

Chapter 14.706 Aesthetic Corridor Overlay (ACO)

14.706.100 Purpose and Intent

The purpose and intent of the Aesthetic Corridor overlay zone is to implement the aesthetic corridor policies in the Comprehensive Plan. Aesthetic corridors are intended to provide a pleasing and clutter free appearance of the Spokane area along major transportation routes entering and exiting the County's urban areas. The aesthetic corridors overlay provides special design standards along major transportation routes to help maintain a quality image of the Spokane area.

14.706.120 Process and Application

1. The Aesthetic Corridor Overlay Zone applies to any parcels that are contiguous to the rights-of-way of the following roadways:
 - a. Interstate 90
 - b. U.S. 2
 - c. State Route 902
 - d. State Route 290
 - e. U.S. 395
 - f. State Route 27
 - g. Little Spokane Drive
 - h. Nine Mile Road/State Route 291
2. Development on a parcel, or portion thereof, that is not visible from the roadway may be exempt from these provisions as determined by the Director.

14.706.140 Allowed Uses

Uses shall be as allowed in the underlying zone classification, except for the following, which shall be prohibited:

1. Inside the UGA: Contractors yard, incinerator, landfill, sewage treatment plant, solid waste recycling/transfer site, auto wrecking/recycling, junk and salvage yards, solid waste hauler, and recycle collection center.
2. Outside the UGA: Feed lot, sewage sludge land application, commercial composting storage/processing, auto wrecking/recycling, junk and salvage yards, incinerator, landfill, solid waste hauler, and solid waste recycling/transfer site.

14.706.160 Development Standards

The following standards apply to parcels within an aesthetic corridor in addition to the standards of the underlying zone:

1. Inside the UGA:
 - a. Signs shall comply with the provisions for aesthetic corridors as per Chapter 14.804.
 - b. Landscaping shall comply with the provisions for aesthetic corridors as per Chapter 14.806.
2. Outside the UGA:
 - a. Signs shall comply with the provisions for aesthetic corridors as per Chapter 14.804.
 - b. Landscaping shall comply with the provisions for aesthetic corridors as per Chapter 14.806.
 - c. Exterior storage areas or exterior fabrication/assembly areas for commercial and industrial uses shall be screened by either a minimum 6-foot high, sight-obscuring fence, or a minimum of 20 feet of Type II landscaping. Agricultural uses do not require screening.