

## Chapter 14.612 Commercial Zones

### **14.612.100 Purpose and Intent**

Four commercial zones are provided to meet the needs of neighborhoods, communities and the greater Spokane region. Commercial businesses are primarily those which provide goods and services directly to the general public. Most often, this implies regular and frequent access to the business by the general public.

The **Neighborhood Commercial (NC)** zone is intended for small-scale neighborhood-serving retail and office uses. Neighborhood businesses are ideally located as business clusters rather than arterial strip commercial development.

The **Community Commercial (CC)** zone designates areas for retail, service and office establishments intended to serve several neighborhoods. Community business areas are ideally located as business clusters rather than arterial strip commercial development. Residences in conjunction with business and/or multi-family developments may be allowed with standards that ensure compatibility.

The **Regional Commercial (RC)** zone designates intensive commercial uses including regional shopping centers and major commercial areas, intended to draw customers from the County at large and from other outlying areas. Residences in conjunction with business and/or multifamily developments may be allowed with standards that ensure compatibility. Small-scale industrial areas may be allowed in this zone, provided neighborhood concerns are addressed through a public hearing process.

The **Limited Development Area Commercial (LDAC)** zone designates rural commercial areas of more intense development. Infill commercial development within these areas can contribute to the economic diversity of unincorporated areas of the County and provide employment opportunities for the nearby rural population.

### **14.612.210 Types of Uses**

Uses for the commercial zones shall be as permitted under table 612-1, Commercial Zones Matrix. Multiple uses are allowed per lot, except that only 1 residential use is allowed per lot unless otherwise specified. Accessory uses and structures ordinarily associated with a permitted use shall be allowed.

1. **Permitted Uses:** Permitted uses are designated in table 612-1 with the letter "P". These uses are allowed if they comply with the development standards of the zone.
2. **Limited Uses:** Limited uses are designated in table 612-1 with the letter "L". These uses are allowed if they comply with the development standards of the zone and specific performance standards in section 14.612.230.
3. **Conditional Uses:** Conditional uses are designated in table 612-1 with the letters "CU". These uses require a public hearing and approval of a conditional use permit as set forth in chapter 14.404, Conditional Use Permits. Conditional uses illustrated in table 612-1 are also subject to specific standards and criteria as required in this chapter under section 14.612.240.
4. **Not Permitted:** Uses designated in table 612-1 with the letter "N" are not permitted. All uses not specifically authorized by this Code are prohibited.
5. **Essential Public Facilities (EPF):** Facilities that may have statewide or regional/countywide significance are designated in table 612-1 with the letters "EPF". These uses shall be

evaluated to determine applicability with the “Essential Public Facility Siting Process”, as amended.

6. **Use Determinations:** It is recognized that all possible uses and variations of uses cannot be reasonably listed in a use matrix. The Director may classify uses not specifically addressed in the matrix consistent with section 14.604.300. Classifications shall be consistent with Comprehensive Plan policies.

**14.612.220 Commercial Zone matrix**

**Table 612-1, Commercial Zones Matrix**

<b>Commercial Uses</b>	<b>Neighborhood Commercial</b>	<b>Community Commercial</b>	<b>Regional Commercial</b>	<b>LDA Commercial</b>
Adult entertainment establishment	N	L	L	N
Adult retail use establishment	N	L	L	N
Animal health services	N	L	L	L
Animal shelter	N	CU	P	CU
Animal, wildlife rehabilitation or scientific research facility	N	P	P	P
Auto wrecking/recycling, junk and salvage yards	N	N	N	N
Billboard/video board	N	N	N	N
Circus	N	P	P	P
Contractors yard	N	N	N	N
Convenience store/gas station	L	L	L	L
Financial institution	P	P	P	P
General retail sales and services, not elsewhere classified	L	L	P	L
High impact use	N	N	N	N
Hotel/motel	N	N	P	N
Kennel	N	L	L	L
Manufactured home/trailer/boat sales	N	N	P	N
Manufacturing and production	N	CU	CU	CU
Medical services	L	P	P	P
Mortuary services	N	P	P	P
Motor vehicle repair	L	L	P	P
Motor vehicle sales	N	N	P	N
Motor vehicle rental	N	CU	P	CU
Office, business/professional/medical	L	P	P	P
Participant sports and recreation (indoor only)	L	L	L	L
Participant sports and recreation (outdoor only)	N	CU	L	CU
Planned unit development	L	L	L	L
Recreational vehicle park/campground	N	CU	CU	CU
Research facility/laboratory	N	L	L	L
Restaurant including alcohol service	L	P	P	P
Self-service storage facility (mini-storage)	N	P	P	P
Spectator sports facility (EPF)	N	N	L	N
Tavern/pub	CU	P	P	P
Theater, motion picture or performing arts	N	P	P	P

Table 612-1, Commercial Zones Matrix - continued

Top soil removal	CU	CU	CU	CU
Warehouse	N	N	P	N
<b>Residential</b>	<b>Neighborhood Commercial</b>	<b>Community Commercial</b>	<b>Regional Commercial</b>	<b>LDA Commercial</b>
Dwelling, multi-family	L	L	L	N
Dwelling, single-family	P	P	P	P
Dwelling, two-family duplex	P	P	P	P
Family day-care provider	P	P	P	P
<b>Utilities and Facilities</b>	<b>Neighborhood Commercial</b>	<b>Community Commercial</b>	<b>Regional Commercial</b>	<b>LDA Commercial</b>
Fire station	P	P	P	P
Incinerator (EPF)	N	N	N	N
Landfill (EPF)	N	N	N	N
Power plant (EPF)	N	N	N	N
Public utility local distribution facility	P	P	P	P
Public utility transmission facility (EPF)	L	L	L	L
Recycle collection center	N	P	P	P
Sewage treatment plant (EPF)	N	N	N	N
Solid waste recycling/transfer site (EPF)	N	N	CU	CU
Stormwater treatment/disposal	P	P	P	P
Tower	L	L	L	L
Tower, private	L	L	L	L
Transit facilities (EPF)	P	P	P	P
Wireless communication antenna array	L	L	L	L
Wireless communication support tower	CU	L	L	L
<b>Institutional</b>	<b>Neighborhood Commercial</b>	<b>Community Commercial</b>	<b>Regional Commercial</b>	<b>LDA Commercial</b>
Child day-care center	P	P	P	P
Church	P	P	P	P
Community hall, club or lodge	P	P	P	P
Cultural center/museum	L	P	P	P
Detention facility (EPF)	N	N	N	N
Government offices/maintenance facilities (EPF)	P	P	P	P
Hospital	N	N	P	P
Law enforcement facility (EPF)	L	L	L	L
Library	P	P	P	P
Park, public	P	P	P	P
Secure community transition facility (3 or fewer residents) (EPF)	CU	CU	CU	CU
Schools, public/private				
Elementary or secondary	P	P	P	P
College or university (EPF)	N	P	P	P
Specialized school/studio	L	L	P	L
Vocational or fine arts school	L	L	P	L
Zoological park	N	N	P	N

**14.612.230 Uses with Specific Standards**

Uses that are categorized with an "L" in table 612-1, Commercial Zones Matrix, are subject to the corresponding standards of this section. In the case of inconsistencies between section 14.612.220 (Commercial Zones Matrix) and section 14.612.230, section 14.612.230 shall govern.

1. *Adult entertainment establishment or adult retail use establishment (CC, RC zones)*
  - a. There shall be 5 existing acres of contiguous (includes across streets) zoning classified Community Commercial or Regional Commercial.
  - b. The use shall be located or maintained at least 1,000 feet from the nearest property line. Distance shall be measured from the nearest property line of the adult retail use establishment or adult entertainment establishment(s) to the nearest property line of the following pre-existing uses:
    - i. Public library.
    - ii. Public playground or park.
    - iii. Public or private school and its grounds of kindergarten to 12<sup>th</sup> grade.
    - iv. Nursery school, mini-day care center or day care center.
    - v. Church, convent, monastery, synagogue or other place of religious worship.
    - vi. Another adult use subject to the provisions of this section.
  - c. An adult retail use establishment or adult entertainment establishment(s) shall not be located within 1,000 feet of an urban growth area boundary or within 1,000 feet of any of the following zones:
    - i. Low Density Residential
    - ii. Medium Density Residential
    - iii. High Density Residential
2. *Animal health services (CC, RC, LDAC zones)*
  - a. There shall be no outside runs or areas.
  - b. The structure(s) housing animals is adequately soundproofed to meet WAC 173-60.
  - c. The operation of the clinic shall be conducted in such a way as to produce no objectionable odors or other nuisance or health hazard.
  - d. Boarding of animals not under treatment shall be prohibited.
3. *Convenience store/gas station (NC, CC, RC, LDAC zones)*
  - a. Pump islands shall be located at least 15 feet from the right-of-way line(s).
  - b. Convenience stores/gas stations within the Neighborhood Commercial zone shall not exceed 6 pump sites and the building floor area shall not exceed 5,000 square feet per lot.
4. *Cultural center/museum (NC zone)*
  - a. The maximum building floor area within the Neighborhood Commercial zone shall be 5,000 square feet per lot.
5. *General retail sales and services, not elsewhere classified (NC, CC, LDAC zones)*
  - a. The maximum building floor area in the Neighborhood Commercial zone shall be 15,000 square feet per lot.
  - b. The maximum building floor area in the Community Commercial and Limited Development Area Commercial zones shall be 35,000 square feet per lot. Any building proposed to be larger than 35,000 square feet, but not to exceed 55,000 square feet, shall require approval through a conditional use permit and may be subject to conditions and restrictions, as imposed by the Hearing Examiner under Chapter 14.404.

6.  *kennel (CC, RC, LDAC zones)*
  - a. There shall be no outside runs or areas.
  - b. The structure(s) housing animals shall be adequately soundproofed to meet WAC 173-60.
7.  *Law enforcement facility (EPF) (NC, CC, RC, LDAC zones)*
  - a. Detention facilities are prohibited except for short-term holding facilities (not to exceed 24 hours).
8.  *Medical services (NC zone)*
  - a. The maximum building floor area shall be 5,000 square feet per lot.
  - b. Ambulance services and hospitals are prohibited.
9.  *Motor vehicle repair (NC, CC)*
  - a. The maximum building floor area in the Neighborhood Commercial zone shall be 5,000 square feet per lot. Any building proposed to be larger than 5,000 square feet shall require approval through a conditional use permit and may be subject to conditions and restrictions, as imposed by the hearing examiner under Chapter 14.404.
  - b. The maximum building floor area in the Community Commercial shall be 10,000 square feet per lot. Any building proposed to be larger than 10,000 square feet shall require approval through a conditional use permit and may be subject to conditions and restrictions, as imposed by the hearing examiner under Chapter 14.404.
10.  *Multi-family dwelling (NC, CC, RC zones)*
  - a. Within the Neighborhood Commercial and Community Commercial zones, the multi-family development shall comply with the density and development standards of the Medium Density Residential zone.
  - b. Within the Regional Commercial zone, the multi-family development shall comply with the density and development standards of the High Density Residential zone.
  - c. Mixed-use, multifamily developments, in which residential and commercial uses are combined in the same building, shall comply with the development standards of the underlying commercial zone.
11.  *Office, business/professional/medical (NC zone)*
  - a. The maximum building floor area shall be 5,000 square feet per lot. Any building proposed to be larger than 5,000 square feet shall require a conditional use permit.
12.  *Participant sports and recreation (indoor only) (NC, CC, RC, LDAC zones)*
  - a. Gun and archery ranges are prohibited in the Neighborhood Commercial and Community Commercial zones.
  - b. The maximum building floor area in the Neighborhood Commercial zone shall be 10,000 square feet per lot. Any building proposed to be larger than 10,000 square feet shall require approval through a conditional use permit and may be subject to conditions and restrictions, as imposed by the Hearing Examiner under Chapter 14.404.
  - c. The maximum building floor area in the Community Commercial and Limited Development Area Commercial zones shall be 50,000 square feet per lot.

13. *Participant sports and recreation (outdoor only) (RC zone)*
  - a. Gun and archery ranges are prohibited.
  - b. Racetracks for motorized vehicles shall require approval through a conditional use permit.
14. *Planned unit development (NC, CC, RC, LDAC zones)*
  - a. Shall be consistent with chapter 14.704, Planned Unit Development.
15. *Public utility transmission facility (NC, CC, RC, LDAC zones)*
  - a. The utility company shall secure the necessary property or right-of-way to assure for the proper construction, maintenance, and general safety of properties adjoining the public utility transmission facility.
  - b. All support structures for electrical transmission lines shall have their means of access located a minimum of 12 feet above the ground.
  - c. The height of the structure above ground shall not exceed 125 feet.
16. *Research facility/laboratory (CC, RC, LDAC zones)*
  - a. The maximum building floor area in the Community Commercial and Limited Development Area Commercial zones shall be 50,000 square feet per lot.
17. *Restaurant (NC zone)*
  - a. Alcohol service is permitted in the Neighborhood Commercial zone, except that separate bars or bar areas are prohibited.
18. *Spectator sports facility (RC zone)*
  - a. Racetracks for motorized vehicles shall require approval through a conditional use permit.
19. *School, specialized school/studio (NC, CC, LDAC zones)*
  - a. Specialized training and learning schools or studios including but not limited to: dance instruction, gymnastics, and martial arts training.
  - b. The maximum building floor area in the Neighborhood Commercial, Community Commercial, and Limited Development Area Commercial zones shall be 10,000 square feet per lot.
20. *Tower (NC, CC, RC, LDAC zones)*
  - a. The tower shall be enclosed by a 6-foot fence with a locking gate.
  - b. The tower shall have a locking trap door or the climbing apparatus shall stop 12 feet short of the ground.
  - c. The tower collapse or blade impact area, as designed and certified by a registered engineer, shall lie completely within the applicant's property or within the adjacent property for which the applicant has secured and filed an easement. Such easement(s) shall be recorded with the County Auditor with a statement that only the Division of Building and Planning or its successor agency can remove the easement.
  - d. Before the issuance of a building permit, the applicant shall demonstrate that all applicable requirements of the Federal Communications Commission, Federal Aviation Administration and any required aviation easements can be satisfied.
21. *Tower, private (NC, CC, RC, LDAC zones)*

- a. The applicant shall show that the impact area (that area in all directions equal to the private tower's height above grade) is completely on the subject property or that an easement(s) has been secured for all property in the tower's impact area. Such easement(s) shall be recorded with the County Auditor with a statement that only the Division of Building and Planning or its successor agency can remove the easement.
- b. The tower must be accessory to a residence on the same site.

22. *Vocational or fine arts school (NC, CC, LDAC zones)*

- a. The maximum building floor area in the Neighborhood Commercial zone shall be 10,000 square feet per lot.
- b. The maximum building floor area in the Community Commercial and Limited Development Area Commercial zones shall be 50,000 square feet per lot.

23. *Wireless communication antenna array (NC, CC, RC, LDAC zones)*

- a. The use shall comply with the requirements of chapter 14.822, Wireless Communication Facilities.

24. *Wireless communication support tower (CC, RC, LDAC zones)*

- a. The use shall comply with the requirements of chapter 14.822, Wireless Communication Facilities.

**14.612.240 Conditional Uses: Standards and Criteria**

Conditional uses are illustrated in table 612-1 with the letters "CU". Conditional uses require an approved conditional use permit as set forth in chapter 14.404, Conditional Use Permits. Conditional uses identified in table 612-1 are subject to the corresponding specific standards as follows. In the case of inconsistencies between section 14.612.220 (Commercial Zones Matrix) and section 14.612.240, section 14.612.240 shall govern.

1. *Animal shelter (CC, LDAC zones)*

- a. There are no outside runs or areas.
- b. The structure(s) housing animals is adequately soundproofed to meet WAC 173-60.
- c. The operation shall be conducted in such a way as to produce no objectionable odors or other nuisance or health hazard.
- d. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.

2. *Manufacturing and production (CC, RC, LDAC zones)*

- a. The use shall be within a totally enclosed building.
- b. Outside storage of materials or equipment is prohibited.
- c. The Hearing Examiner shall consider aesthetic impacts and may condition the proposal to ensure that it is consistent with the surrounding commercial area.
- d. The maximum building floor area in the Community Commercial and Limited Development Area zones shall be 50,000 square feet per lot.
- e. High impact uses and uses permitted solely in the Heavy Industrial zone shall be prohibited. A high-impact use is a business considered dangerous and/or noxious due to potential public health, safety, and environmental impacts. This includes uses that generate or cause odors, noise, vibration, contamination, chemical exposure/release, and/or explosions, including but not limited to:
  - i. Battery manufacture and reprocessing
  - ii. Crude petroleum refinery and storage
  - iii. Manufacture and processing of wood, coal, mineral or animal by-products
  - iv. Gas manufacture or storage
  - v. Smelting of ore

- vi. Stockyards, hog farms, and slaughterhouses
  - vii. Tanneries
  - viii. Wood pulp manufacture
  - ix. Manufacture and storage of explosives
  - f. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.
3. *Motor vehicle rental (CC, LDAC zones)*
- a. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.
4. *Participant sports and recreation (outdoor only) (CC, LDAC zones)*
- a. Gun and archery ranges are prohibited.
  - b. Racetracks for motorized vehicles are prohibited.
  - c. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.
5. *Recreational vehicle park/campground (CC, RC, LDAC zones)*
- a. The maximum units per acre shall be 15.
  - b. The site shall have a minimum frontage of 125 feet on a major collector arterial or higher classification.
  - c. Traveled roadways on site shall be private and paved. The Hearing Examiner may waive this requirement, provided impacts can be adequately addressed.
  - d. Accessory uses including management headquarters, recreational facilities, restrooms, dumping stations, showers, laundry facilities and other uses and structures customarily incidental to operation of a recreational vehicle park are permitted as accessory uses. In addition, stores, restaurants, beauty parlors, barber shops and other convenience establishments shall be permitted as accessory uses, subject to the following restrictions:
    - i. Such establishments and their associated parking shall not occupy more than 5 percent of the gross area of the park.
    - ii. Such establishments shall be restricted in their use to occupants and their guests of the park.
    - iii. Such establishments shall present no visible evidence from any street outside the park of their commercial character, which would attract customers other than occupants of the park and their guests.
    - iv. The structures housing such facilities shall not be located closer than 100 feet to any public street.
  - e. Recreational vehicle stalls (spaces) shall average 1,500 square feet.
  - f. A minimum of 8 percent of the gross site area for the recreational vehicle park shall be set aside and developed as common use areas for open or enclosed recreation facilities. Recreational vehicle stalls, private roadways, storage, utility sites, and off street parking areas or shall not be counted as meeting this requirement.
  - g. Entrances and exits to the recreational vehicle park shall be designed for safe and convenient movement of traffic.
  - h. Off-street parking, at 1 space per stall, shall be provided.
  - i. The application for a recreational vehicle park shall include a site plan that identifies vehicle stalls (spaces), motor vehicle parking spaces, the interior private road circulation, open and enclosed spaces for recreational opportunities, landscaping plans, and any other major features of the proposal.
  - j. Sight-obscuring fencing, landscaping or berming may be required to assure compatibility with adjacent uses.
  - k. The recreational vehicle park shall meet all Regional Health regulations regarding sewage and water.
  - l. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.

6. *Secure community transition facility (NC, CC, RC, LDAC zones)*
  - a. The use shall not be allowed outside the Urban Growth Area boundary except for zones within the Limited Development Area designation of the Comprehensive Plan.
  - b. The use is located or maintained at a distance so that it is not across the street from, across the parking lot from, adjacent to, or within the line of sight of the following pre-existing uses, as measured from the nearest property line of the secure community transition facility to the nearest property line of the pre-existing use. For Spokane County, the definition of "within line of sight" means that it is possible to reasonably visually distinguish and recognize individuals. For the purpose of granting a conditional use permit, the Hearing Examiner shall consider an unobstructed visual distance of 600 feet to be "within line of sight." Through the conditional use process, "line of sight" may be considered to be less than 600 feet if the applicant can demonstrate that visual barriers exist or can be created that would reduce the line of sight to less than 600 feet.
    - i. Public library.
    - ii. Public playground, sports field, recreational center, community center, park, publicly dedicated trail, as designated in the Spokane County Geographic Information (GIS) Parks Map Layer, as amended.
    - iii. Public or private school and its grounds of pre-school to 12<sup>th</sup> grade.
    - iv. School bus stop.
    - v. Child day-care center.
    - vi. Place of worship such as church, mosque, synagogue, and temple.
    - vii. Another secure community transitional facility subject to the provisions of this section.
    - viii. Any other risk potential activity or facility identified in citing criteria by the Department of Social and Health Services, with respect to citing a secure community transition facility.
  - c. The secure community transitional facility shall meet all applicable state, federal, and local licensing for a facility authorized by state, federal, or local authorities to confine and treat sex offenders through a rehabilitation treatment program for those conditionally released from total confinement under a court-ordered civil commitment.
  - d. Before issuance of a conditional use permit, the applicant shall have complied with all applicable requirements for the citing of an essential public facility in accordance with state, regional, and local mandates, including the *Spokane County Regional Citing Process for Essential Public Facilities*.
  - e. The applicant shall demonstrate that it has met all the standards required by state law for public safety, staffing, security, and training, and those standards shall be maintained for the duration of the operation of the secure community transition facility.
  - f. Properties that fail to meet any of these criteria must be removed from further consideration. The properties that do not meet the minimums must be further evaluated to determine which one, among the available properties, is the most suitable. When a site is selected, preference must be given to properties that are the farthest removed from risk potential activities or facilities.
  - g. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.
6. *Solid waste recycling/transfer site (RC, LDAC zones)*
  - a. Minimum lot area is 2 acres.
  - b. The site will either be landscaped, (bermed with landscaping to preclude viewing from adjacent properties) and/or fenced with a sight-obscuring fence as determined by the Hearing Examiner.
  - c. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.

7. *Tavern/pub (NC zone)*

- a. The maximum building floor area in the Neighborhood Commercial zone shall be 5,000 square feet per lot.
  - b. Design and compatibility with neighborhood character shall be considered in the approval process.
  - c. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.
8. *Top soil removal and land leveling (NC, CC, RC, LDAC zones)*
- a. The use shall comply with the requirements of chapter 14.824, Top Soil Removal and Land Leveling.
  - b. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.
9. *Wireless communication support tower (NC zone)*
- a. The use shall comply with the requirements of chapter 14.822, Wireless Communication Facilities.
  - b. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.

**14.612.300 Commercial Zones Development Standards**

Prior to the issuance of a building permit, evidence of compliance with provisions of this section shall be provided.

1. **Lot Standards:** Development shall be consistent with the lot standards in table 612-2.

**Table 612-2, Lot Standards for Commercial Zones**

	<i>Neighborhood Commercial</i>	<i>Community Commercial</i>	<i>Regional Commercial</i>	<i>Limited Development Area (Commercial)</i>
<b>Maximum building coverage</b>	50% of site	55% of site	No maximum	55% of site
<b>Minimum frontage</b>	50 feet on a collector arterial or higher class.	50 feet on a minor arterial or higher class.	50 feet on a principal arterial or higher class	50 feet on a minor arterial or higher class.
<b>Maximum building height</b> Abutting a commercial, institutional or industrial zone/use	35 feet	50 feet	60 feet	50 feet
<b>Maximum building height</b> Within 100 feet of a low density residential or rural zone	35 feet	35 feet	35 feet	35 feet
<b>Minimum front/flanking yard setback</b>	10 feet	10 feet	10 feet	10 feet
<b>Minimum side yard setback</b> Abutting a commercial, institutional or industrial zone/use	10 feet	10 feet	No minimum	10 feet
<b>Minimum side yard setback</b> Abutting a residential or rural zone	20 feet	15 feet	15 feet	15 feet
<b>Minimum rear yard setback</b>	15 feet	15 feet	15 feet	15 feet
Note: 1. Parking structures may be excluded from building coverage calculations. 2. Setbacks are measured from the property line.				

2. **Parking, Signage, and Landscaping Standards:** Parking, signage and landscaping standards shall be as provided in chapter 14.802, Off-Street Parking and Loading Standards; chapter 14.804, Signage Standards; and chapter 14.806, Landscaping and Screening Standards.

3. **Storage Standards:** All storage on the premises shall be maintained within a completely enclosed building or behind sight-obscuring fencing. Storage shall not be located within any required front or flanking street yard. Automobiles, recreational vehicles and other vehicles or machinery normally displayed for sales purposes on an open lot may so be displayed.

4. **Refuse Storage:** All outdoor trash, garbage and refuse storage areas shall be screened on all sides from public view and at a minimum be enclosed on 3 sides with a 5-1/2-foot-high concrete block, masonry wall or sight-obscuring fence with a sight-obscuring gate for access.
5. **Lighting:** All lighting shall be positioned and shielded so that the direction of the light is downward and within the property lines.
6. **Design Review.** All new development that is located within an Urban Activity Center as designated in the Comprehensive Plan shall comply with the Spokane County Urban Design Standards and Guidelines, and shall be approved according to the design review process contained in chapter 14.900.