Tandem stalls.
- e. Refer to Section 3 for additional District-specific parking standards.

12. ACCESSORY UNITS

- a. Accessory Units are allowed for the Single-Family House - Street Access Building Type. See Section 8.P for Accessory Unit Building Type Standards.

BUILDING AND DEVELOPMENT STANDARDS FOR
8.P ACCESSORY UNIT



Illustrative Plan Diagram

1. TYPE DESCRIPTION

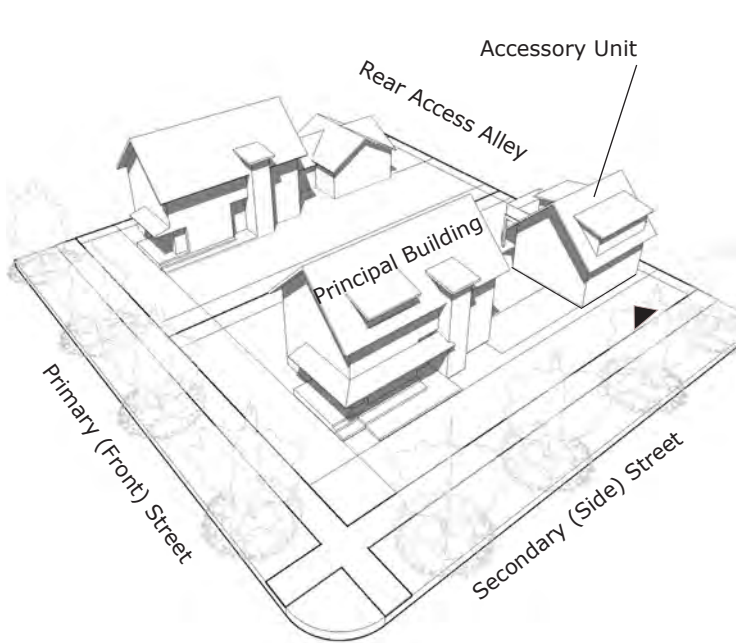
The Accessory Unit Building Type is a structure that accommodates accessory uses above a detached or semi-detached garage or within the principal building. The Accessory Unit is located on a lot which also contains the principal building. The Accessory Unit can be used as an accessory (rental) dwelling, home office, or simply additional living space. The units may contain permanent provisions for working, living, sleeping, eating cooking and sanitation. Dwelling units in the Accessory Unit Type are not included in the density counts for the community.

2. APPLICABLE DISTRICTS

- a.  Neighborhood General (BMS-NG) (3.D)
- b.  Neighborhood Edge (BMS-NE) (3.E)

3. STREETScape

- a. Corner lot Accessory Units are ideally suited for Home Occupation uses due to visibility from the street.
- b. Accessory Units enliven the Alley streetscape with activity and architectural interest, however their use is limited to avoid intense density in Alleys.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum per Principal Building Type
- b. Depth: Minimum per Principal Building Type
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The unit is located above a detached or semi-detached garage. Access to the upper level unit may be by an open or enclosed stair.
- b. The main entry to the unit must be separate from the garage below and direct to the exterior.
- c. The entry may be accessed from the Alley, side street, rear or sideyard of the main house.
- d. Where an Alley is present, parking and services shall be located off of the Alley.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2, but in all cases not taller than the principal structure.
- b. The maximum size of an Accessory Unit above a detached or semi-detached garage is 600 SF.
- c. The maximum size of an Accessory Unit attached to the principal structure is 440 SF.
- d. The design and massing of the Accessory Unit shall be compatible with the principal building.
- e. Accessory Units are limited to 50% per block face.
- f. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Corner Lot / Alley Access Accessory Unit

7. FRONTAGES

- a. Frontage Types are not applicable for Accessory Units.
- b. Refer to Section 3 for applicable District Standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS in Section

- a. ~~The Common standards 11.C and the Single-Family Landscape standards set forth in Section 11.E.1 are applicable to Accessory Units.~~ See /

9. SUSTAINABLE STANDARDS Section

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Accessory Units.~~ See /

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Accessory Units.~~ See



Illustrative Photo: Street Access Accessory Unit

11. PARKING

- a. Residential Parking quantity requirements by District - See Section 3.
- b. Parking standards for the principal building apply.
- c. At Alley conditions one additional surface parking stall may be provided adjacent to garage for Accessory Unit or Home Occupation use. Parking shall be setback 20 ft. from Alley easement and shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7.c.
- d. ~~Refer to Section 3 for additional District specific parking standards.~~



**FRONTAGE
TYPE
STANDARDS**

9

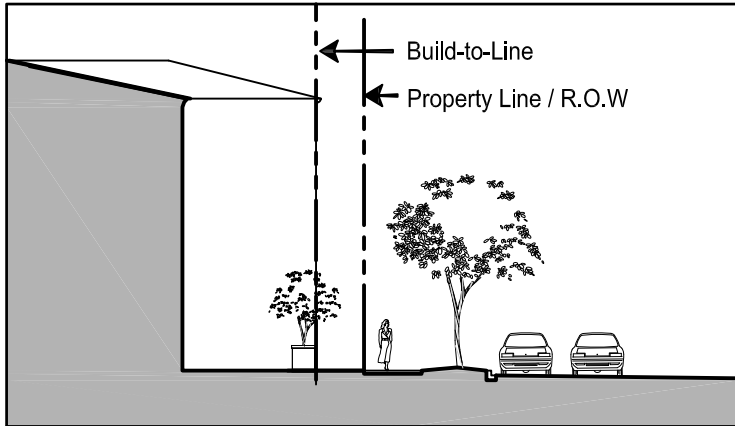
Section 9 identifies design standards for the Frontage Types permitted in each district.

9.A Introduction	9-2
9.B Storefront	9-2
9.C Arcade	9-2
9.D Gallery	9-2
9.E Forecourt	9-3
9.F Greenbelt	9-3
9.G Porch	9-3
9.H Stoop	9-3

9.E FORECOURT



Illustrative Photo: Residential Entry Court



Standards Diagram Section - Forecourt

1. DESCRIPTION

The Forecourt Frontage Type is appropriate for either residential or commercial Districts and Building Types. This Frontage includes a small court space that is setback while the majority of the building is placed at or near the frontage line. The Forecourt may be used as an entry court and shared garden space for residential uses, or as additional shopping or restaurant seating areas within commercial districts. This type should be used sparingly along a block frontage.

2. APPLICABLE DISTRICTS

- a. Village Mixed-Use (BMS-VMU) (3.B)
- b. Neighborhood Collector (BMS-NC) (3.C) (3.C.A or B)
- c. Neighborhood General (BMS-NG) (3.D)
- d. Neighborhood Edge (BMS-NE) (3.E)

3. APPLICABLE BUILDING TYPES

- a. All Building Types (Section 8)

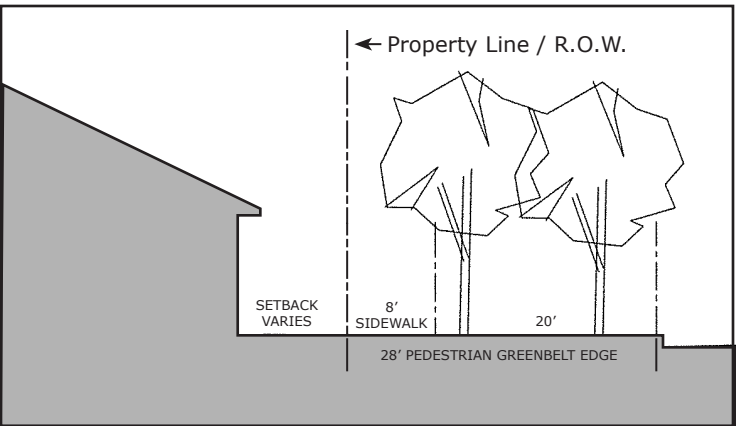
4. STANDARDS

- a. Placement: Court space shall front onto a street. The proportions and solar orientation should be carefully considered for user comfort.
- b. Windows and Doors: Entrances are at sidewalk grade.
- c. Elements: A small wall, hedge or fence shall be placed along the frontage line where it is not defined by a building; see Fencing Standards, section 13.A.
- d. Large trees placed in the Forecourt may overhang the sidewalks.

9.F GREENBELT



Illustrative Photo: Row Houses on Greenbelt



Standards Diagram Section - Greenbelt

1. DESCRIPTION

The Greenbelt Frontage Type is located per the Regulating Plan for Civic Spaces (5.B) primarily along Collector streets and serve as a "green connection" and trail network to amenities throughout the community. This Frontage Type serves as a buffer from the Collector Streets.

2. APPLICABLE DISTRICTS

- a. Neighborhood Collector (BMS-NC) (3.C) (3.C.A or B)
- b. Neighborhood General (BMS-NG) (3.D)

3. APPLICABLE BUILDING TYPES

- a. All Building Types allowed in District (Section 8)

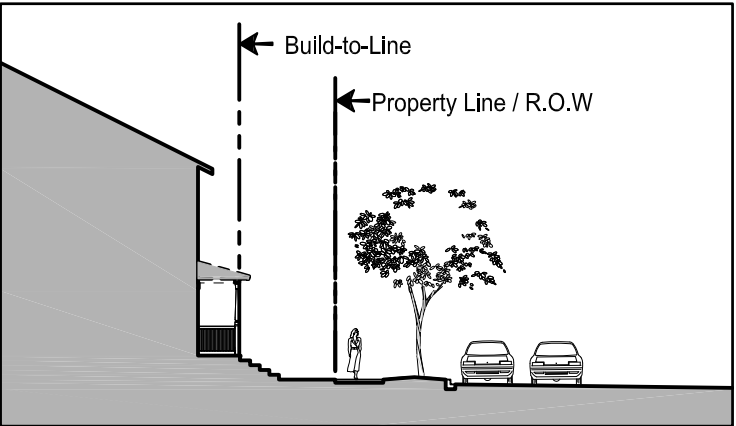
4. STANDARDS

- a. Placement: The Greenbelt frontage creates a deep landscaped setback from the street. Buildings fronting on the greenbelt may have any of the allowable frontages for the Building Type (i.e. Porch, Stoop, etc.)
- b. Windows and Doors: Entrances may be at or above sidewalk grade.
- c. Elements: Frontage onto Greenbelt may be undefined or defined by fence or hedge.
- d. An 8 ft. min. wide sidewalk located along the property line will provide the public access for adjacent buildings.
- e. A Primary or Secondary Trail will meander through the Greenbelt, see 5.K Illustrative Trail Layout Plan. When a Primary Trail is co-located within a Greenbelt, the Trail shall take on the development standards of the Greenbelt and no additional sidewalk is required.
- f. The Greenbelt shall be a minimum of 28 ft. deep along building Frontages.
- g. See Section 5.H for additional Greenbelt standards.

9.G PORCH



Illustrative Photo: Single-Family Front Porches



Standards Diagram Section - Porch

1. DESCRIPTION

The Porch Frontage Type is appropriate for all residential Districts and Building Types. This Frontage includes a covered roof area enclosing an outdoor room deep enough for seating. The Porch provides a transition between public and private space and creates opportunity for interaction between neighbors.

2. APPLICABLE DISTRICTS

- a. Village Mixed-Use - Residential only (BMS-VMU) (3.B)
- b. Neighborhood Collector (BMS-NC) (3.C) (3.C.B)
- c. Neighborhood General (BMS-NG) (3.D)
- d. Neighborhood Edge (BMS-NE) (3.E)

3. APPLICABLE BUILDING TYPES

- a. All Residential Building Types (8.F-8.O)

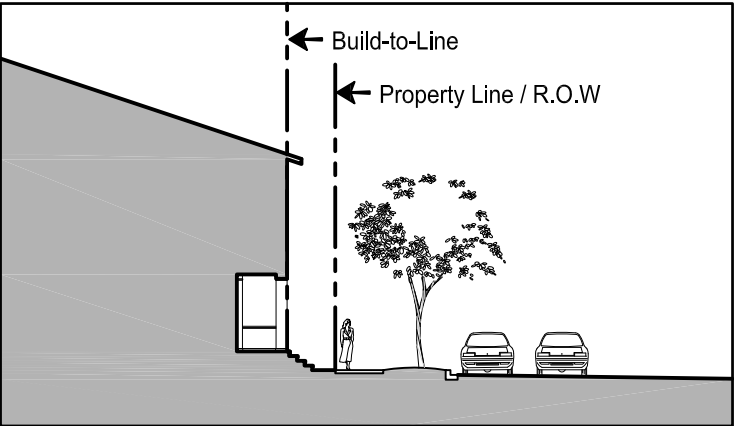
4. STANDARDS

- a. Placement: Building front shall be placed back far enough to allow for a Porch and stair, if required. Stair may encroach into required setback.
- b. Windows and Doors: Entrances may be at or above sidewalk grade.
- c. Elements: Porch shall be no less than 6 ft. deep to allow for usable seating area. However, the Porch may be reduced to a depth of 4 ft. to meet house and architectural style requirements. Upper floor decks are permitted above the Porch.

9.H STOOP



Illustrative Photo: Row House Stoop Frontages



Standards Diagram Section - Stoop

1. DESCRIPTION

The Stoop Frontage Type is appropriate for Districts and Building Types that contain higher density housing where the ground floor residential use is close to the frontage line and raised from the street for privacy. This Frontage includes an exterior stair and landing and may be covered.

2. APPLICABLE DISTRICTS

- a. Village Mixed-Use - Residential only (BMS-VMU) (3.B)
- b. Neighborhood Collector (BMS-NC) (3.C) (3.C.B)
- c. Neighborhood General (BMS-NG) (3.D)
- d. Neighborhood Edge (BMS-NE) (3.E)

3. APPLICABLE BUILDING TYPES

- a. All Multi-Family Building Types (8.F-8.M)
- b. Single-Family Homes, if appropriate for style (8.N-8.O)

4. STANDARDS

- a. Placement: Building facade may be setback the depth of the entry stair from the sidewalk. Stair may encroach into required setback.
- b. Windows and Doors: Entrances are raised above sidewalk grade, where feasible.
- c. Elements: The Stoop may include a covered roof, awning, or door may be inset within the building front.

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LANDSCAPE
STANDARDS

11

Section 11 describes the landscape guidelines and standards for the Badger Mountain South community.

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11.A INTRODUCTION

The landscape guidelines and standards which follow are intended to complement the natural beauty of the Badger Mountain Preserve, help define the Badger Mountain South neighborhoods and commercial areas and provide a visually pleasant gateway into the City of Richland.

The landscape character of the Badger Mountain South community as identified in these standards borrows heavily from the precedent of the original shrub-steppe landscape found here. However that historical character is joined with other opportunities for a more refined and urban landscape pattern that relates to edges of uses and defines spaces into activity areas.

This section is divided into the following sub-sections: Guiding Principles, which suggest the overall orientation for all landscape applications; Common Standards, which apply to all Districts; District-specific landscape standards; and finally extensive plant lists of materials suitable in a variety of situations.

11.B GUIDING PRINCIPLES



1. WATER CONSERVATION

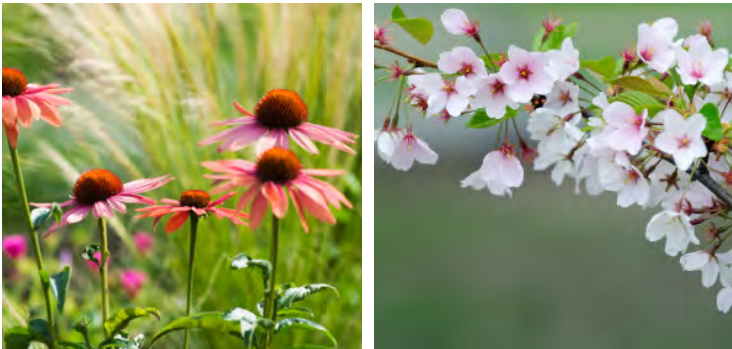
- a. Drought tolerant plants.
- b. Native/naturalized plants, suitable for site.
- c. Plants grouped into areas of similar water needs.

WATER CONSERVATION continued

- d. Design for low maintenance.
- e. Drip irrigation shall be primary irrigation system throughout community.
- f. Lawn to be drought tolerant.

2. REGIONAL LANDSCAPE CHARACTER

- a. Establishment of regional landscape character is encouraged.



3. REFINED LANDSCAPE

- a. Design active use areas with soft native plant edge to frame in activity and blend in with native character.
- b. Provide drought tolerant, low grow lawn in active open space as needed for use.

4. TREES

- a. Encourage street tree organization in grouped spacing; vary pattern.
- b. Street trees in green belts arranged in varied pattern.
- c. Encourage use of trees to promote shade, air quality, and diverse ecosystems.

5. ENGAGE ALL SENSES

- a. Design with five senses in mind.
- b. Plants should be:
 - Colorful
 - Fragrant
 - Have varied texture
 - Layer plants of different structure for sound variation
 - Edible



Water Conserving Street Frontage Landscape

1. GENERAL STANDARDS

- a. At a miminum, all landscape design must conform with the requirements of RMC 23.54 Off-Street Parking and Landscape
- b. Landscape design should be both aesthetic and functional.
- c. Landscape design should enhance the building architecture and frame significant architectural elements.
- d. Landscape design may be informal, as applied to large use areas, or refined, as applied in commercial and residential districts.
- e. The use of trellises, arbors, planters, low walls and similar, are encouraged and when used should complement the building style.
- f. Mature tree height should be accounted for when locating trees near any utility and otherwise planted 10-feet from all utilities.
- g. Landscaping within a Clear Vision Triangle ^(at intersections) must not be higher than 18-inches when mature.
- h. Plant materials should be similar to the Drought Tolerant and/or Native/naturalized Plant List and Refined Plant List, Sections 11.F-11.G or other COR approved equivalent. Plants not selected from the lists must be native, naturalized, drought tolerant, and/or suitable in Tri-Cities Region USDA Hardiness Zone.
- i. Water conservation may be achieved by a combination of any of the following techniques:
 - (1) Group plants into areas of similar water need;
 - (2) Locate plants based on solar orientation, exposure and drainage patterns; and
 - (3) Amend soil based on existing conditions.

2. IRRIGATION

- a. Irrigate street frontage, alley, front, front/side yard transition, rear, side yard, and greenbelt landscape using a drip or sub-surface irrigation system, until plants are established. Spray irrigation system exceptions may be granted for Usable Lawn areas only.
- b. Use weather or moisture sensor with automatic control as needed.



Alley Landscape

3. STREET FRONTAGE / MEDIAN LANDSCAPE

- a. Street tree planting is required along all public streets and medians unless site constraints such as sight distance or utility conflicts prohibit installation. Builders must provide street trees aligned in clusters of varied spacing or equal spacing depending on the street character.
- b. When street trees are planted with equal spacing, spacing shall be 30 ft. o.c., typ. or as noted in Section 6: Street Standards per Edge Type 6.C-6.H.
- c. Street tree minimum size at installation as follows:
 - (1) Arterial Street - 1.5" caliper
 - (2) Collector Street - 1.5" caliper
 - (3) Local Street - 1.5" caliper
- e. Street trees must be centered in the landscape planter unless otherwise dictated by site constraints.
- f. Street frontage landscape planter shall consist of low maintenance, drought tolerant ornamental grasses, shrubs, or groundcover not to exceed 24" ht., or 18" ht. within 20 ft. of all intersections.
- g. See Section 6: Street Standards for width and location of street frontage landscape planter per Edge Type 6.C-6.H.

4. ALLEY LANDSCAPE

- a. A 4 ft. wide shoulder is provided on either side of the paved Alley per Section 6.G. The intent of this shoulder is to provide space for cars to pull over to pass in a two-way traffic condition.
- b. 4 ft. wide shoulder in Alley 6" depth crushed gravel suitable for driving surface.

5. HEDGE / WALL

- a. Hedges and walls may be used to create privacy and extend into the landscape as a complimenting feature to the building architecture.
- b. Hedges shall be composed of evergreen shrubs, not to exceed 4 ft. ht., See 11.G - Refined Plant list for Evergreen Hedge Plants.
- c. Walls shall consist of stone, masonry, or building materials that complement the principal structure, not to exceed 4 ft. ht.

6. DECORATIVE LANDSCAPE PLANTERS

- a. Will be free standing, and made of commercial grade materials and designed for heavy public use.
- b. The landscape planter design and style shall be a reflection of the neighborhood character to which they reside.
- c. Landscape planters shall include hardware or other deterrents for skateboards.

7. PARKING LOT LANDSCAPE

- a. Requirements
 - (1) Landscaping shall:
 - i. Be located to break up large expanses of pavement, both internally and at perimeters;
 - ii. Define and delineate driveways, parking stalls and pedestrian walkways;
 - iii. Screen parking lots from adjacent properties and street frontages;
 - iv. Be disbursed throughout the lot;
 - v. Be comprised primarily of deciduous trees for shading, with understory of shrubs and groundcover plants.
- b. Interior landscaping
 - (1) A minimum five percent (5%) of the total paved parking area (including parking stalls, driveways and walkways) shall be landscaped;
 - (2) Required perimeter and building foundation landscaping shall not be considered as part of the Interior Landscaping requirements. Exception: Where a required planter island abuts a required perimeter landscape area, the perimeter landscape may be widened but no additional planter landscape area is required.
 - (3) Interior Landscaping requirements will NOT apply to parking lots containing ten (10) or fewer parking stalls;
 - (4) All planter islands will be protected by a continuous, raised concrete curb;
 - (5) Planter islands shall be a minimum width of five (5) feet (inclusive of curbing) and the full depth of the adjacent parking stalls (minimum 75 square feet);
 - (6) Interior planter islands will contain a minimum of (1) deciduous shade tree and complemented with shrubs and groundcover not to exceed 3 feet in mature height;
 - (7) Every 12 parking stalls will be broken up with a planter island, if the row of parking contains a maximum of 14 stalls, no interior island is required;
 - (8) A planter island is required at the ends and corners of every row of parking stalls;
 - (9) Use of "turf" lawn is prohibited in interior landscape islands.
 - (10) Irregular- shaped planter islands shall contain the minimum 100 square feet of landscape area and protect the full depth of adjacent parking stalls.
- c. Perimeter Landscaping Abutting Adjacent Properties and Public Rights-of-Way
 - (1) Minimum landscape strip of 5-feet in width is required along all sides abutting adjoining properties.
 - (2) Minimum landscape strip of 10-feet in width is required along all sides abutting a public right-of-way.
 - (3) All perimeter landscape strips shall be planted with one type or a combination of tree types – small coniferous evergreen trees; small deciduous accent trees; and large deciduous shade trees.
 - (4) The "understory" planting will include one of the following three options and will form a solid screen and cover within two (2) years of planting:
 - i. A combination of shrubs and groundcover planted in a formal hedge planting and with a mature, minimum height of 18" and maximum height of 3-feet.

- ii. Segmental, solid screen wall - min. 30"/max.42" high (durable materials/no exposed wood), combined with wall-clinging plants and/or low shrub planting.
- iii. Earth mounded berm – min. 30"/max. 42" high, covered with an "informal" arrangement of low shrubs and groundcover (BMS-SD-DR District only).
- (6) All planter islands will be protected by a continuous, raised concrete curb;
- (7) Coordinate proposed tree and shrub locations and plant species with existing trees and shrubs on adjacent properties.
- (8) If proposed parking lot abuts an existing hedge, wall or screen planting that satisfies the requirements of this section, perimeter planting requirements MAY be relaxed. Provide adjacent plant location(s), plant types and sizes as part of the proposed landscape treatment.
- (9) Use of "turf" lawn is prohibited in perimeter landscape strips.
- d. Maintenance
 - (1) It will be the Owner's responsibility to maintain all landscape elements on their property.
 - (2) Landscaping will be kept in good condition, free of debris and refuse.
 - (3) Live plant material shall be kept alive in a healthy and thriving condition.
 - (4) Use of a temporary or permanent, drip or other approved water-conserving irrigation system, is required.
- e. Certificate of Occupancy
 - (1) The installed landscape will be inspected and no certificates of occupancy will be issued unless and until the landscaping meets all the requirements of the approved Landscape Plan and the LUDR - Section 11.
 - (2) If the landscaping cannot be installed safely and insure survival due to the time of year or other good cause, a temporary certificate of occupancy may be issued for a maximum period of 6 months. The owner shall furnish a satisfactory "bond" assurance for that 6-month period, guaranteeing installation of the approved landscaping.

8. NEIGHBORHOOD AND COMMUNITY STORAGE AREA SCREENING

- a. Neighborhood Storage Areas must be fenced per Section 13.A.3, Community Storage Facility per 13.A.4.
- b. Between the sidewalk and the fence, or the fence and the side or rear setbacks, an evergreen hedge shall be planted, per Section 11.G., and irrigation provided. The plantings shall be of sufficient size and quantity to reasonably be expected to provide 100% screening within three years of planting.
- c. Storage Facility screening only applies to BMS-NG and BMS-NC-P districts.

11.D CIVIC AND COMMERCIAL DISTRICT STANDARDS



Commercial Facility

1. APPLICABLE DISTRICTS

- a. Village Mixed-Use (BMS-VMU) (3.B)
- b. Neighborhood Collector - Commercial (BMS-NC) (3.C)
- c. Civic (BMS-CIVIC) (3.F)
- d. Special Districts:
 - (BMS-SD-SR) (4.B)
 - (BMS-SD-CMU) (4.C)
 - (BMS-SD-DR) (4.D)

2. SUBMITTAL PROCESS

- a. All development permit applications for civic, commercial, and multi-family buildings are required to submit a landscape plan. A "landscape" plan will include all areas of plazas, hardscape gathering places as well as planted areas; these areas will all count towards meeting the overall landscape requirements.
- b. Civic and commercial development proposals will include 10 percent Landscape Coverage of the site. The Master Developer of a commercial area may set aside common areas that meet this requirement rather than meeting it on a parcel by parcel basis.
- c. Multi-family structures that are over 50 units and use stacked units or courtyard building types are required to have designated children play areas of 5 square feet per unit, unless developed as Senior Housing. Play areas will meet Local Park standards and amenities, Section 5.D.

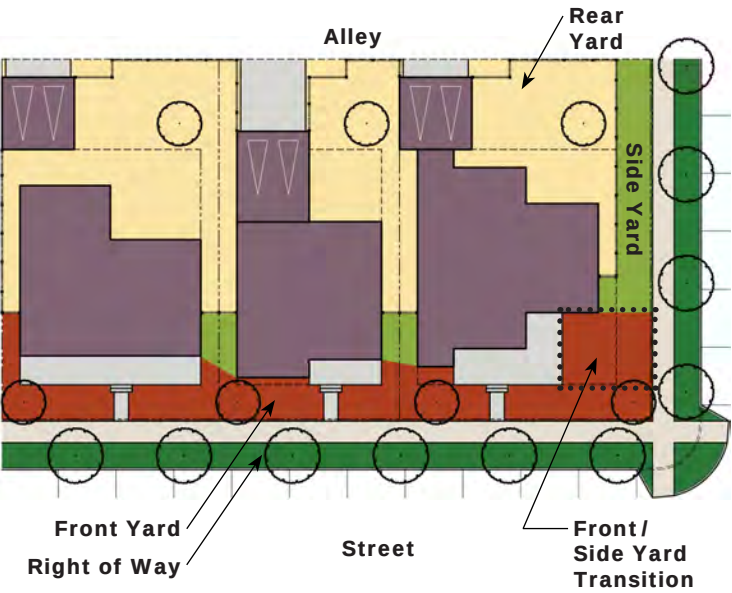
3. RIGHT OF WAY STANDARDS

- a. Street trees - Required, See Street Frontage Landscape, Section 11.C.3
- b. Sidewalk - Required, See Section 6: Street Standards

4. PARKING LOT LANDSCAPE STANDARDS

- a. See Common Parking Lot Landscape Standards, Section 11.C.7

11.E RESIDENTIAL STANDARDS



1. SINGLE FAMILY RESIDENTIAL

a. Applicable Districts

- (1) Neighborhood Collector - Commercial (BMS-NC) (3.C)
- (1) Neighborhood General (BMS-NG) (3.D)
- (2) Neighborhood Edge (BMS-NE) (3.E)

b. Right of Way

- (1) Street trees - See Street Frontage Landscape 11.C.3
- (2) Sidewalk - See Section 6: Street Standards

c. Front Yard

- (1) Front yard tree per lot - 1 required.
- (2) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.
- (3) Entry walk - 4 ft. wide minimum.

d. Front/Side Yard Transition

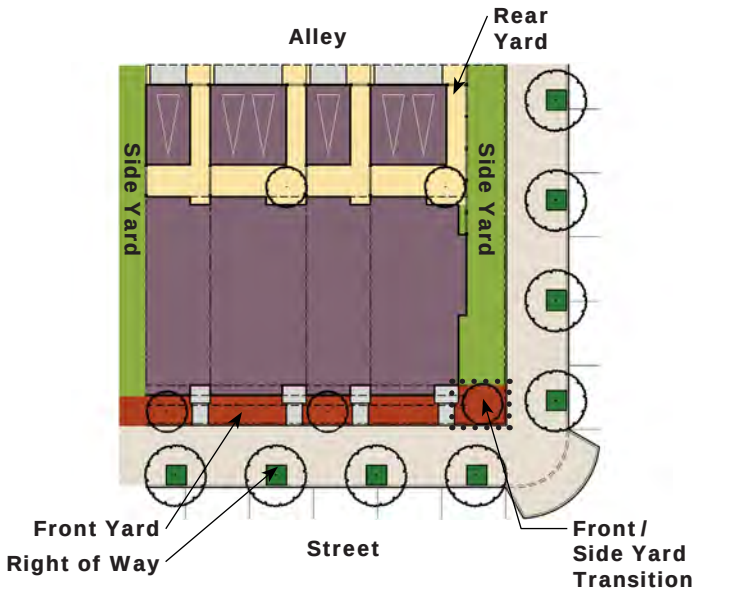
- (1) Front yard tree per lot - 1 encouraged.
- (2) Informal or formal landscape design: 100% Landscape Coverage.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.

e. Side Yard

- (1) Side yard visible from the street: 60% Minimum Landscape Coverage.
- (2) Corner lot side yard: 100% Landscape Coverage.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers and / or useable lawn.

f. Rear Yard

- (1) At a minimum, the rear yard shall be seeded or mulched for a stabilized surface.
- (2) Where rear yards abut a collector street, a 5 ft. landscape buffer shall be provided. For buffer planting requirements, see 11.C.7.c.



2. MULTI-FAMILY RESIDENTIAL

a. Applicable Districts

- (1) Village Mixed-Use (residential ground floor) (BMS-VMU) (3.B)
- (2) Neighborhood Collector (BMS-NC) (3.C)
- (3) Neighborhood General (BMS-NG) (3.D)

b. Right of Way

- (1) Street trees - See Street Frontage Landscape 11.C.3
- (2) Sidewalk - See Section 6: Street Standards

c. Front Yard

- (1) Front yard tree per lot - 1 required in areas without zero lot line condition. At zero lot line conditions, 1 tree per every 3 units is required.
- (2) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.
- (3) Entry walk - 5 ft. wide minimum.

d. Front/Side Yard Transition

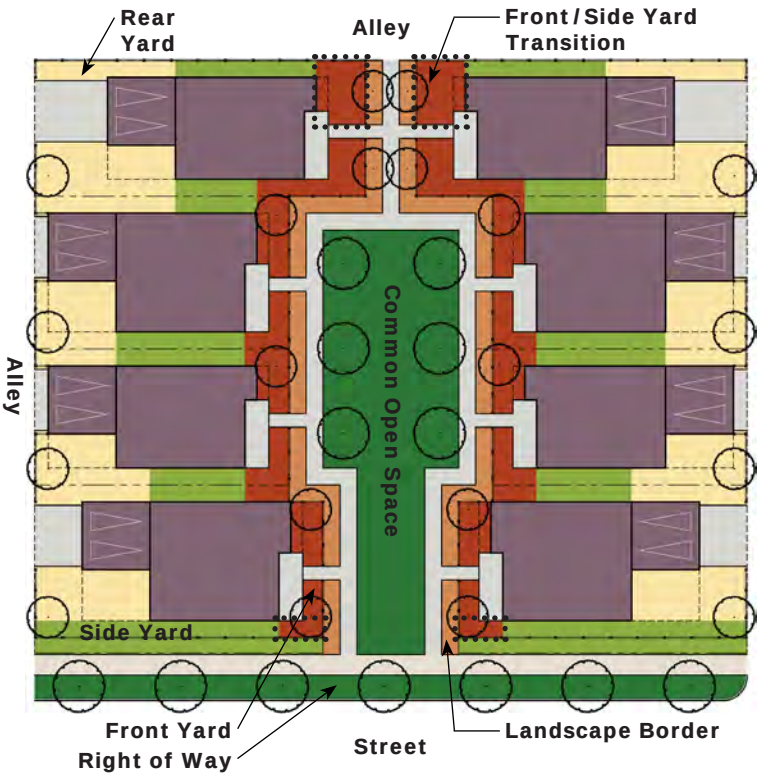
- (1) Front yard tree per lot - 1 encouraged.
- (2) Informal or formal landscape design: 100% Landscape Coverage.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or useable lawn.

e. Side Yard

- (1) Side yard visible from the street: 60% Minimum Landscape Coverage.
- (2) Corner lot side yard: 100% Landscape Coverage.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers and / or useable lawn.

f. Rear Yard

- (1) At a minimum, the rear yard shall be seeded or mulched for a stabilized surface.
- (2) Where rear yards abut a collector street, a 5 ft. landscape buffer shall be provided. For buffer planting requirements, see 11.C.7.c.



3. COURTYARD RESIDENTIAL

a. Applicable Districts

- (1) Neighborhood Collector (BMS-NC) (3.C)
- (2) Neighborhood General (BMS-NG) (3.D)

b. Right of Way

- (1) Street trees - See Street Frontage Landscape 11.C.3
- (2) Sidewalk - See Section 6: Street Standards

c. Front Yard

- (1) Front yard tree per lot - 1 required.
- (2) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.
- (3) Entry walk - 4 ft. wide minimum.

d. Front/Side Yard Transition

- (1) Landscape design: 100% Landscape Coverage.
- (2) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.

e. Side Yard

- (1) Side yard visible from common courtyard/green or street: 60% Minimum Landscape Coverage.
- (2) Corner lot side yard: 100% Landscape Coverage.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers and / or useable lawn.

f. Rear Yard

- (1) At a minimum, the rear yard shall be seeded or mulched for a stabilized surface.
- (2) Where rear yards abut a collector street, a 5 ft. landscape buffer shall be provided. For buffer planting requirements, see 11.C.7.c.

g. Common Open Space

- (1) Canopy trees at 30 ft. o.c.
- (2) Ornamental trees @ 20 ft. o.c.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.
- (4) Sidewalk width - 5 ft. wide minimum.

h. Landscape Border

- (1) Use of ornamental trees, perennials, ornamental grasses, shrubs, vines, and/or groundcovers.

11.F DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST

Drought Tolerant and/or Native/Naturalized Plant List provides a cohesive list of plant materials that are suited for the Tri-Cities region, and should be used as a guideline for landscape design. This list contains plants that are Drought Tolerant and/or Native or Naturalized. Each plant is designated as either N=Native or Naturalized, * = Drought Tolerant, or both. The large open space areas of Badger Mountain South will primarily consist of native plants or plant materials from this list.

11.G *Refined Plant List* suggests plant materials to be used in areas of specific use such as: parks, community gardens, residential landscapes, and similar circumstances. Other COR approved plants may also be used.

The (2) plant lists are intended to be used interchangeably, and should be used in harmony with one another for site specific landscape design intent.

NOTE:

- All plant materials are suitable for the Tri-Cities region based on USDA Hardiness Zone
- All plant materials on "USDA Plants Database, Washington State - Listed Noxious Weeds" list are PROHIBITED
- Edible plants are allowed, but not present on plant list. Edible plants shall be used where desired.

N = Native or Naturalized Plant Materials

* = Drought Tolerant Plant Materials

DECIDUOUS TREES

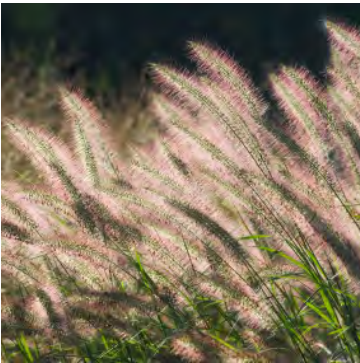
Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Acer campestre</i>	Hedge Maple	35' X 25'	1-1/2" Caliper	Sun	*
<i>Acer ginnala</i>	Amur Maple	15-20' X 15-20'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Acer glabrum</i>	Rocky Mountain Maple	20-30' X 20'	1-1/2" Caliper	Sun/Pt. Shade	* N
<i>Acer negundo</i> 'Sensation'	Sensation Box Elder	40' X 30'	1-1/2" Caliper	Sun/Pt. Shade	N
<i>Acer platanoides</i> 'Cleveland'	Cleveland Norway Maple	50' X 40'	1-1/2" Caliper	Sun/Pt. Shade	N
<i>Acer saccharum</i>	Sugar Maple	60' X 40'	1-1/2" Caliper	Sun/Pt. Shade	N
<i>Aesculus glabra</i>	Horsechestnut	25-35' X 15-25'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Alnus cordata</i>	Italian Alder	40' X 25'	1-1/2" Caliper	Sun	*
<i>Betula occidentalis</i>	Water Birch	12-15' X 12-15	1-1/2" Caliper	Sun	N
<i>Catalpa speciosa</i>	Western Catalpa	40-70' X 40-50'	1-1/2" Caliper	Sun	*
<i>Celtis occidentalis</i>	Common Hackberry	50-60' X 40-50'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Cercis occidentalis</i>	Western Redbud	10-15' X 10-15'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Cotinus coggygia</i>	Common Smoke Tree	10-15' X 10-15'	4-6' ht.	Sun	*
<i>Crataegus douglasii</i>	Black Hawthorn	10-20' X 20'	1-1/2" Caliper	Sun	* N
<i>Crataegus monogyna</i>	English Hawthorn	30' X 8'	1-1/2" Caliper	Sun	* N
<i>Fraxinus pennsylvanica</i>	Green Ash	50-60' X 30-40'	1-1/2" Caliper	Sun	*
<i>Ginkgo biloba</i>	Maiden Hair Tree	30-50' X 15-25'	1-1/2" Caliper	Sun	*
<i>Gleditsia t. var. inermis</i>	Thornless Honey Locust	35-70' X 25-35'	1-1/2" Caliper	Sun	*
<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	50-60' X 30-40'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Koelreuteria paniculata</i>	Golden Raintree	20-30' X 25-35'	1-1/2" Caliper	Sun	*
<i>Morus alba</i>	White Mulberry	30-50' X 30-50'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Nyssa sylvatica</i>	Sour Gum	30-50' X 15-25'	1-1/2" Caliper	Sun	*
<i>Populus tremuloides</i>	Quaking Aspen	20-60' X 15-30'	1-1/2" Caliper	Sun	* N
<i>Prunus avium</i>	Sweet Cherry	15-30' X 15-30'	1-1/2" Caliper	Sun	N
<i>Prunus emarginata</i>	Bitter Cherry	15-30' X 15-30'	6-8' ht.	Sun	N
<i>Prunus padus</i>	European Bird Cherry	15-30' X 15-30'	1-1/2" Caliper	Sun	*
<i>Prunus tomentosa</i>	Nanking Cherry	15-30' X 15-30'	6-8' ht.	Sun	N
<i>Prunus virginiana</i>	Chokecherry	20-30' X 10-15'	6-8' ht.	Sun	* N
<i>Quercus bicolor</i>	Swamp White Oak	50-60' X 50-60'	1-1/2" Caliper	Sun	*



Meadow Sage



Oregon Grape



Fountain Grass



Moonshine Yarrow



Nootka Rose

SOURCES:

- Washington State University - Drought Tolerant Plants. By Tonie Fitzgerald, Revised January 2005. Washington State University, U.S. Department of Agriculture, and Spokane County.
- Benton County - Vascular Plant List. By R. Savers (1986), K. Beck (1994-1997), F. Caplow (1994-1997), and J. Downs (2003-2004).
- Native Plants of Eastern Washington: The Natural Way to Grow. By Washington Native Plant Society, Columbia Basin Chapter; <http://www.wnps.org/cbasin/index.html>
- Washington State University - Recommended Trees for the Mid-Coumbia Region. By Washington State University, September 2009.

11.F DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST continued

DECIDUOUS TREES continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Quercus garryana</i>	Garry Oak	40-90' X 30-60'	1-1/2" Caliper	Sun	* N
<i>Quercus macrocarpa</i>	Burr Oak	60-75' X 30-40'	1-1/2" Caliper	Sun	*
<i>Robinia pseudoacacia</i>	Black Locust	40-75' X 30-60'	1-1/2" Caliper	Sun	N
<i>Salix babylonica</i>	Weeping Willow	30-40' X 35'	1-1/2" Caliper	Sun	N
<i>Salix scouleriana</i>	Scouler's Willow	30' X 30'	1-1/2" Caliper	Sun	N
<i>Sophora japonica</i>	Japanese Pagoda Tree	50-70' X 50-70'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Sorbus aucuparia</i>	European Mountain Ash	20-40' X 15-25'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Tillia tomentosa</i>	Silver Linden	40-50' X 20-30'	1-1/2" Caliper	Sun	*
<i>Ulmus pumila</i>	Siberian Elm	50' X 40'	1-1/2" Caliper	Sun	*

EVERGREEN TREES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Juniperus occidentalis</i>	Western Juniper	50-60' X 30-50'	6-8' ht.	Sun	N
<i>Juniperus scopulorum</i>	Rocky Mountain Junier	10-30' X 8-15'	6-8' ht.	Sun	* N
<i>Picea abies</i>	Norway Spruce	60' X 25'	6-8' ht.	Sun/Pt. Shade	*
<i>Picea pungens</i>	Colorado Blue Spruce	50-75' X 25'	6-8' ht.	Sun/Pt. Shade	*
<i>Pinus aristata</i>	Bisltecone Pine	20-30' X 10-15'	6-8' ht.	Sun	*
<i>Pinus flexilis</i>	Limber Pine	30-55' X 15-25'	6-8' ht.	Sun	*
<i>Pinus nigra</i>	Austrian Pine	40-60' X 20-30'	6-8' ht.	Sun	*
<i>Pinus ponderosa</i>	Ponderosa Pine	80-100' X 25-30'	6-8' ht.	Sun/Pt. Shade	* N
<i>Pinus strobus</i>	White Pine	50-80' X 20-40'	6-8' ht.	Sun	*
<i>Thuja occidentalis</i>	American Arborvitae	20-30' X 10-15'	6-8' ht.	Sun/Pt. Shade	N
<i>Tsuga canadensis</i>	Canadian Hemlock	40-70' X 25-35'	6-8' ht.	Sun/Pt. Shade	N

SHRUBS, BUNCHGRASSES, GROUNDCOVERS AND PERENNIALS - SEE APPENDIX

SHRUBS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Amelanchier alnifolia</i>	Serviceberry	10-12' X 20'	30-36" ht./sp.	Sun/Pt. Shade	* N
<i>Aronia arbutifolia</i>	Red Chokeberry	6-8'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Artemisia tridentata</i>	Big Sagebrush	4-15' X 3-10'	30-36" ht.	Sun	* N
<i>Artemisia tripartita</i>	Three-Tip Sage	Varies	30-36" ht.	Sun	N
<i>Atriplex canescens</i>	Four-wing Saltbush	3-6' X 4-8'	18-24" ht.	Sun	* N
<i>Berberis hematocarpa</i>	Red Barberry	3-6'	18-24" ht.	Sun/Pt. Shade	*
<i>Berberis t. 'Crimson Pygmy'</i>	Crimson Pygmy Japanese Barberry	1' X 3'	12-18" ht.	Sun	*
<i>Berberis thunbergii</i>	Japanese Barberry	4-6' X 4-6'	18-24" ht.	Sun	*
<i>Caragana arborescens</i>	Siberian Pea Shrub	15' X 20'	30-36" ht./sp.	Sun	*
<i>Caragana frutex</i>	Russian Pea Shrub	10' X 8'	30-36" ht./sp.	Sun	*
<i>Caryopteris x clandonensis</i>	Blue Mist	2' X 2'	12-18" ht.	Sun	*
<i>Ceratoides lanata</i>	Winter Fat	1-3' X 1-3'	12-18" ht.	Sun	*
<i>Cercocarpus ledifolius</i>	Curl-Leaf Moutain Mahogany	5-12' X 5-12'	30-36" ht.	Sun	*
<i>Chamaebatiera millifolium</i>	Fernbush	6-8' X 6-8'	24-30" ht.	Sun	*
<i>Chrysothamnus viscidiflorus</i>	Green Rabbitbrush	6' X 3'	18-24" ht.	Sun	* N
<i>Chrysothamnus nauseaus</i>	Rabbitbrush	6' X 3'	18-24" ht.	Sun	*

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Cornus stolonifera</i>	Redtwig Dogwood	7-9' X 12'	24-30" ht./sp.	Sun or Shade	N
<i>Corylus cornuta californica</i>	Western Hazelnut	5-12' X 5-12'	30-36" ht./sp.	Sun/Pt. Shade	N
<i>Cotinus coggyria</i>	Smoke Tree	12-15' X 12-15'	30-36" ht./sp.	Sun	*
<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	6-10' X 6-10'	30-36" ht./sp.	Sun	*
<i>Cotoneaster adpressus</i>	Cotoneaster	1' X 6'	12-18" sp.	Sun/Pt. Shade	*
<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	3' X 6'	18-24" ht./sp.	Sun	*
<i>Cotoneaster divaricatus</i>	Spreading Cotoneaster	6' X 6'	24-30" ht./sp.	Sun	*
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster	2-3' X 15'	12-18" sp.	Sun/Pt. Shade	*
<i>Ephedra viridis</i>	Mormon Tea	3-4' X 3-4'	12-18" ht./sp.	Sun	*
<i>Eriogonum niveum</i>	Snow Buckwheat	1-2' X 1-2'	12-18" sp.	Sun	N
<i>Eriogonum sphaerocephalum</i>	Rock Buckwheat	1-2' X 1-2'	12-18" sp.	Sun	N
<i>Falugia paradoxa</i>	Apache Plume	4-6' X 5'	24-30" ht./sp.	Sun	*
<i>Forestiera neomexicana</i>	New Mexican Privet	12-18' X 12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Genista tinctoria</i>	Woadwaxen	6' X 6'	30-36" ht./sp.	Sun	*
<i>Hippophae rhamnoides</i>	Sea Buckthorn	8-10' X 8-10'	30-36" ht./sp.	Sun	*
<i>Holodiscus discolor</i>	Ocean Spray	3' X 4'	24-30" ht./sp.	Part Shade	*
<i>Juniperus horizontalis</i>	Creeping Juniper	1' X 8-10'	12-18" sp.	Sun/Pt. Shade	*
<i>Kolkwitzia amabilis</i>	Beauty Bush	10-12' X 10-12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Lavendula sp.</i>	Lavender	2-4'	12-18" ht./sp.	Sun	*
<i>Ligustrum vulgare</i>	Common Privet	15' X 12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Lindera benzoin</i>	Spicebush	6-12' X 6-12'	30-36" ht./sp.	Sun	*
<i>Lonicera maachii</i>	Amur Honeysuckle	10-15'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Mahonia repens</i>	Creeping Mahonia	1' X 3'	12-18" sp.	Sun/Pt. Shade	*
<i>Microbiota decussata</i>	Siberian Carpet Cypress	1' X 7-8'	12-18" sp.	Sun or Shade	*
<i>Myrica pensylvanica</i>	Bayberry	9' X 5-12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Philadelphus lewisii</i>	Mock Orange	5-10' X 5-12'	30-36" ht./sp.	Lt. Shade	N
<i>Philadelphus microphyllus</i>	Littleleaf Mock Orange	4-5' X 4-5'	24-30" ht.	Sun/Pt. Shade	* N
<i>Physocarpus opulifolius</i>	Common Ninebark	9' X 10'	30-36" ht.	Sun/Pt. Shade	*
<i>Pinus mugo mugo</i>	Mugo Pine	2-6' X 12'	18-24" ht./sp.	Sun/Pt. Shade	*
<i>Potentilla fruticosa</i>	Cinquefoil	1-4' X 2-4'	12-18" ht./sp.	Sun/Pt. Shade	*
<i>Prunus besseyi</i>	Hanson's Bush Cherry	4-6' X 4-6'	24-30" ht.	Sun	*
<i>Rhamnus frangula</i>	Alder Buckthorn	10-12' X 10-12'	30-36" ht./sp.	Sun	*
<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Sumac	2-3' X 6-8'	12-18" sp.	Sun/Pt. Shade	*
<i>Rhus glabra</i>	Smooth Sumac	10-20'	30-36" ht./sp.	Sun	* N
<i>Rhus typhina</i>	Staghorn Sumac	15' X 15'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Ribes aureum</i>	Golden Currant	3-6' X 3-6'	24-30" ht.	Part Shade	* N
<i>Rosa nutkana</i>	Nootka Rose	6' X 4'	24-30" ht.	Sun/Pt. Shade	*
<i>Rosa rubrifolia</i>	Redleaf Rose	6' X 5'	24-30" ht.	Sun/Pt. Shade	*
<i>Rosa rugosa</i>	Rugosa Rose	3-6' X 3-6'	24-30" ht.	Sun	*
<i>Rubus deliciosus</i>	Thimbleberry	3-5' X 6'	24-30" ht./sp.	Sun/Pt. Shade	*
<i>Salvia dorrii</i>	Desert Sage	1-3' X 2-4'	12-18" ht.	Sun	N
<i>Sambucus cerulea</i>	Blue Elderberry	10-15' X 10'	30-36" ht./sp.	Sun/Pt. Shade	N
<i>Sambucus nigra</i>	Black Elder	Varies	24-30" ht.	Sun/Pt. Shade	N
<i>Spiraea x vanhouttei</i>	Vanhoutte Spirea	6' X 8'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Symphoricarpos albus</i>	Common Snowberry	2-6' X 2-6'	12-18" ht.	Sun/Pt. Shade	N
<i>Symphoricarpos x chenaultii</i>	Chenault Coralberry	2-6' X 2-6'	12-18" ht.	Sun/Pt. Shade	*

11.F DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST continued

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Syringa vulgaris</i>	Common Lilac	8-20' X 6-15'	30-36" ht./sp.	Sun	*
<i>Taxus cuspidata</i>	Japanese Yew	10-25' X 5-12'	24-30" ht.	Sun/Pt. Shade	*
<i>Viburnum lantana</i>	Wayfaring Tree	10-20' X 10-20'	30-36" ht.	Sun/Pt. Shade	*
<i>Viburnum trilobum</i>	Cranberry Bush	10' X 8	30-36" ht.	Sun/Pt. Shade	*
<i>Yucca sp.</i>	Yucca	1-7' X 1-4'	18-24" ht.	Sun	*

BUNCHGRASSES

NOTE: Min. size 4" pots, typ. Upon approval from Master Landscape Architect, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Achnatherum hymenoides</i>	Indian Ricegrass	12-24"	4" pots	Sun	N
<i>Elymus elymoides</i>	Squirreltail	12-24"	4" pots	Sun	N
<i>Festuca idahoensis</i>	Idaho Fescue	12-24"	4" pots	Sun/Pt. Shade	N
<i>Hesperostipa comata</i>	Needle & Thread Grass	24-36"	4" pots	Sun	N
<i>Leymus cinereus</i>	Basin Wildrye	4-6'	4" pots	Sun	N
<i>Poa secunda</i>	Sandberg's Bluegrass	8-12"	4" pots	Sun	N
<i>Pseudoroegneria spicata</i>	Bluebunch Wheatgrass	12-36"	4" pots	Sun	N
<i>Sporobolus cryptandrus</i>	Sand Dropseed	12-24"	4" pots	Sun	N

GROUNDCOVERS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Aegopodium variegatum</i>	Bishop's Weed	6" X 12'	4" pots	Sun/Pt. Shade	*
<i>Archostaphylos uva-ursi</i>	Kinnikinnick	3-6' X 2-3'	4" pots	Sun/Pt. Shade	* N
<i>Campsis radicans</i>	Trumpet Creeper	6" X 40'	4" pots	Sun/Pt. Shade	*
<i>Cerastium tomentosum</i>	Snow-In-Summer	6-8" X 15'	4" pots	Lt. Shade	*
<i>Delosperma cooperi</i>	Purple Hardy Ice Plant	3" X 24"	4" pots	Lt. Shade	*
<i>Delosperma nubigenum</i>	Yellow Hardy Ice Plant	1" X 36"	4" pots	Lt. Shade	*
<i>Galium odoratum</i>	Sweet Woodruff	3" X 12'	4" pots	Shade	*
<i>Helianthemum nummularium</i>	Sunrose	6-8" X 36"	4" pots	Sun	*
<i>Mahonia repens</i>	Creeping Mahonia	12" X 36"	4" pots	Sun/Pt. Shade	*
<i>Marrubium rotundifolia</i>	Silver Edged Horehound	10" X 18"	4" pots	Sun	*
<i>Ruschia pulvinaris</i>	Creeping Shrubby Ice Plant	3" X 14"	4" pots	Sun	*
<i>Sedum spurium</i>	Two-Row Stonecrop	3-6" X 12-24"	4" pots	Sun	*
<i>Thymus serpyllum</i>	Creeping Thyme	3" X 36"	4" pots	Lt. Shade	*
<i>Thymus serpyllum</i> 'Reiter'	Reiter Creeping Thyme	3" X 36"	4" pots	Lt. Shade	*
<i>Thymus pseudolanuginosus</i>	Woolly Thyme	2-3" X 36"	4" pots	Lt. Shade	*
<i>Veronica oltensis</i>	Thyme-Leaf Speedwell	1" X 24"	4" pots	Sun	*
<i>Veronica pectinata</i>	Blue Woolly Speedwell	ground hugging	4" pots	Sun/Pt. Shade	*
<i>Vinca major</i>	Periwinkle	8" X 36"	4" pots	Sun/Pt. Shade	*

PERENNIALS

NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Achillea ageratifolia</i>	Greek Yarrow	4-10"	4" pots	Sun	*
<i>Achillea f. 'Moonshine'</i>	Moonshine Yarrow	24"	4" pots	Sun	*
<i>Achillea millefolium</i>	Common Yarrow	36"	4" pots	Sun	* N
<i>Adenophora liliifolia</i>	Lady Bells	18" X 12"	4" pots	Sun/Pt. Shade	*
<i>Agastache sp.</i>	Hyssop	18-30" X 18"	4" pots	Sun/Pt. Shade	*
<i>Agastache canna</i>	Wild Hyssop	24-36" X 18"	4" pots	Sun/Pt. Shade	*
<i>Alchemilla mollis</i>	Lady's Mantle	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Allium sphaerocephalum</i>	Round-Headed Garlic	24" X 36"	4" pots	Sun/Pt. Shade	N
<i>Anaphalis margaritacea</i>	Pearly Everlasting	20" X 20"	4" pots	Sun	*
<i>Antennaria dioica 'Rosea'</i>	Pink Pussytoes	4-12" X 8-12"	4" pots	Sun	*
<i>Anthemis tinctoria</i>	Golden Marguerite	24-36" X 24-36"	4" pots	Sun	*
<i>Arabis caucasica</i>	Wall Rockcress	6" X 18"	4" pots	Sun	*
<i>Artemisia abrotanum</i>	Southernwood	36" X 36"	4" pots	Sun	*
<i>Artemisia 'Powis Castle'</i>	Silver Sage	36" X 36"	4" pots	Sun	*
<i>Artemisia rigida</i>	Stiff Sage	Varies	4" pots	Sun	N
<i>Artemisia stellerana</i>	Dusty Miller	30" X 36"	4" pots	Sun	*
<i>Asclepias tuberosa</i>	Butterfly Weed	36" X 12"	4" pots	Sun	*
<i>Aster tataricus</i>	Tatarian Aster	2-7' X 3'	4" pots	Sun/Pt. Shade	*
<i>Atriplex confertifolia</i>	Shadscale	1-3' X 1-3'	4" pots	Sun	N
<i>Aurinia saxatilis</i>	Basket-Of-Gold	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Balsamorhiza careyana</i>	Carey's Balsamroot	Varies	4" pots	Sun	N
<i>Balsamorhiza sagittata</i>	Arrowleaf Balsamroot	Varies	4" pots	Sun	N
<i>Baptisia australis</i>	Blue False Indigo	3-6' X 4'	4" pots	Sun	*
<i>Bergenia cordifolia</i>	Heartleaf Bergenia	18" X 12"	4" pots	Shade	*
<i>Berlandiera lyrata</i>	Chocolate Flower	18-36" X 18-36"	4" pots	Sun	*
<i>Brunnera macrophylla</i>	Brunnera	18" X 24"	4" pots	Sun/Pt. Shade	*
<i>Calamintha grandiflora</i>	Calamint	24" X 24"	4" pots	Sun/Pt. Shade	*
<i>Callirhoe involucrata</i>	Poppy Mallow	6" X 24-36"	4" pots	Sun/Pt. Shade	*
<i>Calylophus hartwegii</i>	Sundrops	12" X 24"	4" pots	Sun/Pt. Shade	*
<i>Calylophus serrulatus</i>	Dwarf Snowdrops	18" X 18"	4" pots	Sun/Pt. Shade	*
<i>Campanula rotundifolia</i>	Bellflower	12-24"	4" pots	Sun/Pt. Shade	*
<i>Catananche caerulea</i>	Cupid's Dart	12" X 12"	4" pots	Sun	*
<i>Centranthus ruber</i>	Red Valerian	36" X 36"	4" pots	Sun/Pt. Shade	*
<i>Coreopsis grandiflora</i>	Sunray	12-24" X 36"	4" pots	Sun	*
<i>Coreopsis verticillata 'Moonbeam'</i>	Moonbeam Coreopsis	18-24"	4" pots	Sun	*
<i>Coronilla varia</i>	Crown Vetch	18-24" X 48"	4" pots	Sun	*
<i>Dianthus barbatus</i>	Sweet William	20" X 12"	4" pots	Lt. Shade	*
<i>Dianthus plumarius</i>	Cottage Pink	10-18" X 20"	4" pots	Lt. Shade	*
<i>Echinacea purpurea`</i>	Purple Coneflower	24-48"	4" pots	Sun	*
<i>Epimedium alpinum</i>	Alpine Epimedium	6-9"	4" pots	Sun/Pt. Shade	*
<i>Erigeron speciosus</i>	Fleabane	24" X 24"	4" pots	Sun/Pt. Shade	*
<i>Eriogonum umbellatum</i>	Sulfur Flower	6-12" X 12-24"	4" pots	Sun	*
<i>Eryngium bourgatii</i>	Sea Holly	24"	4" pots	Sun	*

11.F DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST continued

PERENNIALS continued

NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Erysimum cheiri</i>	English Wallflower	12-30" X 12-18"	4" pots	Sun/Pt. Shade	*
<i>Euphorbia polychroma</i>	Cushion Spurge	18" X 24"	4" pots	Sun/Pt. Shade	*
<i>Filipendula vulgaris</i>	Dropwort	24-36"	4" pots	Sun	*
<i>Gaillardia aristata</i>	Blanket Flower	24-30" X 24"	4" pots	Sun	*
<i>Gaillardia x grandiflora</i> 'Goblin'	Goblin Blanket Flower	12" X 18"	4" pots	Sun	*
<i>Geranium sanguineum</i>	Bloody Cranesbill	8-18" X 24-30"	4" pots	Sun/Pt. Shade	*
<i>Grayia spinosa</i>	Hopsage	Varies	4" pots	Sun	N
<i>Helianthus maximiliani</i>	Sunflower	10' X 3'	4" pots	Sun	*
<i>Hemerocallis sp.</i>	Day Lily	Varies	4" pots	Sun	*
<i>Hesperaloe parviflora</i>	Red Yucca	3-4' X 3-4'	4" pots	Sun/Pt. Shade	*
<i>Heuchera sanguinea</i>	Coral Bells	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Hyssopus officinalis</i>	Hyssop	18-24" X 36"	4" pots	Sun/Pt. Shade	*
<i>Kniphofia uvaria</i>	Red-Hot Poker	2-4'	4" pots	Sun	*
<i>Lamium maculatum</i>	Dead Nettle	8" X 36"	4" pots	Shade	*
<i>Lewisia rediviva</i>	Bitterroot	2" X 4"	4" pots	Sun/Pt. Shade	*
<i>Liatris spicata</i>	Gayfeather	4' X 2'	4" pots	Sun	*
<i>Limonium platyphyllum</i>	Statice	30" X 36"	4" pots	Sun	*
<i>Linum perenne</i>	Perennial Blue Flax	1" X 18"	4" pots	Sun	*
<i>Liriope spicata</i>	Creeping Lily Turf	8-16" X 18"	4" pots	Shade	*
<i>Lobularia maritima</i>	Sweet Alyssum	Varies	4" pots	Sun/Pt. Shade	*
<i>Lupinus leucophyllus</i>	Velvet Lupine	Varies	4" pots	Sun/Pt. Shade	N
<i>Lychnis chalcedonica</i>	Maltese Cross	24-36" X 12"	4" pots	Sun/Pt. Shade	*
<i>Monarda fistulosa</i>	Bee Balm	24-48" X 12"	4" pots	Lt. Shade	*
<i>Narcissus sp.</i>	Daffodil	12-18" X 12"	4" pots	Sun/Pt. Shade	*
<i>Nepeta x faassenii</i>	Catmint	12" X 18"	4" pots	Sun/Pt. Shade	*
<i>Oenothera macrocarpa</i>	Ozark Sundrops	6" X 24"	4" pots	Sun/Pt. Shade	*
<i>Opuntia polycantha</i>	Starvation Pricklypear	Varies	4" pots	Sun	N
<i>Papaver orientale</i>	Oriental Poppy	12-24" X 12-24"	4" pots	Sun	*
<i>Penstemon sp.</i>	Beard Tongue	Varies	4" pots	Sun/Pt. Shade	*
<i>Penstemon strictus</i>	Rocky Mountain Penstemon	24-36" X 24"	4" pots	Sun/Pt. Shade	*
<i>Perovoskia atriplicifolia</i>	Russian Sage	3-5' X 3-4'	4" pots	Sun	*
<i>Phlox subulata</i>	Moss Pink	6" X 18"	4" pots	Sun/Pt. Shade	*
<i>Pulsatilla vulgaris</i>	Pasque Flower	9-12" x 6-10"	4" pots	Sun/Pt. Shade	*
<i>Ratibida columnifera</i>	Mexican Hat	30" X 12"	4" pots	Sun	*
<i>Rudbeckia hirta</i>	Black-Eyed Susan	3-4' X 2'	4" pots	Sun	*
<i>Salvia nemerosa</i>	Meadow Sage	18-36" X 24-36"	4" pots	Sun	*
<i>Salvia officinalis</i>	Garden Sage	18-24" X 12-18"	4" pots	Sun	*
<i>Santolina chamaecyparissus</i>	Lavender Cotton	24" X 36"	4" pots	Sun	*
<i>Sanvitalia procumbens</i>	Creeping Zinnia	4-6" X 18"	4" pots	Sun	*
<i>Saponaria ocymides</i>	Soapwort	12" X 36"	4" pots	Sun	*
<i>Scutellaria resinosa</i>	Skullcap	6-8" X 12"	4" pots	Sun/Pt. Shade	*
<i>Sedum</i> 'Ruby Glow'	Ruby Glow Stonecrop	8" X 15"	4" pots	Sun	*
<i>Sedum spectabile</i>	Showy Stonecrop	18-24" X 10-15"	4" pots	Sun/Pt. Shade	*

PERENNIALS continued

NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Sempervivum</i> sp.	Hen & Chicks	2-4" X 6-12"	4" pots	Lt. Shade	*
<i>Sphaeralcea incana</i>	Orange Mallow	24-48" X 24"	4" pots	Sun	*
<i>Stachys byzantina</i>	Lamb's Ear	18" X 36"	4" pots	Sun/Pt. Shade	*
<i>Tanacetum vulgare</i>	Tansy	36" X 24"	4" pots	Sun	*
<i>Teucrium x lucidrys</i>	Germander	12" X 24"	4" pots	Sun	*
<i>Thymus vulgaris</i>	Common Thyme	12" X 24"	4" pots	Lt. Shade	*
<i>Thymus vulgaris</i> 'Orange Balsam'	Orange Balsam Thyme	6-8" X 15"	4" pots	Lt. Shade	*
<i>Veronica</i> sp.	Speedwell	Varies	4" pots	Sun	*

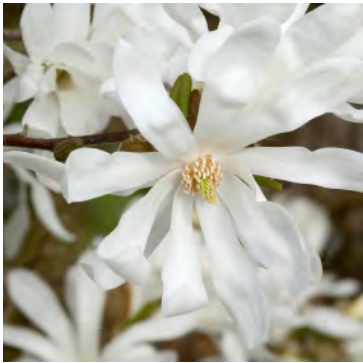
11.G REFINED PLANT LIST

NOTE:

- All plant materials are suitable for the Tri-Cities region based on USDA Hardiness Zone
- All plant materials on "USDA Plants Database, Washington State - Listed Noxious Weeds" list are PROHIBITED
- Edible plants are allowed, but not present on plant list. Edible plants shall be used where desired.

N = Native or Naturalized Plant Materials

* = Drought Tolerant Plant Materials



Star Magnolia



Bird's Nest Spruce



Winged Euonymus



Maiden Hair Grass



Sedum

DECIDUOUS TREES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Acer circinatum</i>	Vine Maple	15' X 15'	6-8' ht., multi-stem	Sun/Pt. Shade	N new leaves tinted red, great in native garden
<i>Acer griseum</i>	Paper Bark Maple	5-20' X 5-20'	4-6' ht., multi-stem	Sun/Pt. Shade	beautiful reddish bark peels away in thin sheets
<i>Acer palmatum</i>	Japanese Maple	5-20' X 5-20'	4-6' ht., multi-stem	Sun/Pt. Shade	leaves deep cut toothed lobes, colors from reds, oranges, greens, variegated
<i>Acer rubrum</i>	Red Maple	30-60' X 15-30'	1-1/2" Caliper	Sun	amazing bright red fall color, fast growing
<i>Amelanchier grandiflora</i>	Serviceberry	20' X 15'	1-1/2" Caliper	Sun	fragrant white flowers in spring, blue edible berries following, orange fall color
<i>Betula jacquemontii</i>	Jacquemonti Birch	40-60' X 30'	1-1/2" Caliper	Sun	narrow habit, striking white bark
<i>Betula nigra</i> 'Summer Cascade'	Summer Cascade Birch	40-60' X 30'	1-1/2" Caliper	Sun	narrow habit, creamy brown exfoliating bark, gold fall color
<i>Carpinus betulus</i> 'Frans Fontaine'	Columnar European Hornbeam	35' X 15'	1-1/2" Caliper	Sun	narrow dense habit, furrowed gray bark, yellow or dark red fall color
<i>Catalpa speciosa</i>	Catalpa	15-25' X 15-25'	1-1/2" Caliper	Sun/Lt. Shade	round habit, upright trumpet shaped white flowers in late spring and summer
<i>Cercidiphyllum japonicum</i>	Katsura	20-40' X 20-30'	1-1/2" Caliper	Sun/Lt. Shade	foliage changes color from red-purple to blue-green in summer, then yellow in fall
<i>Cercis canadensis</i>	Eastern Redbud	15-25' X 15-25'	1-1/2" Caliper	Sun/Lt. Shade	profuse vibrant sweet pea shaped pink flower clusters in early spring
<i>Cornus florida</i>	Flowering Dogwood	15-30' X 15-30'	1-1/2" Caliper	Sun	flower clusters amongst white to pink-red bracts in spring, before leaves emerge
<i>Cornus kousa</i>	Kousa Dogwood	15-25' X 15-25'	6-8' ht., multi-stem	Sun/Lt. Shade	top of branches covered with white to pink-red flowers in late spring, leaves below
<i>Crataegus laevigata</i>	English Hawthorn	18-25' X 15-20'	1-1/2" Caliper	Sun	dainty white flower clusters after leaf out in spring, showy red fruit summer & fall
<i>Fraxinus angustifolia</i> 'Raywood'	Raywood Ash	25-35' X 25'	1-1/2" Caliper	Sun	compact, delicate lacy small leaves, round headed, compact, fast growing
<i>Gleditsia triacanthos</i>	Honey Locust	30-50' X 25-35'	1-1/2" Caliper	Sun	many bright green oval leaflets compose long fern like leaves, yellow fall color
<i>Liriodendron tulipifera</i>	Tulip Tree	50-60' X 40'	1-1/2" Caliper	Sun	unique saddle shaped leaves, beautiful yellow tulip shaped flowers in spring
<i>Liquidambar styraciflua</i> 'Clydesform'	American Sweetgum	30' X 15'	1-1/2" Caliper	Sun	furrowed bark, profuse hanging seed pods; purple, yellow, or red fall color
<i>Magnolia x soulangeana</i>	Saucer Magnolia	15-25' X 15-25'	6-8' ht., multi-stem	Sun	large fragrant tulip shaped white to pink-red purple flowers in late winter
<i>Magnolia stellata</i>	Star Magnolia	10' X 20'	4-6' ht., multi-stem	Sun	profuse white star like flowers in late winter to early spring, slow growing
<i>Malus sp.</i>	Flowering Crabapple	10-25' X 10-25'	1-1/2" Caliper	Sun	showy white to pink-red flowers in spring, followed by small showy edible red fruit
<i>Oxydendrum arboreum</i>	Sourwood	15-30' X 20'	1-1/2" Caliper	Sun	all year interest, pyramidal habit, leaves vary in season, fragrant bell white flowers
<i>Prunus cerasifera</i> 'Newport'	Flowering Plum	15-30' X 15-20'	1-1/2" Caliper	Sun	fragrant, single white to light pink flowers, dark purple foliage in summer
<i>Prunus serrulata</i> 'Kwanzan'	Flowering Cherry	10-25' X 10-25'	1-1/2" Caliper	Sun	narrow inverted cone shaped habit, large double pink flower clusters
<i>Prunus x yedoensis</i>	Yoshino Flowering Cherry	25-40' X 25-30'	1-1/2" Caliper	Sun	single white to light pink flowers in early spring, fast growing
<i>Pyrus calleryana</i> 'Chanticleer'	Flowering Pear	30-40' X 15-20"	1-1/2" Caliper	Sun	narrow pyramidal habit, showy white flowers in early spring, orange fall color
<i>Stewartia sp.</i>	Stewartia	25-40' X 25-30'	1-1/2" Caliper	Sun/Pt. Shade	single white camelia like flowers in summer, smooth flaking bark in winter
<i>Styrax japonicus</i>	Japanese Snowdrop Tree	15-25' X 10-15'	6-8' ht., multi-stem	Sun/Pt. Shade	fragrant hanging clusters of white flowers, leaves curl upward, in spring
<i>Tilia cordata</i> 'Corzam'	Corinthian Linden	45' X 15'	1-1/2" Caliper	Sun	dense pyramid habit, leaves yellow in fall, fragrant clusters of yellow flowers in summer
<i>Zelkova serrata</i>	Sawleaf Zelkova	50-60' X 50-60'	1-1/2" Caliper	Sun	narrow oval sawtoothed green leaves, yellow to dark red fall color

EVERGREEN TREES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Calocedrus deccurrens</i>	Incense Cedar	50-70' X 10-15'	6-8' ht.	Sun	* dense narrow pyramidal habit, reddish brown bark, small duckbill shaped cones
<i>Chamaecyparis obtusa</i> 'Gracilis'	Hinoki False Cypress	20' X 4-10'	4-6' ht.	Sun/Pt. Shade	slender upright habit, yellow foliage, dwarf varieties allowed
<i>Cupressocyparis x leylandii</i>	Leylandi Cypress	15-30' X 8-15'	4-6' ht.	Sun	slender upright pyramidal habit, gray-green foliage, smal scaley cones
<i>Picea abies</i>	Norway Spruce	60' X 25'	6-8' ht.	Sun/Pt. Shade	* pyramidal habit, deep green foliage, hardy & wind resistant
<i>Picea pungens</i>	Colorado Blue Spruce	50-75' X 25'	6-8' ht.	Sun/Pt. Shade	* broad pyramidal habit, dark green to blue green foliage
<i>Pinus nigra</i>	Austrian Pine	40-60' X 20-30'	6-8' ht.	Sun	* stout uniform pyramidal habit, 3-6.5" long dark green in 2 needle bundles
<i>Pinus strobus</i>	White Pine	40-60' X 20-30'	6-8' ht.	Sun	symmetrical pyramidal habit, 3-5.5" long blue green in 5 needle bundles
<i>Pinus sylvestris</i> 'Fastigiata'	Scotch Pine	40-60' X 20-30'	6-8' ht.	Sun	dense narrow column habit, 1.5-3" long blue green in 2 needle bundles
<i>Thuja occidentalis</i>	American Arborvitae	20-30' X 10-15'	6-8' ht.	Sun/Pt. Shade	N dense narrow cone habit, dark green color throughout winter
<i>Tsuga canadensis</i>	Canadian Hemlock	40-70' X 25-35'	6-8' ht.	Sun/Pt. Shade	N dense pyramidal habit, branchlets droop, dark green needles

SHRUBS, GROWDCOVERS, ORNAMENTAL GRASSES, VINES, ROCK GARDEN PLANTS, AND EVERGREEN HEDGE PLANTS - SEE APPENDIX

SHRUBS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Aronia melanocarpa</i> 'Autumn Magic'	Black Chokeberry	3-5' X 3-5'	24-30" ht.	Sun/Pt. Shade	deciduous, spreading habit, serrated leave, edible black fruit, white/pink flower clusters
<i>Berberis thunbergii</i>	Japanese Barberry	4-6' X 4-6'	24-30" ht.	Sun	* deciduous, slender arching spiny branches, color varies based on variety
<i>Berberis t.</i> 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	1' X 3'	12-18" sp.	Sun	* deciduous, dwarf, deep red color in full sun
<i>Calluna vulgaris</i>	Scotch Heather	1-2' X 2'	12-18" sp.	Sun	evergreen, tiny scalelike green leaves, spikes covered in bell shaped flowers
<i>Chaenomeles sp.</i>	Flowering Quince	2-6' X 2-4'	24-30" ht./sp.	Sun	deciduous, habit varies, vibrant single to double flowers in late winter
<i>Chamaecyparis lawsoniana</i> 'Ellwoodii'	Dwarf Port Orford Cedar	6-8' X 2'	30-36" ht.	Sun	evergreen, dense compact habit, blue green foliage
<i>Cornus stolonifera</i>	Redtwig Dogwood	7-9' X 12'	30-36" ht.	Sun or Shade	N deciduous, open spreading habit, brilliant red fall foliage & winter twigs
<i>Cotinus coggyria</i>	Smoke Tree	12-15' X 12-15'	30-36" ht.	Sun	* deciduous, broad urn habit, round green to purple leaves, flower airy plumes
<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	6-10' X 6-10'	30-36" ht.	Sun	* deciduous, fountain shaped habit, glossy green foliage, black fruit
<i>Cotoneaster parneyi</i>	Parneyi Cotoneaster	6' X 6'	30-36" ht./sp.	Sun/Pt. Shade	* evergreen, arching habit, dark green foliage, white flower clusters, red fruit
<i>Cotoneaster mircophyllus</i>	Rockspray Cotoneaster	2-3' X 15'	12-18" sp.	Sun/Pt. Shade	* evergreen, horizontal habit, tiny dark green leaves, white flowers, red fruit
<i>Daphne x burkwoodii</i>	Burkwood Daphne	3-4' X 3-4'	24-30" ht./sp.	Sun/Lt. Shade	evergreen, erect compact habit, abundant fragrant white to pink flower clusters
<i>Deutzia gracilis</i>	Slender Deutzia	2-4' X 3-4'	18-24" ht./sp.	Sun/Lt. Shade	deciduous, graceful arching habit, green toothed leaves, clusters of white flowers
<i>Erica sp.</i>	Heath	1-2' X 2'	12-18" sp.	Sun/Pt. Shade	evergreen, round habit, small needlelike leaves, abundant small bell flowers
<i>Euonymus alatus</i> 'Compacta'	Winged Euonymus	4-6' X 4-6'	24-30" ht.	Sun	deciduous, round habit, green wing shaped leaves, vibrant red-orange fall color
<i>Euonymus fortunei</i>	Winter Creeper	2-5' X 3-6'	24-30" ht./sp.	Sun/Pt. Shade	evergreen, habit varies, green to purple to yellow to variegated foliage color
<i>Forsythia hybrids</i>	Forsythia	5-9' X 4-8'	24-30" ht.	Sun	deciduous, fountain shaped habit, green foliage, bright yellow flowers along stems
<i>Hydrangea macrophylla</i>	Garden Hydrangea	4-8' X 4-8'	24-30" ht.	Pt. Shade	deciduous, round habit, green toothed foliage, huge flower clusters, color varies
<i>Hydrangea paniculata</i>	Panicle Hydrangea	5-10' X 5-10'	30-36" ht.	Pt. Shade	deciduous, upright spreading habit, oval green leaves, elongated flower clusters
<i>Ilex crenata</i> 'Convexa'	Compact Japanese Holly	4-6' X 4-6'	24-30" ht.	Sun/Pt. Shade	evergreen, dense round to erect habit, small green leaves, black berries
<i>Juniperus scopulorum</i> 'Skyrocket'	Skyrocket Juniper	10-15' X 2-3'	30-36" ht.	Sun/Pt. Shade	* evergreen, narrow columnar habit, blue-gray foliage
<i>Lavendula sp.</i>	Lavender	2' X 2'	12-18" ht.	Sun	* evergreen, round habit, small aromatic gray-green foliage, fragrant flowers
<i>Lonicera pileata</i>	Privet Honeysuckle	2-3' X 8'	18-24" sp.	Sun/Pt. Shade	* evergreen, spreading habit, green foliage, small fragrant white flowers, berries
<i>Paeonia sp.</i>	Peony	2-4' X 2-4'	12-18" ht./sp.	Sun/Pt. Shade	deciduous, arching habit, green divided leaves, amazing single or double flowers
<i>Perovskia atriplicifolia</i> 'Blue Spire'	Russian Sage	2-4' X 2-4'	12-18" ht./sp.	Sun	* evergreen, upright habit, gray-green foliage, tall showy purple flower stems
<i>Philadelphus lewisii</i>	Mock Orange	4-10' X 4-10'	30-36" ht.	Sun/Pt. Shade	deciduous, fountain shaped habit, abundant fragrant white flowers
<i>Picea abies</i> 'Nidiformis'	Bird's Nest Spruce	3-5' X 4-6'	18-24" ht.	Sun	evergreen, low dense habit, gray-blue foliage, needles in star shapes whorl
<i>Pieris japonica</i>	Lily-of-the-Valley Shrub	2-6' X 2-6'	24-30" ht.	Sun/Pt. Shade	evergreen, upright habit, bronze new foliage to green, drooping flower clusters
<i>Pinus mugo mugo</i> 'Pumilio'	Dwarf Mugo Pine	4-8' X 4-8'	18-24" ht./sp.	Sun/Pt. Shade	* evergreen, round compact habit, dark green foliage
<i>Rosa nutkana</i>	Nootka Rose	6' X 4'	24-30" ht.	Sun/Pt. Shade	* deciduous, arching habit, deep pink flowers in spring, showy rose hips follow
<i>Rosa rugosa</i>	Rugosa Rose	3-6' X 3-6'	24-30" ht.	Sun	* deciduous, open habit, single to double flowers in spring-fall, huge large rose hips

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Salvia argentea</i>	Silver Sage	1-2' X 2'	12-18" ht.	Sun	deciduous, upright habit, gray-green foliage, hooded white flowers on stems
<i>Sedum 'Autumn Joy'</i>	Autumn Joy Stonecrop	1-2' X 2'	12-18" ht.	Sun/Pt. Shade	* succulent, upright habit, green foliage, clusters of pink flowers in late summer
<i>Spiraea japonica</i>	Spiraea	2-5' X 2-5'	18-24" ht.	Sun	deciduous, upright habit, toothed foliage, 8" clusters of pink flowers summer-fall
<i>Syringa vulgaris</i>	Common Lilac	8-20' X 6-15'	30-36" ht.	Sun	* deciduous, open upright habit, profuse fragrant conical shaped flower clusters
<i>Viburnum plicatum tomentosum</i>	Doublefile Viburnum	4-6' X 4-6'	24-30" ht.	Sun	deciduous, tiered habit, dull dark green foliage, white snowball flower clusters
<i>Yucca filamentosa</i>	Adam's Needle Yucca	1-7' X 1-4'	12-18" ht./sp.	Sun	* evergreen, stiff round habit, dark green foliage, 3-5' tall white flower clusters

GROUNDCOVERS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Aegopodium variegatum</i>	Bishop's Weed	6"	1 gal.	Sun/Pt. Shade	* perennial, light green edged white 3 leaflet leaves, fast growing
<i>Archostaphylos uva-ursi</i>	Kinnikinnick	3-6' X 2-3'	1 gal.	Sun/Pt. Shade	* N evergreen, small glossy dark green leaves, white or pink flowers, red fruit
<i>Cerastium tomentosum</i>	Snow-In-Summer	6-8"	1 gal.	Lt. Shade	* perennial, silver gray leaves, small white flowers in summer, fast growing
<i>Galium odoratum</i>	Sweet Woodruff	3"	1 gal.	Shade	* perennial, aromatic green whorl leaves, tiny white flower clusters summer
<i>Helianthemum nummularium</i>	Sunrose	6-8" X 36"	1 gal.	Sun	* evergreen, gray-green leaves, single or double vibrant or light color flowers
<i>Juniperus horizontalis</i>	Creeping Juniper	1' X 8-10'	18-24" sp.	Sun/Pt. Shade	* evergreen, feathery gray-green foliage, fast growing
<i>Mahonia repens</i>	Creeping Mahonia	12" X 36"	1 gal.	Sun/Pt. Shade	* evergreen, spiny edged leaves to divided blue-green leaflets, flower clusters
<i>Sedum spurium</i>	Two-Row Stonecrop	3-6" X 12-24"	1 gal.	Sun	* succulent, dark green or bronze leaves, clusters of pink flowers in summer
<i>Thymus serpyllum</i>	Creeping Thyme	3" X 36"	1 gal.	Lt. Shade	* perennial, round dark green leaves, purple flowers in summer
<i>Thymus pseudolanuginosus</i>	Woolly Thyme	2-3" X 36"	1 gal.	Lt. Shade	* perennial, walkable mat habit, woolly gray leaves, pink flowers in midsummer
<i>Veronica pectinata</i>	Blue Woolly Speedwell	ground hugging	1 gal.	Sun/Pt. Shade	* perennial, small deeply cut gray leaves, profuse deep blue flowers in spring
<i>Vinca minor</i>	Dwarf Periwinkle	4" X 36"	1 gal.	Sun/Pt. Shade	* evergreen, trailing dark green leaves, lavender-blue 5 petal flowers in spring

ORNAMENTAL GRASSES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Bouteloua curtipendula</i>	Sideoats Grama Grass	1-2' X 2'	1 gal.	Sun	* narrow gray-green leaf clumps, one-sided flowering stems in summer
<i>Bouteloua gracilis</i>	Blue Grama Grass	1-2' X 1'	1 gal.	Sun	* inflorescence of flowers at right angles, red in summer, bleached to white
<i>Calamagrostis x acutiflora</i>	Feather Reed Grass	2-6' X 2-3'	1 gal.	Sun/Pt. Shade	* evergreen, erect clump of narrow green leaves, upright flower stems
<i>Carex morrowii expallida</i>	Variegated Japanese Sedge	1-2' X 2'	1 gal.	Sun/Pt. Shade	mounding habit, green and white striped drooping leaves
<i>Deschampsia cespitosa</i>	Tufted Hair Grass	1-2' X 2'	1 gal.	Sun/Pt. Shade	narrow dark green leaf clumps, airy inflorescences in late spring to early summer
<i>Festuca glauca</i>	Blue Fescue	1' X 1'	1 gal.	Sun	dense extremely fine blue-silver leaves, flower spikes in summer
<i>Heloctotrichon sempervirens</i>	Blue Oat Grass	2-3' X 2-3'	1 gal.	Sun	* narrow fountain like blue-gray leaf clumps, wispy straw colored flower clusters
<i>Imperata cylindrica</i>	Japanese Blood Grass	1-2' X 1'	1 gal.	Sun/Pt. Shade	upright medium leaf clumps, green at base, red at tip & intensifies in summer-fall
<i>Miscanthus sinensis</i>	Maiden Hair Grass	2-3' X 2-3'	1 gal.	Sun/Pt. Shade	* mounding green leaf clumps, colorful flower plumes in summer-fall
<i>Pennisetum alopecuroides</i>	Fountain Grass	2-3' X 2-3'	1 gal.	Sun/Pt. Shade	* bright green leaf clumps, pinkish to oat colored rabbit tail-like flower plumes
<i>Pennisetum setaceum</i>	Fountain Grass	2-4' X 2-3'	1 gal.	Sun/Pt. Shade	* green leaf clumps, copper-pink to purplish tall flower plumes
<i>Pennisetum setaceum 'Rubrum'</i>	Red Fountain Grass	2-4' X 2-3'	1 gal.	Sun/Pt. Shade	* reddish bronze leaf clumps, copper-pink to purplish tall flower plumes
<i>Stipa tenuifolia</i>	Silky Thread Grass	2' X 1'	1 gal.	Sun	* green leaf clumps, large feather-like straw colored inflorescences
<i>Stipa tenuissima</i>	Mexican Feather Grass	1-2' X 1-2'	1 gal.	Sun/Pt. Shade	* bronze to green leaf clumps, airy feather-like straw colored inflorescences

VINES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Akebia quinata</i>	Fiveleaf Akebia	15-30'	1 gal.	Sun or Shade	deciduous, deep green leaflets, wine purple clusters of vanilla scented flowers
<i>Campsis radicans</i>	Trumpet Vine	30'	1 gal.	Sun/Pt. Shade	* deciduous, green multiple leaflets, 3" long orange tubular flowers with red lobes
<i>Clematis armandii</i>	Evergreen Clematis	20-35'	1 gal.	Sun	* evergreen, divided glossy green leaves, fragrant white flower clusters
<i>Clematis ligusticifolia</i>	Clematis	20'	1 gal.	Sun	* deciduous, green lobed leaves, multiple flower colors & sizes
<i>Hydrangea anomala petiolaris</i>	Climbing Hydrangea	20-30'	1 gal.	Sun/Pt. Shade	* deciduous, green heart shaped leaves, large white lace-cap flowers
<i>Lonicera japonica</i>	Japanese Honeysuckle	20-30'	1 gal.	Sun/Pt. Shade	* semievergreen, oval deep green leaves, fragrant two-lobed pink-white flowers
<i>Lonicera sempervirens</i>	Trumpet Honeysuckle	10-20'	1 gal.	Sun/Pt. Shade	semievergreen, whorls of orange-yellow to red trumpet shaped flowers in spring
<i>Parthenocissus tricuspidata</i>	Boston Ivy	50'	1 gal.	Sun or Shade	* glossy toothed edged 3-lobed leaves, orange to wine red fall color
<i>Wisteria sinensis</i>	Chinese Wisteria	Varies	1 gal.	Sun or Shade	* green leaves divided into 7-13 leaflets, profuse violet-blue drooping flowers

ROCK GARDEN PLANTS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Achillea millefolium</i>	Common Yarrow	30-36" X 24"	1 gal.	Sun	* perennial, erect habit, narrow green-gray leaves, flat topped white flowers
<i>Aethionema schistosum</i>	Stonecress	5-10" X 12"	1 gal.	Sun	* perennial, erect habit, narrow gray-blue leaves, fragrant soft pink flowers
<i>Anacyclus depressus</i>	Mount Atlas Daisy	3" X 15"	1 gal.	Sun	* perennial, spreading habit, gray fine leaves, daisylike flowers in summer
<i>Armeria maritima</i> 'Compacta'	Common Thrift	4" X 12"	1 gal.	Sun	* perennial, compact habit, thinleaves, pink globe of flower clusters atop stem
<i>Delosperma cooperi</i>	Purple Hardy Ice Plant	3" X 24"	1 gal.	Lt. Shade	* succulent, spreading habit, cylindrical green leaves, purple flowers in summer
<i>Delosperma nubigenum</i>	Yellow Hardy Ice Plant	1" X 36"	1 gal.	Lt. Shade	* succulent, low habit, cylindrical green leaves turn red in fall, yellow flowers
<i>Iberis sempervirens</i>	Evergreen Candytuft	8-18" X 8-18"	1 gal.	Sun/Pt. Shade	* evergreen perennial, glossy dark green leaves, white flower clusters
<i>Linum flavum</i> 'Compactum'	Compact Golden Flax	6" X 6"	1 gal.	Sun	* perennial, erect habit, green leaves, yellow 5 petal flowers in spring-summer
<i>Penstemon rupicola</i>	Rock Penstemon	4" X 18"	1 gal.	Sun/Pt. Shade	* perennial, trailing habit, small round blue-green leaves, bright pink flowers
<i>Phlox subulata</i>	Moss Pink	6" X 18"	1 gal.	Sun/Pt. Shade	* perennial, spreading habit, needlelike evergreen leaves, pink-lavender flowers
<i>Sedum spathifolium</i> 'Cape Blanco'	Cape Blanco Sedum	3" X 12"	1 gal.	Sun/Pt. Shade	* succulent, spreading habit, spoon shaped blue-green leaves tinged red-purple
<i>Sedum</i> 'Vera Jameson'	Vera Jameson Sedum	8-12" X 15"	1 gal.	Sun/Pt. Shade	* succulent, spreading habit, purple stems w/ pinkish purple leaves, pink flowers

EVERGREEN HEDGE PLANTS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Berberis x gladwynensis</i> 'William Penn'	William Penn Barberry	4-5' X 4-5'	24-30" ht.	Sun	round glossy leaf, fast growth, dense foliage, pretty yellow flowers
<i>Buxus sempervirens</i> 'Suffruticosa'	True Dwarf Common Boxwood	4-5' X 4-5'	24-30" ht.	Sun or Shade	slow growth, small waxy dense form and texture leaf
<i>Daphne x burkwoodii</i>	Burkwood Daphne	3-4' X 3-4'	24-30" ht./sp.	Sun/Lt. Shade	erect compact habit, abundant fragrant white to pink flower clusters
<i>Euonymus fortunei</i>	Winter Creeper	2-5' X 3-6'	24-30" ht./sp.	Sun/Pt. Shade	habit varies, green to purple to yellow to variegated foliage color
<i>Ilex crenata</i> 'Convexa'	Compact Japanese Holly	4-6' X 4-6'	24-30" ht.	Sun/Pt. Shade	dense round to erect habit, small green leaves, black berries
<i>Juniperus x pfitzeriana</i> 'Armstrongii'	Armstrong Juniper	4-5' X 4-5'	24-30" ht.	Sun	upright habit, true green foliage, compact growth
<i>Taxus baccata</i> 'Adpressa'	Dwarf English Yew	4-5' X 6-8'	24-30" ht.	Sun or Shade	dense habit, rich dark green needles, compact growth, red fruit
<i>Thuja occidentalis</i> 'Hetz Midget'	Dwarf Arborvitae	3-4' X 3-4'	24-30" ht.	Sun/Pt. Shade	globe habit, dense green foliage, mainy s form
<i>Viburnum hybrids</i> 'Conoy'	Conoy Evergreen Viburnum	4-5' X 4-5'	24-30" ht.	Sun/Pt. Shade	dense habit, dark green foliage with white on underside, fragrant flowers, red berries

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SUSTAINABILITY
STANDARDS

12

Section 12 describes regulations for Sustainability throughout the Badger Mountain South community.

12.A	Introduction.....	12-2
12.B	Sustainability Principles.....	12-2
12.C	Common Standards.....	12-2
12.D	Non-Residential Standards.....	12-3
12.E	Residential Standards.....	12-3

12.A INTRODUCTION

1. In Badger Mountain South, sustainable development means development that looks to the long-term social and environmental health of the community. It is the key concept to what is unique about this community of homes, businesses, schools and play fields. This section provides sustainability goals for Badger Mountain South.
2. The standards and requirements of previous sections of the LUDR relate to the concept of sustainability through the following ways:
 - a. **Compact Design**
Compact design is a recognized element of sustainable development because it allows a reduction of infrastructure, yields a higher proportion of contiguous preserved open space, facilitates transit use, and is more conducive to walking.
 - b. **Mix of Uses**
Permitting a mix of land uses in close proximity creates attractive places to live, provides employment, business and shopping opportunities in close proximity to residences, and encourages alternatives to driving.
 - c. **Connectivity**
Connected open space in Badger Mountain South will provide over 300 acres of parks, trails, and open space connecting neighborhoods, schools, and businesses.
 - d. **Walkability**
Each neighborhood in Badger Mountain South is designed to create multiple destinations within a five-minute walk. The street and trail network provides safe accommodations for pedestrians and easy access to (proposed) neighborhood schools.
 - e. **Housing Choice**
Badger Mountain South will provide a range of housing types and affordability levels to accommodate most any household and to facilitate the creation of intergenerational neighborhoods.
 - f. **Transportation Choice**
The street and trail network will provide multiple ways into the community for vehicles, bicyclists, pedestrians and transit. As build out occurs, transit expansion will likely follow.
3. In this section of the LUDR, more specific direction is provided to address energy and other resource conservation through standards that apply to all buildings and sites. These standards are guided by sustainability principles which follow. At their best, sustainability principles, when applied as standards to the built environment, reconnect people to their community and provide attainable performance targets without limiting innovation.
4. National, sustainable design certifications, including but not limited to, Energy Star, Built Green and LEED, are rating systems that provide guidance to developers and builders to help achieve the sustainability intent of the Badger Mountain South community.

12.B SUSTAINABILITY PRINCIPLES

1. **ENERGY:**
 - a. Promote energy conservation in all aspects of development and life cycle operation.
 - b. Promote production and use of renewable energy.
2. **WATER:**
 - a. Promote water conservation in all aspects of development and life cycle operation.
 - b. Promote re-use, recycling and ground water recharge of rain water and grey water.
3. **TRANSPORTATION:**
 - a. Promote pedestrian, bicycle and community transit modes of transportation.
 - b. Promote a compact, walkable and mixed-use pattern of development.
4. **EXTERIOR LIGHTING:**
 - a. Minimize light trespass from the building and site to achieve:
 - (1) Energy savings
 - (2) Night-sky ambience; and
 - (3) Increased visibility, safety, and security by reducing glare.
5. **RECYCLING:**
 - a. Promote reduction in waste during development and life cycle operation.
 - b. Promote reuse of materials during construction.
 - c. Promote recycling of materials during development and life cycle operation.
6. **HEALTHY LIFESTYLE:**
 - a. Promote an active, healthy lifestyle by connecting areas of activity with non-motorized means of circulation.
 - b. Promote opportunities for active recreation through community-wide trail system as well as provisions for parks and play areas in each neighborhood.
7. **BUILDING MATERIALS:**
 - a. Choose building materials and systems that:
 - (1) Protect and promote indoor air quality;
 - (2) Contain recycled content, or can be recycled;
 - (3) Are extracted, processed, and manufactured regionally;
 - (4) Utilize renewable, salvaged, or FSC Certified materials
8. **URBAN AGRICULTURE:**
 - a. Promote opportunities for community gardening within each neighborhood.

12.C COMMON STANDARDS



Illustrative Photo: Walkable and Sustainable Community

The following Common Standards are applicable to all development within Badger Mountain South. Refer to Section 12.D and 12.E for additional standards specific to use or to District.

1. **ENERGY**
 - a. Include passive and/or active means of allowing for both solar gain where used for passive solar heating as well as sun protection from unwanted solar heat gain.
 - b. Include building space and conduits for future addition of solar hot water or photovoltaic systems on every building. When provided, the use of geo-thermal may substitute for any of the above requirements. Geo-thermal wells and related infrastructure is permitted in all setback areas.
2. **GREEN BUILDING COMPLIANCE**
 - a. Achieve the minimum level for one of the following green building or energy star rating systems or their equivalent:
 - (1) Built Green – as promoted by the local building trade organization
 - (2) LEED – as promoted the U.S. Green Building Council (www.usgbc.org)
 - (3) Green Globes – as promoted by the Green Building Initiative (www.thegbi.com)
 - (4) National Green Building Standards – 2008 (www.nahbgreen.org) for residential only
 - (5) Energy Star Certification
3. **EXTERIOR LIGHTING**
Goals: Nighttime building illumination should reinforce prominent building design elements yet avoid off-site lighting and night sky pollution. Technologies to reduce light pollution include full cutoff luminaires, low-reflectance, and low-angle spotlights. Computer modeling of commercial project’s site lighting is encouraged.
 - a. For all buildings except Low Rise Residential (under four stories):
 - (1) Submit a Lighting Plan, depicted on the site plan, for all projects with four or more exterior fixtures. The Lighting Plan must include all elements as found in the Glossary for “Lighting Plan”.



Illustrative Photo: Sustainable Community

- (2) Lighting power densities must not exceed ANSI/ASHRAE/IESNA Standard 90.1-2010.
 - (3) Meet exterior lighting control requirements from ANSI/ASHRAE/IESNA Standard 90.1 - 2010.
 - (4) Follow all the requirements that applies to the development proposed as found in ANSI/ASHRAE/IESNA Standard 90.1 - 2010.
 - b. For all Low Rise Residential Buildings (under four stories):
 - (1) Lighting fixtures shall have translucent covers that eliminate glare and have full cutoff features/shielding to prevent direct light from the fixture to shine beyond the property limits where the fixture is installed.
 - (2) Lights of less than 15 watts used for holiday decoration are exempt.
 - (3) Lighting for U.S. flags intended to be properly displayed at night is exempt.
4. **REACH CODES**
 - a. Projects that achieve Passive House Certification shall be deemed compliant with the energy conservation requirement.
 - b. Projects that achieve Living Building Challenge shall be deemed compliant with both the energy conservation requirement, and the green building requirement.

5. **RECOMMENDED ELEMENTS (NOT REQUIRED)**
 - a. Solar Hot Water system
 - b. Photovoltaic system
 - c. LEED Platinum

12.D NON-RESIDENTIAL STANDARDS



Illustrative Photo: Commercial Facility w/ Solar Array Entry Canopy

- 1. Compliance with the Common Standards, 12.C.
- 2. Commercial buildings shall be Energy Star compliant.
- 3. Civic buildings should attempt to meet LEED Silver standard or equivalent rating in an alternate green building rating system.
- 4. Schools: All K-12 schools that receive funding from the Office of the Superintendant of Public Instruction must be built either to the Washington Sustainable Schools Protocol (WSSP) or LEED Silver standard.
- 5. Provide shared parking within Mixed-Use development projects.
- 6. Parking must be organized so that no one surface parking area in any development is larger than two (2) acres. In large developments with multiple surface parking areas, each area shall be defined through the use of landscape and pedestrian access ways.

12.E RESIDENTIAL STANDARDS



Illustrative Photo: Single Family Home with Rooftop Solar Array

- 1. Compliance with the Common Standards, 12.C.
- 2. In order to reduce the energy demand for domestic hot water usage, homes are encouraged to be constructed with one of the following Energy Star - Residential Water Heater Systems:
 - a. Whole-Home Gas Tankless Water Heater
 - b. Gas Condensing Water Heater
 - c. Heat Pump Water Heater
 - d. Solar Water Heater with conventional storage or tankless backup system"
 - e. Or other equivalent system

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SITE
IMPROVEMENT
STANDARDS

13

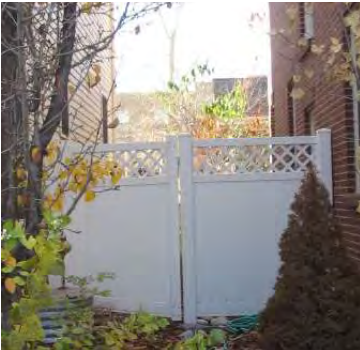
Section 13 describes regulations for the Site Improvements throughout the Badger Mountain South community.

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13.B	Signage.....	13-3- 13-5
13.C	Site Furnishings and Hardscape.....	13-6
13.D	Common Parking Standards.....	13-7

13.A FENCING



Side and Rear Yard Fencing



Wing Fencing with Gate



Front Yard Fencing



Corner Lot Fencing



Iron Fencing



Painted Wood Fencing



Picket Fencing

1. RESIDENTIAL

- a. General Considerations
- (1) A fence is defined as a structural or ornamental barrier separating one exterior space from another. The intent is to create good neighbor fences and make alleys people-friendly by allowing homeowners to view activities in the alley.
 - (2) The heights or elevations of any wall or fence shall be measured from the finished grade natural elevations of the property at or along the applicable points or lines.
 - (3) Cyclone and chain link fences are prohibited. Fences must be constructed of grade #2 (or better) no-hole cedar, masonry, recycled plastic, iron, powder coated steel, or aluminum.
- b. Standards
- (1) Side, rear yard, and Alley fences shall be a maximum of 6 ft. in height. All solid or 0% transparent fences shall consist of 60 inches height solid fencing, with an 12 inches height articulation on top of fence, for a maximum total fence height of 6 ft. Articulation shall be a minimum of 50% transparent, composed of the same material as the fence unless otherwise approved by the City. Height shall be measured from the Natural Grade. Articulation not required in neighborhood edge lots - District.
 - (2) Front fences. (non-corner lots and where not adjacent to pedestrian paths)
 - i. Any fence extended beyond the front of the house, must not exceed 4 ft. in height.
 - ii. Painting of front fences is allowed when painted to complement the exterior color of the residential structure. Any painted fence must be maintained so as to conform to the standards established for fences.
 - (4) (3) No tree, whether in a setback or on private property, shall be used for the attachment or support of any fence or privacy screen.
 - (5) (4) Fence company signs may not be affixed to fences.
 - (6) (5) Fencing in Courtyard Housing and Cottage Court front yards shall be a maximum of 4 ft. high.
 - (7) (6) Hedges may be established as a fence along the front yard or corner lot side yard when the maximum height of

- the plant materials is maintained at 4 ft. or less.
- (8) (7) When trash receptacles, recycling containers and similar are stored outside of a building or other structure, they must be screened with a sight obscuring fence which matches the style and materials of other fencing on the lot and must be one foot ^{high} ~~higher~~ than the object being screened.
 - (9) (12) Enclosed Courtyard Screen.
 - i. A solid or semi-solid partition constructed of the same or similar materials or as approved by the City as the principal structure and either partially or completely surrounding an outdoor living space. May extend into the front yard setback no more than 6 ft. beyond the front facade/front porch of the principal structure, but in no event exceed 40 percent of the width of the lot.
 - ii. Must be decoratively embellished on the exterior when a solid screen is built.
 - iii. Maximum height of 6 ft.

2. COMMERCIAL DISTRICT FENCING AND LANDSCAPE/RETAINING WALLS

- a. General Considerations
- (1) Fences and landscape/retaining walls will be reviewed as part of the landscape plan submittal for development applications. A fence is defined as a structural, functional or ornamental barrier separating one exterior space from another.
 - (2) The heights or elevations of any wall or fence shall be measured from the finished grade elevations of the property at or along the applicable points or lines.
 - (3) No cyclone or chain link fences are allowed except as noted below and except that fence posts may be metal or steel enclosed in wood and as noted below. Freestanding concrete and masonry walls shall be minimum 8 inches thick. Wood shall be painted unless natural cedar or redwood is used. Site wall materials should generally match building materials. Metal and iron fencing shall be configured in predominately vertical elements; all metal

- surfaces shall be painted.
- b. Standards
- (1) Acceptable materials for Fences and Landscape/Retaining Walls are as follows:
 - i. Brick, concrete and stone masonry;
 - ii. Architecturally detailed exposed cast-in-place concrete;
 - iii. Stucco, cement based;
 - iv. Wood pickets, lattice and boards; use #2 or better no-hole cedar;
 - v. Painted wrought iron, powder coated steel, or aluminum;
 - vi. Chain link, for rear property lines in the BMS-SD-DR District only;
 - (2) Fences constructed with wood are encouraged to use wood wrapped steel posts.
 - (3) All fences shall be 6 ft. in height or less. Wood wrapped steel posts for fences may be higher than 6 ft. Height shall be measured from the Natural Grade.
 - (4) No tree, whether in a setback or on private property, shall be used for the attachment or support of any fence or privacy screen.
 - (5) Fences along alleys shall be located outside access easement tract.

3. NEIGHBORHOOD STORAGE AREA FENCING

- a. Fencing and Screening Required: Fencing and screening is required around all portions of the lot utilized for the outdoor storage as allowed per Land Use Table, Section 2.C. All fencing and screening shall be installed in accordance with the following requirements:
- (1) Building setbacks. All Neighborhood Storage Areas must be fenced with a secured, black, vinyl coated chain link fence placed 10 ft. from the front sidewalk, 6 ft. from side property line, 6 ft. from rear property line.
 - (2) Minimum Fence Height. Fencing of outdoor storage areas shall be constructed to a minimum height as follows:
 - i. 6 ft. in height in BMS-NG district.
 - (3) These standards supersede the parking placement standards by District, section 3.

- b. Landscape screening, See 11.C.8 for storage facility screening.
- c. Maintenance Required. Fences, walls and landscaping surrounding outdoor storage areas shall be well maintained and kept free of litter, posters, signs and trash.

4. COMMUNITY STORAGE FACILITY FENCING

- a. Community Storage Facility fencing and screening shall comply with all Neighborhood Storage Area Standards in 13.A.3 except that:
- (1) Minimum Fence Height. Fencing of outdoor storage areas shall be constructed to a minimum height of 8 ft. tall in the BMS-NC-P Overlay District.

(3) Front Fences - Corner Lots and where adjacent to pedestrian paths

- i. Fencing along the primary front yard must not exceed 5 ft. in height and must be located at or behind the rear half of the home.
- ii. Fencing along the flanking front yard must not exceed 5 ft. in height along the rear half of the home elevation; setback minimum 1 ft. from the inside edge of the sidewalk
- iii. Fencing along the flanking front yard must not exceed 5 ft. in height along the front half of the home elevation; setback minimum 10 feet from the inside edge of the sidewalk.

1. SIGNAGE STANDARDS - ALL DISTRICTS

Signs erected in Badger Mountain South must comply with the standards set forth in the LUDR and the application processes and permits identified in RMC 27.04.

a. General Considerations

- (1) Badger Mountain South signage goals are as follows:
 - i. Provide effective wayfinding for all visitors and others to the community;
 - ii. Provide visibility for commercial and other business uses;
 - iii. Encourage signage that is expressive of the image of the community; and
 - iv. Express timeless design that is harmonious with buildings and open spaces.
- (2) Signs shall be designed and installed to enhance both the building and the streetscape. Creative, detailed, artistic and unique signage is encouraged.
- (3) The use of icons, symbols, graphic logos or designs that represent a service or occupation are preferable to standardized corporate logos.
- (4) All exterior signs shall comply with the City of Richland Sign Code. All signs must be professionally designed and installed, and must be well maintained.

b. Construction Signs

- (1) One sign, identifying the builder/general contractor, is permitted during the course of construction. The sign must be single-sided and may include the builder's logo, company name and phone number and be of his own design and choice of colors. Architect/designer identification may be incorporated into this sign but may not be a separate sign attached to the builder sign.
- (2) Builder signs shall be limited to 48 inches x 48 inches in size, installed with a single or double post no higher than 66 inches (measured from existing grade) and mounted so that the bottom of the sign is within 18 inches of the surrounding grade and must be placed parallel to the road. Signs must be removed as soon as the building is occupied or when construction is completed. Builder/architect information boxes are permitted during the course of construction. No separate subcontractor or consultant signs are allowed.

c. For Sale and For Lease Signage

- (1) One "for sale" or "for lease" sign is permitted for each building or each group of attached buildings or group of zero lot line buildings. The maximum sign size is 4 ft. by 4 ft.. These signs shall be mounted so that the bottom of the sign is within 18 inches of the surrounding grade (signs must be placed parallel to the street frontage and the sign may be located inside the building). For Sale / For Lease signs must be well maintained and professionally produced.

d. Special Event Signage

- (1) A sign which is to be displayed for a limited period of time only, not to exceed 20 days, and includes, but is not limited to, banners, pendants, streamers, fabric signs, clusters of flags, subject to RMC 27.08.010F(2).

e. Signs Permitted by Right

- (1) Home occupation signs no larger than 2 sq. ft.
- (2) Only one movable A-frame sign is permitted per business to be displayed only during the hours of 8:00 a.m. to 9:00 p.m. or to closing, whichever is earlier, on days the business displaying such sign is open and, which shall not exceed 6 sq. ft. in size per face and shall not exceed 4 ft. in height.
- (3) Bus shelter signs including a directory of sponsors, bus route maps/information and art work in bus shelters, not to exceed 4 sq. ft..



Commercial Building Sign



Awning Signage



Directory Signage



Monument Signage



Projecting Signage



Wall Signage

- (4) Flags of country, state, city or other governmental body, and not to exceed 25 sq. ft. in area.
- (5) Garage/yard sale. Two movable signs allowed per sale, not to exceed 6 sq. ft. per sign face; not to be posted for longer than three days prior to sale; and not be placed over public utility poles.
- (6) Real estate signs. Directional arrow signs are to be used solely for directing people to a house for sale or lease, or a condominium unit for sale. They may not be used for advertising of sale or lease opportunities of commercial property. They may not be used for any properties outside the City limits.

f. Sign Lighting

- (1) Signs may not be top lit with single or multiple sources. The light source may not be visible from a public right of way and may not shine up into the night sky. Seasonal decorative lighting is permitted.

g. Removal of Abandoned Signs

- (1) It is the responsibility of the property owner to remove any abandoned sign within two days of the cessation of its use.

h. Removal of Non-Conforming Signs

- (1) Any signs which are deemed to be nonconforming will be removed and held for 14 days; after which time they will be destroyed, if not retrieved by the responsible party.

i. Neighborhood and Entry Way Signage

- (1) Neighborhood identification and/or entry way signage must meet the standards found for Monument Signage, Section 13.B.3.d.(1).

j. Prohibited Signs

- (1) Internally illuminated signs, with the exception of neon signs.
- (2) Inflatable balloon or balloon-like figures greater than 36 inches in any dimension of animals or any other objects or characters.
- (3) Signs on roofs, chimneys and balconies.
- (4) Pole signs and other freestanding signs over 6 ft. in height.
- (5) Billboards.
- (6) Off-site signs or advertising.
- (7) Flashing, animated, blinking, moving or mobile signs including portable reader board signs.
- (8) Sign on or affixed to a rock, tree or other natural feature.
- (9) Private sign placed in right-of-way.
- (10) Banners, except for public events.

2. SIGNAGE STANDARDS: BMS-SD-DR, BMS-SD-SR, AND BMS-SD-CMU DISTRICTS

a. Awning Signage

- (1) Maximum sign area shall be 6 sq. ft. on the main awning face or 3 sq. ft. of the awning valance.
- (2) Lettering and signboard may be integrated along the valance or awning fascia.
- (3) No backlit awning signs are permitted.

b. Building Signage Allowance

- (1) Each commercial building may have a maximum of two signs to identify the name of the building. These signs must be integral to the architecture and building design and convey a sense of permanence. Typically these signs are secondary or tertiary building elements as seen on historic urban buildings. Buildings on corner lots may have a maximum of three signs.
- (2) Building signs must conform to the following:
 - i. Maximum sign area shall be no more than 20 sq. ft. per building face except when the sign includes a company logo in which case it may increase in area to 36 sq. ft.
 - Maximum sign height shall be 18 ft. above the sidewalk to the top of the sign (measured from the top of the sign to the lowest point on the sidewalk directly below the sign) unless signage is positioned on a cupola or other architectural feature that extends beyond the ordinary roof height.

c. Directory Signage

- (1) Each building may have one directory sign immediately adjacent to the front/main entry and any rear entry to the building.
- (2) Directory signs shall be limited to 12 sq. ft. in area, and their design shall integrate with the color and materials of the building.

d. Marquee Sign

- (1) Where movie theater use or Gambling Premise use is permitted within District, a projecting marquee sign up to 120 sq.ft. per two sides, may be attached to building facade.

e. Monument Signage

- (1) General Standards Applicable to all Monument Signs:
 - i. Monument signs need to be located within a landscaped planter. The minimum area of the planter shall be equal to the total area of the sign located within the planter.
 - ii. The exterior finish, color and materials of the sign cabinet need to complement the colors and materials of the building that the advertised business occupies.

- iii. Monument signs for multiple-tenant commercial centers with 6 or more tenant spaces shall focus on identifying the name of the center and/or its largest tenants, rather than on all tenants.
- iv. No monument signs are permitted in line of sight triangles next to driveway locations. The line of sight measures 7 ft. by 50 ft..
- v. No monument signs are permitted in the line of sight triangles adjacent to a corner. This line of sight triangle measures 25 ft. by 25 ft..
- vi. When more than one monument sign is permitted on any parcel, the signs may be located no closer than 300 ft. from one another.
- vii. All monument signs need to include numeric street address of the property upon which it is located. The numbers used to identify the address shall be no less than 9 inches and no more than 15 inches in height.
- viii. All background surfaces must be of an opaque material that does not emit light.

(2) Monument Sign Standards:

- i. Individual Business: An individual business located on a separate lot and not legally part of a multi-business development may use one monument sign as either a primary sign or a secondary sign. The sign may not be located closer than 3 ft. from any property line. The overall height of the sign, not including the base measurement, shall not exceed 12 ft., except in the BMS-DR District where the overall height of the sign shall not exceed 20 ft.. No more than 1 monument sign shall be erected for any 1 business. No sign shall obstruct the view of motor vehicle operators entering or leaving any parking area, service drive, private driveway, street, alley or other thoroughfare.

1. SIGNAGE STANDARDS - ALL DISTRICTS

Signs erected in Badger Mountain South must comply with the standards set forth in the LUDR and the application processes and permits identified in RMC 27.04.

a. General Considerations

- (1) Badger Mountain South signage goals are as follows:
 - i. Provide effective way-finding for all visitors and others to the community;
 - ii. Provide visibility for commercial and other business uses;
 - iii. Encourage signage that is expressive of the image of the community; and
 - iv. Express timeless design that is harmonious with buildings and open spaces.
- (2) Signs shall be designed and installed to enhance both the building and the streetscape. Creative, detailed, artistic and unique signage is encouraged.
- (3) The use of icons, symbols, graphic logos or designs that represent a service or occupation are preferable to standardized corporate logos.
- (4) All exterior signs shall comply with the City of Richland Sign Code. All signs must be professionally designed and installed, and must be well maintained.

b. Construction Signs

- (1) One sign, identifying the builder/general contractor, is permitted during the course of construction. The sign must be single-sided and may include the builder's logo, company name and phone number and be of his own design and choice of colors. Architect/designer identification may be incorporated into this sign but may not be a separate sign attached to the builder sign.
- (2) Builder signs shall be limited to 48 inches x 48 inches in size, installed with a single or double post no higher than 66 inches (measured from existing grade) and mounted so that the bottom of the sign is within 18 inches of the surrounding grade and must be placed parallel to the road. Signs must be removed as soon as the building is occupied or when construction is completed. Builder/architect information boxes are permitted during the course of construction. No separate subcontractor or consultant signs are allowed.

c. For Sale and For Lease Signage

- (1) One "for sale" or "for lease" sign is permitted for each building or each group of attached buildings or group of zero lot line buildings. The maximum sign size is 4 ft. by 4 ft.. These signs shall be mounted so that the bottom of the sign is within 18 inches of the surrounding grade (signs must be placed parallel to the street frontage and the sign may be located inside the building). For Sale / For Lease signs must be well maintained and professionally produced.

d. Special Event Signage

- (1) A sign which is to be displayed for a limited period of time only, not to exceed 20 days, and includes, but is not limited to, banners, pendants, streamers, fabric signs, clusters of flags, ~~subject to RMC 27.08.010F(2)~~

e. Signs Permitted by Right

- (1) Home occupation signs no larger than 2 sq. ft.
- (2) Only one movable A-frame sign is permitted per business to be displayed only during the hours of 8:00 a.m. to 9:00 p.m. or to closing, whichever is earlier, on days the business displaying such sign is open and, which shall not exceed 6 sq. ft. in size per face and shall not exceed 4 ft. in height.
- (3) Bus shelter signs including a directory of sponsors, bus route maps/information and art work in bus shelters, not to exceed 4 sq. ft..



Commercial Building Sign



Awning Signage



Directory Signage



Monument Signage



Projecting Signage



Wall Signage

- (4) Flags of country, state, city or other governmental body, and not to exceed 25 sq. ft. in area.
- (5) Garage/yard sale. Two movable signs allowed per sale, not to exceed 6 sq. ft. per sign face; not to be posted for longer than three days prior to sale; and not be placed on public utility poles.
- (6) Real estate signs. Directional arrow signs are to be used solely for directing people to a house for sale or lease, or a condominium unit for sale. They may not be used for advertising of sale or lease opportunities of commercial property. They may not be used for any properties outside the City limits.

f. Sign Lighting

- (1) Signs may not be top lit with single or multiple sources. The light source may not be visible from any public right of way and may not shine up into the night sky. Seasonal decorative lighting is permitted.

g. Removal of Abandoned Signs

- (1) It is the responsibility of the property owner to remove any abandoned sign within two days of the cessation of its use.

h. Removal of Non-Conforming Signs

- (1) Any signs which are deemed to be nonconforming will be removed and held for 14 days; after which time they will be destroyed, if not retrieved by the responsible party.

i. Neighborhood and Entry Way Signage

- (1) Neighborhood identification and/or entry way signage must meet the standards found for Monument Signage, Section 13.B.3.d.(1).

j. Prohibited Signs

- (1) Internally illuminated signs, with the exception of neon signs. *
- (2) Inflatable balloon or balloon-like figures greater than 36 inches in any dimension of animals or any other objects or characters.
- (3) Signs on roofs, chimneys and balconies.
- (4) Pole signs and other freestanding signs over 6 ft. in height. *
- (5) Billboards.
- (6) Off-site signs or advertising.
- (7) Flashing, animated, blinking, moving or mobile signs including portable reader board signs.
- (8) Sign on or affixed to a rock, tree or other natural feature.
- (9) Private sign placed in right-of-way.
- (10) Banners, except for public events.

(11) Electronic reader boards, unless otherwise specified.

* Except for signs in the BMS SD-DR and BMS SD-CMU districts, as authorized in Section 13.B.7 and 13.B.8.

2. SIGNAGE STANDARDS: BMS-SD-DR, BMS-SD-SR, AND BMS-SD-CMU DISTRICTS

a. Awning Signage

- (1) Maximum sign area shall be 6 sq. ft. on the main awning face or 3 sq. ft. of the awning valance.
- (2) Lettering and signboard may be integrated along the valance or awning fascia.
- (3) No backlit awning signs are permitted.

b. Building Signage Allowance

- (1) Each commercial building may have a maximum of two signs to identify the name of the building. These signs must be integral to the architecture and building design and convey a sense of permanence. Typically these signs are secondary or tertiary building elements as seen on historic urban buildings. Buildings on corner lots may have a maximum of three signs.
- (2) Building signs must conform to the following:
 - i. Maximum sign area shall be no more than 20 sq. ft. per building face except when the sign includes a company logo in which case it may increase in area to 36 sq. ft.
 - ii. Maximum sign height shall be 18 ft. above the sidewalk to the top of the sign (measured from the top of the sign to the lowest point on the sidewalk directly below the sign) unless signage is positioned on a cupola or other architectural feature that extends beyond the ordinary roof height.

c. Directory Signage

- (1) Each building may have one directory sign immediately adjacent to the front/main entry and to any rear entry to the building.
- (2) Directory signs shall be limited to 12 sq. ft. in area, and their design shall integrate with the color and materials of the building.

d. Marquee Sign

- (1) Where movie theater use or Gambling Premise use is permitted within District, a projecting marquee sign up to 120 sq.ft. per two sides, may be attached to building facade.

e. Monument Signage

- (1) General Standards Applicable to all Monument Signs:
 - i. Monument signs need to be located within a landscaped planter. The minimum area of the planter shall be equal to the total area of the sign located within the planter.
 - ii. The exterior finish, color and materials of the sign cabinet need to complement the colors and materials of the building that the advertised business occupies.

- iii. Monument signs for multiple-tenant commercial centers with 6 or more tenant spaces shall focus on identifying the name of the center and/or its largest tenants, rather than on all tenants.
- iv. No monument signs are permitted in line of sight triangles next to driveway locations. The line of sight measures 7 ft. by 50 ft..
- v. No monument signs are permitted in the line of sight triangles adjacent to a corner. This line of sight triangle measures 25 ft. by 25 ft..
- vi. When more than one monument sign is permitted on any parcel, the signs may be located no closer than 300 ft. from one another.
- vii. All monument signs need to include numeric street address of the property upon which it is located. The numbers used to identify the address shall be no less than 9 inches and no more than 15 inches in height.
- viii. All background surfaces must be of an opaque material that does not emit light.

(2) Monument Sign Standards:

- i. Individual Business: An individual business located on a separate lot and not legally part of a multi-business development may use one monument sign as either a primary sign or a secondary sign. The sign may not be located closer than 3 ft. from any property line. The overall height of the sign, not including the base measurement, shall not exceed 12 ft., except in the ~~BMS-DR District~~ where the overall height of the sign shall not exceed 24 ft. No more than 1 monument sign shall be erected for any 1 business. No sign shall obstruct the view of motor vehicle operators entering or leaving any parking area, service drive, private driveway, street, alley or other thoroughfare.

24 ft.

BMS-SD-DR and BMS-SD-CMU districts

13.B SIGNAGE continued



Awning Signage Directory Sign Monument Sign Blade or Projecting Signage Wall Signage Window Signage Public Way-Finding Signage Monument Signage

2. SIGNAGE STANDARDS: BMS-SD-DR, BMS-SD-SR, AND BMS-SD-CMU DISTRICTS continued

- ii. Multi-business Development: Monument signs are permitted for the purpose of identifying the development and the tenant or occupants of any multi-business development. A development shall mean one or more buildings under a common development scheme or common ownership. One monument sign may be erected for the purpose of identifying the development and some or all of the tenants or occupants of the development at each point of vehicle entrance from public right-of-way to such development. A monument sign shall not exceed 12 ft. in height and 120 sq. ft. total for all faces with a maximum of 60 sq. ft. for any 1 face, except in the BMS-DR District where the overall height of the sign shall not exceed 20 ft. in height and 200 sq. ft. total for all faces with a maximum of 100 sq. ft. for any one face. For retail developments with 6 or more tenants, at least 25 percent of each sign face shall identify the development. For retail development with fewer than 4 tenants, identification of the development is not required, but if the retail development is identified on the sign then at least 25 percent of each sign face shall identify the development. Each panel identifying a tenant shall be at least 14 inches high with letters and/or logo at least 8 inches high. Neither the portion of the sign structure providing support nor the frame shall be counted in determining the square footage of the sign.
- iii. Each sign shall be located at least 3 ft. from any vehicle entrance. No sign shall obstruct the view of motor vehicles operators entering or leaving any parking area, service drive, private driveway, street, alley, or other thoroughfare.
- f. Projecting and Blade Signage
 - (1) Maximum sign area shall be 4 sq. ft. (per side).
 - (2) The sign must be located with the lower edge of the signboard no closer than 8 ft. to the sidewalk and the top of the sign no more 14 ft. above the sidewalk.
 - (3) For multi-story buildings, at the ground floor tenant space signage, the top signboard edge shall be no higher than the sill or bottom of the average second story window height.
 - (4) Distance from building wall to signboard shall be a maximum of 6 inches.
 - (5) Maximum signboard width shall be 3 ft. with no dimension to exceed 3 ft.
 - (6) Occupants/tenants above the street level are prohibited from having projecting blade signage.

- g. Tenant/Occupant Signage
 - (1) Each building may have a total of 2 signs per tenant/occupant identifying the leased/occupied space. These signs must be located on or immediately adjacent to the primary entry to the tenant's/occupant's space. Tenants/occupants may select from the following sign types: Awning, Projecting/Blade or Wall.
 - (2) Tenants/occupants may also have one street level storefront (window, glass door or A-board) sign.
- h. Wall Signage
 - (1) Unless regulated elsewhere in the LUDR, maximum sign area shall be a maximum of 20 sq. ft..
 - (2) The sign shall be located on the tenant's portion of the building. Maximum sign height for multiple story buildings shall be 14 ft. above the sidewalk to the top of the sign. The maximum sign height for single story buildings is 18 ft. above the sidewalks to the top of the sign. The measurement is from the top of the sign to the lowest point on the sidewalk directly below the sign.
 - (3) Applied lettering may be substituted for wall signs. Lettering must fit within the size criteria above.
 - (4) Wall signs that are designed as a mural or other artistic application may be larger in size. Only the portion of the painted wall mural which contains a logo, trademark or other commercial message shall be governed by the requirements in Section 13. B.2.g. Wall preparation, anti-graffiti coating and ultraviolet coating, for walls with southern exposure, shall be required.
- i. Window Signage
 - (1) Maximum sign area shall be 4 sq. ft.
- j. Portals, Gateways, and Entries Signage.
 - (1) Neighborhood identification or entry way signage signs must meet the standards of Monument Signage, Section 13.B.3.d.(1), unless intended to be constructed as public art or include other significant architectural features, or,
 - (2) Entryway sign into the community or neighborhood which arch over the public-right-of-way. Must meet the following standards:
 - i. Any sign over a city street must be a minimum of 16 ft. from the street surface.
 - ii. Signs and sign-supporting structures shall be listed by a recognized testing laboratory and constructed in compliance with the requirements of the International Building Code as adopted by the City.
 - iii. Signs must possess unique architectural features such as materials, artwork or lettering, and may be constructed as part of a major entryway into the community.

- iv. Sign base may be surrounding by landscape materials.
- v. Applicable standards and licensing requirements in RMC 5.14 apply.

3. SIGNAGE STANDARDS: BMS-VMU DISTRICT

- a. Awning Signage
 - (1) Maximum sign area shall be 3 sq. ft. on the main awning face or 1.5 sq. ft. of the awning valance.
- b. Building Signage Allowance
 - (1) Each building may have a maximum of two signs to identify the name of the building. These signs must be integrated within the architectural element to which they reside, to convey permanence and create historic precedence. Typically these signs are secondary or tertiary building elements as seen on historic commercial/industrial buildings.
 - (2) Building signs must conform to the following:
 - i. Maximum sign area shall be no more than 4 sq. ft.
 - ii. The sign shall be located between 14 and 18 ft. above the sidewalk to the top of the sign (measured from the top of the sign to the lowest point on the sidewalk directly below the sign).
- c. Directory Signage
 - (1) Each building may have one directory sign immediately adjacent to the front/main and to any rear entry to the building.
 - (2) Directory signs shall be limited to 12 sq. ft. in area, and their design shall integrate with the color and materials of the building.
- d. Monument Signage
 - (1) Individual Business: An individual business located on a separate lot and not legally part of a multi-business development may use one monument sign as either a primary sign or a secondary sign. The sign may not be located closer than 3 ft. from any property line. The overall height of the sign shall not exceed 10 ft.. No more than one monument sign shall be erected for any one business. No sign shall obstruct the view of motor vehicle operators entering or leaving any parking area, service drive, private driveway, street, alley or other thoroughfare. Each lot, less than 39,000 sq. ft. as originally platted, may have one monument sign. The monument sign may be a maximum of 9 sq. ft., not including the sign base, and have no dimension exceeding 5 ft., including the sign base. Sign height, including the sign base, will be measured from original grade. The sign must be located within 25 ft. of the primary vehicular entry and within 10 ft. of the front property line.

- (2) Multi-business Development: Monument signs are permitted for the purpose of identifying the development and the tenant or occupants of any multi-business development. A development shall mean one or more buildings under a common development scheme or common ownership. One monument sign may be erected for the purpose of identifying the development and some or all of the tenants or occupants of the development at each point of vehicle entrance from public right-of-way to such development. A monument sign shall not exceed 10 ft. in height and 100 sq. ft. total for all faces with a maximum of 50 sq. ft. for any one face.
- (3) For retail developments with 4 or more tenants, at least 25 percent of each sign face shall identify the development. For retail development with fewer than 4 tenants, identification of the development is not required, but if the retail development is identified on the sign then at least 25 percent of each sign face shall identify the development. Each panel identifying a tenant shall be at least 14 inches high with letters and/or logo at least 8 inches high. Neither the portion of the sign structure providing support nor the frame shall be counted in determining the square footage of the sign.
- (4) Each sign shall be located at least 3 ft. from any vehicle entrance. No sign shall obstruct the view of motor vehicles operators entering or leaving any parking area, service drive, private driveway, street, alley, or other thoroughfare.
- e. Projecting and Blade Signage
 - (1) Maximum sign area shall be 2 sq. ft. (per side).
 - (2) The sign must be located with the lower edge of the signboard no closer than 8 ft. to the sidewalk and the top of the sign no more 14 ft. above the sidewalk.
 - (3) For multi-story buildings, at the ground floor tenant space signage, the top signboard edge shall be no higher than the sill or bottom of the average second story window height.
 - (4) Distance from building wall to signboard shall be a maximum of 6 inches.
 - (5) Maximum signboard width shall be 2 ft. with no dimension to exceed 3 ft.
 - (6) The second story tenants are prohibited from having projecting blade signage.
- f. Tenant/Occupant Signage
 - (1) Each building may have a total of 1 sign per tenant/occupant identifying the leased/occupied space. This sign must be located on or immediately adjacent to the primary entry to the tenant's/occupant's space. Tenants/occupants may select from the following types: Awning, Projecting/Blade, Neon, Wall and Window.

13.B SIGNAGE continued



Awning Signage Directory Sign Monument Sign Blade or Projecting Signage Wall Signage Window Signage Public Way-Finding Signage Monument Signage

2. SIGNAGE STANDARDS: BMS-SD-DR, BMS-SD-SR, AND BMS-SD-CMU DISTRICTS continued

- ii. Multi-business Development: Monument signs are permitted for the purpose of identifying the development and the tenant or occupants of any multi-business development. A development shall mean one or more buildings under a common development scheme or common ownership. One monument sign may be erected for the purpose of identifying the development and some or all of the tenants or occupants at each point of vehicle entrance from public right-of-way to such development. A monument sign shall not exceed 12 ft. in height and 120 sq. ft. total for all faces with a maximum of 60 sq. ft. for any 1 face, except in the ~~BMS-DR~~ District where the overall height of the sign shall not exceed 20 ft. in height and 200 sq. ft. total for all faces with a maximum of 100 sq. ft. for any one face. For retail developments with 6 or more tenants, at least 25 percent of each sign face shall identify the development. For retail development with fewer than 4 tenants, identification of the development is not required, but if the retail development is identified on the sign then at least 25 percent of each sign face shall identify the development. Each panel identifying a tenant shall be at least 14 inches high with letters and/or logo at least 8 inches high. Neither the portion of the sign structure providing support nor the frame shall be counted in determining the square footage of the sign.
- iii. Each sign shall be located at least 3 ft. from any vehicle entrance. No sign shall obstruct the view of motor vehicles operators entering or leaving any parking area, service drive, private driveway, street, alley, or other thoroughfare.
- f. Projecting and Blade Signage
 - (1) Maximum sign area shall be 4 sq. ft. (per side).
 - (2) The sign must be located with the lower edge of the signboard no closer than 8 ft. to the sidewalk and the top of the sign no more 14 ft. above the sidewalk.
 - (3) For multi-story buildings, at the ground floor tenant space signage, the top signboard edge shall be no higher than the sill or bottom of the average second story window height.
 - (4) Distance from building wall to signboard shall be a maximum of 6 inches.
 - (5) Maximum signboard width shall be 3 ft. with no dimension to exceed 3 ft.
 - (6) Occupants/tenants above the street level are prohibited from having projecting blade signage.

- g. Tenant/Occupant Signage
 - (1) Each building may have a total of 2 signs per tenant/occupant identifying the leased/occupied space. These signs must be located on or immediately adjacent to the primary entry to the tenant's/occupant's space. Tenants/occupants may select from the following sign types: Awning, Projecting/Blade or Wall.
 - (2) Tenants/occupants may also have one street level storefront (window, glass door or A-board) sign.
- h. Wall Signage
 - (1) Unless regulated elsewhere in the LUDR, maximum sign area shall be a maximum of 20 sq. ft..
 - (2) The sign shall be located on the tenant's portion of the building. Maximum sign height for multiple story buildings shall be 14 ft. above the sidewalk to the top of the sign. The maximum sign height for single story buildings is 18 ft. above the sidewalks to the top of the sign. The measurement is from the top of the sign to the lowest point on the sidewalk directly below the sign.
 - (3) Applied lettering may be substituted for wall signs. Lettering must fit within the size criteria above.
 - (4) Wall signs that are designed as a mural or other artistic application may be larger in size. Only the portion of the painted wall mural which contains a logo, trademark or other commercial message shall be governed by the requirements in Section 13.B.2.g. Wall preparation, anti-graffiti coating and ultraviolet coating, for walls with southern exposure, shall be required.
- i. Window Signage
 - (1) Maximum sign area shall be 4 sq. ft.
- j. Portals, Gateways, and Entries Signage
 - (1) Neighborhood identification or entry way signage signs must meet the standards of Monument Signage, Section 13.B.3.d.(1), unless intended to be constructed as public art or include other significant architectural features, or,
 - (2) Entryway sign into the community or neighborhood which arch over the public-right-of-way. Must meet the following standards:
 - i. Any sign over a city street must be a minimum of 16 ft. from the street surface.
 - ii. Signs and sign-supporting structures shall be listed by a recognized testing laboratory and constructed in compliance with the requirements of the International Building Code as adopted by the City.
 - iii. Signs must possess unique architectural features such as materials, artwork or lettering, and may be constructed as part of a major entryway into the community.

- iv. Sign base may be surrounding by landscape materials.
- v. Applicable standards and licensing requirements in RMC 5.14 apply.

3. SIGNAGE STANDARDS: BMS-VMU DISTRICT

- a. Awning Signage
 - (1) Maximum sign area shall be 3 sq. ft. on the main awning face or 1.5 sq. ft. of the awning valance.
- b. Building Signage Allowance
 - (1) Each building may have a maximum of two signs to identify the name of the building. These signs must be integrated within the architectural element to which they reside, to convey permanence and create historic precedence. Typically these signs are secondary or tertiary building elements as seen on historic commercial/industrial buildings.
 - (2) Building signs must conform to the following:
 - i. Maximum sign area shall be no more than 4 sq. ft.
 - ii. The sign shall be located between 14 and 18 ft. above the sidewalk to the top of the sign (measured from the top of the sign to the lowest point on the sidewalk directly below the sign).
- c. Directory Signage
 - (1) Each building may have one directory sign immediately adjacent to the front/main and to any rear entry to the building.
 - (2) Directory signs shall be limited to 12 sq. ft. in area, and their design shall integrate with the color and materials of the building.
- d. Monument Signage
 - (1) Individual Business: An individual business located on a separate lot and not legally part of a multi-business development may use one monument sign as either a primary sign or a secondary sign. The sign may not be located closer than 3 ft. from any property line. The overall height of the sign shall not exceed 10 ft.. No more than one monument sign shall be erected for any one business. No sign shall obstruct the view of motor vehicle operators entering or leaving any parking area, service drive, private driveway, street, alley or other thoroughfare. Each lot, less than 39,000 sq. ft. as originally platted, may have one monument sign. The monument sign may be a maximum of 9 sq. ft., not including the sign base, and have no dimension exceeding 5 ft., including the sign base. Sign height, including the sign base, will be measured from original grade. The sign must be located within 25 ft. of the primary vehicular entry and within 10 ft. of the front property line.

- (2) Multi-business Development: Monument signs are permitted for the purpose of identifying the development and the tenant or occupants of any multi-business development. A development shall mean one or more buildings under a common development scheme or common ownership. One monument sign may be erected for the purpose of identifying the development and some or all of the tenants or occupants at each point of vehicle entrance from public right-of-way to such development. A monument sign shall not exceed 10 ft. in height and 100 sq. ft. total for all faces with a maximum of 50 sq. ft. for any one face.
- (3) For retail developments with 4 or more tenants, at least 25 percent of each sign face shall identify the development. For retail development with fewer than 4 tenants, identification of the development is not required, but if the retail development is identified on the sign then at least 25 percent of each sign face shall identify the development. Each panel identifying a tenant shall be at least 14 inches high with letters and/or logo at least 8 inches high. Neither the portion of the sign structure providing support nor the frame shall be counted in determining the square footage of the sign.
- (4) Each sign shall be located at least 3 ft. from any vehicle entrance. No sign shall obstruct the view of motor vehicles operators entering or leaving any parking area, service drive, private driveway, street, alley, or other thoroughfare.
- e. Projecting and Blade Signage
 - (1) Maximum sign area shall be 2 sq. ft. (per side).
 - (2) The sign must be located with the lower edge of the signboard no closer than 8 ft. to the sidewalk and the top of the sign no more 14 ft. above the sidewalk.
 - (3) For multi-story buildings, at the ground floor tenant space signage, the top signboard edge shall be no higher than the sill or bottom of the average second story window height.
 - (4) Distance from building wall to signboard shall be a maximum of 6 inches.
 - (5) Maximum signboard width shall be 2 ft. with no dimension to exceed 3 ft.
 - (6) The second story tenants are prohibited from having projecting blade signage.
- f. Tenant/Occupant Signage
 - (1) Each building may have a total of 1 sign per tenant/occupant identifying the leased/occupied space. This sign must be located on or immediately adjacent to the primary entry to the tenant's/occupant's space. Tenants/occupants may select from the following types: Awning, Projecting/Blade, Neon, Wall and Window.

3. SIGNAGE STANDARDS: BMS-VMU DISTRICT continued

- g. Wall Signage
- (1) Unless regulated elsewhere in the LUDR, maximum sign area shall be 1% of the tenant's portion of the ground floor area or 10 sq. ft., whichever is less.
 - (2) Wall sign shall be located on the tenant's portion of the building. Maximum sign height shall be 14 ft. above the sidewalk to the top of the sign (measured from the top of the sign to the lowest point on the sidewalk directly below the sign).
 - (3) Applied lettering may be substituted for wall signs. Lettering must fit within the size criteria above.
 - (4) Wall signs that are designed as a mural or other artistic application may be larger in size. Only the portion of the painted wall mural which contains a logo, trademark or other commercial message shall be governed by the requirements in Section 13. B.2.g. Wall preparation, anti-graffiti coating and ultraviolet coating, for walls with southern exposure, shall be required.
 - (5) Wall sign shall be located on the tenant's portion of the building. Maximum sign height shall be 18 ft. above the sidewalk to the top of the sign (measured from the top of the sign to the lowest point on the sidewalk directly below the sign).
 - (6) Applied lettering may be substituted for wall signs. Lettering must fit within the size criteria above.
- h. Window Signage
- (1) Maximum sign area shall be 4 sq. ft.

4. SIGNAGE STANDARDS: COMMUNITY FACILITIES/PLACE OF WORSHIP

- a. Each noncommercial use, such as places of worship, schools, city parks, fire stations, police stations, municipal buildings, public libraries, community centers, and other similar noncommercial uses, may have no more than one monument or one wall sign for each street frontage. A monument sign shall not exceed 24 sq. ft. in area per face, shall be setback a minimum of 2 ft. from the property line, and shall not exceed 5 ft. in height. A wall sign shall not exceed 32 sq. ft. in area and shall not exceed 15 ft. in height. All community facilities/ place of worship signs shall be designed in keeping with the character of the neighborhood and shall be constructed of durable materials.
- b. Public way-finding and site feature identification signs are permitted in Civic Districts and do not count as part of the noncommercial square footage.

5. SIGNAGE STANDARDS: BMS-NC, NG AND NE DISTRICTS

- a. Live/work signage.
- A sign up to 3 sq. ft. containing the name of the proprietor, business and/or a graphic image representing the business shall be allowed. The sign shall be attached to the dwelling, be compatible with the architectural character of the neighborhood and shall not be illuminated or backlit. Only one sign shall be allowed.
- b. Bed and Breakfast and home occupation signage.
- (1) A bed and breakfast operation as a home occupation, and all other home occupations, shall be allowed a sign up to 2 sq. ft., containing only the name of the proprietor or the name of the residence. The sign shall be attached to the dwelling, be compatible with the architectural character of the neighborhood and shall not be illuminated or backlit. Only one sign shall be allowed.
- c. Day care and adult family home signage.
- (1) Licensed family day care and adult family home centers shall be allowed a sign up to 2 sq. ft., containing only the name of the proprietor or the name of the residence. The sign shall be attached to the dwelling and shall not exceed 2 sq. ft. in area. The sign shall be compatible with the architectural character of the neighborhood and shall not be illuminated or backlit. Only one sign shall be allowed.
 - (2) Licensed day care centers on lots one acre and larger may have one monument sign that meets the standards in 13.B.3.d.1.
- d. Senior housing, nursing homes and assisted living facilities signage. Signage shall conform to the sign standards for the VMU District, 13.B.3.

6. SIGNAGE STANDARDS: VEHICULAR SERVICE STATION

- a. Vehicular service stations selling motor fuel to the public, including those with convenience stores, accessory restaurants or other retail, self-service car washes, and facilities having service bays for vehicle service and repair, may have primary signs as shown on Vehicular Service Station Signage Chart, this page:
- b. Motor Fuel Sales as Secondary Use: Any business selling motor fuel to the public as a secondary use may have:
- (1) One permanently mounted fuel price sign. Such sign shall not exceed 10 ft. in height and 15 sq. ft. in area for each face with a maximum of 2 faces. Such sign may be incorporated with the monument sign allowed the primary use; however, in no instance may the fuel price sign itself exceed 10 ft. in height and 15 sq. ft. in area for each face with a maximum of 2 faces.
 - (2) One canopy logo sign per street frontage providing direct vehicular entrance to the fuel station.
- c. Movable fuel price signs are not allowed.
- d. Applicability: Signage required by state and/or federal laws and/or regulations concerning pump inspections, safety warnings, or other mandated materials are exempt from the provisions of this section.

7. VEHICULAR SERVICE STATION SIGNAGE CHART

Class	Sign Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location	Lighting ¹
Station Identification and Pricing ²	Integrated with Monument sign subject to standards in 13.B.	One per street frontage ³	50 sq. ft. per face, two faces maximum.	10 ft..	At least 2 ft. from any property line.	Allowed.
Station Identification and Pricing - Option if located along Dallas Road	Freestanding	One, in addition to one monument sign which does not have pricing information.	40 sq. ft. per face, two faces maximum	20 ft.	At least 2 ft. from any property line.	Allowed and may be internally illuminated.
Canopy Logo	Wall	One per street frontage, not to exceed a total of two.	12 sq. ft.	2 ft..	Shall be on the face of the canopy covering the pump island(s).	Allowed.
Car Wash	Wall or painted wall	One	15 sq. ft.	2 ft..	Shall be on the car wash structure.	Not allowed.
Accessory Retail or Restaurant	Wall	One	20 sq. ft. or 10% of the facade area, whichever is more.	3 ft..	Shall be above the primary entrance, or on the facade of the tenant space.	Allowed.
Convenience Store	Wall	One	20 sq. ft. or 10% of the facade area, whichever is more.	See other standards for Wall Signs; 13.B.2 and 13.B.3.		

Footnotes:

1. See sign illumination provisions in Section 12.C.3.

2. The sign(s) may include the identification of the service station and fuel prices. No other price signs are allowed.

3. Only one pricing sign integrated with the monument sign allowed.

8. SIGNAGE STANDARDS: SCHOOL SITES

a. Each school campus may have no more than one monument sign or free-standing sign, and one wall sign for each street frontage. A monument sign shall not exceed 24 sq. ft. in area per face, shall be set back a minimum of 2 ft. from the property line, and shall not exceed 10 ft. in height. A wall sign shall not exceed 32 sq. ft. in area and shall not exceed 15 ft. in height. A free-standing sign shall not exceed 32 sq. ft in area per face, shall be set back a minimum of 4 ft. from the property line, and shall not exceed 16 feet in height. All school signs shall be designed in keeping with the character of the neighborhood and shall be constructed of durable materials. If the sign contains an electric reader board or is otherwise illuminated, all lighting shall be turned off between the hours of 10:00 p.m. and 7:00 a.m.

13.C SITE FURNISHINGS AND HARDSCAPE

1. INTRODUCTION

- a. Site furnishings are the man-made articles that are found in a District to service the needs of the public. The appearance and identity of Badger Mountain South will benefit from the unifying of site furnishings throughout the community, although consideration may be given to the selection of unique site furnishings to create distinct identities for each of the five residential neighborhoods. Careful attention to detail and quality will help people feel more comfortable and at home in all areas, whether it be in one of the commercial districts or within the shared Civic spaces. Whether it is a picnic table or a trash can, each functional component adds to the experience of Badger Mountain South.

2. GENERAL DESIGN STANDARDS AND PRINCIPLES (BMS-SD-SR, CMU, DR, AND BMS-CIVIC DISTRICTS)

- a. Five overriding principles guide the implementation of Badger Mountain South Site Furnishing and Hardscape Standards:
 - (1) Fitness with Site and Context - Site furnishings and hardscapes should fit harmoniously with the structures and outdoor spaces in each commercial development and strengthen the sense of place for employees, users and visitors. Fitness implies sensitivity to scale, materials, pattern, texture and form to achieve a balance between variety and unity.
 - (2) Functionality - Site furnishings and hardscapes must effectively meet the pragmatic needs of their users. They need to be designed for serviceability over time. In addition, site furnishings should be designed for flexibility and adaptability since user needs may vary and evolve over time.
 - (3) Economy - It is important that site furnishings are constructed and maintained over their life cycle in a cost effective manner.
 - (4) Quality - Strong design control is required to achieve a high quality environment and implement the intent of the Badger Mountain South Master Plan.
 - (5) Sustainability - The spirit of sustainability is embedded in the effective implementation of the proposed standards. Encouraging eco-friendly materials and technologies and reducing the consumption of energy and non-renewable resources will provide benefits for the natural environment and the quality of the Badger Mountain South built environment.

3. HARDSCAPE STANDARDS

- a. Concrete Finishes for all hardscape surfaces may include:
 - (1) Broom Finish - Medium broom finish, or matched to existing concrete in the area.
 - (2) Exposed Aggregate - If exposed aggregate is used, the aggregate surface shall provide a slip resistance, but not uneven that could cause a trip hazard. Small size aggregate, such as pea gravel – ½ inch or less - may be used.
 - (3) Colored concrete - Color concrete shall be integral to the concrete;
 - (4) Patterned Concrete - Raised pattern shall not be a trip hazard or maintenance issue.
- b. Pavers, if used, must comply with the following:
 - (1) All pavers shall be installed on an engineered sub-base such as concrete or cement stabilized sand in areas with occasional vehicular traffic.
 - (2) Clay pavers should be able to withstand vehicular traffic/ emergency vehicle traffic.
 - (3) Pavers manufactured from material such as limestone, granite, etc., may be used if the surface is can be textured to provide a slip resistant finish.



Bench

4. BENCH STANDARDS

- a. Benches shall be of commercial grade construction. Bench frames shall be ductile iron, concrete or steel.
- b. Seat and backs shall be low maintenance materials such as concrete, powder coated metal or recycled material designed for this purpose. Wood should be hardwood such as Ipe, Maple, and Mahogany. Seat and backs constructed out of recycled plastic materials should have a reinforcing spine and fasteners.
- c. Benches may be constructed as a piece of public art in which case materials appropriate to the artwork may be used.
- d. Placement of benches should not obstruct pedestrian or emergency vehicular traffic. Benches in turf or planter areas shall be placed on a reinforced concrete or paver area with a minimum clearance of 6 inches between edge of bench and edge of concrete.
- e. At accessible locations, access for wheelchairs should be provided along the front and side of bench per ADA standards.
- f. Benches should be anchored to pavement or use in ground installation. Solid concrete benches should not need to be anchored.
- g. Benches shall be maintained to be free of chipped, faded, peeling paint/ coating. Concrete benches shall be free of chips and cracks. Any chips, cracks, peeling coatings shall be repaired as per manufacturer's recommendations.
- h. Benches for specific areas: Each Neighborhood in Badger Mountain South may have a unique style of bench specific to that area. New benches shall match the existing style of the area once established.



Trash Receptacle

5. TABLE STANDARDS

- a. Tables for any outdoor areas shall meet the ADA Standards.
- b. Tables in Civic Districts:
 - (1) Tables shall be commercial grade material for low maintenance, ease of clean up, vandal resistance, and weather resistance.
 - (2) Placement of tables shall not obstruct pedestrian and emergency vehicles. Provide adequate space around table for seating and passage
 - (3) Tables shall be permanently anchored by either in-ground or surface mount system.
 - (4) Tables shall be placed on hardscape such as concrete, pavers, etc., wide enough for the table and circulation around the table and accessible by connection to sidewalks or other paving / circulation areas.
- c. Tables in Commercial Districts:
 - (1) Tables with chairs, fixed or movable, can be used for outdoor eating establishments. Tables and chairs shall be commercial grade material that can be maintained and cleaned efficiently.

6. TRASH RECEPTACLES

- a. Trash receptacles and recycling bins will be provided in every commercial and Civic District development.
- b. Trash receptacles should be placed with the trash container closest to the area highest in traffic.
- c. Locations in Civic Districts will be determined to facilitate servicing.
- d. Trash receptacles should be compatible with building or other site furnishings.
- e. Trash receptacles should be fire-proof, and should not allow water run into them or have drainage openings at their base.

7. TREE GRATES

- a. Shall be provided at base of street trees along arterial collector streets, except where frontage also includes a Trail Type, in BMS-SD, CMU, DR, and BMS-VMU Districts and shall be made from commercial grade metals. Tree grates may also be used in the BMS-NC District at street frontages along ground floor commercial uses.



Public Art

- b. Size - 5 ft. x 5 ft. minimum dimension
- c. Tree grate design shall reflect the neighborhood character in which it resides.

8. MISCELLANEOUS GUIDELINES

- a. Dog waste disposal bag dispensers shall be standardized and located at the major entrances as located by the City to each greenbelt, greenway and in areas designated as Dog Parks.
- b. Bike racks shall be constructed of durable materials.
- c. Bollards:
 - (1) Bollards are installed to provide controlled entrance to pedestrian only areas and to provide protection to equipment and buildings when in proximity to vehicular traffic.
 - (2) Bollards may be fixed or removable as required by the City of Richland Public Safety officials.
- d. Maintenance: Provide a readily available water supply for cleaning and maintenance of paved surfaces, site furnishings, trash receptacles, and other non-planted areas.

9. LIGHTING STANDARDS

- a. See Section 12.C.3 for Exterior Lighting

10. PUBLIC ART

- a. Public art located within Badger Mountain South is intended to give the community distinguishing character and display creativity, making it a unique place to live.
- b. Diversity in art style, scale, type, and creativity is highly encouraged.
- c. Location - public art in civic open space is allowed and encouraged (i.e. parks, trails, plazas, greenways, civic facilities, etc...)
- d. Artistic or creative improvements to all site features are encouraged.
- e. Art may provide function as well as aesthetics to the site or building to which it resides.
- f. Public art may be featured in roundabouts with other appropriate landscape materials.



Parking Lot

- 1. MATERIALS
 - a. A parking and circulation area must be hard-surfaced and conform to any applicable City of Richland Development Standards. For purposes of this section, the term hard-surfaced may also include pavers, stones, bricks or other similar materials placed to support vehicle circulation, but that may also allow rain and other water to penetrate the surface (i.e., “grasscrete”).
- 2. ENTRANCES AND EXITS
 - a. The Director of Public Works shall fix the location, width, and manner of approach of vehicular ingress and egress from a parking area. The Director of Public Works may require the property owner to alter ingress or egress as necessary to control traffic in the interest of public safety and general welfare.
- 3. COMBINED DRIVEWAY
 - a. The owners of adjoining properties shall provide combined driveways wherever practical. In conjunction with approval of a development, the City may require a property owner to provide an access and circulation easement to an abutting owner where joint access is reasonable to serve future development.
- 4. INTERNAL WALKWAYS
 - a. The property owner shall install internal walkways in each new development in the BMS-SD-SR, CMU, and DR Districts. In addition, schools in all land use districts shall install internal walkways in each new facility.
 - b. The property owner shall provide internal walkways around the building to the extent necessary to assure safe access to the building from parking areas, adjacent properties, and public sidewalks or street rights-of-way and to assure consistency with the requirements of the LUDR.
 - c. Internal walkways must be a minimum of 5 ft. wide, exclusive of parked car overhangs. Where necessary to ensure 5 ft. of unobstructed walkway, wheel stops are required.



Internal Walkways

- 5. SHARED USE OF PARKING
 - a. General. The administrative official may approve shared use of parking facilities located on separate properties if:
 - (1) A convenient pedestrian connection between the properties exists; and
 - (2) The availability of parking for all affected properties is indicated by directional signs.
 - (3) Where the uses to be served by shared parking do not overlap their hours of operation, the property owner or owners shall provide parking stalls equal to the greater of the applicable individual parking requirements.
 - (4) Where the uses to be served by shared parking have overlapping hours of operation, the property owner or owners shall provide parking stalls equal to the total of the individual parking requirements. If the following criteria are met, that total is reduced by 10 percent:
 - i. The parking areas share a property line;
 - ii. A vehicular connection between the lots exists;
 - iii. A convenient, visible pedestrian connection between the lots exists;
 - iv. The availability of parking for all affected properties is indicated by directional signs.
 - b. Non-residential projects also review parking Sustainability Standards found in Section 12.D.
 - c. See Section 11.C.7 for Parking Lot Landscape requirements.

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GLOSSARY

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The Glossary provides definitions of terms and phrases used in the LUDR that are technical or specialized, or that may not reflect common usage. If any definitions in this Section conflict with definitions in the City of Richland Municipal Code, these definitions shall govern for the purposes of the LUDR.

GLOSSARY

ANSI / ASHRAE / IESNA. American National Standards Institute / American Society of Heating, Refrigerating, and Air-conditioning Engineers / Illuminating Engineering Society of North America. (3) National building, sustainable, and lighting standards used by designers and builders to create a quality safe built environment.

Accessory Office. An office that serves the principal use of a building or structure.

Accessory Unit / Structures. Any use and/or structure that is customarily part of and clearly incidental and secondary to the principal residence and does not change the character of the residential use. May contain a separate residential unit either contained wholly within a principal single-family residential structure, or attached to or above a garage (maximum floor area of 600 square feet). An accessory dwelling unit is not included in Maximum Density Limitations. An Accessory unit/building may also be used for Home Occupation uses as identified elsewhere in the LUDR and that meet the requirements of RMC 23.42.09. An accessory unit or structure with a maximum floor area of 600 sq. ft. is allowed for a winery use.

Accessory Storage Structures. A supplemental building designed for the storage of boats / RVs or to be used as a personal worksop; in all cases not for the commercial repair or maintenance of vehicles of any type. It may also include an Accessory Unit that meets the standards and definition for Accessory Units (LUDR 8.P). Only permitted in the BMS-NE District on lots .25 acre or larger and having a principal structure.

Adult Family Homes. A regular family abode in which a person or persons provides personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services.

Alcoholic Beverages Sales. The retail sale of beer, wine and /or spirits in sealed containers for off-site consumption, either as part of another retail use, or as a primary business activity.

Alley. A private way permanently reserved as a secondary means of access to abutting property.

Arterial Collector Street. Streets that serve to interconnect and support the principal arterial highway system. They link major commercial, residential, industrial and institutional areas. Arterial streets are typically spaced about one mile apart. Access control is the key feature of an arterial route.

Assisted Living / Nursing Home. State-licensed, multi-family, residential structure which provides supervision or assistance for persons with special needs including help with tasks such as bathing, dressing, and medication management; may also supply specialized nursing services.

ATM. An automated teller machine (computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel), located outdoors at a bank, or in another location. Does not include drive-up ATM's.

Axonometric Diagram. Illustration of the spatial form of a building or structure.

Badger Mountain South. Also referred to as BMS, is a master planned community within the boundaries as described in the Master Agreement and subject to the terms and conditions found within the Master Agreement.

Bank, Financial Services. Financial institutions including: banks

Appurtenant Structures. Structures such as garden sheds, covered patios, attached and detached pergolas used accessory to residential uses.

and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, other investment companies, securities/commodity contract brokers and dealers, security and commodity exchanges, vehicle finance (equity) leasing agencies. Does not include check-cashing stores. (See also, "ATM")
Bar, Tavern. A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a micro-brewery ("brew pub"), and other beverage tasting facilities.

Bed & Breakfast Inn (B&B). A one-family detached dwelling unit occupied by a resident owner/manager within which up to four rental bedrooms are made available for overnight accommodation; requires a City of Richland Special use permit.

~~Block Park. See Block Open Space.~~

~~**Block Open Space.** A type of shared community space that provides small-scale gathering and play space for residents in the nearby vicinity. Block Open Spaces to range in size from 5,000 square feet to less than 1 acre and are required to be distributed throughout each of the neighborhoods; also called Block Parks.~~

Building Type. A structure defined by the combination of configuration, form, and function.

Build-to-Line (BTL). A setback dimension, along which a building facade or percentage of building facade, must be placed.

Child Care Center. A premise licensed by the state of Washington and receiving more than twelve (12) children for care during all or part of a day or night; must meet RMC 23.42.080 requirements.

Child Care (Family Home). A residential premise, state-licensed for Family Home Child Care, to provide direct care, supervision and early learning opportunities for twelve or fewer children, in the home of the licensee where the licensee resides and is the primary provider; must meet RMC 23.42.080 requirements; may alternatively be licensed for adult daycare for periods less than 24 hours.

Civic Uses. A category that includes public uses and other private uses which focus on improving the quality of day-to-day community life by providing a location for assembly, discourse, worship, education, sustainability features, recreation, farmers' markets and community-oriented entertainment venues.

Civic / Community / Institutional Facilities. A Building Type that includes schools, public safety buildings, libraries, recreation and other public or private buildings of similar nature.

Clear Vision Triangle. A triangle with 2-sides of the triangle formed by the two intersecting ROW lines, extending 20 feet back from their point of intersection with the third side formed by drawing a line connecting the two points located 20 from the point of intersection.

Collector Street. Streets that provide both access and circulation within and between residential and commercial/industrial areas. Collectors differ from arterials in that they provide more of a citywide circulation function and do not require as extensive control of access (compared to arterials) and penetrate into residential neighborhoods.
Commercial. A term defining workplace, office and retail use

collectively.

Common Courtyard. A entry court, forecourt or courtyard shared by multiple residential units or commercial spaces.
Community Storage Facility. An area within the South Orchard Neighborhood that is intended to serve the entire BMS community for storage of vehicles, boats and recreational vehicles; may also include inside storage and an accessory caretaker unit.

Consistency Determination. A document, also known as the Badger Mountain South Master Agreement Consistency Recommendation (BMS-MACR), provided by the MPA to the City and to the applicant upon receipt and review of any development or building application in Badger Mountain South. The Consistency Determination may be either a Level 1 or Level 2 BMS-MACR. Level 1 BMS-MACR is issued for all applications except for final plat approval and issuance of Certificate of Occupancy. A Level 2 BMS-MACR is required prior to final plat approval or issuance of Certificate of Occupancy. The BMS-MACR ensures that the development and building submittals meet the Master Agreement and LUDR requirements.

Corner Element. A prominent architectural element, such as a tower, corner bay window (chamfered or round) or significant façade articulation, designed to accent the corner of a building and typically used to terminate a view or mark an important entrance.

Cottage Court. A Building Type consisting of free-standing Single-Family residences arranged around a common, shared courtyard. A shared common building may also be provided.

Courtyard Housing. A Building Type consisting of Multi-family residential units arranged around a central Court.

Day Care Center: Child or Adult. A state-licensed facility that provides non-medical care and supervision for adult clients or minor children for periods of less than 24 hours for any client. These facilities include the following, all of which are required to be licensed by the Washington State Department of Social Services.

Development. All divisions of land for whatever purpose, site plan, binding site plan and any other uses or activities as defined in RMC 23.06.270.

Director. The Community Development Director of the City of Richland, or his or her duly appointed representative.

District. The distinct areas within BMS to which specific land use and development regulations apply in order to achieve the intent and purpose of the LUDR and the Master Agreement.

Drive-through Window Service. A facility which by design allows the transfer or goods or services to those while still in a vehicle.

Duplex. A Building Type consisting of a single structure containing two dwelling units, neither of which is an accessory dwelling unit; also known as a Paired House.

Eating and Drinking Establishments. A retail business selling ready-to-eat food and or beverages for on or off premise consumption; may include sales of alcoholic beverages and provide entertainment. May include beer or other alcohol brewing and beverage tasting facilities.

Edge Type. The pedestrian and landscape elements within the

right-of-way. Includes the area between the property line and the curb line on either side of the street (drive lanes and parking).

Estate Lots. Lots ranging in size from ¼ to 1+ acre, located in the Neighborhood Edge District.
Façade. The vertical surface of a building, generally set facing a street ("front façade").

Farmer's Market. The temporary use of a site for indoor and/or outdoor sales of food and farm produce items, in compliance with the Washington State Farmer's Market Manual, and Washington State Department of Health Food Handler's requirements.

Floor Finish Level. (See Ground Floor Finish Level).

Frontage. A strip or extent of land abutting on a street or other public right-of-way.

Frontage Types. The building architectural element that resides between the public right-of-way and the private property affiliated with the building. Frontage Types combined with the public realm create the apparent streetscape. Frontage Types are listed in Section 9: Frontage Types.

Gallery. A roofed promenade extending along the façade of a building and supported by columns on the outer side.

Gambling Premises. An establishment, as permitted by state law, which includes, but is not limited to, any building, room, enclosure, vehicle or other place used or intended to be used for gambling activity and/or containing a gambling device for such purposes.

General Retail. Stores and shops intended to serve the City as destination retail, rather than convenience shopping. Examples of these stores and lines of merchandise include:

Art galleries; retail; art supplies, including framing services; books, magazines, and newspapers; camera and photographic supplies; clothing, shoes, and accessories; collectibles (cards, coins, comics stamps, etc.); drug stores and pharmacies; dry goods; fabric and sewing supplies; furniture and appliance stores; hobby materials; home and office electronics; jewelry; luggage and leather goods; musical instruments; parts; accessories; small wares; specialty grocery store; specialty shops; sporting goods and equipment; stationery; toys and games; variety stores; videos, DVD's, records, and CD's, including rental stores with no outside storage.

General Office. An office use that typically occupies an area of greater than 5,000 square feet and more than twenty (20) employees at a given location. Typical examples include: professional offices for architects, engineers, doctors, dentists, chiropractors, lawyers, accountants, veterinarians or similar professions.

General Retail. A retail use involving the sale of goods or merchandise to residents living in the community, many of whom will access the store by vehicle. A use in this category typically occupies an area between 5,000 and 30,000 square feet. Typical examples include: banks, bookstores larger than 5,000 sq. ft.; pharmacy; sporting goods stores, grocery store, and other stores selling similar goods.

General Services. A Service Use offering daily conveniences to residents living in the community. A use in this category typically occupies an area between 5,000 and 30,000 square feet. Typical

examples include: business support services, coin-operated laundry, salons, spas, and health clubs, medical services/doctors’ offices, movie theaters, video arcades, bowling, meeting facility; funeral home (except within the Mixed-Use Districts).

Greenbelt. A linear green open space adjacent to a street that consists of trails, trees, perennials, ornamental grasses, shrubs, and/or groundcover. Often includes a part of the community trail network.

Green Building Certification. Certification by a nationally recognized sustainable program (i.e. LEED , or Built-Green, Energy Star, etc.) demonstrating compliance with specific program requirements.

Ground Floor Ceiling Height. Height from finished floor to finished ceiling of primary rooms on the ground floor not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Ground Floor Finish Level. Height difference between adjacent public walk and the ground floor. In the case of a loading dock frontage that serves as the public Right-of-Way, the Floor Finish Level is the height of the walk above the adjacent street.

Height. A limit to the vertical extent of a building that is measured in number of stories. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads, and similar structures, which may be of any height approved by the Director.

Home Occupation. An occupation or business activity conducted within a dwelling unit by a member or members of the family who occupy the dwelling, where the occupation or business activity is clearly incidental and secondary to the use of the dwelling for living purposes and the residential character of the dwelling is maintained; requires City of Richland application processed at time of business license application.

Hospitality/Lodging. A facility, typically a hotel or motel, with guest rooms, with or without kitchen facilities, rented to the general public for transient overnight stay. May also include ancillary uses related to the principal use including spas and other personal services, eating facilities, swimming pools, retail and similar. Also permitted in the NE District when operated and licensed as a Bed and Breakfast facility.

Landmark Structure. A monument, building or edifice that is easily recognizable due to unique physical features or site prominence and that adds to the identifying characteristics of an area.

Landscape Coverage. The extent to which the planted landscape area is covered with plant material.

Landscape Planter. Planted area of landscape materials lying between hard surfaces such as between the street and a trail or sidewalk, or within a plaza hardscape.

Lighting Plan. The Lighting Plan is a required element of submittal for all buildings, except low rise residential (under four stories), proposing four or more exterior fixtures. The Plan must include the following information:

1. Type and number of luminaire equipment (fixtures), including the “cut off characteristics”, indicating manufacturer and model number(s).
2. Lamp source type (bulb type, i.e. high pressure sodium), lumen output, and wattage.
3. Mounting height with distance noted to the nearest property line for each luminaire.

4. Types of timing devices used to control the hours set for illumination, as well as the proposed hours when each fixture will be operated.
5. Total Lumens for each fixture, and total square footage of areas to be illuminated. For projects that are in commercial zones, the lumens per net acre to be lit, need no exceed 25,000 lumens.
6. A Calculation Summary indicating food-candle levels on the lighting plan, noting the maximum, average and minimum, as well as the uniformity ratio of maximum to minimum, and average to minimum levels.
7. Lighting manufacturer-supplied specifications (“cut sheet”) that include photographs of the fixtures, indicating the certified “cut off characteristics” of the fixture.
8. Foot-candle distribution, plotting the light levels in foot-candles on the ground, at the designated mounting heights for the proposed fixtures. Maximum illuminance levels should be expressed in foot-candle measurements on a grid of the site showing foot-candle readings in every five or ten-foot square. The grid shall include light contributions from all sources (i.e. pole mounted, wall mounted, sign, and street lights.) Show foot-candle renderings five feet beyond the property lines.

Liner Building. A structure that conceals a larger building such as a parking garage, or surface parking lot that is designed for ground floor occupancy by commercial or office uses, with upper floors also configured for those uses, or for residential use.

Large-Scale Retail. A retail use involving the large scale sale of goods to residents living within the region. These uses are almost exclusively accessed by automobile and therefore additional consideration should be given to parking and traffic issues when developing this use. The goods or merchandise sold may be of the same type or a variety of types and typically occupy an area greater than 30,000 square feet.

Live/Work Unit. An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

Complete kitchen space and sanitary facilities in compliance with the Building Code; and

At least one resident in each live/work unit shall maintain a valid business license, if required, for a business on the premises.

Uses prohibited in Live/work Units: The following uses and activities are prohibited within a Live-Work Unit:
(1) amusement and recreation uses;
(2) adult entertainment uses;
(3) pet stores, kennels, animal hospitals;
(4) gun and firearms sales;
(5) automotive service stations, and motor vehicle repair garages; and
(6) liquor sales.

Local Parks. A community space between one (1) to five (5) acres in size that is developed to serve a neighborhood for both structured and passive play areas and activities.

Local Streets. Streets that have the sole function of providing access to immediately adjacent land.

Lodging – Hotel. A facility (typically a hotel or motel) with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging. Hotels typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor

athletic facilities, accessory retail uses, etc.

Lot. A measured parcel of land having fixed boundaries and designated on a plot of survey. A lot may be divided by a street or Alley.

LUDR. The Badger Mountain South Land Use and Development Regulations included as Exhibit C in the Master Agreement.

Marquee Sign. A projecting sign structure over the entrance of a building and typically used for movie theaters or similar venues; may have two-faces and may also include lighting but not movable or flashing lights.

Master Agreement. The document entitled “Agreement Between the City of Richland and NorAm Investment LLC, regarding the Development of the Walkable and Sustainable Community known as Badger Mountain South” and approved by the City of Richland City Council on December 7, 2010, and adopted by City of Richland Resolution No. 77-10.

Master Plan Administrator (MPA). A professional appointed by NorAm Investment LLC, or its successor, as outlined in the Master Agreement, to review all applications for plats, subdivisions, site plans, and development permits in Badger Mountain South as part of the application submittal to the City of Richland. The MPA is responsible for ensuring the intent of the LUDR is met in all applications and will provide to the City and to the applicant a Consistency Recommendation (BMS-MACR) to be included in the materials reviewed by the City of Richland Development Services Department. The roles and responsibilities of the MPA are considered synonymous with the Master Agreement Administrator, MAA, as found in the Master Agreement.

Mansion Apartments. A Building Type that combines 3 to 6 residences with one structure designed to resemble a large Single-Family house in a typical residential neighborhood setting.

Mixed-Use Building. More than one type of use in a building or set of buildings. This may be a combination of residential, commercial, industrial, office, institutional, or other land uses.

Mixed-Use Development. A mixed-use development is a real estate project with planned integration of some combination of retail, office, residential, hotel, recreation or other functions. It is pedestrian-oriented and contains elements of a live-work-play environment. It maximizes space usage, has amenities and architectural expression and tends to mitigate traffic and sprawl.

Multi-family residential structure. A structure containing two or more dwelling units in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit(s) or have individual entrances from the outside.. Multi-family Building Types include: Paired Housing (Duplex); Live/Work; Stacked Units (Apartment); Row House; Courtyard Housing; Mansion Apartment (3 to 6 units); and Mixed-Use buildings which contain dwelling units above or behind commercial space within the same building.

Natural Grade. The site topography which exists at the time a lot is sold to the first owner by the project developer or builder; fill material subsequently brought to a site does not modify this original grade.

Neighborhood Goods and Service Buildings. A Building Type that includes stand alone structures, 30,000 SF or smaller that contain uses that support the needs of the neighborhoods in which they are located. Typical examples include pharmacies, daycare centers, churches, medical clinics and other office buildings.

Neighborhood Office. An Office Use that typically occupies an area of 5,000 square feet or less and involves twenty (20) or fewer employees at a given location. Typical examples include: professional offices including accountants, doctors, lawyers, engineers or other similar professions, or small-scale business services.

Neighborhood Personal Services. A Service Use that offers daily conveniences to residents in adjacent neighborhoods. A use in this category typically occupies an area of less than 5,000 square feet. Typical examples include: spa, cleaning and garment services, beauty and barber shops, shoe repair, travel agencies, finance, real estate and insurance; and health and educational services.

Neighborhood Retail. An establishment engaged in selling new goods or services to the general public and rendering services incidental to the sales of such goods. A use in this category typically occupies an area of less than 5,000 square feet. Typical examples include: ATM (automatic teller machine); art galleries; specialty shops; variety stores; coffee shop, food markets and convenience stores; pet stores and grooming with no boarding; artisan or crafts sales, assembly or fabrication; photography studios; dance, music, and martial arts studios, excluding any type of adult business.

Neighborhood Sector. Geographical boundaries based on the proposed street network intended to assist with the distribution of residential density, housing mix and ~~Block~~ Open Space.

Neighborhood Storage Area. An area up to one acre in size designated by the master developer as the area for storage of recreational vehicles, boats, and cars for the purpose of providing storage for an individual neighborhood.

Night Club. A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and /or dancing, comedy, etc. Does not include adult oriented businesses.
Office. Business, Service and Professional, Administrative.

Paired House. See Duplex.

Park, Playground. An outdoor recreation facility that may provide a variety of recreational opportunities including playground equipment, open space areas for passive recreation and picnicking, and sport and active recreation facilities; may be developed as a private or public facility.

Parking Facility, Public or Commercial. Parking lots or structures operated by the City, or a private entity, providing parking for a fee. Does not include towing, impound and storage facilities.

Parking lots. A paved area designated for the parking of motor vehicles.

Pedestrian Street. See Primary Street.

Place of worship. A permanently located structure or group of structures which is utilized for the purposes of conducting religious worship, services or ceremonies. May also contain ancillary uses including graded educational facilities, day care facilities or multi-purpose facilities. For the purposes of this code, Places of Worship are included in the Neighborhood Goods and Services Building Type.

Primary Street. Streets designated within the Village Mixed-Use Districts where vehicular access points are restricted and active

retail, commercial and office Storefront Frontages are required. Also called Pedestrian Street. In all other Districts, primary streets are designated along building frontages, i.e. front street.

Public Facilities. Any building or use often supplied by a governmental organization. Typical examples include: schools; water, power and sewer facilities; fire and police substations. May include ambulance; libraries; farmers markets; transit centers and bus stops; business incubator buildings; outdoor amphitheater; and similar uses. Private schools, not owned by a governmental organization are included in this use category.

Public Safety Facility. A facility operated by a public agency including fire stations, other fire preventive and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. May include ambulance dispatch on the same site.

Reader Board. A sign or part of a sign on which the letters are readily replaceable such that the copy can be changed from time to time at will.

Recreation and Cultural Facilities, Public and Private. Any building or use intended for passive or physical recreational activities or activities that advance the arts, and related accessory structures. Typical examples include: trails; playgrounds and play equipment; health clubs and gyms; swimming pools; public restroom facilities; plazas; gardens; picnic shelters; water spray park; sports fields and courts; dog parks; outdoor amphitheater; skate park; fountains and other water features; facility parking; maintenance buildings only as ancillary structures to the park located in, and similar uses.

Regulating Plan. A plan of the proposed community which identifies the boundaries where different rules of Development apply.

Residential. Premises used primarily for human habitation. Units shall not be less than 440 square feet in net area.

Restaurant, Café, Coffee Shop. A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption ("counter service"); and establishments where customers are served food at their tables for on-premise consumption ("table service"), that may also provide food for take-out, but does not include drive-through services, which are separately defined and regulated.

Row House. A Building Type consisting of townhouse (multi-level) units arranged side by side in a zero lot line configuration. Residential units in Row Houses have individual entrances along a Frontage.

Secondary Street. Streets designated within the Village Mixed-Use Districts where vehicular access points and ground floor residential units are allowed. In all other Districts, secondary streets are designated along building side yards, i.e. side street.

Senior Housing. Multi-family residential structures that are designed as independent living accommodations for those 55 years of age or older; may include congregate dining.

Service Street. A paved vehicular thoroughfare which provides access to delivery trucks and other service vehicles; shall be accessed from a Secondary (side) Street.

Setback. The mandatory distance between a property line and a

building or appurtenance.

Shared Parking. Any parking spaces assigned to more than one use, where persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Side Yard Driveway Condition. For Single-family Houses with Street Access, a drive lane up to 10 ft. in width that runs parallel to the side ywar setback and extends not less than 30 ft from the front property line when the garage is located in the lot rear. When the garage is part of the front facade, driveway access is provided to teh garage in a side yard driveway. In both conditions, the driveway may widen to 20 ft., and may encroach into the side yard setback, to provide access to the garage.

Single-Family Residential Structure. One primary residence per lot; may include one Accessory Unit.

Solar (or Photovoltaic) Collectors or Array. A linked collection of photovoltaic modules, which are in turn made of multiple interconnected solar cells. By their modularity, they are able to be configured to supply most loads. When placed in the BMS-NC, BMS-NE or BMS-NG Districts, a Solar Collector may be roof mounted when it does not extend above the roof peak nor extend above the roof surface more than 24” measured perpendicular to the roof, or it may be ground-mounted when installed in side or rear yards only and screened from public streets.

Special Districts. An area that, by its intrinsic function, disposition or configuration, should not conform to the District standards established for the proposed community.

Special Events. Activities of limited duration including concerts, tournaments, festivals and similar public gatherings.

Stacked Unit Building. A Building Type, commonly known as an apartment, that is a Multi-family, residential only, structure consisting of a number of dwelling units arranged side by side and stacked on multiple floors.

Storage. A building or facility that is designed to leave or place materials or other items in.

Storage, Outdoor. The storage of various materials outside of a structure.

Storefront. The portion of a frontage that is composed of the display window and/or entrance and its components including windows, doors, transoms and still pane that is inserted into various Frontage Types, such as a Storefront, Arcade or Gallery, to accommodate retail.

Story. A habitable floor level within a building, typically 8 ft. to 14 ft. high from floor to ceiling. A half story is a conditional space that rests primarily underneath the slope of the roof, usually having dormer windows and occupying about half the area of the floor or floors below. Individual spaces, such as lobbies and foyers may exceed one story in height. The number of stories are measured from the sidewalk of the primary street.

Street Frontage Landscape. Landscaping in the public right-of-way along streets and medians.

Sustainability Plan. A document submitted with an initial commercial entitlement application which identifies the means and methods to address Sustainability Principles, as found in Section 12.B. The Plan will specify each principle, determine applicability, and identify actions to address each relevant item.

Tandem Parking. One (1) car parked behind another where aisles are not provided. A maximum of two cars are allowed in tandem configuration for individual residential units only. Tandem parking may be located in a garage or as surface parking.

Telecommunication Facility. A use of land that includes buildings, cabinets, structures, and facilities, including generating and switching stations, repeaters, antennas, transmitters, receivers, towers, and all other buildings and structures relating to low power mobile voice transmission, data transmission, video transmission and radio transmission, or wireless transmission.

Temporary Uses. A use of limited duration including: Christmas tree sales in any district for a period not to exceed 60 days; Contractors office and equipment sheds containing no sleeping or cooking accommodations accessory to a construction project and to continue only during the duration of such project; Promotional activities of retail merchants involving the display of goods and merchandise may be conducted outside of enclosed buildings or for a period of not more than six consecutive weeks in any six month period. Retail business may display only merchandise that is for sale within the building in the area immediately adjacent to the building. These provisions shall in no way be deemed to authorize the outdoor display of or sale of salvage material or similar display or sale in any district.

Unclassified Uses. Uses not listed in 2.C. Land Use Table and which do not meet the criteria for similar and compatible uses specified in 1.G.3.

Urban Form Standards. Establish the specific physical and use parameters for each District including; building placement, building profile and Type, Frontages and parking.

Usable Lawn. The minimum lawn area that is allowed in the Badger Mountain South community is an area 10 ft. minimum in any direction.

Use Table - 2.C Land Use Table. A matrix which identifies broad categories of land uses that are permitted in each BMS District. The land uses listed in the Use Table are further expanded with examples in Section 14- Glossary.

Upper Floor Ceiling Height. Height from finished floor to finished ceiling of primary rooms on the upper floors not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Vehicular Services. A business involving the servicing of vehicles and/or the storage and distribution of gasoline. Incidental uses may include a convenience store, the sale of propane and kerosene, automotive repair, car wash, and tire sales.

Vending Carts. Portable retail and food concessions, usually with wheels, including sales of coffee, flowers, ice cream, hot dogs, other food items and similar.

Vineyards. A plantation of grape-bearing vines, grown mainly for wine making, but also raisins, table grapes, and non-alcoholic grape juice. Vineyards for personal uses in residential districts are permitted as landscape; when planted in commercial districts vineyards must be part of an overall landscape plan that is reviewed by the MPA.

~~**Wing Fence.** A fence that extends perpendicular from the side of the house to the side yard fencing between lots.~~



~~GLOSSARY~~
APPENDIX 15

~~14~~

The Glossary provides definitions of terms and phrases used in the LUDR that are technical or specialized, or that may not reflect common usage. If any definitions in this Section conflict with definitions in the City of Richland Municipal Code, these definitions shall govern for the purposes of the LUDR.

DECIDUOUS TREES AND EVERGREEN TREES - SEE SECTION 11

reposition text for proper alignment

SHRUBS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Amelanchier alnifolia</i>	Serviceberry	10-12' X 20'	30-36" ht./sp.	Sun/Pt. Shade	* N
<i>Aronia arbutifolia</i>	Red Chokeberry	6-8'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Artemisia tridentata</i>	Big Sagebrush	4-15' X 3-10'	30-36" ht.	Sun	* N
<i>Artemisia tripartita</i>	Three-Tip Sage	Varies	30-36" ht.	Sun	N
<i>Atriplex canescens</i>	Four-wing Saltbush	3-6' X 4-8'	18-24" ht.	Sun	* N
<i>Berberis hematocarpa</i>	Red Barberry	3-6'	18-24" ht.	Sun/Pt. Shade	*
<i>Berberis t.</i> 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	1' X 3'	12-18" ht.	Sun	*
<i>Berberis thunbergii</i>	Japanese Barberry	4-6' X 4-6'	18-24" ht.	Sun	*
<i>Caragana arborescens</i>	Siberian Pea Shrub	15' X 20'	30-36" ht./sp.	Sun	*
<i>Caragana frutex</i>	Russian Pea Shrub	10' X 8'	30-36" ht./sp.	Sun	*
<i>Caryopteris x clandonensis</i>	Blue Mist	2' X 2'	12-18" ht.	Sun	*
<i>Ceratoides lanata</i>	Winter Fat	1-3' X 1-3'	12-18" ht.	Sun	*
<i>Cercocarpus ledifolius</i>	Curl-Leaf Moutain Mahogany	5-12' X 5-12'	30-36" ht.	Sun	*
<i>Chamaebatiera millifolium</i>	Fernbush	6-8' X 6-8'	24-30" ht.	Sun	*
<i>Chrysothamnus viscidiflorus</i>	Green Rabbitbrush	6' X 3'	18-24" ht.	Sun	* N
<i>Chrysothamnus nauseaus</i>	Rabbitbrush	6' X 3'	18-24" ht.	Sun	*

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Cornus stolonifera</i>	Redtwig Dogwood	7-9' X 12'	24-30" ht./sp.	Sun or Shade	N
<i>Corylus cornuta californica</i>	Western Hazelnut	5-12' X 5-12'	30-36" ht./sp.	Sun/Pt. Shade	N
<i>Cotinus coggyria</i>	Smoke Tree	12-15' X 12-15'	30-36" ht./sp.	Sun	*
<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	6-10' X 6-10'	30-36" ht./sp.	Sun	*
<i>Cotoneaster adpressus</i>	Cotoneaster	1' X 6'	12-18" sp.	Sun/Pt. Shade	*
<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	3' X 6'	18-24" ht./sp.	Sun	*
<i>Cotoneaster divaricatus</i>	Spreading Cotoneaster	6' X 6'	24-30" ht./sp.	Sun	*
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster	2-3' X 15'	12-18" sp.	Sun/Pt. Shade	*
<i>Ephedra viridis</i>	Mormon Tea	3-4' X 3-4'	12-18" ht./sp.	Sun	*
<i>Eriogonum niveum</i>	Snow Buckwheat	1-2' X 1-2'	12-18" sp.	Sun	N
<i>Eriogonum sphaerocephalum</i>	Rock Buckwheat	1-2' X 1-2'	12-18" sp.	Sun	N
<i>Falugia paradoxa</i>	Apache Plume	4-6' X 5'	24-30" ht./sp.	Sun	*
<i>Forestiera neomexicana</i>	New Mexican Privet	12-18' X 12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Genista tinctoria</i>	Woadwaxen	6' X 6'	30-36" ht./sp.	Sun	*
<i>Hippophae rhamnoides</i>	Sea Buckthorn	8-10' X 8-10'	30-36" ht./sp.	Sun	*
<i>Holodiscus discolor</i>	Ocean Spray	3' X 4'	24-30" ht./sp.	Part Shade	*
<i>Juniperus horizontalis</i>	Creeping Juniper	1' X 8-10'	12-18" sp.	Sun/Pt. Shade	*
<i>Kolkwitzia amabilis</i>	Beauty Bush	10-12' X 10-12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Lavendula sp.</i>	Lavender	2' X 2'	12-18" ht./sp.	Sun	*
<i>Ligustrum vulgare</i>	Common Privet	15' X 12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Lindera benzoin</i>	Spicebush	6-12' X 6-12'	30-36" ht./sp.	Sun	*
<i>Lonicera maachii</i>	Amur Honeysuckle	10-15'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Mahonia repens</i>	Creeping Mahonia	1' X 3'	12-18" sp.	Sun/Pt. Shade	*
<i>Microbiota decussata</i>	Siberian Carpet Cypress	1' X 7-8'	12-18" sp.	Sun or Shade	*
<i>Myrica pensylvanica</i>	Bayberry	9' X 5-12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Philadelphus lewisii</i>	Mock Orange	5-10' X 5-12'	30-36" ht./sp.	Lt. Shade	N
<i>Philadelphus microphyllus</i>	Littleleaf Mock Orange	4-5' X 4-5'	24-30" ht.	Sun/Pt. Shade	* N
<i>Physocarpus opulifolius</i>	Common Ninebark	9' X 10'	30-36" ht.	Sun/Pt. Shade	*
<i>Pinus mugo mugo</i>	Mugo Pine	2-6' X 12'	18-24" ht./sp.	Sun/Pt. Shade	*
<i>Potentilla fruticosa</i>	Cinquefoil	1-4' X 2-4'	12-18" ht./sp.	Sun/Pt. Shade	*
<i>Prunus besseyi</i>	Hanson's Bush Cherry	4-6' X 4-6'	24-30" ht.	Sun	*
<i>Rhamnus frangula</i>	Alder Buckthorn	10-12' X 10-12'	30-36" ht./sp.	Sun	*
<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Sumac	2-3' X 6-8'	12-18" sp.	Sun/Pt. Shade	*
<i>Rhus glabra</i>	Smooth Sumac	10-20'	30-36" ht./sp.	Sun	* N
<i>Rhus typhina</i>	Staghorn Sumac	15' X 15'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Ribes aureum</i>	Golden Currant	3-6' X 3-6'	24-30" ht.	Part Shade	* N
<i>Rosa nutkana</i>	Nootka Rose	6' X 4'	24-30" ht.	Sun/Pt. Shade	*
<i>Rosa rubrifolia</i>	Redleaf Rose	6' X 5'	24-30" ht.	Sun/Pt. Shade	*
<i>Rosa rugosa</i>	Rugosa Rose	3-6' X 3-6'	24-30" ht.	Sun	*
<i>Rubus deliciosus</i>	Thimbleberry	3-5' X 6'	24-30" ht./sp.	Sun/Pt. Shade	*
<i>Salvia dorrii</i>	Desert Sage	1-3' X 2-4'	12-18" ht.	Sun	N
<i>Sambucus cerulea</i>	Blue Elderberry	10-15' X 10'	30-36" ht./sp.	Sun/Pt. Shade	N
<i>Sambucus nigra</i>	Black Elder	Varies	24-30" ht.	Sun/Pt. Shade	N
<i>Spiraea x vanhouttei</i>	Vanhoutte Spirea	6' X 8'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Symphoricarpos albus</i>	Common Snowberry	2-6' X 2-6'	12-18" ht.	Sun/Pt. Shade	N
<i>Symphoricarpos x chenaultii</i>	Chenault Coralberry	2-6' X 2-6'	12-18" ht.	Sun/Pt. Shade	*

~~11.F~~ DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST continued

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Syringa vulgaris</i>	Common Lilac	8-20' X 6-15'	30-36" ht./sp.	Sun	*
<i>Taxus cuspidata</i>	Japanese Yew	10-25' X 5-12'	24-30" ht.	Sun/Pt. Shade	*
<i>Viburnum lantana</i>	Wayfaring Tree	10-20' X 10-20'	30-36" ht.	Sun/Pt. Shade	*
<i>Viburnum trilobum</i>	Cranberry Bush	10' X 8	30-36" ht.	Sun/Pt. Shade	*
<i>Yucca sp.</i>	Yucca	1-7' X 1-4'	18-24" ht.	Sun	*

BUNCHGRASSES

NOTE: Min. size 4" pots, typ. Upon approval from Master Landscape Architect, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Achnatherum hymenoides</i>	Indian Ricegrass	12-24"	4" pots	Sun	N
<i>Elymus elymoides</i>	Squirreltail	12-24"	4" pots	Sun	N
<i>Festuca idahoensis</i>	Idaho Fescue	12-24"	4" pots	Sun/Pt. Shade	N
<i>Hesperostipa comata</i>	Needle & Thread Grass	24-36"	4" pots	Sun	N
<i>Leymus cinereus</i>	Basin Wildrye	4-6'	4" pots	Sun	N
<i>Poa secunda</i>	Sandberg's Bluegrass	8-12"	4" pots	Sun	N
<i>Pseudoroegneria spicata</i>	Bluebunch Wheatgrass	12-36"	4" pots	Sun	N
<i>Sporobolus cryptandrus</i>	Sand Dropseed	12-24"	4" pots	Sun	N

GROUNDCOVERS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Aegopodium variegatum</i>	Bishop's Weed	6" X 12'	4" pots	Sun/Pt. Shade	*
<i>Archostaphylos uva-ursi</i>	Kinnikinnick	3-6' X 2-3'	4" pots	Sun/Pt. Shade	* N
<i>Campsis radicans</i>	Trumpet Creeper	6" X 40'	4" pots	Sun/Pt. Shade	*
<i>Cerastium tomentosum</i>	Snow-In-Summer	6-8" X 15'	4" pots	Lt. Shade	*
<i>Delosperma cooperi</i>	Purple Hardy Ice Plant	3" X 24"	4" pots	Lt. Shade	*
<i>Delosperma nubigenum</i>	Yellow Hardy Ice Plant	1" X 36"	4" pots	Lt. Shade	*
<i>Galium odoratum</i>	Sweet Woodruff	3" X 12'	4" pots	Shade	*
<i>Helianthemum nummularium</i>	Sunrose	6-8" X 36"	4" pots	Sun	*
<i>Mahonia repens</i>	Creeping Mahonia	12" X 36"	4" pots	Sun/Pt. Shade	*
<i>Marrubium rotundifolia</i>	Silver Edged Horehound	10" X 18"	4" pots	Sun	*
<i>Ruschia pulvinaris</i>	Creeping Shrubby Ice Plant	3" X 14"	4" pots	Sun	*
<i>Sedum spurium</i>	Two-Row Stonecrop	3-6" X 12-24"	4" pots	Sun	*
<i>Thymus serpyllum</i>	Creeping Thyme	3" X 36"	4" pots	Lt. Shade	*
<i>Thymus serpyllum</i> 'Reiter'	Reiter Creeping Thyme	3" X 36"	4" pots	Lt. Shade	*
<i>Thymus pseudolanuginosus</i>	Woolly Thyme	2-3" X 36"	4" pots	Lt. Shade	*
<i>Veronica oltensis</i>	Thyme-Leaf Speedwell	1" X 24"	4" pots	Sun	*
<i>Veronica pectinata</i>	Blue Woolly Speedwell	ground hugging	4" pots	Sun/Pt. Shade	*
<i>Vinca major</i>	Periwinkle	8" X 36"	4" pots	Sun/Pt. Shade	*

PERENNIALS

NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun /Shade	Special Features
<i>Achillea ageratifolia</i>	Greek Yarrow	4-10"	4" pots	Sun	*
<i>Achillea f. 'Moonshine'</i>	Moonshine Yarrow	24"	4" pots	Sun	*
<i>Achillea millefolium</i>	Common Yarrow	36"	4" pots	Sun	* N
<i>Adenophora liliifolia</i>	Lady Bells	18" X 12"	4" pots	Sun/Pt. Shade	*
<i>Agastache sp.</i>	Hyssop	18-30" X 18"	4" pots	Sun/Pt. Shade	*
<i>Agastache canna</i>	Wild Hyssop	24-36" X 18"	4" pots	Sun/Pt. Shade	*
<i>Alchemilla molis</i>	Lady's Mantle	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Allium sphaerocephalum</i>	Round-Headed Garlic	24" X 36"	4" pots	Sun/Pt. Shade	N
<i>Anaphalis margaritacea</i>	Pearly Everlasting	20" X 20"	4" pots	Sun	*
<i>Antennaria dioica</i> 'Rosea'	Pink Pussytoes	4-12" X 8-12"	4" pots	Sun	*
<i>Anthemis tinctoria</i>	Golden Marguerite	24-36" X 24-36"	4" pots	Sun	*
<i>Arabis caucasica</i>	Wall Rockcress	6" X 18"	4" pots	Sun	*
<i>Artemisia abrotantum</i>	Southernwood	36" X 36"	4" pots	Sun	*
<i>Artemisia 'Powis Castle'</i>	Silver Sage	36" X 36"	4" pots	Sun	*
<i>Artemisia rigida</i>	Stiff Sage	Varies	4" pots	Sun	N
<i>Artemisia stellerana</i>	Dusty Miller	30" X 36"	4" pots	Sun	*
<i>Asclepias tuberosa</i>	Butterfly Weed	36" X 12"	4" pots	Sun	*
<i>Aster tataricus</i>	Tatarian Aster	5-7' X 3'	4" pots	Sun/Pt. Shade	*
<i>Atriplex confertifolia</i>	Shadscale	1-3' X 1-3'	4" pots	Sun	N
<i>Aurinia saxatilis</i>	Basket-Of-Gold	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Balsamorhiza careyana</i>	Carey's Balsamroot	Varies	4" pots	Sun	N
<i>Balsamorhiza sagittata</i>	Arrowleaf Balsamroot	Varies	4" pots	Sun	N
<i>Baptisia australis</i>	Blue False Indigo	3-6' X 4'	4" pots	Sun	*
<i>Bergenia cordifolia</i>	Heartleaf Bergenia	18" X 12"	4" pots	Shade	*
<i>Berlandiera lyrata</i>	Chocolate Flower	18-36" X 18-36"	4" pots	Sun	*
<i>Brunnera macrophylla</i>	Brunnera	18" X 24"	4" pots	Sun/Pt. Shade	*
<i>Calamintha grandiflora</i>	Calamint	24" X 24"	4" pots	Sun/Pt. Shade	*
<i>Callirhoe involucrata</i>	Poppy Mallow	6" X 24-36"	4" pots	Sun/Pt. Shade	*
<i>Calylophus hartwegii</i>	Sundrops	12" X 24"	4" pots	Sun/Pt. Shade	*
<i>Calylophus serrulatus</i>	Dwarf Snowdrops	18" X 18"	4" pots	Sun/Pt. Shade	*
<i>Campanula rotundifolia</i>	Bellflower	12-24"	4" pots	Sun/Pt. Shade	*
<i>Catananche caerulea</i>	Cupid's Dart	12" X 12"	4" pots	Sun	*
<i>Centranthus ruber</i>	Red Valerian	36" X 36"	4" pots	Sun/Pt. Shade	*
<i>Coreopsis grandiflora</i>	Sunray	12-24" X 36"	4" pots	Sun	*
<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Coreopsis	18-24"	4" pots	Sun	*
<i>Coronilla varia</i>	Crown Vetch	18-24" X 48"	4" pots	Sun	*
<i>Dianthus barbatus</i>	Sweet William	20" X 12"	4" pots	Lt. Shade	*
<i>Dianthus plumarius</i>	Cottage Pink	10-18" X 20"	4" pots	Lt. Shade	*
<i>Echinacea purpurea`</i>	Purple Coneflower	24-48"	4" pots	Sun	*
<i>Epimedium alpinum</i>	Alpine Epimedium	6-9"	4" pots	Sun/Pt. Shade	*
<i>Erigeron speciosus</i>	Fleabane	24" X 24"	4" pots	Sun/Pt. Shade	*
<i>Eriogonum umbellatum</i>	Sulfur Flower	6-12" X 12-24"	4" pots	Sun	*
<i>Eryngium bourgatii</i>	Sea Holly	24"	4" pots	Sun	*

~~11.F~~ DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST continued

PERENNIALS continued

NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Erysimum cheiri</i>	English Wallflower	12-30" X 12-18"	4" pots	Sun/Pt. Shade	*
<i>Euphorbia polychroma</i>	Cushion Spurge	18" X 24"	4" pots	Sun/Pt. Shade	*
<i>Filipendula vulgaris</i>	Dropwort	24-36"	4" pots	Sun	*
<i>Gaillardia aristata</i>	Blanket Flower	24-30" X 24"	4" pots	Sun	*
<i>Gaillardia x grandiflora</i> 'Goblin'	Goblin Blanket Flower	12" X 18"	4" pots	Sun	*
<i>Geranium sanguineum</i>	Bloody Cranesbill	8-18" X 24-30"	4" pots	Sun/Pt. Shade	*
<i>Grayia spinosa</i>	Hopsage	Varies	4" pots	Sun	N
<i>Helianthus maximiliani</i>	Sunflower	10' X 3'	4" pots	Sun	*
<i>Hemerocallis sp.</i>	Daylily	Varies	4" pots	Sun	*
<i>Hesperaloe parviflora</i>	Red Yucca	3-4' X 3-4'	4" pots	Sun/Pt. Shade	*
<i>Heuchera sanguinea</i>	Coral Bells	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Hyssopus officinalis</i>	Hyssop	18-24" X 36"	4" pots	Sun/Pt. Shade	*
<i>Kniphofia uvaria</i>	Red-Hot Poker	2-4'	4" pots	Sun	*
<i>Lamium maculatum</i>	Dead Nettle	8" X 36"	4" pots	Shade	*
<i>Lewisia rediviva</i>	Bitterroot	2" X 4"	4" pots	Sun/Pt. Shade	*
<i>Liatris spicata</i>	Gayfeather	4' X 2'	4" pots	Sun	*
<i>Limonium platyphyllum</i>	Statice	30" X 36"	4" pots	Sun	*
<i>Linum perenne</i>	Perennial Blue Flax	24" X 18"	4" pots	Sun	*
<i>Liriope spicata</i>	Creeping Lily Turf	8-10" X 18"	4" pots	Shade	*
<i>Lobularia maritima</i>	Sweet Alyssum	Varies	4" pots	Sun/Pt. Shade	*
<i>Lupinus leucophyllus</i>	Velvet Lupine	Varies	4" pots	Sun/Pt. Shade	N
<i>Lychnis chalconica</i>	Maltese Cross	24-36" X 12"	4" pots	Sun/Pt. Shade	*
<i>Monarda fistulosa</i>	Bee Balm	24-48" X 12"	4" pots	Lt. Shade	*
<i>Narcissus sp.</i>	Daffodil	12-18" X 12"	4" pots	Sun/Pt. Shade	*
<i>Nepeta x faassenii</i>	Catmint	12" X 18"	4" pots	Sun/Pt. Shade	*
<i>Oenothera macrocarpa</i>	Ozark Sundrops	6" X 24"	4" pots	Sun/Pt. Shade	*
<i>Opuntia polycantha</i>	Starvation Pricklypear	Varies	4" pots	Sun	N
<i>Papaver orientale</i>	Oriental Poppy	12-24" X 12-24"	4" pots	Sun	*
<i>Penstemon sp.</i>	Beard Tongue	Varies	4" pots	Sun/Pt. Shade	*
<i>Penstemon strictus</i>	Rocky Mountain Penstemon	24-36" X 24"	4" pots	Sun/Pt. Shade	*
<i>Perovoskia atriplicifolia</i>	Russian Sage	3-5' X 3-4'	4" pots	Sun	*
<i>Phlox subulata</i>	Moss Pink	6" X 18"	4" pots	Sun/Pt. Shade	*
<i>Pulsatilla vulgaris</i>	Pasque Flower	9-12" x 6-10"	4" pots	Sun/Pt. Shade	*
<i>Ratibida columnifera</i>	Mexican Hat	30" X 12"	4" pots	Sun	*
<i>Rudbeckia hirta</i>	Black-Eyed Susan	3-4' X 2'	4" pots	Sun	*
<i>Salvia nemerosa</i>	Meadow Sage	18-36" X 24-36"	4" pots	Sun	*
<i>Salvia officinalis</i>	Garden Sage	18-24" X 12-18"	4" pots	Sun	*
<i>Santolina chamaecyparissus</i>	Lavender Cotton	24" X 36"	4" pots	Sun	*
<i>Sanvitalia procumbens</i>	Creeping Zinnia	4-6" X 18"	4" pots	Sun	*
<i>Saponaria ocymides</i>	Soapwort	12" X 36"	4" pots	Sun	*
<i>Scutellaria resinosa</i>	Skullcap	6-8" X 12"	4" pots	Sun/Pt. Shade	*
<i>Sedum</i> 'Ruby Glow'	Ruby Glow Stonecrop	8" X 15"	4" pots	Sun	*
<i>Sedum spectabile</i>	Showy Stonecrop	18-24" X 10-15"	4" pots	Sun/Pt. Shade	*

PERENNIALS continued

NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Sempervivum sp.</i>	Hen & Chicks	2-4" X 6-12"	4" pots	Lt. Shade	*
<i>Sphaeralcea incana</i>	Orange Mallow	24-48" X 24"	4" pots	Sun	*
<i>Stachys byzantina</i>	Lamb's Ear	18" X 36"	4" pots	Sun/Pt. Shade	*
<i>Tanacetum vulare</i>	Tansy	36" X 24"	4" pots	Sun	*
<i>Teucrium x lucidrys</i>	Germander	12" X 24"	4" pots	Sun	*
<i>Thymus vulgaris</i>	Common Thyme	12" X 24"	4" pots	Lt. Shade	*
<i>Thymus vulgaris</i> 'Orange Balsam'	Orange Balsam Thyme	6-8" X 15"	4" pots	Lt. Shade	*
<i>Veronica sp.</i>	Speedwell	Varies	4" pots	Sun	*

DECIDUOUS TREES AND EVERGREEN TREES - SEE SECTION 11

↑ reposition text for proper alignment

SHRUBS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Aronia melanocarpa</i> 'Autumn Magic'	Black Chokeberry	3-5' X 3-5'	24-30" ht.	Sun/Pt. Shade	deciduous, spreading habit, serrated leave, edible black fruit, white/pink flower clusters
<i>Berberis thunbergii</i>	Japanese Barberry	4-6' X 4-6'	24-30" ht.	Sun	* deciduous, slender arching spiny branches, color varies based on variety
<i>Berberis t.</i> 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	1' X 3'	12-18" sp.	Sun	* deciduous, dwarf, deep red color in full sun
<i>Calluna vulgaris</i>	Scotch Heather	1-2' X 2'	12-18" sp.	Sun	evergreen, tiny scalelike green leaves, spikes covered in bell shaped flowers
<i>Chaenomeles sp.</i>	Flowering Quince	2-6' X 2-4'	24-30" ht./sp.	Sun	deciduous, habit varies, vibrant single to double flowers in late winter
<i>Chamaecyparis lawsoniana</i> 'Ellwoodii'	Dwarf Port Orford Cedar	6-8' X 2'	30-36" ht.	Sun	evergreen, dense compact habit, blue green foliage
<i>Cornus stolonifera</i>	Redtwig Dogwood	7-9' X 12'	30-36" ht.	Sun or Shade	N deciduous, open spreading habit, brilliant red fall foliage & winter twigs
<i>Cotinus coggyria</i>	Smoke Tree	12-15' X 12-15'	30-36" ht.	Sun	* deciduous, broad urn habit, round green to purple leaves, flower airy plumes
<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	6-10' X 6-10'	30-36" ht.	Sun	* deciduous, fountain shaped habit, glossy green foliage, black fruit
<i>Cotoneaster parneyi</i>	Parneyi Cotoneaster	6' X 6'	30-36" ht./sp.	Sun/Pt. Shade	* evergreen, arching habit, dark green foliage, white flower clusters, red fruit
<i>Cotoneaster mircophyllus</i>	Rockspray Cotoneaster	2-3' X 15'	12-18" sp.	Sun/Pt. Shade	* evergreen, horizontal habit, tiny dark green leaves, white flowers, red fruit
<i>Daphne x burkwoodii</i>	Burkwood Daphne	3-4' X 3-4'	24-30" ht./sp.	Sun/Lt. Shade	evergreen, erect compact habit, abundant fragrant white to pink flower clusters
<i>Deutzia gracilis</i>	Slender Deutzia	2-4' X 3-4'	18-24" ht./sp.	Sun/Lt. Shade	deciduous, graceful arching habit, green toothed leaves, clusters of white flowers
<i>Erica sp.</i>	Heath	1-2' X 2'	12-18" sp.	Sun/Pt. Shade	evergreen, round habit, small needlelike leaves, abundant small bell flowers
<i>Euonymus alatus</i> 'Compacta'	Winged Euonymus	4-6' X 4-6'	24-30" ht.	Sun	deciduous, round habit, green wing shaped leaves, vibrant red-orange fall color
<i>Euonymus fortunei</i>	Winter Creeper	2-5' X 3-6'	24-30" ht./sp.	Sun/Pt. Shade	evergreen, habit varies, green to purple to yellow to variegated foliage color
<i>Forsythia hybrids</i>	Forsythia	5-9' X 4-8'	24-30" ht.	Sun	deciduous, fountain shaped habit, green foliage, bright yellow flowers along stems
<i>Hydrangea macrophylla</i>	Garden Hydrangea	4-8' X 4-8'	24-30" ht.	Pt. Shade	deciduous, round habit, green toothed foliage, huge flower clusters, color varies
<i>Hydrangea paniculata</i>	Panicle Hydrangea	5-10' X 5-10'	30-36" ht.	Pt. Shade	deciduous, upright spreading habit, oval green leaves, elongated flower clusters
<i>Ilex crenata</i> 'Convexa'	Compact Japanese Holly	4-6' X 4-6'	24-30" ht.	Sun/Pt. Shade	evergreen, dense round to erect habit, small green leaves, black berries
<i>Juniperus scopulorum</i> 'Skyrocket'	Skyrocket Juniper	10-15' X 2-3'	30-36" ht.	Sun/Pt. Shade	* evergreen, narrow columnar habit, blue-gray foliage
<i>Lavendula sp.</i>	Lavender	2' X 2'	12-18" ht.	Sun	* evergreen, round habit, small aromatic gray-green foliage, fragrant flowers
<i>Lonicera pileata</i>	Privet Honeysuckle	2-3' X 8'	18-24" sp.	Sun/Pt. Shade	* evergreen, spreading habit, green foliage, small fragrant white flowers, berries
<i>Paeonia sp.</i>	Peony	2-4' X 2-4'	12-18" ht./sp.	Sun/Pt. Shade	deciduous, arching habit, green divided leaves, amazing single or double flowers
<i>Perovskia atriplicifolia</i> 'Blue Spire'	Russian Sage	2-4' X 2-4'	12-18" ht./sp.	Sun	* evergreen, upright habit, gray-green foliage, tall showy purple flower stems
<i>Philadelphus lewisii</i>	Mock Orange	4-10' X 4-10'	30-36" ht.	Sun/Pt. Shade	deciduous, fountain shaped habit, abundant fragrant white flowers
<i>Picea abies</i> 'Nidiformis'	Bird's Nest Spruce	3-5' X 4-6'	18-24" ht.	Sun	evergreen, low dense habit, gray-blue foliage, needles in star shapes whorl
<i>Pieris japonica</i>	Lily-of-the-Valley Shrub	2-6' X 2-6'	24-30" ht.	Sun/Pt. Shade	evergreen, upright habit, bronze new foliage to green, drooping flower clusters
<i>Pinus mugo</i> 'Pumilio'	Dwarf Mugo Pine	4-8' X 4-8'	18-24" ht./sp.	Sun/Pt. Shade	* evergreen, round compact habit, dark green foliage
<i>Rosa nutkana</i>	Nootka Rose	6' X 4'	24-30" ht.	Sun/Pt. Shade	* deciduous, arching habit, deep pink flowers in spring, showy rose hips follow
<i>Rosa rugosa</i>	Rugosa Rose	3-6' X 3-6'	24-30" ht.	Sun	* deciduous, open habit, single to double flowers in spring-fall, huge red rose hips

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Salvia argentea</i>	Silver Sage	1-2' X 2'	12-18" ht.	Sun	deciduous, upright habit, gray-green foliage, hooded white flowers on stems
<i>Sedum 'Autumn Joy'</i>	Autumn Joy Stonecrop	1-2' X 2'	12-18" ht.	Sun/Pt. Shade	* succulent, upright habit, green foliage, clusters of pink flowers in late summer
<i>Spiraea japonica</i>	Spiraea	2-5' X 2-5'	18-24" ht.	Sun	deciduous, upright habit, toothed foliage, 8" clusters of pink flowers summer-fall
<i>Syringa vulgaris</i>	Common Lilac	8-20' X 6-15'	30-36" ht.	Sun	* deciduous, open upright habit, profuse fragrant conical shaped flower clusters
<i>Viburnum plicatum tomentosum</i>	Doublefile Viburnum	4-6' X 4-6'	24-30" ht.	Sun	deciduous, tiered habit, dull dark green foliage, white snowball flower clusters
<i>Yucca filamentosa</i>	Adam's Needle Yucca	1-7' X 1-4'	12-18" ht./sp.	Sun	* evergreen, stiff round habit, dark green foliage, 3-5' tall white flower clusters

GROUNDCOVERS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Aegopodium variegatum</i>	Bishop's Weed	6"	1 gal.	Sun/Pt. Shade	* perennial, light green edged white 3 leaflet leaves, fast growing
<i>Archostaphylos uva-ursi</i>	Kinnikinnick	3-6' X 2-3'	1 gal.	Sun/Pt. Shade	* N evergreen, small glossy dark green leaves, white or pink flowers, red fruit
<i>Cerastium tomentosum</i>	Snow-In-Summer	6-8"	1 gal.	Lt. Shade	* perennial, silver gray leaves, small white flowers in summer, fast growing
<i>Galium odoratum</i>	Sweet Woodruff	3"	1 gal.	Shade	* perennial, aromatic green whorl leaves, tiny white flower clusters summer
<i>Helianthemum nummularium</i>	Sunrose	6-8" X 36"	1 gal.	Sun	* evergreen, gray-green leaves, single or double vibrant or light color flowers
<i>Juniperus horizontalis</i>	Creeping Juniper	1' X 8-10'	18-24" sp.	Sun/Pt. Shade	* evergreen, feathery gray-green foliage, fast growing
<i>Mahonia repens</i>	Creeping Mahonia	12" X 36"	1 gal.	Sun/Pt. Shade	* evergreen, spiny edged leaves to divided blue-green leaflets, flower clusters
<i>Sedum spurium</i>	Two-Row Stonecrop	3-6' X 12-24"	1 gal.	Sun	* succulent, dark green or bronze leaves, clusters of pink flowers in summer
<i>Thymus serpyllum</i>	Creeping Thyme	3" X 36"	1 gal.	Lt. Shade	* perennial, round dark green leaves, purple flowers in summer
<i>Thymus pseudolanuginosus</i>	Woolly Thyme	2-3" X 36"	1 gal.	Lt. Shade	* perennial, walkable mat habit, woolly gray leaves, pink flowers in midsummer
<i>Veronica pectinata</i>	Blue Woolly Speedwell	ground hugging	1 gal.	Sun/Pt. Shade	* perennial, small deeply cut gray leaves, profuse deep blue flowers in spring
<i>Vinca minor</i>	Dwarf Periwinkle	4" X 36"	1 gal.	Sun/Pt. Shade	* evergreen, trailing dark green leaves, lavender-blue 5 petal flowers in spring

ORNAMENTAL GRASSES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Bouteloua curtipendula</i>	Sideoats Grama Grass	1-2' X 2'	1 gal.	Sun	* narrow gray-green leaf clumps, one-sided flowering stems in summer
<i>Bouteloua gracilis</i>	Blue Grama Grass	1-2' X 1'	1 gal.	Sun	* inflorescence of flowers at right angles, red in summer, bleached to white
<i>Calamagrostis x acutiflora</i>	Feather Reed Grass	2-6' X 2-3'	1 gal.	Sun/Pt. Shade	* evergreen, erect clump of narrow green leaves, upright flower stems
<i>Carex morrowii expallida</i>	Variegated Japanese Sedge	1-2' X 2'	1 gal.	Sun/Pt. Shade	mounding habit, green and white striped drooping leaves
<i>Deschampsia cespitosa</i>	Tufted Hair Grass	1-2' X 2'	1 gal.	Sun/Pt. Shade	narrow dark green leaf clumps, airy inflorescences in late spring to early summer
<i>Festuca glauca</i>	Blue Fescue	1' X 1'	1 gal.	Sun	* dense extremely fine blue-silver leaves, flower spikes in summer
<i>Helictotrichon sempervirens</i>	Blue Oat Grass	2-3' X 2-3'	1 gal.	Sun	* narrow fountain like blue-gray leaf clumps, wispy straw colored flower clusters
<i>Imperata cylindrica</i>	Japanese Blood Grass	1-2' X 1'	1 gal.	Sun/Pt. Shade	upright medium leaf clumps, green at base, red at tip & intensifies in summer-fall
<i>Miscanthus sinensis</i>	Maiden Hair Grass	2-3' X 2-3'	1 gal.	Sun/Pt. Shade	* mounding green leaf clumps, colorful flower plumes in summer-fall
<i>Pennisetum alopecuroides</i>	Fountain Grass	2-3' X 2-3'	1 gal.	Sun/Pt. Shade	* bright green leaf clumps, pinkish to oat colored rabbit tail-like flower plumes
<i>Pennisetum setaceum</i>	Fountain Grass	2-4' X 2-3'	1 gal.	Sun/Pt. Shade	* green leaf clumps, copper-pink to purplish tall flower plumes
<i>Pennisetum setaceum 'Rubrum'</i>	Red Fountain Grass	2-4' X 2-3'	1 gal.	Sun/Pt. Shade	* reddish bronze leaf clumps, copper-pink to purplish tall flower plumes
<i>Stipa tenuifolia</i>	Silky Thread Grass	2' X 1'	1 gal.	Sun	* green leaf clumps, large feather-like straw colored inflorescences
<i>Stipa tenuissima</i>	Mexican Feather Grass	1-2' X 1-2'	1 gal.	Sun/Pt. Shade	* bronze to green leaf clumps, airy feather-like straw colored inflorescences

VINES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Akebia quinata</i>	Fiveleaf Akebia	15-30'	1 gal.	Sun or Shade	deciduous, deep green leaflets, wine purple clusters of vanilla scented flowers
<i>Campsis radicans</i>	Trumpet Vine	30'	1 gal.	Sun/Pt. Shade	* deciduous, green multiple leaflets, 3" long orange tubular flowers with red lobes
<i>Clematis armandii</i>	Evergreen Clematis	20-35'	1 gal.	Sun	* evergreen, divided glossy green leaves, fragrant white flower clusters
<i>Clematis ligusticifolia</i>	Clematis	20'	1 gal.	Sun	* deciduous, green lobed leaves, multiple flower colors & sizes
<i>Hydrangea anomala petiolaris</i>	Climbing Hydrangea	20-30'	1 gal.	Sun/Pt. Shade	* deciduous, green heart shaped leaves, large white lace-cap flowers
<i>Lonicera japonica</i>	Japanese Honeysuckle	20-30'	1 gal.	Sun/Pt. Shade	* semievergreen, oval deep green leaves, fragrant two-lobed pink-white flowers
<i>Lonicera sempervirens</i>	Trumpet Honeysuckle	10-20'	1 gal.	Sun/Pt. Shade	semievergreen, whorls of orange-yellow to red trumpet shaped flowers in spring
<i>Parthenocissus tricuspidata</i>	Boston Ivy	50'	1 gal.	Sun or Shade	* glossy toothed edged 3-lobed leaves, orange to wine red fall color
<i>Wisteria sinensis</i>	Chinese Wisteria	Varies	1 gal.	Sun or Shade	* green leaves divided into 7-13 leaflets, profuse violet-blue drooping flowers

ROCK GARDEN PLANTS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Achillea millefolium</i>	Common Yarrow	30-36" X 24"	1 gal.	Sun	* perennial, erect habit, narrow green-gray leaves, flat topped white flowers
<i>Aethionema schistosum</i>	Stonecress	5-10" X 12"	1 gal.	Sun	* perennial, erect habit, narrow gray-blue leaves, fragrant soft pink flowers
<i>Anacyclus depressus</i>	Mount Atlas Daisy	3" X 15"	1 gal.	Sun	* perennial, spreading habit, gray fine leaves, daisylike flowers in summer
<i>Armeria maritima</i> 'Compacta'	Common Thrift	6" X 12"	1 gal.	Sun	* perennial, compact habit, thinleaves, pink globe of flower clusters atop stem
<i>Delosperma cooperi</i>	Purple Hardy Ice Plant	3" X 24"	1 gal.	Lt. Shade	* succulent, spreading habit, cylindrical green leaves, purple flowers in summer
<i>Delosperma nubigenum</i>	Yellow Hardy Ice Plant	1" X 36"	1 gal.	Lt. Shade	* succulent, low habit, cylindrical green leaves turn red in fall, yellow flowers
<i>Iberis sempervirens</i>	Evergreen Candytuft	8-18" X 8-18"	1 gal.	Sun/Pt. Shade	* evergreen perennial, glossy dark green leaves, white flower clusters
<i>Linum flavum</i> 'Compactum'	Compact Golden Flax	6" X 6"	1 gal.	Sun	* perennial, erect habit, green leaves, yellow 5 petal flowers in spring-summer
<i>Penstemon rupicola</i>	Rock Penstemon	4" X 18"	1 gal.	Sun/Pt. Shade	* perennial, trailing habit, small round blue-green leaves, bright pink flowers
<i>Phlox subulata</i>	Moss Pink	6" X 18"	1 gal.	Sun/Pt. Shade	* perennial, spreading habit, needlelike evergreen leaves, pink-lavender flowers
<i>Sedum spathifolium</i> 'Cape Blanco'	Cape Blanco Sedum	3" X 12"	1 gal.	Sun/Pt. Shade	* succulent, spreading habit, spoon shaped blue-green leaves tinged red-purple
<i>Sedum</i> 'Vera Jameson'	Vera Jameson Sedum	8-12" X 15"	1 gal.	Sun/Pt. Shade	* succulent, spreading habit, purple stems w/ pinkish purple leaves, pink flowers

EVERGREEN HEDGE PLANTS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Berberis x gladwynensis</i> 'William Penn'	William Penn Barberry	4-5' X 4-5'	24-30" ht.	Sun	broad glossy leaf, fast growth, dense foliage, pretty yellow flowers
<i>Buxus sempervirens</i> 'Suffruticosa'	True Dwarf Common Boxwood	4-5' X 4-5'	24-30" ht.	Sun or Shade	slow growth, small waxy dense form and texture leaf
<i>Daphne x burkwoodii</i>	Burkwood Daphne	3-4' X 3-4'	24-30" ht./sp.	Sun/Lt. Shade	erect compact habit, abundant fragrant white to pink flower clusters
<i>Euonymus fortunei</i>	Winter Creeper	2-5' X 3-6'	24-30" ht./sp.	Sun/Pt. Shade	habit varies, green to purple to yellow to variegated foliage color
<i>Ilex crenata</i> 'Convexa'	Compact Japanese Holly	4-6' X 4-6'	24-30" ht.	Sun/Pt. Shade	dense round to erect habit, small green leaves, black berries
<i>Juniperus x pfitzeriana</i> 'Armstrongii'	Armstrong Juniper	4-5' X 4-5'	24-30" ht.	Sun	upright habit, true green foliage, compact growth
<i>Taxus baccata</i> 'Adpressa'	Dwarf English Yew	4-5' X 6-8'	24-30" ht.	Sun or Shade	dense habit, rich dark green needles, compact growth, red fruit
<i>Thuja occidentalis</i> 'Hetz Midget'	Dwarf Arborvitae	3-4' X 3-4'	24-30" ht.	Sun/Pt. Shade	globe habit, dense green foliage, maintains form
<i>Viburnum hybrids</i> 'Conoy'	Conoy Evergreen Viburnum	4-5' X 4-5'	24-30" ht.	Sun/Pt. Shade	dense habit, dark green foliage with white on underside, fragrant flowers, red berries



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 7/14/2021

Agenda Category: Agenda Items

Prepared By: Mike Stevens, Planning Manager

Subject:

Proposed Port of Benton Airport Overlay District

Request:

Recommended Motion:

Summary:

Planning staff is working with AHBL Consultants to develop an airport overlay district for the Port of Benton's Richland airport.

Attachments:

1. Chapter 23.56 Proposed Code

Chapter 23.56 Airport Overlay District

- 23.56.010 Purpose.
- 23.56.020 Airport overlay district.
- 23.56.030 Authority.
- 23.56.040 Applicability.
- 23.56.050 Definitions.
- 23.56.060 Height limitation zones.
- 23.56.070 Height limitations.
- 23.56.080 Use restrictions.
- 23.56.090 Airport safety compatibility zones.
- 23.56.100 General review procedures.
- 23.56.110 Disclosure.

23.56.010 Purpose.

The purpose of the airport overlay district is to protect the viability of the Richland Airport as an Essential Public Facility (WAC 365-196-550) and a significant resource to the community by encouraging compatible land uses, densities and reducing hazards that may endanger the lives and property of the public and aviation users.

23.56.020 Airport Overlay District.

There is hereby created an airport overlay district as identified in the maps made a part hereof and labeled Richland Airport Future Part 77 Zones map and the Airport Safety Compatibility Zones map, as established by the current [Richland Airport Master Plan](#). All lands lying within the zones therein shown within the City limits of Richland are subject to the building and use restrictions within this chapter. This chapter shall be used in addition to and in combination with all other district and development regulations contained in this title. The Airport Sponsor shall be responsible for providing updated maps to the City coincident with 0-year updates to the [Airport Master Plan](#). The airport overlay district classification identifies a series of imaginary surfaces and safety zones within the airport influence area that has historically been prone to hazards associated with aircraft and airports. This chapter is based on aircraft accident data from the National Transportation Safety Board (NTSB) and the Federal Aviation Regulations (FAR) Part 77 Imaginary Surfaces and the “Airports and Compatibility Land Use Guidebook” produced by the Washington State Department of Transportation Aviation Division. As the name implies, this classification is laid over the existing City of Richland zoning districts to ensure that densities and land use requirements of the underlying zoning districts are consistent with the NTSB standards and provide for maximum protection to the public, health, safety and general welfare of the community and for those citizens working and residing within the airport influence area.

23.56.030 Authority.

The Legislature of the State of Washington through Chapter [14.25](#) RCW, the Airport Zoning Act, has given authority to local governments to adopt regulations within their jurisdictions to promote the public health, safety, and general welfare of their citizenry regarding airport hazards. RCW [36.70.547](#) requires every county, city, and town in which there is located an airport to discourage the siting of incompatible uses adjacent to such aviation airport.

23.56.040 Applicability

The provisions of this chapter shall apply to all lands, buildings, structures, natural features or uses located within those areas that are defined by the airport overlay district and designated on the Richland Airport Part 77 Surfaces map, which identifies areas of height limitations, and the Airport Safety Compatibility Zones (ASCZ) map.

23.56.050 Definitions.

The following terms shall have the meanings indicated, specific to this chapter only:

“Airport” means the Richland Airport operated by the Port of Benton including all property designated in the **Richland Airport Master Plan** as part of the airport.

“Airport Sponsor” means The Port of Benton.

“Airport elevation” means the highest point of an airport’s useable landing area measured in feet from sea level. The Richland Airport is **394.4 feet** above mean sea level.

“Airport influence area” includes airport property and all land within the Airport Safety Compatibility Zones 1 through 6 as described in RMC [23.56.090](#) and depicted in the Airport Safety Zones map adopted by RMC [23.56.020](#).

“Approach surface” means an imaginary surface longitudinally centered on the extended runway centerline, extending outward and upward from the end of the primary surface and at the same slope as the approach zone height limitation slope set forth in RMC [23.56.060](#). The perimeter of the approach surface coincides with the perimeter of the approach zone.

“Conical surface” means an imaginary surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to one (20:1) for a horizontal distance of 4,000 feet.

“Deed notice” means a formal statement provided in RMC [23.56.100](#) as a note on the face of a short plat, major subdivision or binding site plan or recorded against the property notifying potential property owners that the property is located adjacent to an active airport and said property may be impacted by aircraft noise, odors, vibration, and low-flying aircraft.

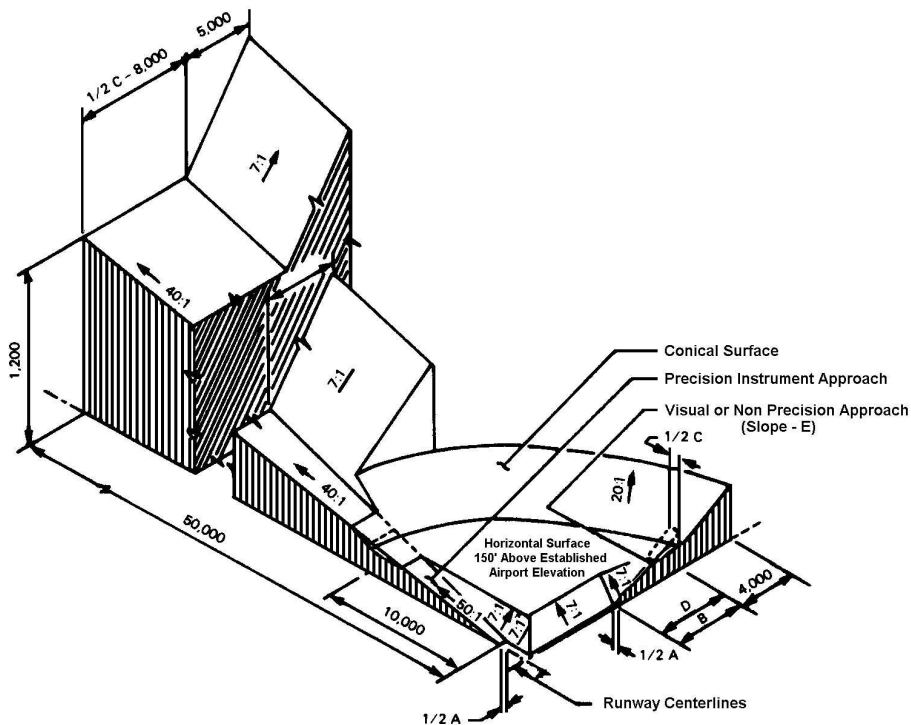
“FAA form 7460-1, notice of proposed construction or alteration” means a form which the Federal Aviation Administration requires to be completed by anyone who is proposing to construct or alter an object that could affect airspace within the airport influence area and allows the FAA to conduct an airspace analysis to determine whether the object will adversely affect airspace or navigational aids.

“FAR part 77” means the Part of [49](#) CFR of the Federal Aviation Regulations that deals with objects affecting navigable airspace.

“FAR part 77 zones” means imaginary airspace surfaces established with relation to each runway of an airport. There are five types of surfaces: (1) primary, (2) approach, (3) transitional, (4) horizontal, and (5) conical.

Commented [SM1]: Move definitions to the “definition” section of Chapter 23.

Commented [MT2]: I believe this is carried over from Pasco, and should be replaced.



“Hazard to air navigation” means an obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

“Height” means for the purpose of determining the height limits in all zones and as shown on the Richland Airport Future Part 77 Zones map, this datum shall be height above mean sea level elevation unless otherwise specified.

“Horizontal surface” means a horizontal plane 150 feet above the established airport elevation, the perimeter of which plane coincides with the inner perimeter of the conical surface. This is 560 feet above mean sea level for the Richland Airport.

“Infill” means development on scattered vacant parcels of land which have remained vacant after the majority of development has occurred in an area.

“Object of natural growth” means a tree, shrub or similar organic or vegetative matter.

“Obstruction” means any object of natural growth, terrain, or permanent or temporary construction or alteration, including equipment or materials used therein, which exceeds a limiting height set forth in RMC [23.56.070](#).

“Precision approach” means a landing approach made without visual reference to the ground by the use of aircraft instruments and ground-based electronic or communications systems or devices. An aircraft making such an approach should be flying in accordance with an IFR (instrument flight rules) flight plan.

“Primary surface” means a surface longitudinally centered on a runway with a width of 1,000 feet for instrument approaches and 500 feet for visual approaches. When the runway has a specially prepared hard surface, the primary surface extends 200 feet beyond each end of the runway. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline. The elevation of the primary surface at the Richland Airport is **394.4 feet above mean sea level**.

“Runway” means a defined area on an airport prepared for landing and take-off of aircraft along its length.

“Transitional surfaces” means the imaginary surfaces extending outward at 90-degree angles to the runway centerline, and runway centerline extended, at a slope of seven feet horizontally for each foot vertically (7:1) from the sides of the primary and approach surfaces to where they intersect with the horizontal and conical surfaces.

“Visual runway” means a runway intended solely for the operation of aircraft using visual approach procedures, with no straight-in instrument approach procedure and no instrument designation indicated on an FAA-approved airport layout plan.

23.56.060 Height limitation zones.

The height limitation zones are hereby established, consistent with the FAR Part 77 Surfaces – Objects Affecting Navigable Airspace, and are described as follows:

(1) *Precision Instrument Approach Zone*. Includes Runways 1, 19, 8, 26. A precision instrument approach zone is established at each end of a precision instrument runway for instrument landings and takeoffs. The precision instrument approach zones shall have a width of 1,000 feet at a distance of 200 feet beyond each end of the runway, coinciding with the primary surface, widening thereafter uniformly to a width of 16,000 feet at a distance of 50,200 feet beyond each end of the runway, its centerline being the continuation of the centerline of the runway.

Commented [SM3]: Insert Richland Airport Runway Numbers.

(2) *Non-precision Instrument Approach Zone*. Includes Runway 1, 19, 8, 26. A non-precision instrument approach zone is established at each end of a non-precision instrument runway for improved landings and takeoffs. The non-precision instrument approach zone shall have a width of 500 feet at a distance of 200 feet beyond each end of the runway, thereafter widening uniformly to a width of 3,500 feet at a distance of 10,200 feet beyond each end of the runway, its centerline being the continuation of the centerline of the runway.

Commented [SM4]: See above.

(3) *Visual Approach Zone*. Includes Runways 1, 19, 8, 26. A visual approach zone is established at each end of all visual runways for landings and takeoffs. The visual approach zone shall have a width of 500 feet at a distance of 200 feet beyond each end of the runway, widening thereafter uniformly to a width of 1,500 feet at a distance of 5,200 feet beyond each end of the runway, its centerline being the continuation of the centerline of the runway.

Commented [SM5]: See above.

(4) *Transition Zones.* Transition zones are hereby established adjacent to each instrument and non-instrument runway and approach zone as indicated on the Richland Airport Future Part 77 Zones map. Transition zones symmetrically located on either side of runways have variable widths as shown on the map. Transition zones extend outward from a line 250 feet on either side of the centerline of the non-instrument runway, for the length of such runway plus 200 feet on each end; and 500 feet on either side of the centerline of the instrument runway, for the length of such runway plus 200 feet on each end, beginning at and are parallel and level with such runway centerlines. The transition zones along such runways slope upward and outward one foot vertically for each seven feet horizontally to the point where they intersect the surface of the horizontal zone. Further, transition zones are established adjacent to both instrument and non-instrument approach zones for the entire length of the approach zones. These transition zones have variable widths, as shown on the Richland Airport Future Part 77 Zones map. Such transition zones flare symmetrically with either side of the runway approach zones from the base of such zones and slope upward and outward at the rate of one foot vertically for each seven feet horizontally to the points where they intersect the horizontal and conical surfaces. Additionally, transition zones are established adjacent to the instrument approach zone where it projects through and beyond the limits of the conical zone, extending a distance of 5,000 feet measured horizontally from the edge of the instrument approach zones at right angles to the continuation of the centerline of the runway.

(5) *Horizontal Zone.* A horizontal zone is hereby established as the area within a horizontal plane 150 feet above the established airport elevation or at a height of 560 feet above mean sea level, the perimeter of which is constructed by swinging arcs of 10,000 feet radii from the center of each end of the primary surface of each runway of the airport and connecting the adjacent arcs by lines tangent to those arcs. The horizontal zone does not include the instrument and non-instrument approach zones and the transition zones.

(6) *Conical Zone.* A conical zone is hereby established as the area that commences at the periphery of the horizontal zone and extends outward therefrom a distance of 4,000 feet. The conical zone does not include the instrument approach zones and transition zones.

23.56.070 Height limitations.

No building, pipe, chimney, tower, steeple, stand, platform, pole, wire or structure or erection or object of natural growth, or obstruction of any kind or nature whatsoever, shall be built, placed, hung, or permitted to grow or allowed to be built, placed or hung which shall at any point or part thereof exceed the heights as provided in the zones established herein. Where an area is covered by more than one height limitation, the more restrictive limitations shall prevail. The restrictions shall apply to the area surrounding all runways and approaches situated thereon. The owner of any existing nonconforming building, structure, or object of natural growth shall be required to permit the installation, operation, and maintenance thereon of any markers and lights as deemed necessary by the airport authority or the FAA to indicate to operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such height limitations are hereby established for each zone as follows:

(1) *Precision Instrument Approach Zone.* Beginning at the end of and at the same elevations as the primary surface, slopes one foot in height for each 50 feet (50:1) in horizontal distance and

extending to a distance of 10,200 feet from the end of the runway; thence one foot in height for each 40 feet in horizontal distance to a point 50,200 feet from the end of the runway;

(2) *Non-precision Instrument Approach Zone.* Beginning at the end of and at the same elevations as the primary surface, slopes one foot in height for each 34 feet (34:1) in horizontal distance and extending to a distance of 10,200 feet from the end of the runway;

(3) *Visual Approach Zones.* Beginning at the end of and at the same elevation as the primary surface, slopes one foot in height for each 20 feet (20:1) in horizontal distance and extending to a point 10,200 feet from the end of the runway;

(4) *Transition Zones.* Slopes outward one foot in height for each seven feet (7:1) in horizontal distance beginning at the primary surface, extending to a height of 150 feet above the airport elevation, which is 394.4 feet above mean sea level. In addition to the foregoing, there are established height limits of one foot vertical height for each seven feet horizontal (7:1) distance measured from the edges of all approach zones for the entire length of the approach zones and extending upward and outward to the points where they intersect the horizontal or conical surfaces. Further, where the instrument approach zone projects through and beyond the conical zone, a height limit of one foot for each seven feet of horizontal distance shall be maintained, beginning at the edge of the instrument approach zone and extending a distance of 5,000 feet from the edge of the instrument approach zone measured normal to the centerline of the runway extended;

(5) *Horizontal Zone.* One hundred fifty feet above the airport elevation or a height of 560 feet above mean sea level;

(6) *Conical Zone.* Slopes outward one foot in height for each 20 feet (20:1) of horizontal distance beginning at the periphery of the horizontal zone, extending 4,000 feet to a height of 350 feet above the airport elevation or a height of 744.4 feet above mean sea level.

23.56.080 Use restrictions.

(1) *General Requirements.* Notwithstanding any other provisions of this chapter, no use may be made of land or water within any zone established by this chapter in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for operators of aircraft to distinguish between airport lights and others, result in glare in the eyes of operators of aircraft using the airport, impair visibility in the vicinity of the airport, create wildlife hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft.

(2) *Lighting.* No new or expanded industrial, commercial, recreational or residential use shall project lighting directly onto an existing runway, taxiway, or approach/departure surface except where necessary for safe air travel. Lighting for these uses shall incorporate shielding to reflect light away from the airport and shall not imitate airport lighting.

(3) *Communications Facilities.* Approval of cellular and other communications or transmission towers located within any zone described within RMC [23.56.060](#) shall be conditioned to require their removal within 90 days of discontinuance of use.

23.56.090 Airport safety compatibility zones.

(1) Zones described below are shown in the Airport Safety Compatibility Zones (ASCZ) map with the prohibited land uses listed below in order to promote the general safety and welfare of properties surrounding the airport and the continued viability of the airport.

Zone 1 – Runway Protection Zone (RPZ). Only airport uses and activities are allowed within the RPZ.

Zone 2 – Inner Approach/Departure Zone. Prohibited land uses within this zone are: residences, except residential infill development; places of public assembly such as churches, schools (K-12), colleges, hospitals; high-density office, retail or service buildings; shopping centers and other uses with similar concentrations of persons. Production of asphalt paving and roofing materials or rock crushing are also prohibited. Fuel storage facilities or the storage or use of significant amounts of materials which are explosive, flammable, toxic, corrosive, or otherwise exhibit hazardous characteristics shall not be located within the inner approach/departure zone. Hazardous wildlife attractants, including waste disposal operations, water management and storm water facilities with above-ground water storage, and manmade wetlands, shall not be allowed within the inner approach/departure zone. All new infill residential development must include the disclosure statement in RMC 23.56.100 on plats, short plats and binding site plans.

Zone 3 – Inner Turning Zone. Prohibited land uses within this zone are schools (K-12) and hospitals. New residential development is prohibited unless it is infill residential development. All new infill residential development must include the disclosure statement in RMC 23.56.100 on plats, short plats and binding site plans.

Zone 4 – Outer Approach/Departure Zone. Prohibited land uses within this zone are: places of public assembly such as churches, except existing churches shall be permitted to expand, schools (K-12), hospitals, shopping centers and other uses with similar concentrations of persons. Residential density is limited to [insert zone]. All new residential development must include the disclosure statement in RMC 23.56.100 on plats, short plats and binding site plans.

Zone 5 – Sideline Zone. Prohibited land uses within this zone are residences, except residences that are constructed to replace existing residences, of like size and type, damaged by fire and other causes, places of public assembly such as churches, schools, hospitals, shopping centers and other uses with similar concentrations of persons. Mining, including sand and gravel pits, is prohibited in the sideline zone.

Zone 6 – Traffic Pattern Zone. Prohibited land uses within this zone are new schools (K-12), hospitals and other uses with similar concentrations of persons. Replacement or expansion of existing schools is permitted. All new residential developments must include the disclosure statement in RMC 23.56.100 on plats, short plats and binding site plans.

(2) *Use Interpretations.* Appendix F of the January 2011 WSDOT Airport and Compatible Land Use Guidebook as amended may be used as a guide to determine uses with similar concentrations of persons as referenced in Compatibility Zones.

Commented [JW6]:

Commented [JW7]: We will want to ensure American rock who leases Port property is not affected by this zone. We also want to ensure that fuel being pumped at the airport is not affected.

Commented [JW8]: This is the most current version.

23.56.100 General review procedures.

No use, building, structure, or development activity shall be permitted, established, altered or relocated by any person except as otherwise authorized by this chapter. All permit applications within the airport overlay district shall, in addition to being reviewed through the standard development review process, be subject to the following:

- (1) All developments, permits or plats with proposed buildings and/or structures found to be within 20 feet of any of the height limitation zones described in RMC [23.56.070](#) and/or all buildings and structures over 200 feet in height must submit a site plan, building elevations and an FAA Form 7460-1 to the Port of Benton Administrative Office for Port and FAA review and approval. Upon review, further documentation shall be required if more accurate data is necessary for a determination of impact, including detailed surveys by a licensed land surveyor.
- (2) All developments, permits or plats falling within the ASCZs described in RMC [23.56.090](#) associated with special use permits, variances or existing nonconforming uses must also submit a site plan to the Port of Benton Administrative Office for Port review.
- (3) All applications for Comprehensive Plan amendments and rezones falling within the ASCZs described in RMC [23.56.090](#) shall be forwarded to the Port of Benton Administrative Office for Port review prior to any required public hearing.

(4)

Commented [JW9]: I would recommend and the FAA recommended something that gives the airport and the city latitude on final decisions. Just because the FAA doesn't determine something to be a hazard, doesn't mean you want it at the end of a runway.

23.56.110 Disclosure.

To all extents possible, property owners and potential property buyers should be made aware of the following disclosure. The disclosure statement shall be listed on all approved subdivision plats, short plats and binding site plans within any of the identified zones in RMC [23.56.060](#) or [23.56.090](#).

“Property within this (plat/short plat or binding site plan) may be subject to varying noise levels and vibrations due to proximity to the Richland Airport. Properties near the airport may be located within height and use restriction zones as described and illustrated by federal standards and regulations and the City of Richland Zoning Regulations. There is the potential that standard flight patterns will result in aircraft passing over the properties at low altitudes and during all hours of the day. Future airport expansion including runway extensions may impact the size and number of aircraft utilizing the airport. Developments near the airport should assume that at any given time there will be some impact from air traffic.”