



Agenda
Planning Commission Meeting
Wednesday, February 23, 2022
Join the Zoom meeting [here](#)
Public Telephone Access: (206) 337-9723 or (253) 215-8782
Meeting ID No. 939 0409 3882

City of Richland Resolution No. 100-20 temporarily designates virtual locations for all municipal meetings. This meeting will be held remotely via Zoom and broadcast live on CityView Channel 192. If you would like to provide testimony for a Public Hearing Item(s) or provide comments for the Public Comments portion of the meeting, please submit testimony/comments by 4:00 p.m. on the day of the meeting. Members of the public may attend this meeting by selecting the Zoom link or by calling the phone numbers provided.

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

Liaisons: Council Liaison: Mayor Alvarez
Council Liaison Alternate: Jones
Staff Liaison: Stevens

Regular Meeting - 6:00 p.m.

Welcome and Roll Call

Approval of Agenda: (Approved by Motion)

Election of Officers:

Approval of Minutes: (Approved by Motion)

January 26, 2022 Meeting Minutes

Public Comments: Please limit public comments to 2 minutes. The public comment period is not an opportunity for dialogue with the Planning Commission, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information-gathering and deliberation. For this reason, the Planning Commission will accept comments, but will not directly respond to comments, questions or concerns during public comment. Records intended for the Planning Commission's consideration must be submitted to the Planning Manager by 4:00 p.m. the day of the meeting for distribution.

Public Hearing Explanation:

Public Hearing : Please limit public hearing comments to 3 minutes. Comments must speak only to the item for which the hearing is convened. Records intended for the Planning Commission's consideration must be submitted to the Planning Manager by 4:00 p.m. the day of the meeting for distribution.

- I. CA2021-108 Badger Mountain South LUDR Amendments
 - Mike Stevens, Planning Manager

Communications:

Adjournment

The next Planning Commission Workshop is March 9, 2022

The next Planning Commission Meeting is March 23, 2022

This meeting is broadcast live on CityView Channel 192 and online at ci.richland.wa.us

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 509-942-7389.



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 2/23/2022

Agenda Category: Approval of Minutes

Prepared By: Mike Stevens, Planning Manager

Subject:

January 26, 2022 Meeting Minutes

Request:

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Recommended Motion:

Motion to approve the January 26, 2022 meeting minutes.

Summary:

Meeting minutes

Attachments:

1. 2022.01.26 Planning Commission Meeting Minutes DRAFT



**MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, JANUARY 26, 2022
VIA ZOOM MEETINGS
6:00 p.m.**

Call to Order:

Chairperson Maier called the meeting to order at 6:00 p.m. and welcomed attendees.

Attendance:

Present: Chairperson Maier, Vice-Chair Townsend, Commissioners Eadie, Mealer and Smith. Also present: Councilman Alvarez, Development Services Director Jensen, Planning Manager Stevens, and Administrative Assistant II Follett.

Approval of Agenda:

Chairperson Maier asked for a motion to approve the agenda. After a short discussion regarding annual election of officers, Commissioners agreed to keep the agenda as presented and postpone election of officers to the next meeting.

VICE CHAIR TOWNSEND MOVED AND COMMISSIONER MEALER SECONDED THE MOTION TO APPROVE THE JANUARY 26, 2022 MEETING AGENDA AS WRITTEN. MOTION CARRIED 5-0.

Approval of Minutes:

Chairperson Maier presented the minutes from the December 28, 2021 meeting for approval.

COMMISSIONER MEALER MOTIONED AND VICE CHAIR TOWNSEND SECONDED THE MOTION TO APPROVE THE MINUTES OF THE DECEMBER 28, 2021 MEETING AS WRITTEN. THE MOTION PASSED 5-0.

Public Comments:

Chairperson Maier opened the public comment period at 6:05 p.m.

Dan Sanner, 4549 Ruth Ct. asked if his comment regarding traffic impacts in the Badger Mountain South area was better suited for the public hearing. Chairperson Maier affirmed that his comments would be taken during the public hearing.

Having no other comments, Chairperson Maier closed the public hearing at 6:04 p.m.

New Business – Pubic Hearing:

1. CA2021-108, Badger Mountain South Land Use Development Regulations (LUDR) Amendments

Chairperson Maier introduced the item and asked Planning Manager Stevens to give the staff report. Mr. Stevens noted that due to the large number of public present to comment, he did not anticipate the Commission would conclude this item at tonight's meeting. He further explained the process and anticipated timelines.

Chairperson Maier opened the public hearing at 6:20 p.m. and invited the applicant team to make their presentation.

Nicole Stickney, from AHBL 584 Rd. 90 Suite H, Pasco, WA, representing NorAm presented a PowerPoint presentation.

Darin Sweeney, 2836 Troon Ct. Richland, representing NorAm, provided historical background regarding the LUDR and the reason for past updates.

Heather Nicolson, 4717 Barbera St., Richland, commented on the applicant's statement regarding storm ponds counting as open space. She also commented on the applicant's assertion regarding the reduction of green space.

Dan Sanner, 4549 Ruth Ct. Richland, referred to pages in the staff report regarding fence heights and his request to increase fence height allowance to 7-8 feet. He also commented on the increased traffic and difficulties entering and exiting onto Dallas Road. At the conclusion of his comments, Mr. Sanner noted the changes the applicant made ...

Nate Biehl spoke against the proposed amendments to the LUDR.

Wes Brown, 4704 Vineyard Estate Ln., also spoke against the amendments.

Rusty Pfeiffer, 4518 Vineyard Estate Ln., expressed his disappointment at the changes related to the vineyard concept.

Kevin Nicholson, 4717 Barbera St., testified about how difficult the document is to interpret and the need for improvements and the overall importance of the document to the community.

Chelsea Klicker 4435 Highview St., voiced concerns about the overall proposed amendments.

Steven Sevall 5001 Smitty Dr., spoke against the Badger Station overlay.

Nicole and Darin provided rebuttal comments and information.

Russ Pfeiffer, 4518 Vineyard Estate Ln., restated his opposition to proposed changes.

Bennett Sanders, 4573 Ruth Ct., voiced concerns about rapid changes and rapid growth in BMS, and urged commissioners to consider how proposed changes will affect the people living in BMS.

Nate Biel, 8525 W. Deschutes, noted the location of the wine village information on the NorAm website that was mentioned earlier in the testimony.

Lawrence White, 12513 Avenue DuBois, Lakewood, WA, offered comments about the development's history.

At the conclusion of Mr. Lawrence's testimony, Chairperson Maier paused the testimony to allow commissioners to ask questions and informed attendees that the public hearing would be continued at the next Planning Commission meeting on February 23rd.

Vice-Chair Townsend commented on the role of the Planning Commission in relation to the application before it. Commissioners asked questions of the applicant and Planning Manager Stevens, and provided feedback related to parks and trails in response to resident testimony.

COMMISSIONER MEALER MOVED AND COMMISSIONER EADIE SECONDED THE MOTION TO CONTINUE THE PUBLIC HEARING TO THE FEBRUARY 23, 2022 REGULAR MEETING. MOTION PASSED 5-0.

Communications:

Mr. Stevens provided an outline of upcoming meetings. He stated that subsequent meetings would review specific sections of the LUDR.

Mayor Alvarez thanked the public for their input and commission members for their time in considering comments.

Chairperson Maier thanked the public for their participation and comments.

Adjournment:

Chairperson Maier adjourned the meeting at 8:23 p.m.

PREPARED BY: _____
Lynne Follett, Administrative Assistant II

REVIEWED BY: _____
Mike Stevens, Planning Manager

APPROVED BY: _____
Francesca Maier, Chairperson

DRAFT



**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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SEE FOLLOWING PAGE FOR
PROPOSED CHANGES.

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 City of Richland City Council on December 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 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 chapter 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.

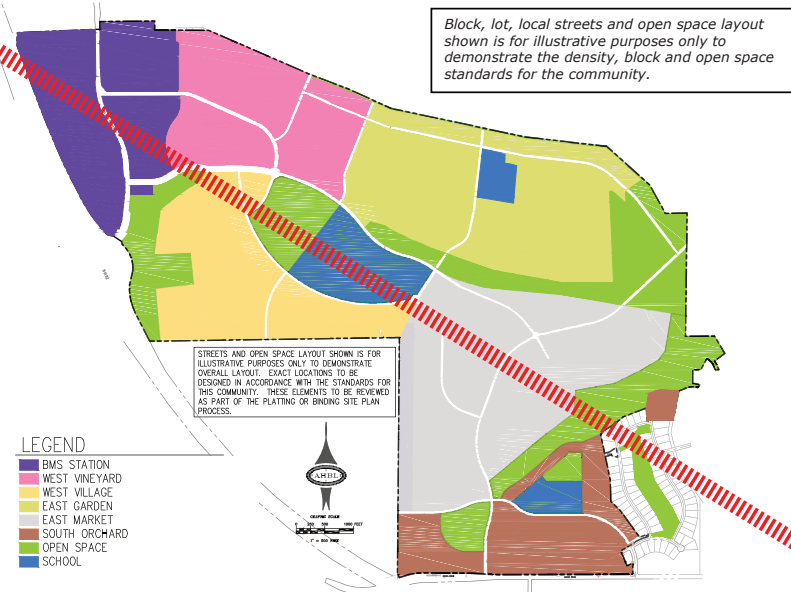
It is intended that the design quality and sustainability components of Civic buildings and facilities exceed the general standard for residential and commercial buildings within Badger Mountain South as set forth in the Building Type standards section 8.D and Sustainable Standards section 12.D.
 7.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

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".

1.E ILLUSTRATIVE PLAN OF BADGER MOUNTAIN SOUTH



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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 - 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.
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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:
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 - 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



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.

SEE FOLLOWING PAGE FOR
PROPOSED CHANGES.

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 LUDR 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.

1.1 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.	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 24.12 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.I 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.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.	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

SEE FOLLOWING PAGE FOR
PROPOSED CHANGES.

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, establishes 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.

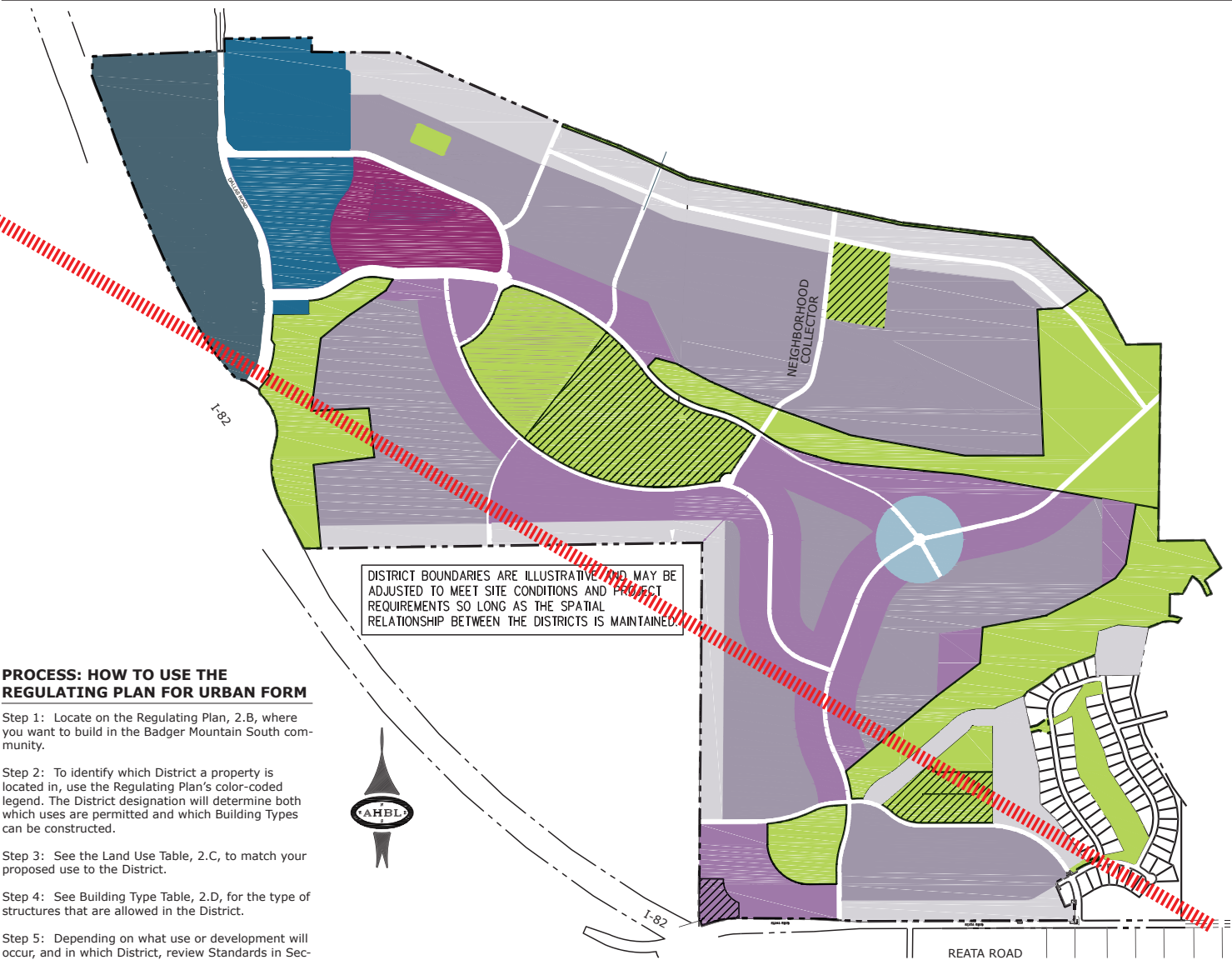
DISTRICT LEGEND

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.

PROPOSED AMENDMENTS ARE SHOWN:

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. . 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. . 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. , 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. for detail.

SPECIAL DESIGNATION "P" OVERLAY DISTRICT

SPECIAL DISTRICT LEGEND

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

The Specialty Retail 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)

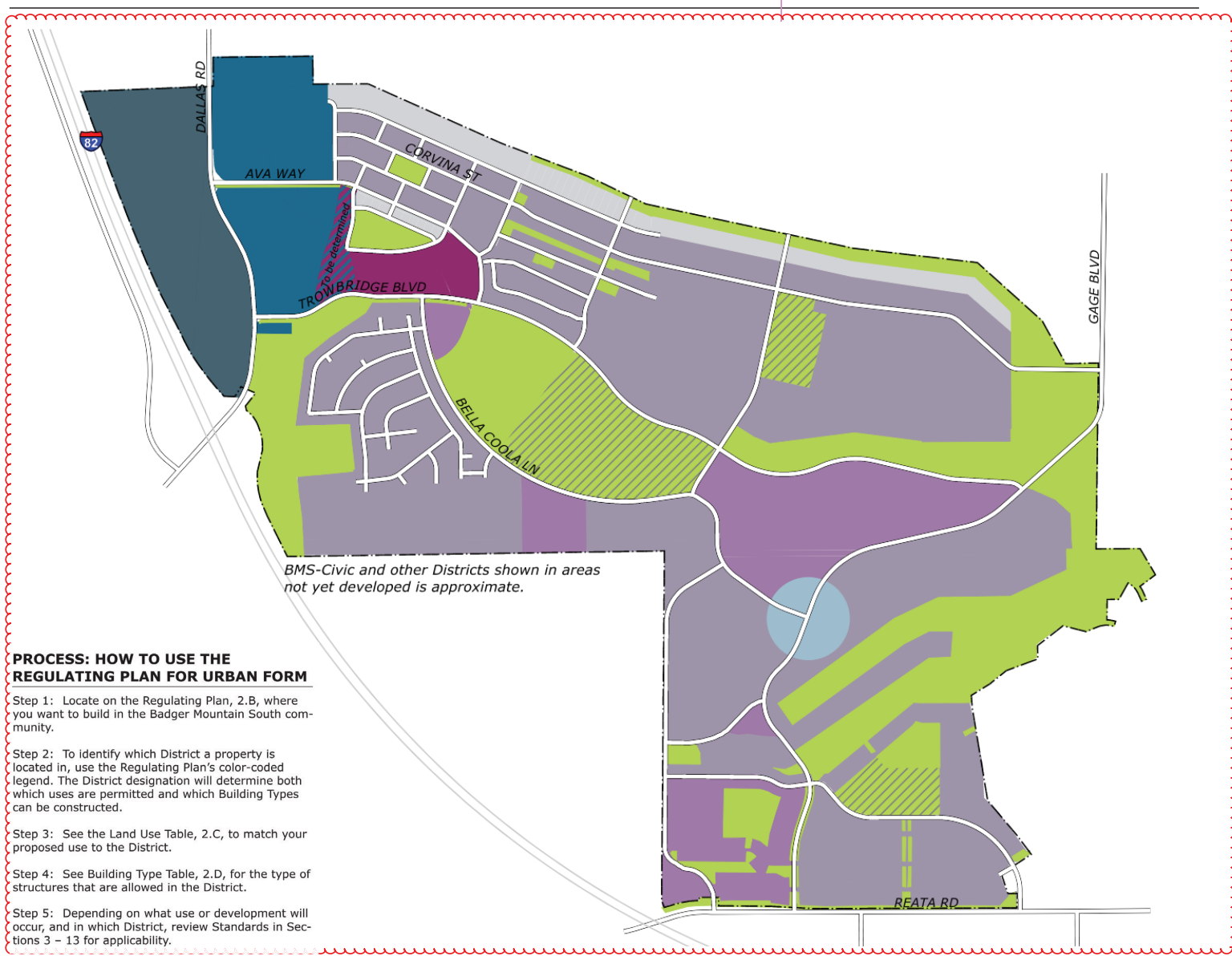
The Commercial Mixed-Use District is a local destination for employment, shopping, dining, entertainment and recreation.

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

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

and may include housing.

2.B REGULATING PLAN FOR LAND USE AND URBAN FORM



SEE FOLLOWING PAGE FOR
PROPOSED CHANGES.

LAND USES ALLOWED BY DISTRICT											
Land Use Types	P= Permitted by right P+Number = see Land Use Notes	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	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-36	-	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	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-33	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

- 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 farm 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.

PROPOSED 2020 AMENDMENTS
ARE SHOWN:

LAND USES ALLOWED BY DISTRICT											
Land Use Types	P= Permitted by right P+Number = see Land Use Notes Table Notes	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	-
	Multi-family	P-1	P-2, 3	P-2,3	P-3	-	-	P-29	P-4	P-4	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	-
	Adult Family Home	-	-	-	P	P	-	P-29	-	-	-
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
	Vehicle 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
	Delivery 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
	Ambling 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. .3 ~~apply~~ pursuant to



Indicates -P overlay District - see 2. . 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.
- 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 M - MU 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 M -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 M -N 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 M -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 M -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.
- M -Civic-P overlay District: Use restricted to school site until such time as restrictions on land use set forth in the M -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. 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 District 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.

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

2.E BUILDING TYPE EXAMPLES



1. Civic/Community/Institutional



2. Neighborhood Woods 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

BUILDING TYPE	BUILDING TYPES ALLOWED BY DISTRICT							
	BMS-VMU	BMS-NC	BMS-NG	BMS-NE	BMS-CIVIC	BMS SD-SR	BMS SD-CMU	BMS SD-DR
1. Civic/Community/Institutional Facilities 8.D								
2. Neighborhood Woods Services Buildings 8.E								
3. Commercial / Mixed-Use / Liner 8.F								
4. Live/Work Building 8.								
5. Stacked Unit Building Apartment 8.								
6. Row House 8.I								
7. Courtyard Housing 8.						-P		
8. Mansion Apartment 3 - 6 Plex 8.						-P		
9. Paired House Duplex 8.L						-P		
10. Cottage Court 8.M						-P		
11A. Single Family House - Alley Access Garage 8.N						-P		
11. Single Family House - Street Access Garage 8.						-P		
12. Accessory Unit 8.P						-P		

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.

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

BUILDING TYPE	BUILDING TYPES ALLOWED BY DISTRICT							
	BMS-VMU	BMS-NC	BMS-NG	BMS-NE	BMS-CIVIC	BMS SD-SR	BMS SD-CMU	BMS SD-DR
Civic/Community/Institutional Facilities (8.D)	A	A	A		A			
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			

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

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

PROPOSED 2020 AMENDMENTS ARE SHOWN:

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.

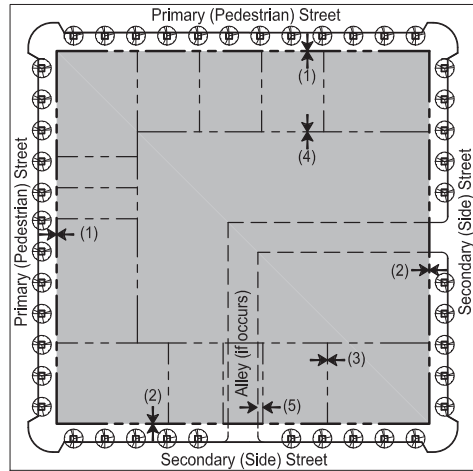
URBAN FORM DISTRICT SUMMARY				
BMS-VMU (3.B)	(3.C.A and 3.C.B) BMS-NC (3.C)	BMS-NG (3.D)	BMS-NE (3.E)	BMS-CIVIC (3.F)
There is a Village Mixed-Use District in Badger Mountain South. It is designed to contain a variety of Neighborhood Commercial uses, and residential uses in Mixed-Use, Live/Work, Stacked 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.

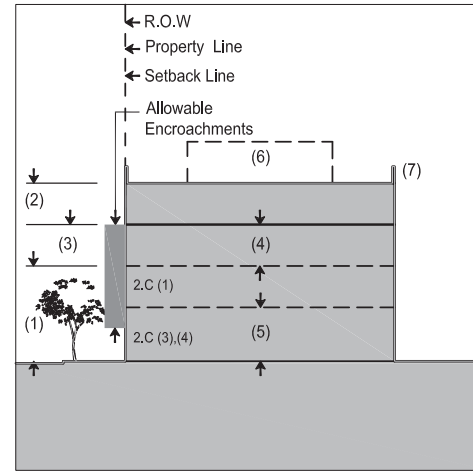
b. Percentage of Building Facade at Build-to-Line

- (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

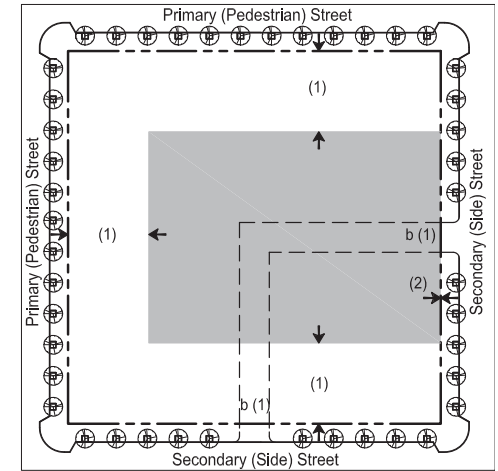
Refer to Section 8 for Building Type standards.

- (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'.



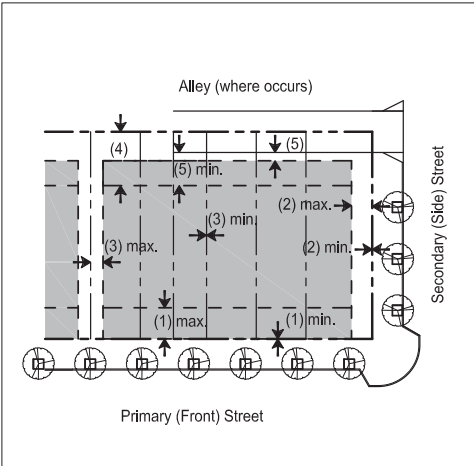
Illustrative Photo: Neighborhood Mixed-Use and Live/Work Units

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.

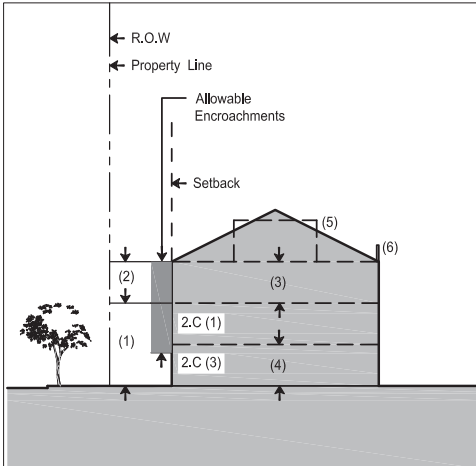
Section 3.C.A provides Urban Form Standards for Commercial and Multi-family uses in the BMS-NC District. Section 3.C.B provides Urban Form Standards for Single Family Residential uses in the BMS-NC District.



Building Placement Diagram (Plan View)

2. BUILDING PLACEMENT

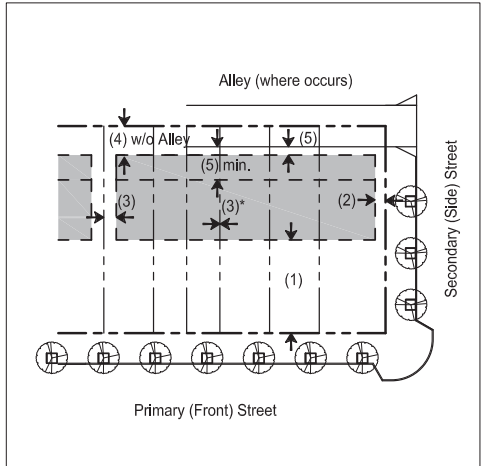
- a. **Setbacks** (as measured from the property line)
- Buildings shall be placed within the shaded area as shown in the building placement diagram. Parking garages shall be placed per Item 4a. Parking Placement.
- (1) Front Build-to-Line: i. Ground floor commercial: 0 ft. ii. Ground floor residential: 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'.

3.C.B. BADGER MOUNTAIN SOUTH - NEIGHBORHOOD COLLECTOR DISTRICT (BMS-NC) / SINGLE FAMILY ONLY

Illustrative Photo: Single-Family Houses and Local Park

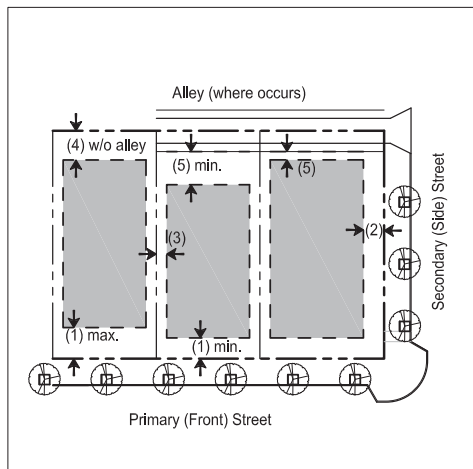
1. NEIGHBORHOOD COLLECTOR DISTRICT / SINGLE FAMILY ONLY INTENT

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:

- 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-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.

- Front Build-to-Line: *** 10 ft. min.; 20 ft. max.
- Side Street Setback: 10 ft. min.
- Side yard Setback: 5 ft. min. **
- Rear Setback: 15 ft. min.
- 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.

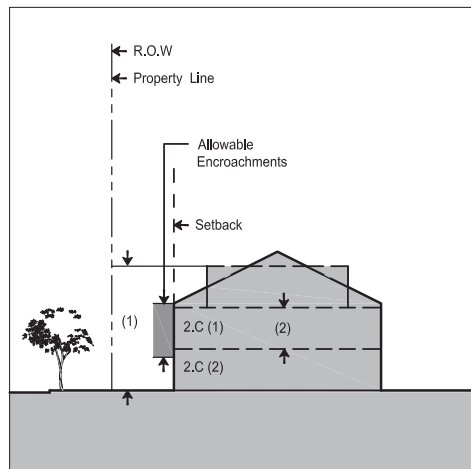
b. Min. Percentage of Building Facade at Build-to-Line:

- Primary Street: None
- 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.



Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE**a. Building Height/Stories**

- Maximum Height: 35 ft. as ^{measured} defined in RMC.

b. Allowed Building Types

Refer to Section 8 for Building Type standards.

- Single-Family House - Alley Access (8.N)
- Single-Family House - Street Access (8.O)
- Accessory Unit (8.P)

~~Only when located in a Local Park~~

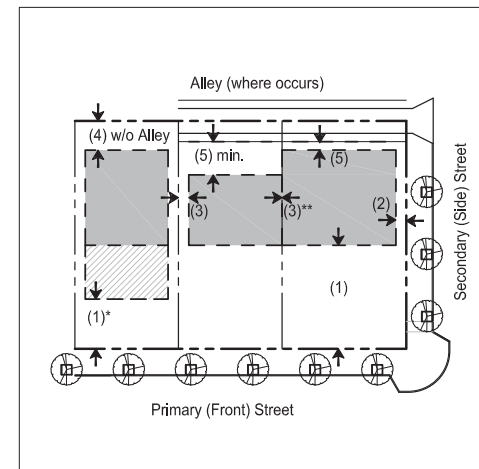
c. Allowed Frontage Types

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.

- Forecourt (9.E)
- Greenbelt (9.F)
- Porch (9.G)
- Stoop (9.H)

4. PARKING**a. Parking Access**

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



Parking Placement Diagram (Plan View)

b. 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 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. 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.
- 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).

PROPOSED AMENDMENTS ARE SHOWN:

SEE REGULATING PLAN FOR LOCATION



Illustrative Photo: Single-Family Houses and Local Park

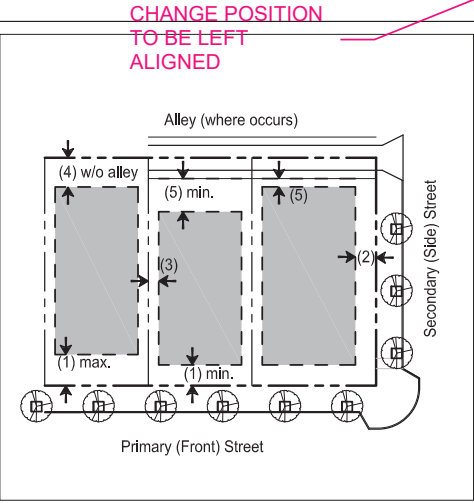
1. NEIGHBORHOOD GENERAL DISTRICT INTENT

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)



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:

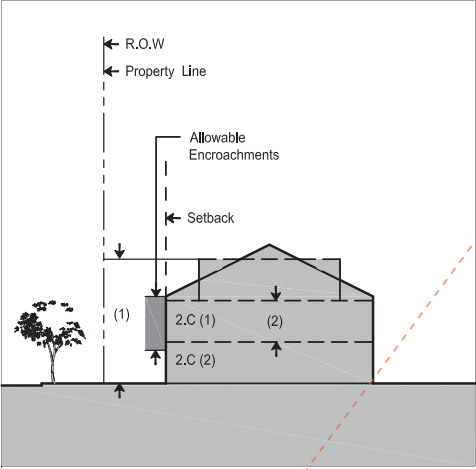
- | | |
|--------------------------------------|------|
| (1) Primary Street: | None |
| (2) Secondary Street or Civic Space: | None |

c. Encroachments

Encroachments are allowed subject to the following criteria:

- 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.

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 ^{measured} defined 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

7.B.4

- (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 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

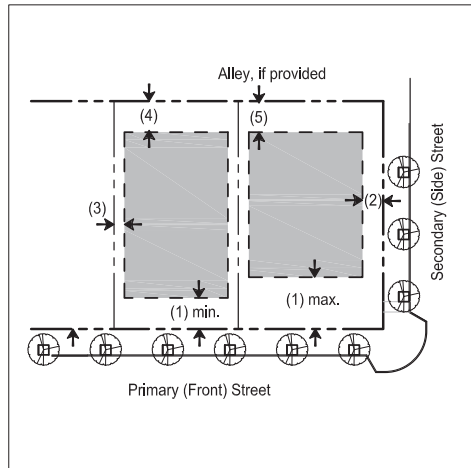
- For multi-family and commercial development, see Section 13.D for Common Parking Standards.
- Parking and aisle dimensions per City of Richland standards - see RMC 23.34.

3.E BADGER MOUNTAIN SOUTH - NEIGHBORHOOD EDGE DISTRICT (BMS-NE)

SEE REGULATING PLAN FOR LOCATION



Illustrative Photo: Single Family Homes fronting on Open Spaces



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:

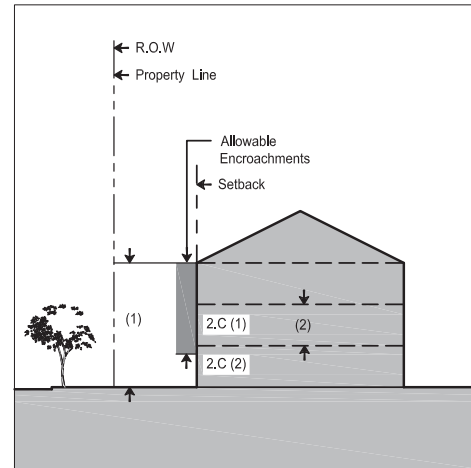
- (1) Primary Street: None
- (2) Secondary Street or Civic Space: None

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.

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



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

3.F BADGER MOUNTAIN SOUTH - CIVIC DISTRICT (BMS-CIVIC)



Illustrative Photo: Playground in Local Park



Illustrative Photo: School / Institutional Facility



Illustrative Photo: Community Building



Illustrative Photo: Civic Building

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.

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:

- 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.
- Stairs, ramps and handrails are allowed to encroach into required setbacks only.
- Overhead encroachments shall have a minimum height clearance of 8 ft.
- A City of Richland license must be obtained for encroachments that occur over sidewalks or City airspace. See RMC 5.14.

3. BUILDING PROFILE AND TYPE

a. Building Height/Stories

- Maximum Height: 40 ft. as ~~defined~~^{measured} in RMC when adjacent to Neighborhood General District (BMS-NG).
- Maximum Height: 40 ft. as ~~defined~~ in RMC when adjacent to Village Mixed Use (BMS-VMU) and Neighborhood Collector (BMS-NC) Districts.
- 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.
- 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.
- For flat roofs, a parapet is allowed to extend above the maximum height limit by 4 ft.
- 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.

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

c. Allowed Frontage Types

Frontage Types do not apply in Civic Districts.

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

- Parking Requirements: Maximum 3 spaces per 1,000 SF of bldg. area.
- 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.
- Parking requirements for Public Parks shall be as required per the City of Richland Parks, Trails and Open Space Master Plan.
- Parking requirements for schools shall be as required per the respective school authorities.

c. Miscellaneous

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