



Agenda

PLANNING COMMISSION MEETING

City Hall - 505 Swift Boulevard - Council Chamber

WEDNESDAY, January 14, 2015

7:00 p.m.

Commission

Members: Chair Madsen, Vice-Chair Boring, Berkowitz, Clark, Palmer, Wallner and Wise

Liaisons: Council Liaison Lemley
Staff Liaison Planning and Development Services Manager Simon

Regular Meeting - 7:00 p.m.

Welcome and Roll Call

Approval of the Agenda

Approval of December 3, 2014 Meeting Minutes

Public Comments

Public Hearing Explanation

New Business – Public Hearings

1. **APPLICANT: NOR AM INVESTMENT, LLC (Z2015-100)**

REQUEST: TEXT AMENDMENTS TO THE LAND USE & DEVELOPMENT REGULATIONS FOR THE BADGER MOUNTAIN SOUTH MASTER PLANNED COMMUNITY.

LOCATION: BADGER MOUNTAIN SOUTH, GENERALLY LOCATED SOUTH OF BADGER MOUNTAIN, EAST OF DALLAS ROAD AND NORTH OF REATA ROAD.

Communications

Adjournment of Regular Meeting

Planning Commission Workshop Meeting, Wednesday, January 28, 2015

Planning Commission Regular Meeting – Wednesday, February 28, 2015

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MINUTES
RICHLAND PLANNING COMMISSION MEETING No. 11-2014
Richland City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, December 3, 2014
7:00 PM

Call to Order:

Chairman Madsen called the meeting to order at 7:00 PM

Attendance:

Present: Commissioners Berkowitz, Clark, Palmer, Wallner, Wise, Vice-Chair Boring and Chairman Madsen. Also present were Deputy City Manager Bill King, Transportation and Development Manager Jeff Peters, Development Services Manager Rick Simon, Senior Planner Aaron Lambert and Recorder Penny Howard.

Chairman Madsen introduced Commissioner Kyle Palmer and welcomed him to the Planning Commission.

Approval of Agenda:

Chairman Madsen presented the July 23, 2014 meeting agenda for approval.

The agenda was approved as presented.

Approval of Minutes

Chairman Utz presented the meeting minutes of the October 22, 2014 regular meeting for approval.

A motion was made by Vice-Chair Boring and seconded by Commissioner Wallner to approve the meeting minutes of the October 22, 2014 regular meeting as written.

The minutes were unanimously approved by voice vote.

Public Comment

Chairman Madsen opened and closed the public comment period at 7:03 PM with no one wishing to speak.

PUBLIC HEARING

Public Hearing Explanation: **Ms. Howard** explained the public hearing notice and appeal process and asked Commissioners to identify any conflicts of interest, ex-parte contact or any other appearance of fairness issues.

Commissioner Berkowitz recused herself from Agenda Item 3 (SM2-2014).

New Business

- 1. APPLICANT: WASHINGTON SECURITIES & INVESTMENTS CORPORATION (BSP2014-101)**
APPROVAL OF A BINDING SITE PLAN TO DIVIDE 4.87 ACRES INTO 5 COMMERCIAL LOTS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF JADWIN AVENUE AND MCMURRAY STREET

Mr. Simon presented the staff report, discussed the undeveloped site and displayed aerial photographs and maps. He explained that commercial developers often preferred to use a binding site plan because it provided more flexibility for future lot division than the standard subdivision. **Mr. Simon** stated that the request did not require the construction of access roads and utilities were available on the property. He identified the location of future access driveways as the only area of concern. For that reason, a condition requiring access at the north boundary was recommended.

Chairman Madsen opened and closed the public hearing at 7:10 PM with not one wishing to speak.

Discussion:

Commissioner Wise asked if the developer would be able to change the number of lots in the future. **Mr. Simon** informed all that they had the flexibility to do just that, but there would still be one building allowed per lot, but the building could house multiple tenants.

Commissioner Clark discussed access corridors and Lot 3. **Mr. Simon** pointed out several potential access locations for Lot 3. He noted that the use of the lot would determine access needs.

Commissioner Berkowitz brought up the requirement for access to be 150 feet from the Mc Murray Street intersection and asked for a comparison to the Burger King access at Swift Boulevard and George Washington Way. **Mr. Peters** agreed that there were a number of access drives that were undesirably close to intersections and explained the need to keep access drives safely away from the intersection. He added that this proposal afforded the

ability to place accesses where they should be rather than where they had to be due to site constraints.

Commissioner Berkowitz commented that she was looking forward to seeing the improvements to the site.

A motion was made by **Commissioner Wallner** and seconded by **Commissioner Berkowitz** to concur with the findings and conclusions set forth in the Staff Report BSP2014-101 and approve the binding site plan of the Washington Securities and Investment Corporation subject to the conditions of approval set forth in the Technical Advisory Committee Report dated November 26, 2014.

THE MOTION CARRIED 7-0.

**2. APPLICANT: RICHLAND MOBILE HOME PARK (SUP2014-102)
AUTHORIZATION TO ALLOW THE ADDITION OF ELEVEN MORE UNITS TO THE
PARK LOCATED AT 35 APOLLO BOULEVARD**

Mr. Lambert presented the staff report for The Richland Mobile Home Park to convert nine mobile home lots/spaces into twenty recreational vehicle spaces resulting in a net increase of eleven park units. He explained that there were no density concerns for the property and reviewed the allowable twenty units. The proposed change would reduce lot sizes from 32 to 22 feet, which reflects standard sizes for recreational vehicle units.

Chairman Madsen suggested the public hearing be conducted after the staff report presentation. **Mr. Simon** stated no issue as long as the applicant was given the first and last opportunity to speak during the public hearing portion of the meeting.

Chairman Madsen opened the public hearing at 7:23 PM and closed it at 7:24 PM with no one wishing to speak.

Discussion:

Commissioner Wise requested the layout of the twenty units expressing concern for the amount of space between units. **Mr. Lambert** noted that City code hadn't been updated to match Washington State law. He referenced requirements for recreational units and discussed the need for transient type of units. **Commissioner Wise believes there is a need** to house those following temporary jobs, but desired that the accommodations be well planned to eliminate future problems for the City or residents.

Commissioner Berkowitz requested the square footage of the space. **Mr. Simon** calculated approximately 30,000 square feet.

Commissioner Berkowitz asked about storage areas in the park. **Ben Nelson, Heinz Group NW Regional Manager, 35 Apollo Boulevard**, stated they do not have additional storage, but short term recreational vehicle parking was allowed. He also shared that their rules and regulations do not allow transient use. **Mr. Nelson** also explained that mobile

homes in their park were under an annual lease per Washington State law, after which, owners could opt for a monthly lease. He shared that one of the reasons they wanted to add the shorter term recreational vehicle spaces was to provide living areas for temporary Hanford workers.

Vice-Chair Boring complemented Mr. Nelson on the well-kept park and asked if there were age restrictions on the recreational vehicles. **Mr. Nelson** shared that there would be a ten year age restriction.

Commissioner Berkowitz discussed a need for 300 square feet of storage for every five spaces. **Mr. Nelson** stated that there was a requirement to provide 100 square feet of storage per mobile home site. **Mr. Simon** informed that the requirement was not applicable to the park which was established long before the zoning standards were in place. **Commissioner Berkowitz** expressed concern that the storage was being eliminated and that it would be overcrowded. **Vice-Chair Boring** commented that the site was never planned for storage. **Mr. Lambert** shared that the property was used for storage of recreational vehicles and found no record of past property use.

Commissioner Wise asked if the owners could use the existing pads without further approvals. **Mr. Lambert** reported that recreational vehicle use could not be banned, but city regulations could be applied. **Commissioner Wise** believed there was a need for more information.

Commissioner Clark expressed concern about current code being inconsistent with Washington State law and asked if the proposal was consistent with code. **Mr. Lambert** suggested code amendment, but the park was well managed and there was no concern about transient use. **Mr. Lambert** stated that the proposal was consistent with city recreational park standards except for a reduction in the lot width.

A motion was made by Commissioner Wallner and seconded by Vice-Chair Boring to concur with the findings and conclusions set forth in Staff Report (SUP2014-102) and approve the request for special permit to allow for the addition of 20 recreational vehicles to the Richland Mobile Home Park addressed at 35 Apollo Drive subject to the following conditions:

1. All requirements found in RMC sections 23.42.130 and 23.42.140 shall be applied to the subject development excluding the minimum space width and square footage required by RMC 23.42.140(B)(4)(a).
2. The recreational vehicles spaces shall be developed in accordance with the site plan, see exhibit 4.
3. New units shall be assigned addresses by the City of Richland Building Department.

Discussion of the Motion:

Commissioner Berkowitz opined that code revision should be considered prior to approval to assure consistent rulings.

Chairman Madsen stated that he had no problem voting in support because the Washington State code trumps city codes. **Mr. Lambert** explained that the State does not mandate a site design, but simply states that recreational vehicles cannot be banned. He clarified that the issue at hand was the approval of additional units.

Chairman Madsen asked Mr. Nelson how they arrived at the proposed number of units. **Mr. Nelson** pointed out existing pads with existing utilities on a projected map. He explained that after measuring the lots, there seemed to be plenty of space. He also shared that the park across the street had units end to end and this would be a much nicer layout; a definite plus for the city and the park.

Commissioner Wise asked for a schematic design showing recreational vehicles on each site. **Mr. Nelson** understood the desire for a visual representation and was willing to provide a schematic.

Vice-Chair Boring discussed the difference between 25 feet vs 22.5 feet and various lots on the property. She pointed out that the last five or six lots were over 80 feet and assumed the proposed width would provide buffer space between the units and believed there would be sufficient space.

Chairman Madsen shared that he had no problem envisioning the proposed units.

Commissioner Berkowitz suggested the application should be guided by mobile home park standards rather than recreational vehicle standards.

THE MOTION CARRIED 5-2.

Commissioners Berkowitz and Wise voted against.

**3. APPLICANT: BRUCE NAPIER AND JUDITH BAMBERGER (SM2-2014)
APPROVAL OF A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT FOR
REMOVAL AND REPLACEMENT OF A PRIVATE DOCK & STAIRS LOCATED ON
THE COLUMBIA RIVER SHORELINE AT 2608 HARRIS AVENUE**

Mr. Lambert presented the staff report to replace and enlarge the private dock located at 2608 Harris Avenue. He provided a copy of a letter dated 12/3/14 which was received earlier in the day from the Department of Ecology that discussed the high water mark. **Mr. Lambert** explained that the proposed dock would comply with current standards.

Chairman Madsen opened the public hearing at 8:01PM.

John Fox, 2614 Harris Avenue, offered full support and shared that several neighbors had already replaced their docks to comply with the current standards.

Chairman Madsen closed the public hearing at 8:02PM.

A motion was made by Vice-Chair Boring and seconded by Commissioner Wallner to concur with the findings and conclusions set forth in Staff Report (SM2-2014) and approve a shoreline substantial development permit authorizing the replacement of the existing shoreline improvements at 2608 Harris Avenue with aluminum gangways, a pier and floating dock as requested in the application subject to the conditions of approval included in Exhibit 1.

THE MOTION CARRIED 6-0.
Commissioner Berkowitz was recused.

Communications:

Mr. Simon

- Reminded all of the workshop on December 10th.

Mr. Lemley

- Welcomed Commissioner Palmer and looked forward to the new Planning Commission configuration.

Commissioner Palmer

- Thanked all for the opportunity and stated that he was “excited to serve the community and do some good work”.

Commissioner Clark

- Noted that a hearing examiner might not have approved the mobile home park application because it was not consistent with current code.

Commissioner Wise, Vice-Chair Boring and Chairman Madsen

- Wished all Happy Holidays.

ADJOURNMENT:

The December 3, 2014 Richland Planning Commission Regular Meeting 11-2014 was adjourned at 8:06 PM. The next regular meeting of the Planning Commission will be held on January 28, 2015.

PREPARED BY: Penny Howard, Recorder, Planning and Development

REVIEWED BY:

Rick Simon, Secretary
Richland Planning Commission

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: Z2015-100

PREPARED BY: RICK SIMON
MEETING DATE: JANUARY 14, 2015

GENERAL INFORMATION:

APPLICANT: NOR AM INVESTMENT, LLC

REQUEST: TEXT AMENDMENTS TO THE LAND USE & DEVELOPMENT REGULATIONS FOR THE BADGER MOUNTAIN SOUTH MASTER PLANNED COMMUNITY.

LOCATION: BADGER MOUNTAIN SOUTH, GENERALLY LOCATED SOUTH OF BADGER MOUNTAIN, EAST OF DALLAS ROAD AND NORTH OF REATA ROAD.

REASON FOR REQUEST

Nor Am Investment, LLC, the owners of the Badger Mountain South master planned community have identified a number of amendments to the Land Use and Development Regulations (LUDR) that would enhance their ability to develop the master planned community in a fashion that is consistent with local market demands.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the proposed zoning amendments to the Badger Mountain South Land Use and Development Regulations (Z2015-100) and submits that:

- 1) The City adopted the Badger Mountain Subarea Plan on September 7, 2010, which includes a detailed master planned community known as "Badger Mountain South".
- 2) The Badger Mountain South master plan includes a finer level of detail than other City planning documents. To fully implement the plan, a more detailed development regulation was needed. Nor Am Investment drafted the Land Use and Development Regulation (LUDR) which was adopted by the City to fully implement the Badger Mountain South master plan.
- 3) The purpose of the LUDR is to:
 - a) Establish neighborhoods with a range of housing styles and 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 established a connected open space network.
- 4) The LUDR was originally adopted by the City on December 7, 2010, was amended on June 19, 2012 and again on April 15, 2014 and has been used to regulate the development within the Badger Mountain South community.
 - 5) The initial development of the site included a 156 lot residential subdivision known as West Vineyards, which was recorded on April 2, 2013. Veneto Villaggio, a 40 lot commercial binding site plan was recorded in 2014.
 - 6) Prior to the residential and commercial platting activity, Badger Mountain South needed to extend utility services to the site, including construction of over 2.5 miles of sewer main, a similar length of water main along with the construction of a million gallon domestic water reservoir.
 - 7) To date, a total of 15 building permits for single family residences and 1 commercial building (Country Mercantile) have been issued within the Badger Mountain South Master Planned Community.
 - 8) Given the large capital investments made by Badger Mountain South, a faster rate of development is needed in order for the master planned community to be successful.
 - 9) The slow market absorption of the lots within the plat of West Vineyards is at least in part created by LUDR standards that contribute to higher construction costs and more stringent standards than those that are in place in competing market areas.
 - 10) The proposed changes in the LUDR are designed to provide relief from some of the standards that have increased cost and/or restricted choice in the development of single family residences.
 - 11) Additionally, review of the LUDR has revealed that there are a number of minor corrections, clarifications and improvements that constitute desirable improvements to the LUDR.
 - 12) The proposed amendments do not impact the overall intent or purpose of the LUDR. Rather, they provide some relief from standards that result in increased cost of development and expand choice.
 - 13) Based on the above findings and conclusions, adoption of the proposed LUDR would be in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Supplemental Staff Report (Z2015-100) and recommend to the City Council adoption of the proposed amendments to the Badger Mountain South Land Use & Development Regulations, as set forth in the draft document.

ATTACHMENTS

- A. Supplemental Information
- B. Proposed LUDR Text Amendments

ATTACHMENT A
(Z2015-100)SUPPLEMENTAL INFORMATIONBACKGROUND

The Badger Mountain Subarea Plan was officially adopted by City Council on September 7, 2010. A major part of this subarea plan included the master planned community of Badger Mountain South. The development of a master planned community of this scale, nearly 1,500 acres, is unique to the City of Richland. At completion, with 5,000 dwelling units anticipated, it would be more than double the size of the Horn Rapids community. Given the very detailed master planning that the property owner, Nor Am Investment, has completed for this area, and their specific goals for sustainable development, the City's standard zoning regulations were deemed insufficient to implement this master plan. Consequently, Nor Am proposed and the City adopted an alternative and more highly detailed development regulation to fully implement the plan for this master planned community. This document is referred to the "Land Use Development Regulation" (LUDR).

The LUDR was drafted to implement the very specific vision contained in the Badger Mountain South master plan. In many areas, the LUDR includes standards that are not addressed in the City's standard development regulations.

The LUDR has been in place since December of 2010 and was amended in 2012 and again in 2014. The LUDR was used as the guide for development of the first residential project within the Badger Mountain South community which is West Vineyards as well as the first commercial project, Veneto Villaggio.

The developers have made significant investments through the extension of water and sewer mains to serve the development site and the slow rate of development (only 15 homes under construction since the West Vineyards plat was finished in April, 2013) have created a need for a reassessment of the LUDR standards. LUDR changes to make future development more palatable to the existing market and more affordable are the driving force behind the proposed amendments.

PURPOSE

The stated purpose of the LUDR (as listed in Chapter 1) is to:

- a) Establish neighborhoods with a range of housing styles and 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 established a connected open space network.

SUMMARY OF LUDR CHANGES

The following is a summary of the changes proposed within the LUDR. Many, but not all of these can be classified as clarifications or minor adjustments to existing standards:

- Changes to use tables to allow a wider range of uses in the Neighborhood Collector district, specifically providing for single family residential uses;
- Provisions to allow the administrative approval of sidewalk use licenses within the commercial areas of Badger Mountain South;
- Provisions to allow a maximum of 20% of required off-street parking for commercial uses to be satisfied through the use of compact stalls (8' by 16', rather than the standard 9' by 20');
- Amendments to building height requirements to specify height measured in feet, rather than stories. Example: commercial buildings within the mixed use village must be between 24 and 50 feet in height instead of between 2 and 4 stories);
- Reduction in the number of required off-street parking spaces for commercial uses are to be granted when nearby on-street parking are available, similar to the provision in the City's standard zoning regulations for Central Business District properties;
- New provision to require a 5 foot wide landscape strip between the rear yards of a residential property abutting a collector street;
- In residential areas, side yard setbacks are reduced from 6 feet to 5 feet;
- In residential areas, driveway width is limited to 35 feet or 50% of the lot's street frontage;
- Three car garages would be permitted on residential lots;
- Restrictions limiting the location of off-street parking spaces on a residential lot are eliminated;
- Street cross sections are simplified, but lane widths and configurations are unchanged;
- Maximum length of blocks is increased from 650 feet to 1,000 feet;
- Cul-de-sac streets are permissible in limited circumstances;
- Dead-end alleys up to 150 feet in length are permitted;
- Lots that are directly accessed from the street (non-alley loaded) are permitted on both sides of the same street;
- The prohibition on placing a parking lot in front of a civic building is eliminated;
- Standards for arcades on commercial buildings are reduced from a minimum depth of 12 feet to a minimum depth of 8 feet;

- Standards for galleries on commercial buildings are reduced from a minimum depth of 10 feet to a minimum depth of 8 feet;
- Standards for porches on residential buildings are reduced from a minimum depth of 4.5 feet to a minimum depth of 4 feet;
- The standard specifying the minimum height of a stoop to be 2.5 feet is eliminated;
- The size of required trees are reduced from a caliper of 2 inches to a caliper of 1.5 inches;
- The height of landscape hedges or walls is increased from 3 feet to 4 feet;
- The requirement for landscaping the interior of a parking lot is reduced from 8% to 5%;
- The minimum size requirement for a landscape island within a parking lot is reduced from 100 square feet to 75 square feet;
- The minimum width of a landscape planter is reduced from 7 feet to 5 feet;
- The requirement for landscaping the rear yard of a residential lot is replaced with a requirement that a rear yard shall be at a minimum seeded or mulched;
- The requirement for 3rd party verification requirement for green building compliance is eliminated;
- The requirement for energy star certification on all new construction is eliminated, although compliance with energy star standards is still required;
- The requirement for sustainability plans to be filed for all binding site plan/commercial development is eliminated;
- The residential fencing standards are relaxed to allow for fences to be a maximum of 6' in height, rather than 5' feet;

Other changes would amend the standards of park development that are embedded in the LUDR. Less trail construction, fewer landscape plantings and fewer park amenities would be constructed as the development of Badger Mountain South community occurs.

Park Area	Original Standard			Proposed Revision		
	Primary Trail (lineal feet)	Secondary Trail (lineal feet)	Trees/ Shrubs	Primary Trail (lineal feet)	Secondary Trail (lineal feet)	Trees/ Shrubs
The Ravine	2,500	6,800	60/100	1,500	5,000	60/100
The Reserve	14,000	6,000	350/500	8,000	4,000	120/200
The Orchard Green	10,000	5,200	350/500	5,000	2,000	150/200
Totals	26,500	18,000	760/1100	14,500	11,000	330/500

Other proposed changes to park standards are as follows:

- Required park amenities in The Reserve open space area eliminate a paved activity court and 2 volleyball courts and a community garden. In the Orchard Green area a required water feature would be eliminated;
- Restroom facilities have been eliminated as a requirement from local parks;
- Parkour stations have been added to the menu of required park amenities that are to be provided in local parks;
- The village green park has been eliminated altogether;
- The requirement for block parks (small tracts ranging in size between 5,000 square feet and one acre and generally use for passive open spaces) are eliminated;

Finally, there are proposed changes to some of the maps within the LUDR. Specifically, the Regulating Plan for Land Use and Urban Form (Chapter 2) is revised. The primary change is that additional lands located along collector streets are designated as BMS Neighborhood Collector. Additionally, the Trail Layout and Trail Types Map (Chapter 5) and the Regulating Plan for Streets (Chapter 6) have been modified.

ANALYSIS

The LUDR, adopted in 2010, is the City's first form based code. The LUDR places an emphasis on many smart growth planning principles. It encourages pedestrian activity through the integrated system of pedestrian and bicycle trails throughout the community; it will implement the plan to provide parks, shopping and schools within easy walking distance of every residence; it calls for narrow streets and small lots to slow vehicular traffic and make more efficient use of land; its' overall design encourages public transit; it includes provisions for mixed-use development and standards for building form, design and landscaping; and requires the use of energy conservation measures in the development of new buildings. Many of these standards are not even addressed at all in City Code, so the complexity of the LUDR far exceeds that of the City's standard development regulations.

Of all the changes proposed, the most significant ones allow residential lots that are accessed directly from the street and not from an alley. Combined with provisions that allow for three car garages, these amendments respond directly to the reasons listed by a variety of home builders as to why they have chosen to not build within the Badger Mountain South community. There is apparent resistance to alley loaded lots in our local market at this point. The amendments would still provide for alley loaded lots but they would no longer be mandated.

Elimination of alleys also reduces the costs of development. Cost reduction is another major reason for the proposed LUDR amendments. Required improvements to open space have been significantly reduced. The length of trails required to be constructed within the community is reduced by over 40%. Some required park amenities have

been eliminated, such as the requirement to install restrooms in local parks and the requirement to integrate small block parks into neighborhoods has been eliminated. These changes would not only save construction costs at the time of development, but ongoing maintenance costs as well. The majority of the park and trail system would be privately owned and maintained by the future homeowners association.

In spite of the reductions in required park improvements, the amount of park, open space and trail systems mandated by the LUDR would still exceed the standards that the City requires outside of the Badger Mountain South community. The City's comprehensive plan established a level of service standard of 1.76 acres of neighborhood park land for every 1,000 residents and 2.04 acres of community park land for each 1,000 residents. At full build-out the Badger Mountain South community will contain between 4,150 and 5,000 housing units. Based on current average household size (2.4 persons/dwelling), the estimated population at full build out would range between 9,960 and 12,000 persons, resulting in a need for neighborhood and community park land of 35 acres to 45.6 acres according to the City's current level of service standard.

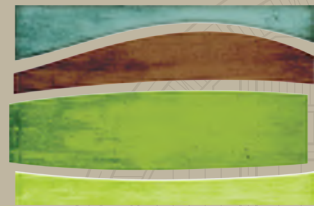
As part of the master agreement, land for a 30 acre community park and a 6 acre neighborhood park has already been transferred to the City. With the construction of the West Vineyards plat, a local park of 2.2 acres has already been constructed, along with .4 miles of primary trail. With the proposed LUDR amendments, there would still be approximately 10 miles of trail and the construction of local parks would be scattered throughout the community.

Standards associated with energy conservation have also been modified. New building construction must still be built in accordance with a green building rating system, such as Built Green or LEED, but third party verification would no longer be required. Additionally, the requirement for a sustainability plan for each commercial development has been eliminated. The project developers are still committed to sustainability principles and have just recently signed an agreement with Orca Energy, a company that installs geothermal heating/cooling systems.

With all the changes proposed, the basic purposes of the LUDR remain intact. The amendments would help to reduce the overall costs of construction as well as reducing the ongoing maintenance costs of the park and open space system. The changes are designed to make the Badger Mountain South community more attractive in the local market place, which is critical to both the developer and the City, given that the master planned community represents a large percentage of the City's potential future growth area.

SUMMARY

The proposed amendments to the LUDR are in keeping with the purposes of the original LUDR document and are necessary to ensure the viability of the Badger Mountain South master planned community.



LAND USE and DEVELOPMENT REGULATIONS

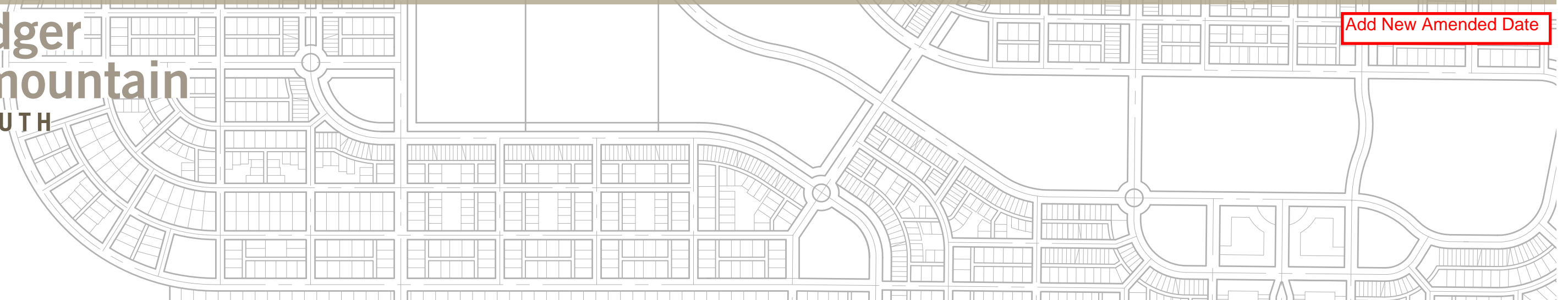
City Of Richland, Washington

Exhibit C to Master Agreement Dated December 7, 2010

Amended Dates: June 19, 2012 and April 15, 2014

badger
mountain
SOUTH

Add New Amended Date





badger mountain SOUTH

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Todd Sawin, **P.E.**

Add AHBL Logo
Update City
Council Names,
Planning
Commission and
City Staff Names.
Add NORAM

CITY OF RICHLAND

505 Swift Boulevard
Richland, WA 99352

Richland City Council

John Fox – Mayor
Edward Revell - Mayor Pro-Tem
Sandra Kent - Council Member
Phillip Lemley – Council Member
Dave Rose – Council Member
Sheila Sullivan – Council Member
Bon Thompson – Council Member

Richland Planning Commission

Kent Madsen – Chair
James Klos – Vice Chair
Debbie Berkowitz - Commissioner
Clifford Clark - Commissioner
Mary Jo Coblenz – Commissioner
Marianne Boring - Commissioner
Carol Moser – Commissioner
James Utz - Commissioner
Stanley Jones - Commissioner

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Rick Simon – Development Services Manager
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Ray Sieler – Energy Services Director
Grant Baynes – Fire and Emergency Services
Tony Corsi – Police Services Director
Douglas Strong - Parks and Recreation Director
Phil Pinard - Planning and Capital Projects Manager

Matt Weber, P.E.
Lisa Klein, AICP
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Note: Graphics and layout originally prepared
by Johnson Braund Inc.

NOTE: New logo substituted in October 2011

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**INTRODUCTION
HOW TO USE THE
LUDR**

1

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

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1.A INTENT

- 1. Badger Mountain South (BMS), a master-planned community of 1,480 acres is intended to develop with 5,000 homes, businesses and other commercial activities. The Badger Mountain South Land Use Development Regulations (LUDR) are intended to (1) implement the land use elements of the Badger Mountain South Master Agreement approved by the City of Richland City Council on December 7, 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-intensive 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.

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.

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.

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.
- 3. Conditions in Addition to the LUDR.

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

Since the City has adopted regulations that are specific to the Badger Mountain South Master Plan Community, if there is a conflict between those specific City regulations applicable to BMS and other City regulations, the BMS regulations shall control. Provided, however, this general principle shall not apply to the following:

 - a. Building Code, RMC Title 21
 - b. Life Safety Code, RMC Title 20

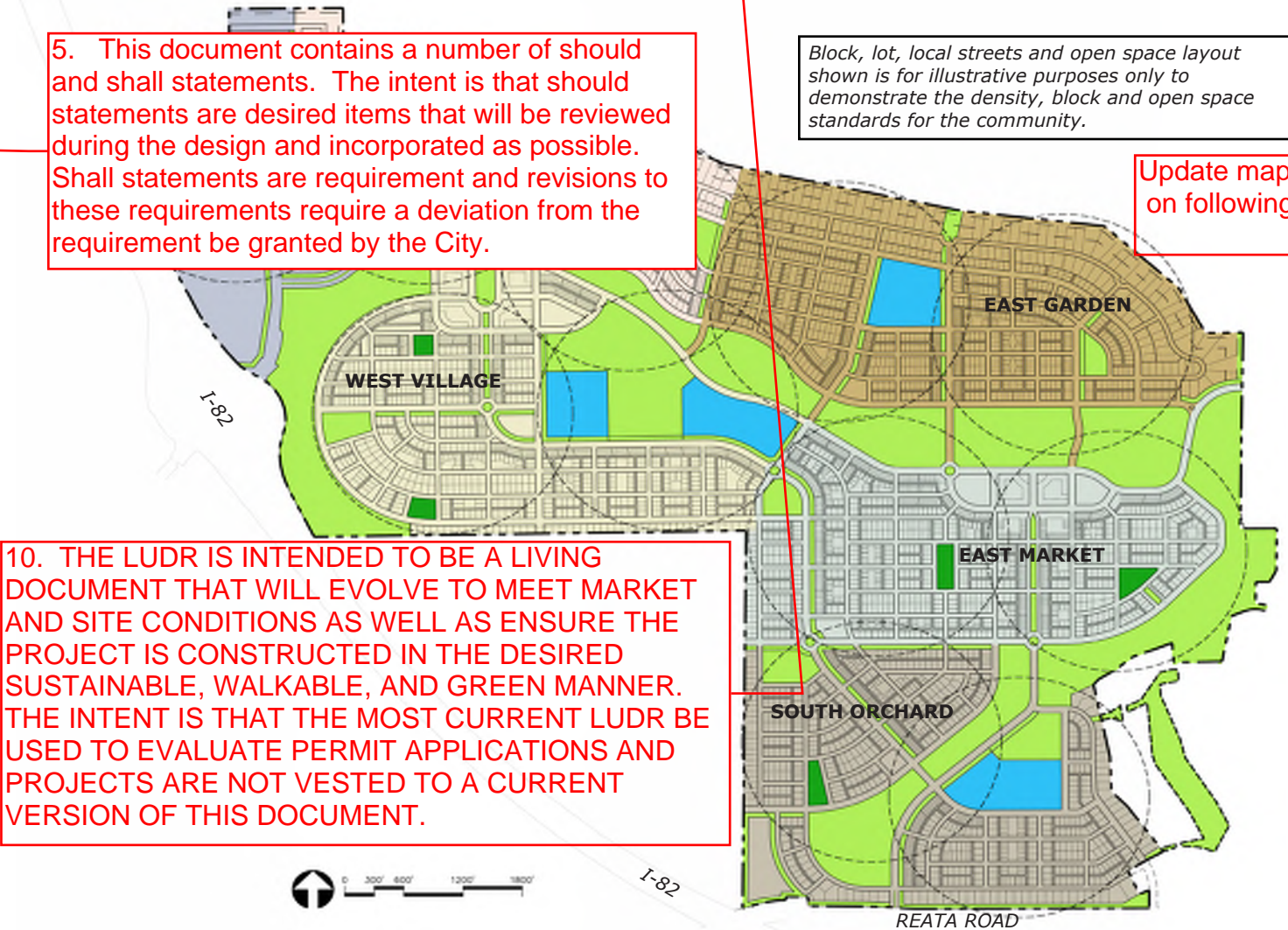
- c. Electrical Code, RMC Title 14
- d. Energy Code, Chapter 19.27A of the Revised Code of Washington.
- e. Sensitive Areas Ordinance, RMC, Chapter 22.10
- 5. State, County, local agency and school district sites and facilities.

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

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

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

1.E ILLUSTRATIVE PLAN OF BADGER MOUNTAIN SOUTH



- 8. Diagrams and illustrations

Diagrams, photographs and illustrations are an integral part of the LUDR and are used to help explain the guidelines and standards. When in conflict, written text shall take precedence over graphic metrics.
- 9. Appeals

Any decision or determination made by a city official in the administration or application of the provisions of the LUDR may be appealed in the same manner as provided in RMC Section 23.70.1. Responsibility for Administration.

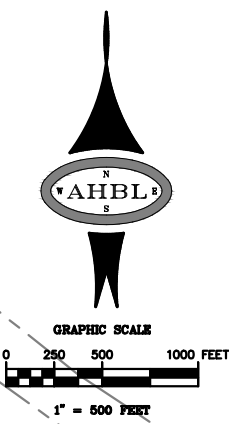
1.D ADMINISTRATION

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".

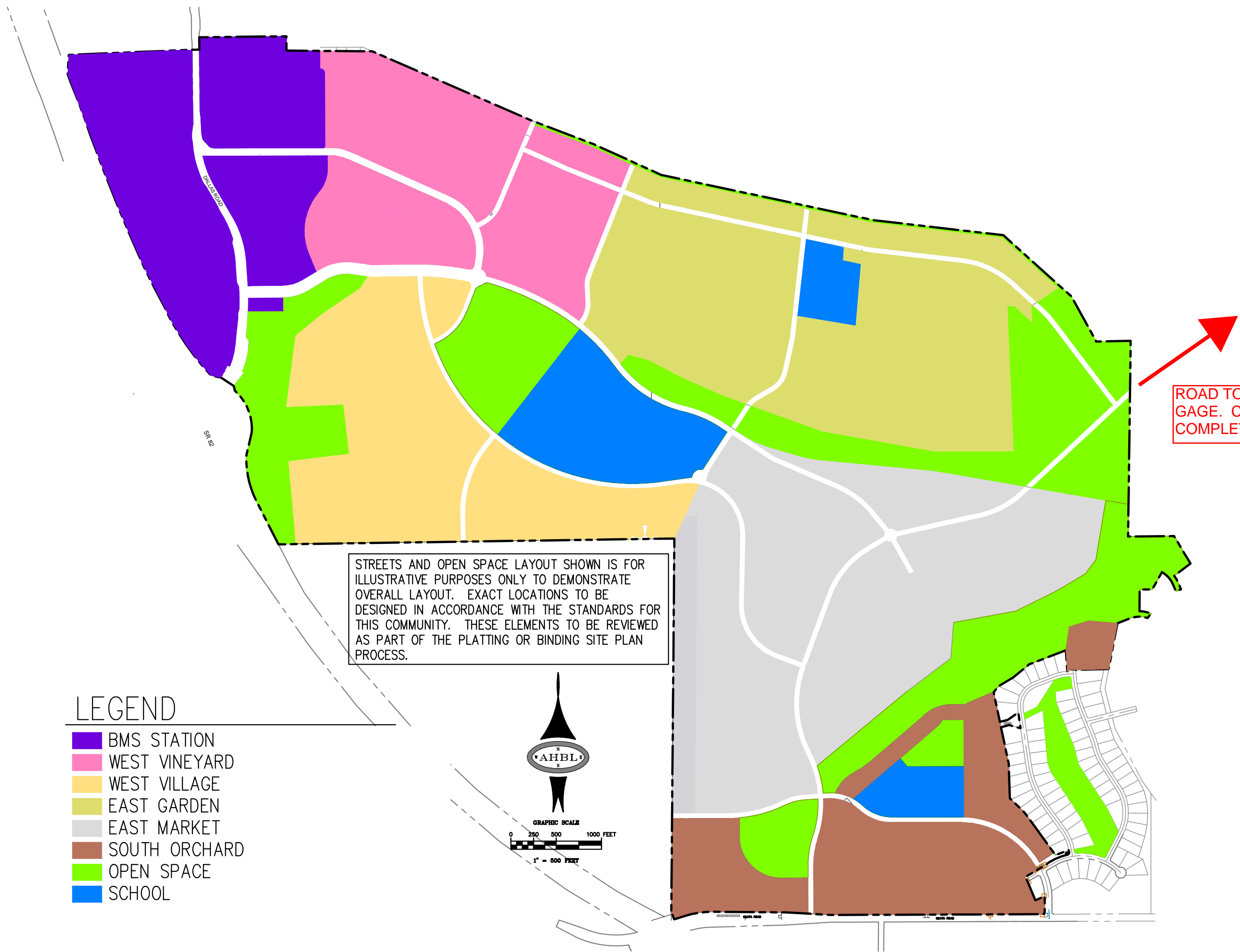
LEGEND

- BMS STATION
- WEST VINEYARD
- WEST VILLAGE
- EAST GARDEN
- EAST MARKET
- SOUTH ORCHARD
- OPEN SPACE
- SCHOOL

STREETS AND OPEN SPACE LAYOUT SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY TO DEMONSTRATE OVERALL LAYOUT. EXACT LOCATIONS TO BE DESIGNED IN ACCORDANCE WITH THE STANDARDS FOR THIS COMMUNITY. THESE ELEMENTS TO BE REVIEWED AS PART OF THE PLATTING OR BINDING SITE PLAN PROCESS.



ROAD TO CONNECT TO GAGE. CONNECTION TO BE COMPLETED BY OTHERS.



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 ~~located in the West Village and East Market neighborhoods~~ 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.

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).

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.

Any land use identified in 2.C. may require other City permits, licenses, and approvals, including but not limited to a building permit.

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. ~~Once the City has determined a development/building permit application is complete, it shall provide a copy of the complete application to the BMS-MPA. Within 10 business days, the BMS-MPA shall provide the City and the applicant with a BMS Master Agreement Consistency Recommendation (BMS-MACR).~~ 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. ~~The BMS-MACR will be identified as either Level 1 or Level 2. All applications except for final plat approval and issuance of Certificate of Occupancy shall require a Level 1 BMS-MACR. A Level 1 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.~~
- 8. A Level 2 BMS-MACR is required prior to final plat approval or issuance of Certificate of Occupancy. A Level 2 BMS-MACR ensures that the final submittal meets the Master Agreement and LUDR requirements. A Level 2 BMS-MACR will be provided to the City of Richland Development Services Department to be evaluated along with the applicant’s other RMC required submittals.

1.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. ~~The Civic District contains the locations for schools, open space, parks and community uses. There are two neighborhood scale mixed use districts, West Village and East Market, included in the Village Mixed Use District. There are three principally residential districts called Neighborhood Collector, Neighborhood General and Neighborhood Edge Districts. And there are three Special Districts that function as areas for employment, retail, office and housing.~~
3. Section 2.C, the Land Use Table, shows broad categories of uses that are allowed in each of the districts. Definitions of each use listed with typical examples are included in Section 14, Glossary.
4. Section 2.D, Building Types Table, lists 12 types of buildings that may be constructed and in which district each Building Type is permitted. Photographs of each Building Type are provided in Section 2.E as illustrative examples.
5. The remainder of the LUDR, Sections 3 through 13, identifies standards that apply to development activity including plats, subdivisions, site plans and building. Not all subsequent sections apply to every type of development activity.

1.J SUBMITTAL REVIEW PROCESS

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



**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.

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

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

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

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

2.A INTRODUCTION

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

The Districts and boundaries of the Districts are established as shown in Figure 2.B. Regulating Plan for Land Use and Urban Form. ~~When uncertainty exists as to the boundaries of any District shown in Figure 2.B., the rules of construction as identified in RMC 23.08.050 shall apply.~~

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

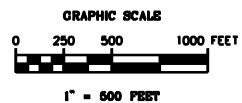


PROCESS: HOW TO USE THE REGULATING PLAN FOR URBAN FORM

- 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.

LEGEND

- BMS-VMU: VILLAGE MIXED-USE
- BMS-NC: NEIGHBORHOOD COLLECTOR
- BMS-NG: NEIGHBORHOOD GENERAL
- BMS-NE: NEIGHBORHOOD EDGE
- BMS-CIVIC
- SPECIAL DESIGNATION OVERLAY (-P)
- BMS-SD-SR: SPECIALTY RETAIL
- BMS-SD-CMU: COMMERCIAL MIXED USE
- BMS-SD-DR: DESTINATION RETAIL



DISTRICT BOUNDARIES ARE ILLUSTRATIVE AND MAY BE ADJUSTED TO MEET SITE CONDITIONS AND PROJECT REQUIREMENTS SO LONG AS THE SPATIAL RELATIONSHIP BETWEEN THE DISTRICTS IS MAINTAINED.



LAND USES ALLOWED BY DISTRICT											
Land Use Types	<i>P= Permitted by right P+Number = see Land Use Notes</i>	BMS-VMU	BMS-NC	-P	BMS-NG	BMS-NE	BMS-CIVIC	-P	BMS SD-SR	BMS SD-CMU	BMS SD-DR
Residential	Single-family	-	P P-1,a		P	P	-	P-30	P	-	-
	Multi-family	P-1	P-2,3		P-3	-	-	P-30	P-4	P-4	P-4
	Senior Housing	P-5	P-5		-	-	-		-	P-6	P-6
	Assisted Living/Nursing Home	P-7	P		-	-	-		-	P	-
	Accessory Unit	-	P-8		P-8	P-8	-	P-30	P	-	-
	Adult Family Home	-	-		P	P	-	P-30	-	-	-
Retail	Neighborhood Retail	P	P-9		-	-	-	-	P	P	P
	General Retail	P	P-9		-	-	-	-	P	P	P
	Large Scale Retail	-	-		-	-	-	-	P-11	P-10	P
	Parking Structures	P-13	-		-	-	-	-	P	P	P
Services	Neighborhood Personal Services	P	P-9/P-12		P-12	P-12	-	P-30	P	P	P
	General Services	P	P-9		-	-	-	-	P-11	P	P
	Eating and Drinking Establishments	P	P-14		-	-	-	-	P	P	P
	Child Care	P-15	P-15/P-16		P-16	P-16	-	P-30	-	P-15	P-15
	Vehicular Services	P-17	-		-	-	-	-	-	P-18	P-18
	Storage	-	-	P-19	P-19	-	-	P-30	-	P-13	P-13
	Hospitality/Lodging	P	-		-	P-20	-	-	P	P	P
Office	Neighborhood Office	P	P-9/P-12		P-12	P-12	-	P-30	P	P	P
	General Office	P	P-9		-	-	-	-	P	P	P
	Accessory Office	P	-		-	-	-	-	P	P	P
Civic	Public Facilities	P	P-9		P-30	-	P	P-30	P	P	P
	Recreation and Cultural Facilities, Public and Private	P	P-9		P-31 P	-	P	P-30	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-30	P	P	P
Other	Vineyards and Other Agricultural Uses	-	-		-	P-23	P	P-30	P-24	-	-
	Telecommunications Facilities	P-25	-		-	-	P-32	P-30	-	P-32	P-32
	Parking lots	P-33	P-33		-	-	P-33	P-30	P-33	P-33	P-33
	Drive-through Window Service	P-26	P-9/P-26		-	-	-	-	P-26	P-26	P-26
	Vending Carts	P-27	-		-	-	-	-	P-27	P-27	P-27
	Temporary Uses	P-28	-		-	-	-	P-30	P-28	P-28	P-28
	Special Events	P	-		-	-	P	P-30	P	P	P
	Gambling Premises	-	-		-	-	-		-	-	P

2.C LAND USE TABLE

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

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

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

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

2.C.1 LAND USE TABLE NOTES

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

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

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

22. Solar panels, or arrays, which serve individual residences or buildings, are permitted accessory uses in all zones. A grouping of multiple solar panels to serve multiple users may be placed within the BMS-Civic Districts, subject to Administrative review that: the size and dimension of the site is adequate; they do not interfere with planned or sited public amenities; and any identified impacts to adjacent properties have been adequately mitigated.
23. Vineyards are considered landscape materials in residential Districts when planted by the homeowner for personal use.
24. Vineyards including wine making facilities, enclosed storage and related production.
25. Micro facilities and Macro facilities permitted as defined and regulated in RMC 23.62.
26. Must meet additional requirements of RMC 23.42.047 ~~and any unique master site plan requirements.~~
27. Subject to standards found in RMC 5.14.
28. When ancillary and seasonal to primary retail.
29. BMS-Civic-P Overlay District: Use restricted to school site until such time as restrictions on land use set forth in the BMS-Master Agreement are removed. At that time, all of the uses that are marked with the ~~p-30~~ footnote are permitted, subject to any further conditions imposed by other applicable footnotes.
30. ~~Block Parks,~~ Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.
- ~~31. Micro facilities and Macro facilities permitted as defined and regulated in RMC 23.62; Monopoles up to eighty (80) feet permitted as defined in RMC 23.62 and regulated in RMC 23.62.050.~~
32. When accessory to an adjacent use and subject to Section 11.C standards.
33. When co-developed with ~~a school facility.~~ **another facility.**

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.

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

2.E BUILDING TYPE EXAMPLES

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



1. Civic/Community/Institutional



2. Neighborhood Goods & Services



3. Commercial / Mixed-Use / Liner



4. Live/Work Building



5. Stacked Unit Building (Apartment)



6. Row House



7. Courtyard Housing



8. Mansion Apartment



9. Paired House (Duplex)



10. Cottage Court



11. Single Family House



12. Accessory Unit



**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.

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
3.D BMS Neighborhood General District (BMS-NG).....3-5
3.E BMS Neighborhood Edge District (BMS-NE).....3-6
3.F BMS Civic District (BMS-CIVIC).....3-7

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

URBAN FORM DISTRICT SUMMARY				
BMS-VMU (3.B)	BMS-NC (3.C)	BMS-NG (3.D)	BMS-NE (3.E)	BMS-CIVIC (3.F)
There are two Village Mixed-Use Districts in Badger Mountain South the West Village located closer to Dallas Road, and the East Market, located more centrally. Each 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 Multi-family 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 INTENT:

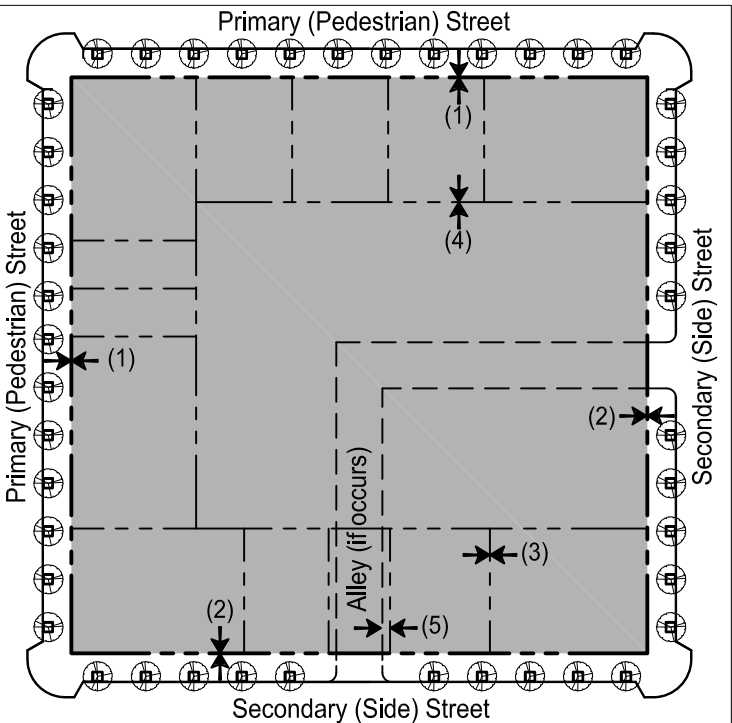
~~Two Village Mixed-Use Districts are located in the Badger Mountain South community: West Village and East Market. These Districts are located along the primary Arterial Collector Streets running east-west and north-south and along major open space, biking and walking trails. The intent of these Districts 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.~~

~~West Village is located near the Dallas Road entry and across from the Specialty Retail Special District (BMS-SD-SR). The commercial center fronts onto a large Village Green which can support a variety of community and recreational uses.~~

~~East Market is located off of Badger Mountain Parkway and across from the large "Reserve" Greenway Park and proposed community gardens. This smaller commercial District could include a farmer's market and Plaza fronting onto the community gardens.~~

(3) Maximum of 20% of required parking may be compact stalls at a dimension of 8' x 16'.

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.



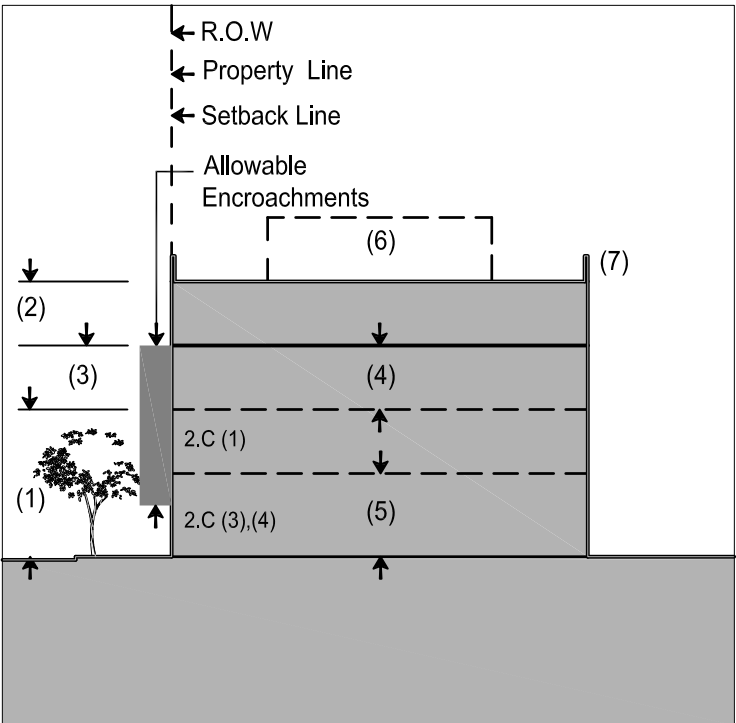
Building Placement Diagram (Plan View)

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) ~~Primary Street: 100% min.~~
 - (2) ~~Secondary Street or Civic Space: 60% min.~~
 - (3) Doors along the building facade are allowed to be recessed in alcoves and are not included in percentage calculation.
 - (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 (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. See RMC 5.14



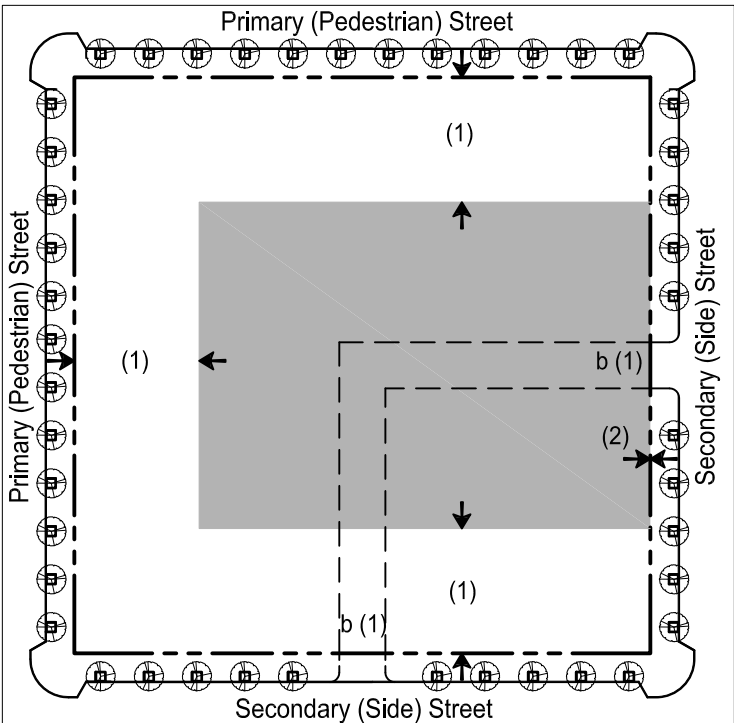
Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

- a. **Building Height/Stories**
- (1) Minimum Height: ~~2 Stories~~
 - (2) Maximum Height: ~~4 Stories~~
 - (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) ~~Story Height: 8 ft. minimum, 14 ft. maximum.~~
 - (5) 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.
 - (6) 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.
 - (7) 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.

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.

(4) On-street parking can be used in parking calculation using criteria outlined in RMC 23.54.



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

1. NEIGHBORHOOD COLLECTOR DISTRICT INTENT

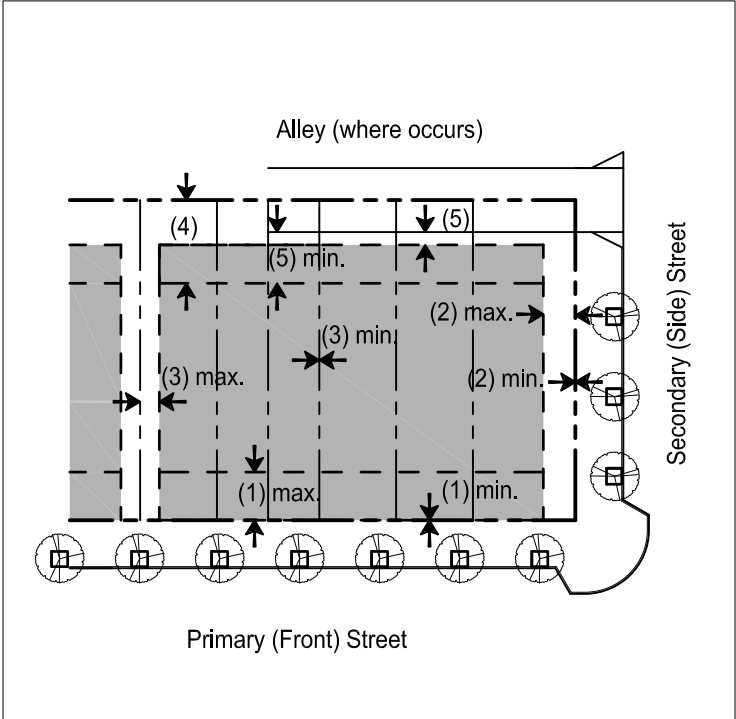
The Neighborhood Collector (BMC-NC) District is found within each of the five residential neighborhoods that comprise Badger Mountain South. These Districts add diversity to the housing found in Badger Mountain South, complement future transit expansion and provide opportunities to establish intergenerational 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 a primarily Multi-family residential area, intermixed with areas of single-family, alley-accessed houses, that provides a wide 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.

is primarily residential that provides a variety of housing

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.

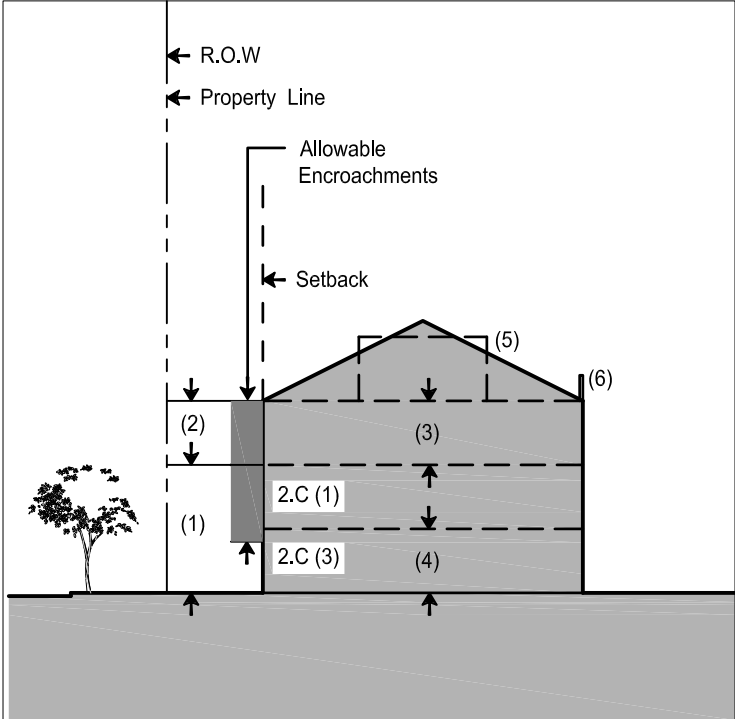
Requester of encroachment to demonstrate how the requirements of RMC 5.14.050 are met to the Administrative Official. No hearing shall be required as part of this application.



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.; 6 ft. max.
 - (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. See RMC 5.14.



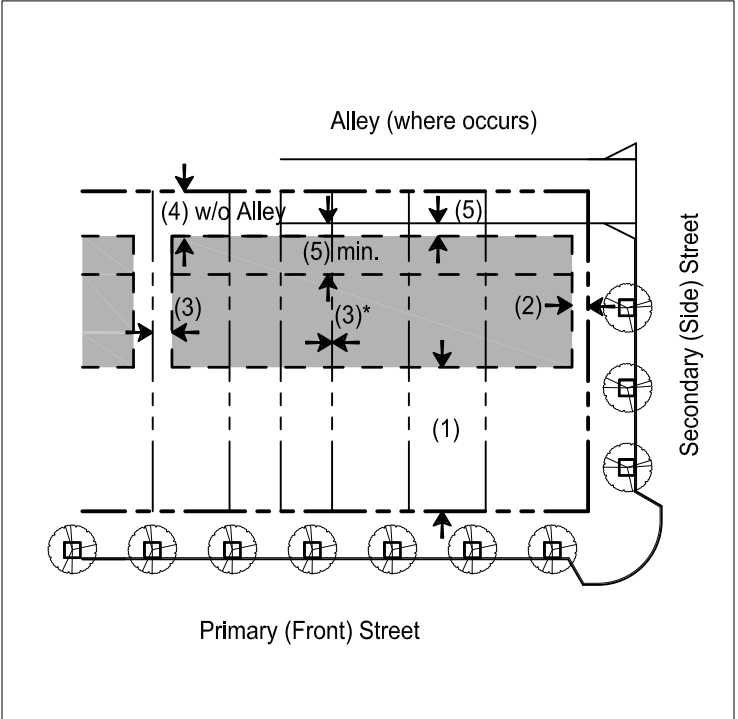
Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

- a. **Building Height/Stories**
- (1) ~~Minimum Height: 2 Stories~~ 35 feet as defined per RMC.
 - (2) Maximum Height: 3 Stories
 - (3) ~~Story Height: 8 ft. minimum, 12 ft. maximum.~~
 - (4) 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.
 - (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 within the attic space.
 - (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 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) |

(4) On-street parking can be used in parking calculation as outlined in RMC 23.54.

(3) Maximum of 20% of required parking may be compact stalls at a dimension of 8' x 16'.



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 where Alleys are not provided, 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 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.
- 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.



Illustrative Photo: Single-Family Houses and Local Park

1. NEIGHBORHOOD GENERAL DISTRICT INTENT

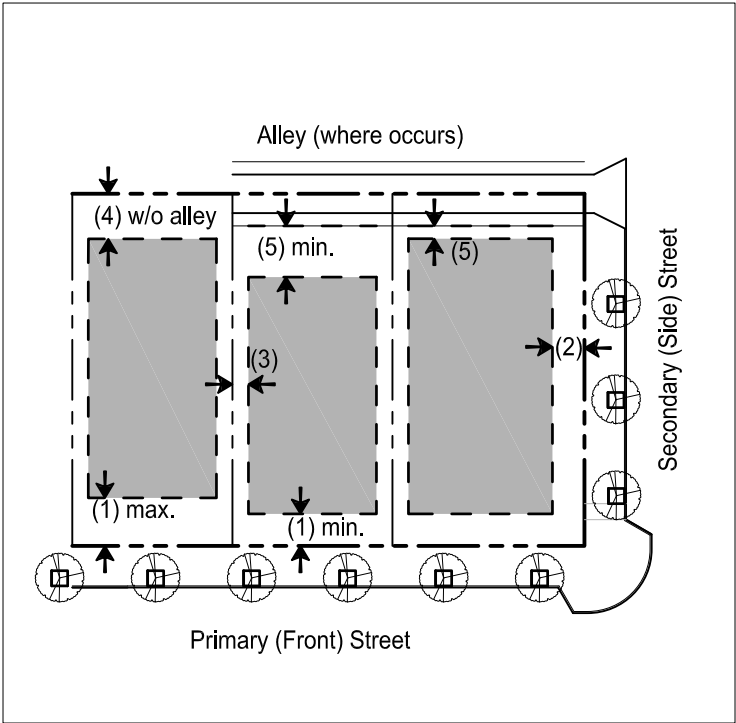
The Neighborhood General (BMC-NG) District comprises the majority the Badger Mountain South community. This District is primarily residential in character. A variety of housing options are provided to meet the needs of the community. The residents of these Districts are within walking distance of schools,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

1. 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) 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.



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: | 10 ft. min.; 20 ft. max. |
| (2) Side Street Setback: | 10 ft. min. |
| (3) Side yard Setback: | 5 6 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.

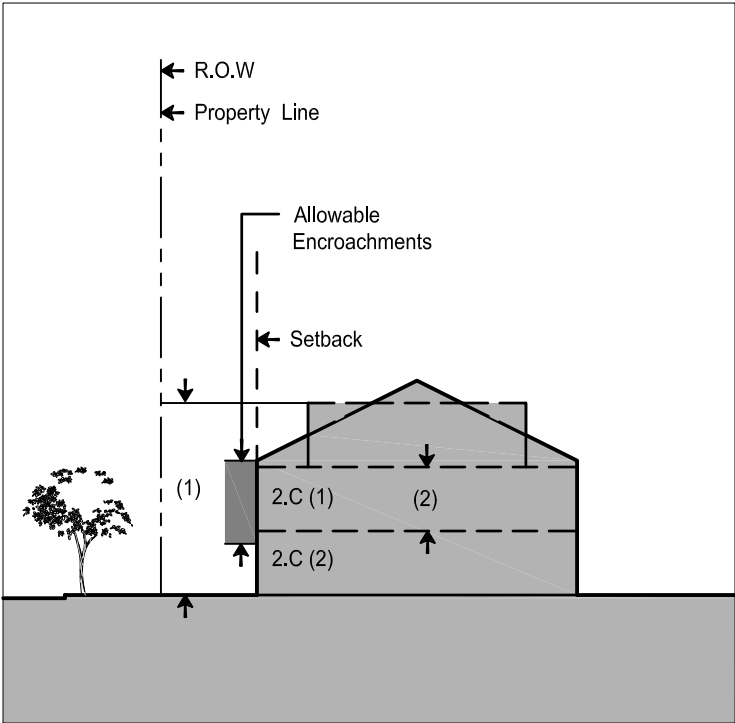
b. Min. Percentage of Building Facade at Build-to-Line:

- | | |
|--------------------------------------|------|
| (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.



Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

a. Building Height/Stories

- Maximum Height: 2.5 Stories
- Story Height: 8 ft. minimum, 10 ft. maximum.

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.

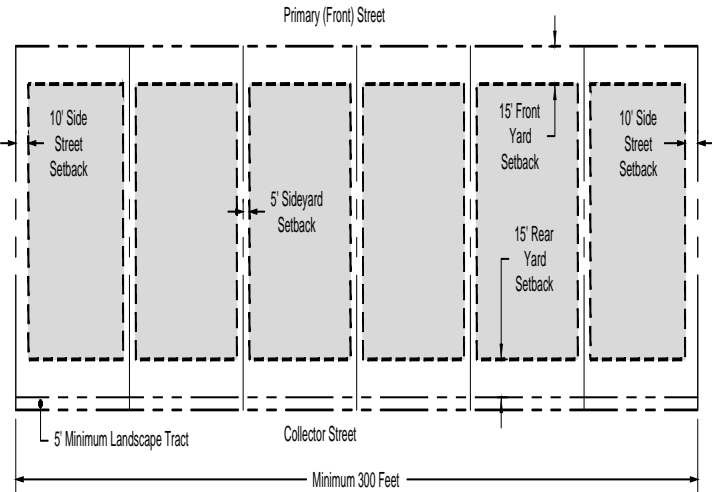
- | | |
|---------------|-------|
| (1) Forecourt | (9.E) |
| (2) Greenbelt | (9.F) |
| (3) Porch | (9.G) |
| (4) Stoop | (9.H) |

4. PARKING

a. Parking Placement

On-grade parking (enclosed or unenclosed) is allowed only in the shaded area as shown in the parking placement diagram.

(3) For street access lots with rear yards facing a collector street, a five-foot minimum landscape tract shall be located between the rear property line and the collector street. The block length shall be a minimum of 300 feet. The tract shall be planted per 11.C.7.c. See Building Placement Diagram (rear yard facing collector street).



Building Placement Diagram (Plan View)
Rear Yard Facing Collector Street

- Front setback: 50% lot depth*
* Where front drive garages are allowed by Building Type, front setback shall be 24 ft. min.
- Side street setback: 5 ft. min.
- Side yard Setback: 0 ft. min. **, or 6 ft. min.
** Requires 10 ft. min. separation to buildings on adjacent parcel or zero lot line/partywall condition.
- Rear Setback: 15 ft. min.
- Alley Setback: 4 ft. OR 16 ft. min.

b. Parking Access

- Parking shall be accessed from rear Alleys, if provided.
- 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.

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 2 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.

d. Miscellaneous

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



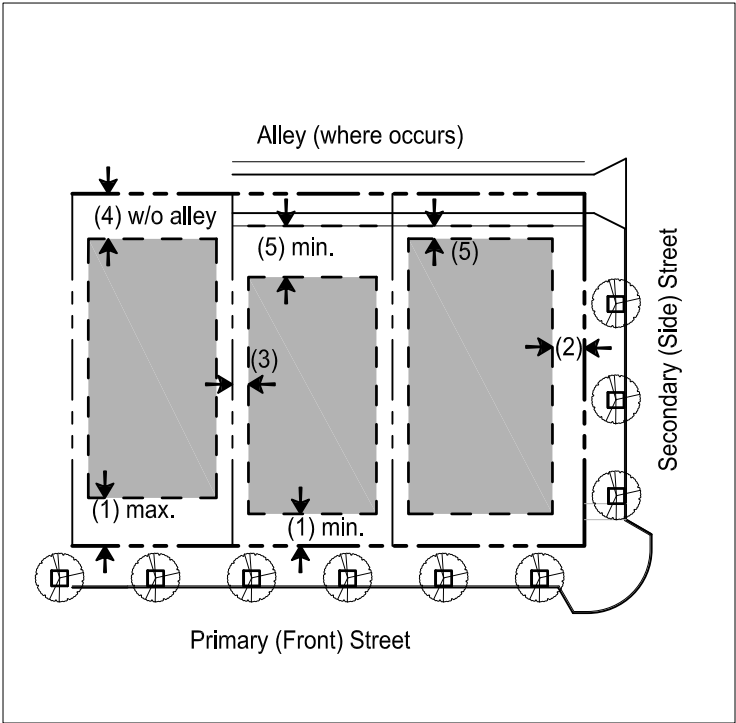
Illustrative Photo: Single-Family Houses and Local Park

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.

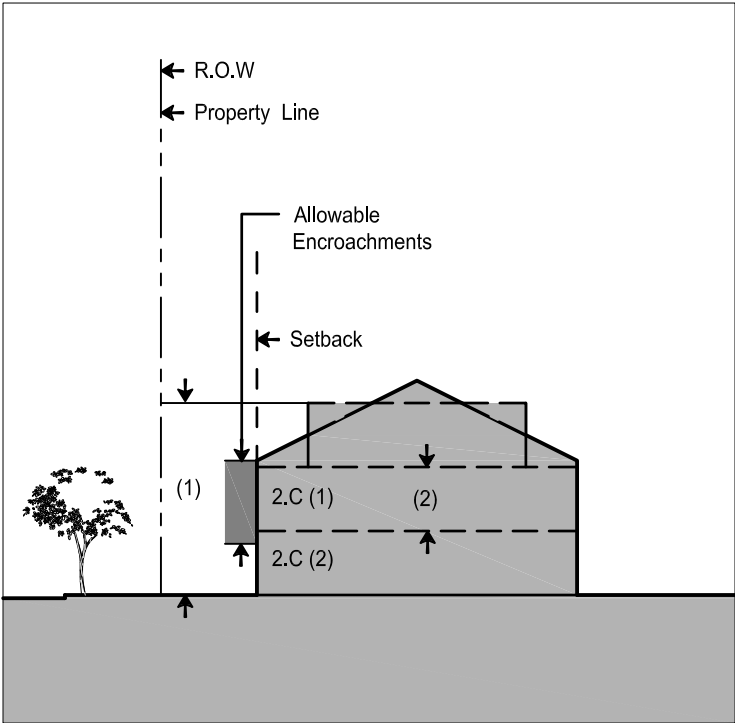
Additional housing units are permitted in this District through the use of Accessory Units.



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: | 10 ft. min.; 20 ft. max. |
| (2) Side Street Setback: | 10 ft. min. |
| (3) Side yard Setback: | 5 6 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.



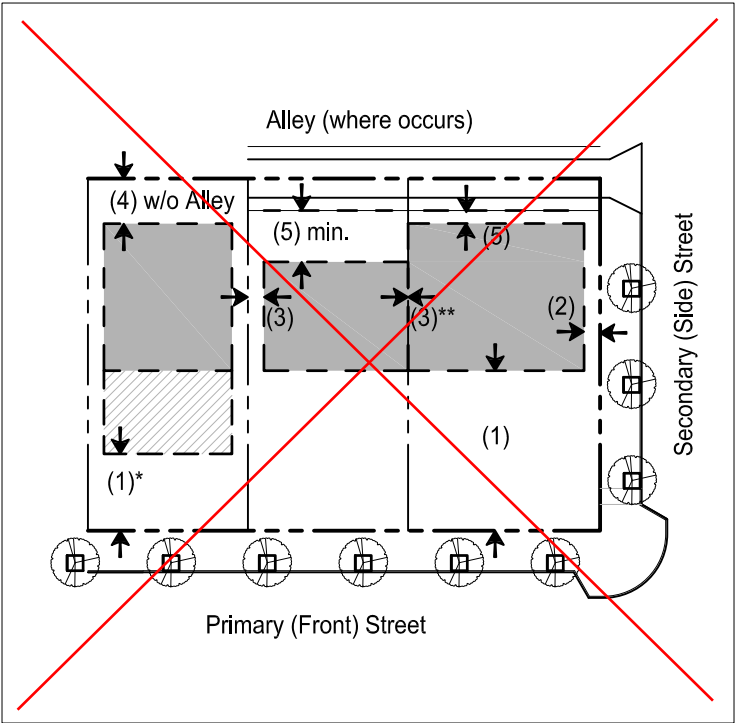
Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

- a. **Building Height/Stories**
- (1) Maximum Height: ~~2.5 Stories~~
- (2) ~~Story Height: 8 ft. minimum, 10 ft. maximum.~~
- 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 Placement**
- ~~On-grade parking (enclosed or unenclosed) is allowed only in the shaded area as shown in the parking placement diagram.~~



Parking Placement Diagram (Plan View)

- (1) ~~Front setback: 50% lot depth*~~
- ~~* Where front drive garages are allowed by Building Type, front setback shall be 24 ft. min.~~
- (2) ~~Side street setback: 5 ft. min.~~
- (3) ~~Side yard Setback: 0 ft. min. **, or 6 ft. min.~~
- ~~** Requires 10 ft. min. separation to buildings on adjacent parcel or zero lot line/partywall condition.~~
- (4) ~~Rear Setback: 15 ft. min.~~
- (5) ~~Alley Setback: 4 ft. OR 16 ft. min.~~
- b. **Parking Access**
- Parking shall be accessed from rear Alleys, if provided.
 - 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.
- 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 **2** 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.
- d. **Miscellaneous**
- For multi-family and commercial development, see Section 13.D for Common Parking Standards.
 - Parking and aisle dimensions per City of Richland standards - see RMC 23.54.

(4) The driveway width within the right of way (ROW) shall not exceed of 50% of the primary street frontage or a maximum width of 35 feet on any single family lot to ensure that on street parking within the development. Driveways may flare out once outside the ROW or access tract.

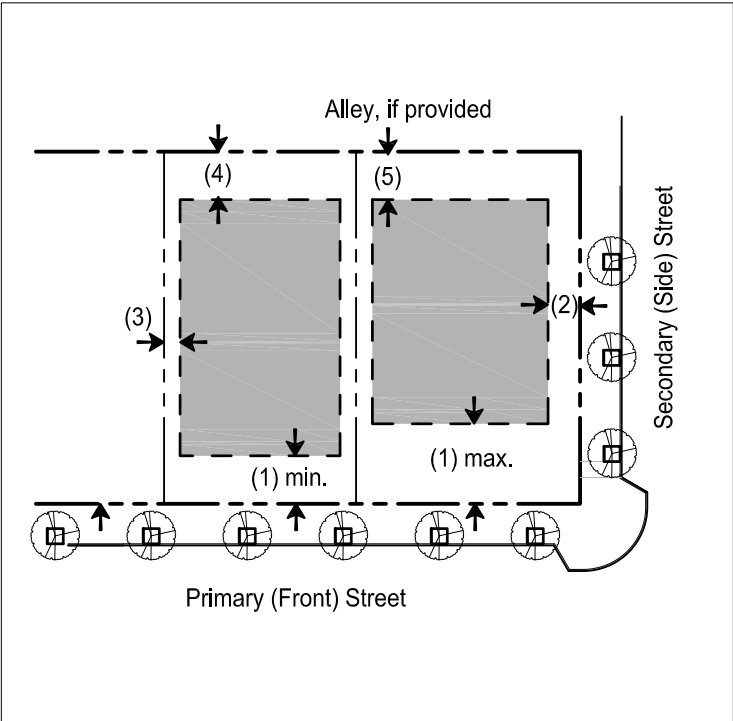


Illustrative Photo: Single Family Homes fronting on Open Spaces

1. NEIGHBORHOOD EDGE DISTRICT INTENT

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

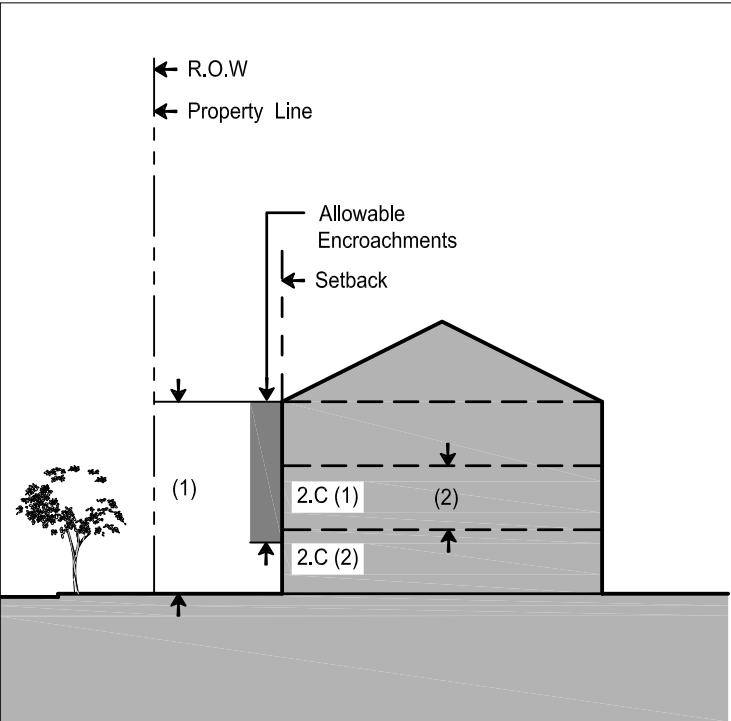
Single-family houses and lots are provided in a range of sizes up to large custom homes on 1/4 to 1 acre lots. Houses are typically accessed by streets, on lots without Alleys. Lots are larger to accommodate front street access driveways. Setbacks are deeper to create a more verdant character.



Building Placement Diagram (Plan View)

2. BUILDING PLACEMENT

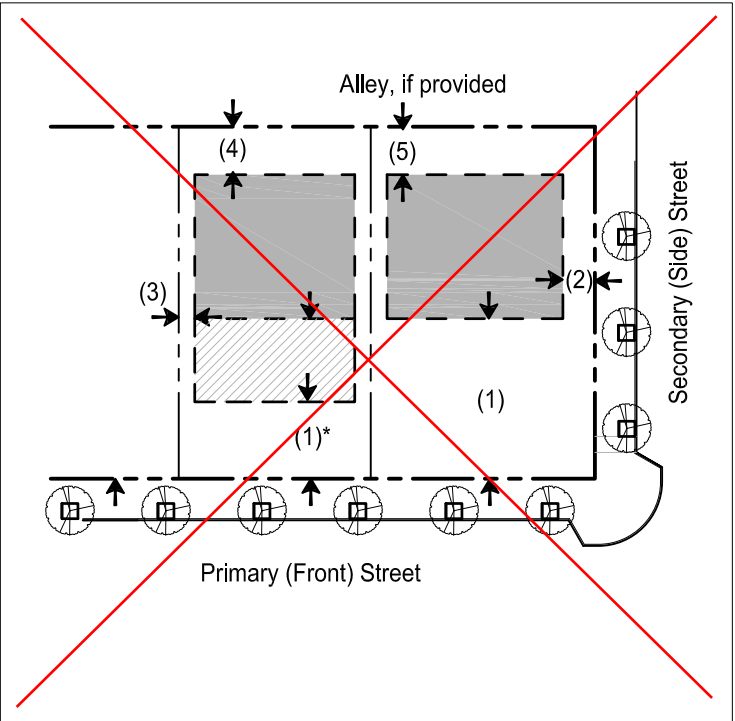
- a. Setbacks** (as measured from the property line)
- Buildings shall be placed within the shaded area as shown in the building placement diagram. ~~Parking garages shall be placed per item 4a. Parking Placement.~~ **35 ft.**
- (1) Front Build-to-Line: 15 ft. min.; ~~25 ft. max.~~ *
 - * Maximum setback does not apply to lots => 1/4 acre.
 - (2) Side Street Setback: 10 ft. min.
 - (3) Side yard Setback: 6 ft. min.
 - (4) Rear Setback: 15 ft. min. **
 - ** For lots in the BMS-NE District that border commercial orchards active at the time these development standards are adopted, no residential structures or swimming pools shall be located within 150 feet, measured from the rear property line, bordering such uses. If active agricultural uses cease, then this requirement shall no longer apply.
 - (5) Alley Setback: 4 ft. OR 16 ft. min. (if provided)*
 - * Alley setback is measured from edge of Alley easement. To ensure that parking locations off Alley are adequate, buildings shall either be placed at 4 ft. (no parking) OR 16 ft. (parking).
- b. Min. Percentage of Building Facade at Build-to-Line:**
- (1) Primary Street: None
 - (2) Secondary Street or Civic Space: None
- c. Encroachments**
- Encroachments are allowed subject to the following criteria:
- (1) The following architectural elements are allowed to encroach into required setbacks: awnings, balconies, bay windows, cornices, eaves and similar projected elements, stairs, ramps and handrails.
 - (2) Overhead encroachments shall have a minimum height clearance of 8 ft.



Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

- a. Building Height/Stories**
- (1) Maximum Height: ~~3 Stories~~ **30 ft. as defined in RMC.**
 - (2) ~~Story Height: 8 ft. minimum, 12 ft. maximum.~~
- 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)
- An Accessory Storage Structure is allowed on lots .25 acre or greater if the following conditions are met:
- (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;
 - (2) The design and massing of the Accessory Storage Structure shall be compatible with the principal structure;
 - (3) The maximum width of the Accessory Storage Structure shall be no greater than the width of the principal structure;
 - (4) Maximum number of stories permitted is 2, but in all cases not taller than the principal structure;
 - (5) The Accessory Storage Structure is located in the rear yard and meets all side yard setback requirements.
- f. 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)



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*~~
 - ~~* Where front drive garages are allowed by Building Type, front setback shall be 24 ft. min.~~
 - (2) ~~Side street setback: 10 ft. min.~~
 - (3) ~~Side yard Setback: 6 ft. min.~~
 - (4) ~~Rear Setback: 15 ft. min.~~
 - (5) ~~Alley Setback: 4 ft. OR 16 ft. min. (if provided).~~
- b. Parking Access**
- (1) Parking may be accessed from streets.
 - (2) Parking may be accessed by Alleys, if provided.
- c. 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.



Illustrative Photo: Playground in Local Park

1. CIVIC DISTRICT INTENT

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

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

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



Illustrative Photo: School / Institutional Facility

2. BUILDING PLACEMENT

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

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

*Civic sites are often located along the BMS Trail and Greenbelt open space network, see 5.B for Greenbelt locations and 5.K for Trail layout. When a trail is shown on a proposed Civic site, buildings must be setback to allow the continuation of the trail through the property, see 5.L 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.

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

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

c. Encroachments

Encroachments are allowed subject to the following criteria:

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



Illustrative Photo: Community Building

3. BUILDING PROFILE AND TYPE

a. Building Height/Stories

- (1) Maximum Height: ~~2.5 Stories~~ when adjacent to Neighborhood General District (BMS-NG).
- (2) Maximum Height: ~~3 Stories~~ when adjacent to Village Mixed Use (BMS-VMU) and Neighborhood Collector (BMS-NC) Districts.
- (3) ~~Story Height: 8 ft. minimum, 14 ft. maximum.~~
- (4) 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.
- (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 within the attic space.
- (6) For flat roofs, a parapet is allowed to extend above the maximum height limit by 4 ft.
- (7) Towers, spires, flag poles or other architectural elements may extend 12 ft. above height limit.

b. Allowed Building Types

Refer to Section 8 for Building Type standards.

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

c. Allowed Frontage Types

Frontage Types do not apply in Civic Districts.

40 feet as defined by RMC.



Illustrative Photo: Civic Building

4. PARKING

a. Parking Placement

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

b. Parking Access/Location

- (1) ~~Parking is not allowed to be located in front of building.~~
- (2) ~~Parking shall be screened from view from primary streets.~~
- (3) ~~Minimum parking setbacks allows for landscape screening.~~

b. e. Parking Requirements

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

C. 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'.

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**SPECIAL
DISTRICT
STANDARDS**

4

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

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

4.A INTRODUCTION

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

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

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

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

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

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

SEE REGULATING PLAN FOR LOCATION



Illustrative Sketch: Birds-eye View of Specialty Retail Village



Illustrative Sketch: Outdoor Plaza, Cave Entrance, and Vineyard



Illustrative Photo: Wine Cave Storage

1. SPECIAL DISTRICT - SPECIALTY RETAIL INTENT

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

It is also intended to:

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

are encouraged to

2. SPECIALTY RETAIL DISTRICT STANDARDS

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

or landscape treatments shall be encouraged.

, unless necessary for essential uses such as utility services, waste collection, or delivery service.

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

SEE REGULATING
PLAN FOR LOCATION



Illustrative Photo: Outdoor Restaurant Plaza / Urban Trail

1. SPECIAL DISTRICT - COMMERCIAL MIXED-USE INTENT

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

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



Illustrative Photo: Office above Retail Streetscape

2. SPECIAL DISTRICT-COMMERCIAL MIXED-USE STANDARDS

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

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

SEE REGULATING
PLAN FOR LOCATION



Illustrative Photo: Outdoor Retail Plaza

1. SPECIAL DISTRICT -DESTINATION RETAIL INTENT

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

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



Illustrative Photo: Cinema Complex

2. SPECIAL DISTRICT - DESTINATION RETAIL STANDARDS

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

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