

AGENDA PLANNING COMMISSION August 27, 2026

Hybrid Meeting In-person and via Zoom



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**CITY OF ELLENSBURG
PLANNING COMMISSION AGENDA
Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom
Thursday, August 27, 2026
5:45 PM - Regular Meeting**

- 1. Call to Order and Roll Call**
- 2. Approval of Agenda** (No Public Comment)
- 3. Approval of Minutes**
 - 3.A July 9, 2026 Planning Commisison meeting minutes
 - 3.B June 3, 2026 Affordable Housing Commission regular meeting minutes.
- 4. Public Comment**
- 5. New Business**
 - 5.A Comprehensive Plan Periodic Update- December Land Development Code Amendments Overview & Draft Review (Public Comment Opportunity)
 - 5.B Airport Overlay (A-O) Zone- Discussion (Public Comment Opportunity)
- 6. Unfinished Business**
- 7. Staff Update/Discussion Items**
 - 7.A Special Meeting: October 15, 2026- Public Hearing for Land Development Code Update and Comprehensive Plan Adoption
 - 7.B AHC Staff update
- 8. Commission Representative Update**
- 9. Adjournment**



For more information on the Ellensburg Planning Commission, contact Planning Manager, Stacey Henderson,
at 509-962-7232.

The Contents of this agenda have been photocopied on recycled paper.



Meeting Date: August 27, 2026
City of Ellensburg
Planning Commission Agenda Report

Agenda Subject: July 9, 2026 Planning Commisison meeting minutes
Submitted by:
Department: Community Development

Suggested Motion/Action:
Move to approve meeting minutes as presented.

Background/Summary:

Previous Council Action:

Analysis:

Financial Impact:

Budget Adjustment: No

Attachments:

1. 7.9.26 Planning Commission Minutes



CITY OF ELLENSBURG

Date of Meeting

Time of Meeting

Place of Meeting

Minutes of Planning Commission, Regular Meeting

July 9th, 2026

5:45 PM

Council Chambers

501 North Anderson Street

Ellensburg, WA 98926

And remotely via Zoom

1. Call to Order and Roll Call

Chair O'Mahony called the meeting to order at 5:45 pm.

Present: Joe Sheeran, Skylar Bisom-Rapp, Ed Harrell, Michael Buehn, Matthew Stalder, Geraldine O'Mahony

Others present: Stacey Henderson, Planner Manager; Denise Tlatelpa, Planning Technician; David Miller, Council Liaison; and community members.

2. Approval of Agenda

Commissioner Bisom-Rapp moved to approve the agenda as presented; Commissioner Stalder seconded the motion. Motion passed 6-0.

3. Approval of Minutes

3.A. June 11, 2026 Planning Commission Meeting Minutes

Commissioner Bisom-Rapp moved to approve with the condition to amend the new business to identify the top five water users in the City of Ellensburg; Commissioner Harrell seconded the motion. Motion passed 6-0.

4. Public Comment

Laura Loe, a new employee with Habitat for Humanity, discussed current affordable housing projects in the area and expressed excitement about working with the City of Ellensburg.

5. New Business

5.A. Land Use Comprehensive Plan Draft Review (Public Comment Opportunity)

Manager Henderson presented the proposed Land Use Comp Plan Element and Future Land Use Table. Henderson opened the discussion for comments on revised goals, policies, and programs for the Land Use Chapter. Public Comment was received regarding the Airport Overlay zone.

6. Unfinished Business

None.

7. Staff Update/ Discussion Items

7.A. July 22 Comprehensive Plan Periodic Update Open House (Public Comment Opportunity)

Henderson reminded the commissioners of the upcoming open house and invited them to attend.

8. Commission Representative Update

No Updates.

9. Adjournment

Chair O'Mahony adjourned the meeting at 7:14 pm.



Meeting Date: August 27, 2026
City of Ellensburg
Planning Commission Agenda Report

Agenda Subject: Comprehensive Plan Periodic Update- December Land Development Code Amendments Overview & Draft Review (Public Comment Opportunity)

Submitted by: Mark Rud, Associate Planner

Department: Community Development

Suggested Motion/Action:
This item is for informational purposes only.

Background/Summary:
Staff have drafted revisions to Title 15 of the Ellensburg City Code (ECC), the "Land Development Code" (LDC) in the form of a working draft, attached for review with a summary table tracking edits. The purpose of this presentation is to provide a high-level overview of changes required to comply with the Growth Management Act (GMA) and conform with the Comprehensive Plan Periodic Update's policies, as well as LDC amendments aligning with the 2026 Long-Range Planning Work Program mostly associated with the same, and other voluntary items identified for revision. The goal is for staff to receive preliminary feedback from the Planning Commission and Affordable Housing Commission on the general direction of the proposed amendments prior to finalizing a draft for public review and comments.

The GMA has been amended in recent legislative sessions to include requirements and pre-emptions for local land development regulations, most of which must be incorporated into the LDC concurrently with the Plan's adoption. In addition, separate statutes – principally, those impacting Code Cities per RCW 35A (such as Ellensburg) – have also been amended in ways that require local regulatory revisions, with conformance also needed relative to GMA adoption cycles. Some legislation as recent as this year's session require concurrent adoption with a jurisdiction's next Comp Plan update. Taken altogether, for Ellensburg, these necessitated a substantial volume of targeted code revisions. Staff are also proposing additional amendments that impact development of housing, most consistent with Housing and Land Use goals and policies of the draft Comprehensive Plan Periodic Update and as identified in the 2026 Long-Range Planning Work Program.

While many of the amendments are required and related to the Plan that has been the subject of public engagement since last year, this is the first public interface for the text of concurrent proposed code changes. City Council provided feedback on a less detailed overview of proposed changes at its August 17, 2026 regular meeting, from which Staff revised the draft attached. As a regulatory land use amendment, adoption will ultimately require approval of an Ordinance, with public hearings held for Planning Commission recommendation and Council approval. These are planned to run concurrent with the Comprehensive Plan adoption calendar later this Fall.

The Commissions should be aware that additional regulatory changes for subdivisions will be forthcoming for required adoption by June 2027 that may further amend ECC Title 15, Division IV “Community Design” beyond the revisions here proposed, and will create additional procedures for certain smaller or residential subdivisions. A more comprehensive review of the LDC’s Critical Areas Ordinance (ECC Title 15, Division VI) may also require revisions that may be proposed for adoption as late as December 2027. These are all technically associated with the adoption date of the Comp Plan Update, and likewise reflect legislative mandates and pre-emptions. Though difficult to predict in advance, the legislature may also adopt additional requirements or preemptions during its longer 2027 session.

Previous Council Action:

The Commissions have taken action on administrative support for the Periodic Update process and reviewed draft Comp Plan materials including related Land Use and Housing elements, but this will be the first review of Land Development Code amendments coinciding with the Plan Update as drafted, and which are primarily intended to both implement the Plan, and meet GMA and other statutory requirements and preemptions.

Analysis:

The Periodic Update to the City’s Comprehensive Plan, “Ellensburg 2046,” is being undertaken by the City as required for fully planning jurisdictions under the GMA, RCW 36.70A. As a part of this update cycle, the City is required to adopt “adequate provisions” that implement its adopted goals and policies through local development regulations, particularly to meet projected housing needs based on a Land Capacity Analysis conducted for the Plan. The following is a high-level summary of proposed changes included in staff’s working draft.

REQUIREMENTS

Housing – RCW 36.70A.070(2)(c),(d) & 36.70A.115

City zoning must reflect sufficient land capacity for housing needs identified in the Plan’s Housing Element for all income bands, including emergency housing and shelter.

As adopted by the Conference of Governments, the City’s GMA housing allocation receives a significant proportion of projected growth at low Area Median Income (AMI) thresholds defined by the Act. The Plan largely accommodates such housing in the non-Permanent Supportive Housing (PSH) category via greater zoned opportunities for multifamily.

In order to allow a greater allocation of multifamily and “middle housing” types in the City through the LDC, a variety of substantive changes are proposed:

- Combine the 2 existing lowest-density residential zones into a single low-density zone (effectively repealing the R-S zone) – and re-mapping R-S parcels to R-L via separate concurrent area wide zone map amendments;
- Establish a minimum density requirement of 3 DU/acre in the combined R-L zone (vs. the existing R-S zone with no min. density requirement);
- Increase the maximum base density of the R-L zone from 8 DU/acre to 12 DU/acre – intended to accommodate townhouses and small multiplex “middle housing”;

- Adopt a statutory SEPA exemption per RCW 43.21C.229 for residential/infill projects within the UGA; and
- Several area-wide re-zones proposed via concurrent ordinance, intended to entitle several undeveloped or underutilized incorporated areas with a greater variety of higher density housing types (including multifamily “as of right”) compared to their current zoning.

NOTE: The above revisions were specifically incorporated into a Land Capacity Analysis evaluated both for the Plan's SEPA EIS, and for the Comprehensive Plan's conformance with GMA Housing Element requirements. Additional items were identified that would facilitate implementation of the same goals and policies:

- Revise residential density calculations, to round up all partial units, and repeal a provision that prohibits future re-subdivision (inconsistent with subdivision statute);
- Revise residential land use table Notes, to permit duplexes in the R-L zone without reference to date of lot creation (“as of right” entitlement without density review);
- Strike residential land use table Notes that prohibit multifamily uses (3+ dwellings) “adjacent to existing single-family dwellings” unless approved via plat (would permit “middle housing” “as of right” when meeting zones’ density without a special subdivision allowance);
- Permit duplexes in the Neighborhood Center Mixed Use (NC-MU) zone – currently prohibited;
- Strike several design provisions that only apply to manufactured homes when sited as single-family dwellings (exterior roof/wall materials; minimum of 2 sections);
- Revise regulations that apply to Secondary Streets meeting Storefront standards, to permit residential use on ground level;
- Revise Street Frontage Type maps, to change several segments from Storefront Streets to Secondary Streets outside of the downtown core (with preceding, would permit ground level residential use within 30-feet of a sidewalk in these locations);
- Where small multiplex housing of up to 6 dwelling units is developed with a single primary building entry (i.e., resembling the design/scale of a single-family home), apply the single-family design standards of ECC 15.540.020 versus applicable multifamily design requirements of ECC 15.510, 15.520 and 15.530;
- Reduce parking standards for multifamily uses to 0.7 spaces per unit in the C-C zone outside the downtown historic district, and 1 space per unit in all other zones, and standardized incremental parking requirements based on bedroom thresholds; and
- Permit transitional housing and permanent supportive housing “as of right” in the NC-MU zone – currently requires a Conditional Use Permit (CUP).

Parking – RCW 36.70A.622

For residential uses, the City must permit gravel and grass pavers, tandem parking (previously adopted via Ord. 4975), and for non-conforming parking to meet requirements up to 6 existing spaces for any residential use on a site. The City can also only regulate a minimum parking stall size of 8’ x 20’. These require several revisions:

- Multiple LDC sections referencing minimum garage or structure setbacks of 22-feet are revised to 20-feet, for consistency with this preemption.

NOTE: Public Works Development Standards are being revised separate from the LDC ordinance, to incorporate aligned preemptions, and to accommodate both permitted design specifications and the allowance for existing non-conforming spaces for residential use.

Religious Organization Shelters & related uses – RCW 35A.21.360

The City is heavily restricted regarding limitations it can place on outdoor encampments, safe parking efforts, overnight shelters, or temporary small houses when sited on property owned or controlled by a religious organization.

- The residential land use table is revised with a new note indicating that indoor emergency shelters and indoor emergency housing are permitted “as of right” on such properties; in other cases they still require a CUP. An RCW reference is added into ECC Table 15.310.040-1 Notes, which includes additional unrelated police power preemptions for these specific use cases that would not be duplicated in the LDC.

Religious Organization Density Bonuses – RCW 36.70A.545 & 35A.63.300

The City is required to adopt density bonuses for affordable single-family or multifamily housing developed on property owned or controlled by a religious organization.

- Staff are proposing a new Section of Density Bonus chapter 15.330 of the LDC to specifically address this requirement. This bonus would be evaluated separate from other existing affordable housing density bonus standards.

Supportive Housing and Shelter Preemptions – RCW 35A.21.430 & 36.70A.845

The City is heavily restricted regarding how it can regulate or require operating standards or conditions for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters.

- ECC 15.340.080 is revised to strike preempted facilities services standards from the LDC, and replace them with optional documentation submittals as authorized for local jurisdictions for these uses by statute.

Organic Materials Management Facilities – RCW 36.70A.142

Development regulations must allow for the siting of organic materials management facilities (e.g., composting centers) identified in inter-jurisdictional Solid Waste Management Plans.

- The City is incorporating this use classification into the LDC’s existing definition of Essential Public Facilities, which already includes solid waste handling facilities.

Clear & Objective Design Regulations – RCW 36.70A.630

By an overwhelming margin, the majority of amendments that will be proposed seek

conformance with this statute as revised in 2025. Under it, a “formally adopted local government process by which projects are reviewed for conformance with design standards for the type of use adopted through local ordinance” must newly meet explicit preemptions: Such regulations may only apply “**clear and objective development regulations governing the exterior design of new development.**” The general intent seems to be for expedited local development project reviews by eliminating time-intensive interpretation of vague or subjective design criteria, and to maintain base zoning development entitlements within design standards, among other changes limiting design review such as allowing for only a single public meeting re. design conformance.

It defines for the purpose of this statute, “clear and objective development regulations ...[m]ust include one or more ascertainable guideline, standard, or criterion by which an applicant can determine whether a given building design is permissible under that development regulation,” and, “may not result in a reduction in density, height, bulk, or scale below the generally applicable development regulations for a development proposal in the applicable zone” (emphases added). Importantly, these restrictions are not applicable to regulations that only govern locally registered landmarks or historic districts, and only preempt design standards as defined per this RCW Section.

Planning staff conducted a comprehensive review of design and related regulations in the LDC with reference to these preemptions, evaluating against each provision. I.e.:

- a. Does this regulation (all or part) include one or more ascertainable guideline, standard, or criterion by which an applicant can determine whether a design is permissible?
 - “Ascertainable” generally means “capable of being learned with certainty.” An example of a clearly compliant regulation is a numeric, dimensional standard or terms defined by the code (e.g., minimum 5-foot depth of Type C landscaping along the side property line; 15% transparency for a street-facing facade); or, elements that can be incorporated into designs with plain reading of the standard without a subjective, discretionary interpretation by the jurisdiction’s reviewing authority of an applicant’s designs (e.g., pole-mounted lighting no greater than 14-feet in height).
 - A non-compliant standard failing this preemption might read “The scale of the building shall complement the established character of the neighborhood”: there is no clear and objective metric from which to evaluate whether a proposed design meets the standard without application of a subjective, discretionary interpretation by a reviewer for an applicant’s design (where are the bounds of the “neighborhood”; what makes any design element “compatible” given existing neighborhood variation?). An applicant cannot prepare a design to meet the standard without subjective interpretation. In cases where an adopted regulation is not ascertainable, it is non-compliant with this statute.
 - NOTE: The statute also applies this preemption to “guidelines”. This indicates that design regulations can continue to incorporate voluntary measures; however, such recommended design features must likewise meet the “ascertainable” threshold. A non-compliant guideline might read “The development should only incorporate building projections that activate the pedestrian experience and enhance site connectivity”: though only recommended and not required for approval, this guideline does not establish a clear and objective measure by which the proponent can achieve the preferred design. What activates an experience; what is “connectivity” for objective

project design purposes, and how is it determined whether a design option “enhances” it?

- b. Could this regulation result in a reduction in density [for residential use], or height, bulk, or scale [of any building], below standards otherwise applicable in the zone?
- A non-compliant standard failing this preemption might read “For multifamily projects in Commercial Zones that abut a Residential Zone, the maximum building height and minimum yard setbacks shall be that of the abutting Residential Zone”: it applies a more restrictive standard that reduces potential bulk, height, or scale (or potentially dwelling unit density) of the project, than would otherwise be permitted for a similarly zoned project that does not abut a separate, unrelated residential zone.

In brief: a large number of design regulations and guidelines fail to meet one or more of the preemptions in this statute. Substantial non-compliance was found in multiple sections of design regulation chapters for Regional Retail Commercial Master Site Plans (ECC 15.390A), Wireless Communication Facilities (ECC 15.395), Subdivision Design and Block Structure (ECC 15.420), Site Orientation (ECC 15.510), Site Planning and Design (ECC 15.520), Building Design (ECC 15.530), Housing Type Standards (ECC 15.540), Landscaping (ECC 15.570), and Outdoor Lighting (ECC 15.580). However, related regulations that do not fall under broad “design” headings were also found by Staff to be generally inconsistent with this statute re. impact. In a great number of cases, these involved vague or undefined terms or elements, non-objective design requirements, and unclear applicability of a standard to a project.

Choices

Non-compliant regulations require consideration of several options for compliant revision:

- a. Strike only the element(s) of the regulation that fail the preemption, while maintaining (and/or lightly clarifying) compliant elements.

This is the preferred option and utilized as much as possible.

Example ECC 15.530.040(C)(1)(f): “~~Landscaped trellises or other decorative element that incorporates landscaping near the building entry~~” as an optional window/entry treatment, is revised to “Trellises or landscaping meeting ECC 15.570.040 abutting the building entry.” The qualifying descriptions of elements are not defined by ECC Title 15 or ascertainable:

- What specific “landscaping” would or would not be acceptable on a trellis; what element meets the “decorative” quality when incorporated with landscaping near an entry? These vague terms are struck from the regulation.
- Because the intent of the non-compliant code desires some form of landscaping as a treatment option, “landscaping” is incorporated as an alternative to a trellis, with a reference to ECC landscaping types that in turn reflect objective materials standards.
- How “near” the building entry must landscaping be? Here “near” is replaced with “abutting” as a light amendment to clarify the intended effect of the standard: an

applicant can objectively design landscaping to “abut” an entry, whereas “near” may be designed some distance from the entry then subject to interpretation for conformance.

- Note this is one of six retained options available for required window/entry treatment, only 3 of which must be employed to meet this standard, which also allows for alternative design proposals through a Departure request.

b. Replace non-compliant elements/regulations with compliant elements/regulations.

This option is utilized whenever the intent of the existing non-compliant element/regulation is clearly derived from the context of the standard, and a compliant “clear and objective” standard can be implemented without substantially altering the intended effect of the existing regulation.

Example ECC 15.530.030(B)(1): ~~“Use of window and/or entries that reinforce the pattern of small storefront spaces”~~ as an optional treatment for buildings abutting storefront streets, is revised to “Windows and/or entries with an evenly spaced or symmetrical pattern along the storefront.”

- “Reinforcing the storefront” is a non-ascertainable design criterion for implementation of the standard.
- “Evenly spaced or symmetrical” establishes a standard that can be implemented by plain reading without subjective interpretation.
- Striking the reference to “small storefront spaces” removes vague applicability; the element may be employed as a design option on any storefront building, without interpretation of storefront size for eligibility. The addition of “along the storefront” along with revisions to subsection B re. applicability clarifies that the standard is only applicable to the storefront facade with storefront entries (side walls or facades with non-storefront entries would be exempt).
- Note this is one of 6 existing treatment options, only 2 of which must be employed to meet the standard, which also allows for alternative design proposals through a Departure request.

Example 15.510.070(B): Building setbacks for secondary streets with landscaped frontages must meet ~~“Ten-foot minimum or consistent with minimum requirements of the applicable zoning district (see ECC 15.320.030, 15.320.040, and 15.320.045), whichever is greater less.”~~

- The current “whichever is greater” regulation may reduce bulk/scale of a development by potentially requiring a deeper base setback than the underlying zone, based on the designated street frontage vs. applying the standards of the underlying zone (some zones have no setback requirement).
- To permit greater design flexibility, the standard is revised to “whichever is less.” This permits an applicant to build as close as a reduced 10-foot setback along Secondary Street with a landscaped frontage design for zones with deeper base setbacks, unless the underlying zone has a narrower setback; and, allows project designers to “ascertain” standard base setbacks solely from the dimensional

standards of ECC 15.320. The change results in a Design permission, versus layered restriction that is now non-compliant with the preemption.

c. Strike the entirety of a non-compliant regulation, without replacement.

This option is only employed when a standard is non-compliant, and there is no clear option to replace/revise it in a manner compliant with the preemption that would maintain the apparent intent of the regulation.

Example ECC 15.520.030(C)(2)(f): "~~Landscaping that adds visual or seasonal interest to the [nonresidential] open space.~~"

- There is no obvious way to maintain the intent or requirement of this standard: What is determined "visually interesting" or "seasonally interesting"? Landscaping types of ECC 15.570.040 are typically required along property lines depending on other LDC Division V standards; establishing an "ascertainable" standard would require thresholds (how many square feet of landscaping), locational standards (where to place it within the open space), and plant materials standards. Staff did not believe these were reasonably justifiable to establish on an ad hoc basis, particularly given that any required nonresidential open space could potentially be relatively small while still requiring other features (see next).
- Note retained standards in subsection C(2) (as revised) would still fully require lighting with height and illumination thresholds, seating areas based on open space square footage, locational reference of space (abutting a building entry), accessibility and visibility from abutting streets, and public work standard compliant walking surfaces for all nonresidential open spaces when required. Further, subsection C(3) maintains optional encouraged "guideline" elements for these spaces such as water features, outdoor eating areas with plant buffers and weather protection, in addition to other newly proposed options. These continue to ensure attractively designed open space elements would be employed without a vague landscaping requirement; note landscaping is still otherwise required for site design based on retained/revise standards of LDC Division V.

Example ECC Table 15.320.040, Notes 3-5: These variously require reduced maximum heights or increased setbacks for P-R zoned developments when in proximity to residential zones.

- While contained in dimensional standards, the effects of these special notations would be the same as those preempted for design regulations. Staff believe these fail to meet the intent of the preemption, and that no similar compliant revisions are available that would achieve the same intended effect. These would be repealed.

d. Newly establish a compliant standard or design option.

In some cases, the context of a regulation when reviewed for compliance identified potential gaps that prompt establishing a standard, guideline, or design option that does not currently exist. These often provide technical clarification for applicability,

which allow both project applicants and staff to better “ascertain” related existing regulations for implementation.

Example ECC 15.530.040(D)(2): High visibility street corner building design element options do not allow Departure requests to propose alternative designs that meet adopted purposes of the standards, unlike many other standards within ECC Title 15, Division V.

- Without this option, applicable buildings require a corner entry, bay window/turret, clock or bell tower, balconies above the ground floor, one-of-a-kind sculpture or artwork, or one of only 2 other design options (struck for other non-compliance). This is a narrow range of designs that, given repealed non-compliant elements of subsections 2(f),(g), would result in limited diversity for the ~40 properties impacted by ECC Figures 15.530.040(D)(2) upon new development or redevelopment.
- Departures offer a flexible path for compliance that can achieve quality building design without enforcing repetitive treatments on these properties, found citywide.

Example ECC 15.510.050 & .060: Storefront street and Secondary street frontage design standards. Currently, storefront buildings are permitted to be set back from the right-of-way line, without a maximum allowance; projects in the core of downtown could theoretically redevelop a site with a deep front yard. Additionally, Secondary street buildings must either meet design standards of Storefront buildings (applicability not clearly identified), or meet specific Landscaped frontage standards for Secondary streets. Revisions would establish and clarify the following:

- Establish a maximum 10' ROW setback for Storefront street buildings (a maximum setback to maintain storefront character, vs. a minimum). Note: design regulations are only preempted from “reducing” potential bulk/scale from underlying zone.
- Clarify that Secondary street buildings must only meet Storefront building frontage design standards when located within 10' of a ROW (i.e., when the building footprint has a Storefront character along the frontage). Recall that other amendments would also newly permit Secondary Street Storefront buildings to have dwelling units at ground level.
- Clarify that Landscaped frontage standards apply to all other buildings (i.e., when setback 10+ feet from ROW). Note these standards are principally re. building relationship to the street (i.e., transparency).
- NOTE: after all revisions, designed minimum setbacks would no longer be superseded by frontage type, but regulated by underlying zone per ECC 15.320 standards - as required for compliance with this preemption. Example: Because the C-C II zone does not establish minimum front setback requirements, new development on a CC-II lot along a Secondary Street can be flexible in terms of lot setback, but must still meet applicable frontage type building standards (e.g., minimum transparency) dependant on the setback. This creates a clearer set of design option and compliance pathways.

e. Revise a regulation from a guideline (not required) to a standard (required), or vice versa.

These changes are made when warranted in the greater context of a regulation, often after other revisions. I.e., if one standard is struck in its entirety for non-compliance, a related and retained compliant guideline (“should consider”) may be changed to a standard (“shall include”) to reinforce the general intent of the previous design features’ implementation in aggregate. This was most frequently utilized for Regional Retail Commercial Master Site Plans of ECC 15.390A.

Example ECC 15.390A.040(B)(2)(a): “*Where service elements ~~cannot be located away~~ are visible from the street front, they ~~should~~ shall be screened from view pursuant to ECC 15.520.060 and 15.530.045, and shall not encroach upon the pedestrian right-of-way.*”

- The Regional Retail Commercial Master Site Plan design chapter has a distinct set of design standards and guidelines for applicable projects. Screening of “service areas” (e.g., walled outdoor solid waste bin storage) is required for all other commercial/multifamily projects in Division V, and seems appropriate to require (vs. encourage) the same design for implicitly more expansive and impactful commercial project sites.

Reviewing and revising these sections also allowed Staff to consider multiple structural reorganizations for clarity of regulations’ applicability. Several examples:

- ECC 15.570.050 is the only “regulatory” section of 15.570 ECC “Landscaping”, a chapter that otherwise mostly describes landscaping types required throughout LDC Division V. Staff propose striking this section in its entirety, and relocating its various elements to appropriate Sections governing surface parking lots and building design.
- Parking lot location requirements would be struck from ECC 15.510 Frontage Type standards, and relocated as as a new Parking Lot Location Section under the Site Design chapter (ECC 15.520) preceding its Parking Lot Design Section 15.520.070. Standards would also be simplified based on project type, with one set of requirements for the C-C zone and downtown historic district, and another for all other projects - all with minimal revision to existing standards that provide mostly unnecessary duplication across the variety of street frontage types.

The intent of such changes is to reduce the complexity of design review conformance by isolating rationally related design standard elements to one topical chapter/section. Doing so also allows identification of existing redundancies and internal contradictions within the LDC, which are further proposed for various revision.

Lastly: Only one public meeting is permitted for Design Review conformance. Currently, Regional Retail Commercial Master Site Plan approval is a Type IV LDC permit, requiring an Open Record Hearing with Recommendation by the Hearings Examiner, and a Closed Record Public Hearing with decision by Council. This is proposed to be revised to standard Type III permit procedures, with a Hearing Examiner Open Record Decision Hearing; local administrative appeal would be heard by Council. This is the same procedure for Conditional

Use Permits and Variances.

VOLUNTARY AMENDMENTS

The consolidated ordinance would contain several other additions and revisions to the LDC to address evolving land development concerns, and further reduce internal redundancy and create better code consistency.

Repeal Design Review as a Land Use Permit

Design review is currently required by Title 15 to be conducted as a land use project permit. These require procedural timelines to be met pursuant to Division II of the LDC and the Local Project Review Act, RCW 36.70B.

When meeting a certain size threshold or number of dwelling units, Design Review Permits are elevated from a Type I to a Type II Permit that additionally requires public notice and comment, despite the fact that the LDC does not authorize imposition of conditions such as with Conditional Use Permits or offer discretionary approval by the Director: if the project meets the standards, it is approved. Review is administrative by staff only, with no public hearing required or discretionary approval process for either Type I or II Design Reviews. (Exceptions are for Landmarks and Design Commission reviews when required.)

Procedurally, Design Review permits function as a land use "entitlement," similar to a Conditional Use Permit or Short Subdivision. In application, this effectively requires Planning approval of a project's site and building design prior to review or issuance of related construction permits (e.g., Building). Technical and unrelated project elements are not entitled with the land use Design permit (e.g., roof truss specifications, utility hookups), and so are not fully reviewed until later construction permits are submitted - typically after the Design Review permit has been approved. Because Design Review also does not authorize construction activities (licensed through a Building Permit), ultimately multiple sequences of review are commonly conducted: a Design Review permit to entitle LDC design features, and technical review of building and utility elements later with construction permits.

The upshot of this paradigm is that later review of technical non-LDC project elements may result in site or building changes to comply with various Building, Public Works, Energy Services, or Fire standards that are not fully reviewed with the LDC Design permit entitlement. These alterations to meet non-LDC development standards can ultimately necessitate substantial revisions of project elements previously entitled by Design Review (e.g., landscaping location, building details). What can potentially result is a series of Land Use entitlement permits or amendments. In any case, the effect is a net delay in issuance of project construction permits (Building, Public Works, etc.).

Because Design Review is administrative, Staff believe that Planning's review of project construction/development permits (e.g., commercial building permit review) can seamlessly incorporate Design Review of required LDC elements per Divisions IV and V, without the need or procedural complexity of a standalone, precedent land use permit. Importantly, it is anticipated this change could quicken Planning staff's review of any multifamily housing projects currently governed by these LDC Design permits, by consolidating review for Design standards with construction permits instead of in advance. It will also allow for consolidated

project design revisions by applicants, with all standards (LDC design, building, utilities, fire) completely conducted in the same permitting process.

Staff do propose maintaining a required Type II LDC project permit for any Design that requests Departures from standards as eligible in LDC Divisions IV or V. Departures allow applicants to propose alternative designs, so long as they satisfy Criteria that principally require meeting the adopted purpose of the standard(s) requested for departure. Staff believe these cases, where a deviation from adopted standards is requested for project, present a rational case for Type II permits' limited public notice (legal publication and buffer mail only), in that comments received could affect administrative considerations of these projects's Designs re. Departure approval criteria.

Note that repealing Design Review as LDC permit types will not eliminate the Landmarks and Design Commission's review of any project that requires a Certificate of Appropriateness for exterior changes to landmarks registered or historic district properties per ECC 15.280. These changes would also not repeal any other LDC permit types: if a project requires approval of a Conditional Use Permit or site-specific Rezone, such entitlement must still be processed prior to Community Development sign-off of construction permits or use licenses.

Limit Scope of Site Development Permits to Clearing and Grading Only

Site Development Permits are a Type I or II permit under the LDC. The purpose is *"to provide a mechanism to review activities that involve clearing and removal of vegetation, excavation, grading, and earthwork construction that may or may not be in preparation of site development."* In practice, the City has allowed these permits to function as land use entitlement for future project elements, well beyond the temporary "use" authorization of a property for site preparation only. Permits received commonly seek "prior approval" of detailed technical elements such as future landscaping dimensions and materials, minimum parking requirements and configurations, and site design/placement of future buildings and paved surfaces (driveways, parking); their scope has also expanded to seek project authorization for civil construction or building elements, such as utility engineering design and placement (water, sewer, electric, gas, stormwater), and hydrologic designs for floodplain developments' on-site compensatory storage. These are being reviewed despite the fact that future building permits may ultimately deviate substantially from the LDC permit's "entitlement."

A complicating factor is that as a Type I (or II) permit administered by Community Development under the LDC, Site Development Permits are subject to project approval timelines of the Local Project Review Act. Consider that, for example, a commercial building permit is not subject to the Local Project Review Act and LDC's adopted local permit timelines, and thus complex site-specific details or civil designs can be reviewed and revised without undue pressure for Community Development to meet a statutory procedural deadline for permit issuance. Front-loading site-specific future project elements into these permits results in a similar upshot as with LDC Design Review : a previously "entitled" design may need to be reconfigured with common site, civil or building alterations that occur prior to commencing actual construction. Also similarly, it potentially sequences reviews of an unpredictable variety of technical site details and future project elements, instead of consolidating them to appropriate construction permits (i.e., Building, utilities).

In brief, entitling or permitting vertical or underground improvements is not within the implied scope of Site Development Permits. As with Design Review, is also does not reflect an appropriate "use" authorized by project permits as regulated by the Local Project Review Act.

Community Development Staff propose revising and renaming the permit to a Clearing and Grading Permit. Amendments would clarify that the permit is specifically and narrowly limited to, effectively, a "temporary use" of land for surface clearing and grading activities only, and that the permit may not be used to review or entitle any other project elements or activities that would or will be reviewed by other permits from the City: utilities, site design (landscaping, parking), or building elements including floodplain compensatory storage.

Note: SEPA is a project permit required under the LDC for any activities that meet certain thresholds not specifically exempted by the RCW or WAC 197-11-800. The WAC exempts certain commercial and residential projects classified as "minor new construction," with locally adopted flexible exemption thresholds in ECC 15.270.110(B). WAC 197-11-800(1)(b)(v) specifically provides that "*any excavation, fill or grading necessary*" for a project that is exempt from SEPA as minor new construction, is itself exempt from SEPA review. In short: SEPA applicability will not change for site clearing activities based on this proposed amendment from what is currently required by statute, state administrative rule, and LDC regulations.

Repeal Commercial Neighborhood (C-N) Zone

The Commercial Neighborhood (C-N) is a designated Commercial zone per ECC 15.300.050. It is described as "*intended to provide small scale shopping areas to serve the residential neighborhoods in outlying areas of the city. These are intended to be pedestrian-oriented areas in convenient locations and designed compatible with the surrounding neighborhood.*"

Only two parcels are zoned C-N in the entire City: one undeveloped and recently entitled with intent to support event space and develop a future museum; and the other hosting the strip development including The Burg Coffee. C-N supports the same general suite of residential uses as the NC-MU zone. For commercial uses, it offers an inconsistent gradation between the permitted uses of the Mixed-Use classified Residential Office (R-O) and NC-MU zones. A sample from ECC Tables 15.310.040-2 and -3:

<u>USE</u>	<u>R-O</u>	<u>C-N</u>	<u>NC-MU</u>
<i>Auto fueling</i>		P	
<i>Fruit stands</i>	P		
<i>Nurseries and greenhouses</i>			P
<i>Restaurants</i>	p ¹¹	P	P
<i>Taverns and brewpubs</i>		P	P
<i>Cafes</i>	p ¹¹	P	P
<i>Retail <2,000 sf</i>	p ¹¹	P	P
<i>Retail, 2,000-20,000 sf</i>		P	P
<i>Retail, 20,000-60,000 sf</i>		p ³	P

<i>Marijuana retailer</i>		P ⁹	P ⁹
<i>Hotels/motels</i>			P
<i>Hospitals</i>	P		
<i>Offices, medical</i>	P	P	P
<i>Personal service establishments</i>	P	P	P
<i>Laundromats and dry cleaners</i>	P ¹¹	P	P
<i>Places of assembly</i>	P	P	C
<i>Radio stations</i>			P
<i>Veterinary clinic</i>	C	C	P
<i>Conference center</i>			C
<i>Offices, business (<2,000 sf)</i>	P	P	P
<i>Offices, business [all > 2,000 sf]</i>		P	P
<i>Indoor commercial recreation</i>	C		P
<i>Small-scale indoor commercial recreation</i>	P	P	P
<i>Arts, performing arts, and recording studios</i>	P	P	P
<i>Museums</i>	P	P	P

3. Grocery stores shall be the only retail uses permitted with more than 20,000 square feet of gross floor area.

9. All marijuana retail, production and processing facilities are subject to the requirements of chapter 15.370 ECC.

11. Use is only permitted on a lot abutting the intersection of multiple public street frontages, such as a corner lot.

Staff believe the regulated use distinctions between these zones is not rationally consistent, and in many cases offers little variation:

- C-N permits auto fueling, but NC-MU does not.
- NC-MU permits indoor commercial recreation (gyms), but C-N does not.
- Places of assembly (event spaces) are permitted in R-O and C-N “as of right,” but require a CUP in NC-MU.
- All three zones permit uses as diverse as Medical offices, Personal services (salons), Small-scale indoor commercial recreation (yoga studios), Small business offices, Performing arts studios, and Museums.
- C-N and NC-MU permit Restaurants, Cafes, Small-scale retail, and Laundromats “as of right,” with R-O permitting them provided they are located on corner frontages.

Staff believe the C-N zone largely provides an unnecessary grade of intensification of permitted uses between other existing mixed-use zones. Because only two parcels have this zoning, repealing this district and re-zoning the two parcels with a similar, appropriate designation will reduce unnecessary complexity from the LDC.

As part of the area-wide rezone ordinance implementing the Comprehensive Plan for land use/housing, the two impacted parcels would be re-zoned to Neighborhood Center Mixed-Use. NC-MU “*provides for a compatible mix of neighborhood-scaled commercial and employment uses and medium density multifamily housing.*” None of the existing or proposed uses on the affected parcels would be made non-conforming by this change.

Note that NC-MU is concurrently newly proposed as an eligible implementing zone for the Urban Neighborhood Future Land Use designation in the Comprehensive Plan Periodic

Update. In order to ensure neighborhood compatibility, select revisions will be proposed for NC-MU in ECC 15.310.040's Land Use Tables, including by striking Taverns, Marijuana retailers, Hotels, Conference centers, Business offices >20,000 sf, and Light industry (definition includes warehousing, pharmaceutical manufacturing, and regional distribution) from NC-MU's permitted uses. This will ensure that if areas designated Urban Neighborhood are re-zoned to NC-MU, incompatible commercial uses will not be sited in mixed-residential neighborhoods.

Subdivision Street Design

The design of streetscapes is regulated for the development of new subdivisions based on functional classification of arterial, collector, or local access. Depending on classification, one of several implementing standards apply:

- For Arterials and Collectors, any new street proposed to extend from a single existing street must meet current adopted design standards re. right-of-way width and facilities (driving and parking lanes, planting strips, sidewalks) for the new street extension.
 - Where the subdivision would newly connect multiple existing streets (infill), an applicant may request a Departure for the new “infilled” street segment to match a pre-existing non-conforming streetscape profile: narrower width, different configuration of facilities, etc.
- For Local Access streets, Departures are available for both cases: to match a pre-existing non-conforming streetscape profile whether for extension of a single existing street, or “infilled” connection. However, the single street extension streetscape Departure is only eligible *“provided the development received preliminary plat approval prior to the effective date of Ordinance 4929”* (11/11/2023) – the same Ordinance that adopted this Departure eligibility. (Essentially, no Local Access streets in new developments are eligible for this single-street extension special exception.)

Unlike all other Departures, these require approval of the Public Works Director in addition to Community Development Director (standard). As a required “condition” of approval, *“the applicant shall be required to dedicate necessary rights-of-way to construct improvements and execute a deferral agreement.”* This latter provision appears inconsistent with the purpose of this Departure, which is to reduce the dedicated land area for public right-of-way width and constructed transportation facilities therein.

The implied expectation of the preceding is that at an undetermined future time, the City may choose to utilize the additional right-of-way for current streetscape design improvements beyond the specially permitted narrower non-conforming road profile to be developed at the time of subdivision, by later executing the deferral. In practice, this would likely involve tearing out existing curb, gutter, sidewalk and storm drain elements; widening paved surface, or retroactively installing a planting strip buffer; newly pouring curbs, gutters and sidewalks at the wider street profile; and, re-positioning or -installing storm drain features (including any LID swales). The practicality, necessity and likelihood of such changes, particularly for Local Access streets (with multiple design widths and facility configuration options), are questionable.

Note also that requiring unusable right-of-way as a condition of subdivision approval precludes potential development on private parcel areas that would otherwise be available

for revenue-generating land improvements. Requiring such reserved land for potential future roadways or transportation improvements effectively results in no net reduction to the total land area required to approve the subdivision, despite the Departure offering the opportunity to develop a reduced road width matching abutting existing street profiles. The exceptions as written are also questionable in application, with the narrowly tailored language for the specific single-street Departure eligibility both problematic and effectively moot for any non-vested subdivisions.

Staff are drafting revisions that will universalize the design requirements and Departure eligibilities for all functional classification street designs, regardless of development submission date. These would require single-street extensions to meet current standards, while allowing Departures for any infilled/connecting streets. They would also repeal layered Public Works Director approval as a requirement of the Departure process.

Financial Impact:

N/A

Budget Adjustment: No

Attachments:

1. LDC Dec Amendments - PC Draft 8.27.26
2. LDC Amendments Summary Table - PC 8.27.2026 DRAFT

15.120.010 Comprehensive plan.

The comprehensive plan, a copy of which is on file with the city clerk, is hereby adopted on ~~December 2, 2019~~ November 16, 2026, in accordance with the Growth Management Act, chapter 36.70A RCW, as Ellensburg's comprehensive plan, amending and revising the comprehensive plan as adopted under Ordinance Number ~~4785~~ #####. The regulations contained within the LDC are intended to be consistent with and implement this comprehensive plan.

(Ord. No. 4977, §§ 2, 3, 12-15-2025; Ord. No. 4910, §§ 1, 2, 2-21-2023; Ord. 4882 §§ 1, 2, 2021; Ord. 4869 §§ 1, 2, 2021; Ord. 4838 §§ 1, 2, 2019; Ord. 4811 § 2, 2018; Ord. 4785 § 1, 2017; Ord. 4656 § 1 (Exh. O2), 2013)

15.130.040 D definitions.

Day care means an establishment for group care of nonresident adults or children. Specifically:

1. Day care shall include child day care services, adult day care centers, and the following:
 - a. Adult day care, such as adult day health centers or social day care as defined by the Washington State Department of Social and Health Services;
 - b. Nursery schools for children under minimum age for education in public schools;
 - c. Privately conducted kindergartens or pre-kindergartens when not a part of a public or parochial school; and
 - d. Programs covering after-school care for school children.
2. Day care establishments are subclassified as follows:
 - a. Day care I: a maximum of 12 adults or children in any 24-hour period; and
 - b. Day care II: over 12 adults or children in any 24-hour period.

Decision-maker refers to the individual or official body identified in the LDC as having the responsibility to approve or deny project permit applications made to the city.

Dedications means a deliberate appropriation of land by an owner in fee simple, for any general and public use.

Department means the Ellensburg community development department.

Departure means an alternative way to meet specific design standards set forth in this title. See ECC 15.210.060 for general information and procedures associated with departures.

~~*Design review, major project* refers to the review process required for construction activity requiring a permit meeting one or more of the following criteria:~~

- ~~1. The construction of any new nonresidential floor area creating a total building gross floor area of 20,000 square feet or more (including new buildings or additions to existing buildings);~~
- ~~2. The construction of any new residential building or a residential building addition which contains ten or more dwelling units; or~~
- ~~3. All construction activity requiring a building permit which will result in any new structure or alter the exterior appearance of an existing building on the landmarks register as established in ECC 15.280.~~

~~See ECC 15.250.030 for details on the design review process.~~

Design review, minor project refers to the review process required for construction activity requiring a permit meeting the following criteria:

1. ~~The construction of any new nonresidential building with a gross floor area of less than 20,000 square feet;~~
 2. ~~The construction of any new residential building which contains less than ten dwelling units; or~~
 3. ~~Exterior modifications and building additions except:~~
 - a. ~~Minor exterior modifications exempt from review per ECC 15.250.030(B)(3); and~~
 - b. ~~Any activity requiring design review as a major project.~~
 4. ~~Development located on the landmarks register must be design reviewed as established in ECC 15.280.~~
- ~~See ECC 15.250.030 for details on the design review process.~~

Designated provider means a person who is 21 years of age or older and:

1. a. Is the parent or guardian of a qualifying patient who is under the age of 18 and beginning July 1, 2016, holds a recognition card; or
 - b. Has been designated in writing by a qualifying patient to serve as the designated provider for that patient;
2. a. Has an authorization from the qualifying patient's health care professional; or
 - b. Beginning July 1, 2016:
 - i. Has been entered into the medical marijuana authorization database as being the designated provider to a qualifying patient; and
 - ii. Has been provided a recognition card.
3. Is prohibited from consuming marijuana obtained for the personal, medical use of the qualifying patient for whom the individual is acting as designated provider;
4. Provides marijuana to only the qualifying patient that has designated him or her;
5. Is in compliance with the terms and conditions of chapter 69.51A RCW; and
6. Is the designated provider to only one patient at any one time.

Development means the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard; and use of land or water or the intensification or expansion of the use of land or water.

Development agreement means a contract between an applicant and the city defining their respective roles and responsibilities for final approval of a land development.

Development application means a written request completed by a developer, seeking city approval for a development.

Development approval means any authorization issued by the city of Ellensburg which approves a development.

Director means the city of Ellensburg community development director or his/her designee, unless otherwise specified.

Docket (noun) means the process for determining which proposed annual comprehensive plan amendments will be considered during the annual review process. See ECC 15.250.090.

Domicile as it pertains to marijuana cooperatives means a person's true, fixed, primary permanent home and place of habitation and the tax parcel on which it is located. It is the place where the person intends to remain and to which the person expects to return when the person leaves without intending to establish a new domicile elsewhere.

Dry cleaner means a commercial establishment providing personal service cleaning, ironing, and tailoring of customer clothing.

Dual frontage properties refers to properties that have street frontage on two opposite boundaries, one of which is the street address and primary access.

Dwelling, cottage. "Cottage" means a small single-family dwelling that is clustered with other similar units surrounding a common open space. See ECC 15.540.050 for special cottage housing provisions.

Dwelling, duplex. "Duplex" refers to a building that is entirely surrounded by open space on the same lot and contains two dwelling units or two dwelling units that are physically separated but on the same lot. A duplex will not be considered a duplex for purposes of the land development code standards if more than one duplex building is located on one lot. See ECC 15.540.030 for special duplex provisions.

Dwelling, live-work unit. "Live-work unit" means an individual dwelling unit that is used for residential and nonresidential use types. The dwelling unit type may be any type that is permitted in the applicable zoning district. Permitted nonresidential uses may be those that are permitted in the applicable zoning district.

Dwelling, multifamily. See definition of "multifamily," ECC 15.130.130.

Dwelling, single-family. "Single-family dwelling" means one principal dwelling unit whose lot may include one or two attached or detached accessory dwelling units used, intended, or designed to be used, rented, leased, let, or hired out to be occupied for living purposes. See ECC 15.540.020 for special single-family dwelling provisions.

Dwelling, townhouse. "Townhouse" is a single-family dwelling constructed in a group of three or more attached units in which each unit extends from the foundation to the roof and with open space on at least two sides. Ownership of a townhouse includes the unit's building and associated property. See ECC 15.540.060 for special townhouse provisions.

Dwelling unit or "dwelling" means a building or portion thereof providing complete housekeeping facilities for one family. A "dwelling unit" does not include a motel or hotel, which is separately defined.

(Ord. No. 4975, § 5, 11-17-2025; Ord. 4807 § 4, 2018; Ord. 4803 § 1, 2018; Ord. 4728 § 2, 2016; Ord. 4656 § 1 (Exh. O2), 2013)

15.130.050 E definitions.

Early notice means the city's response to an applicant stating whether it considers issuance of a determination of significance is likely for the applicant's proposal pursuant to WAC 197-11-350. See chapter 15.270 ECC.

Easement means a grant by a property owner to specific persons or to the public to use land for a specific purpose or purposes. This may include pedestrianways, bicycle paths, utility easements, drainage, open space, etc.

Elevated building means, for insurance purposes, a nonbasement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

Elevation means the height of an object in relation to mean sea level. When referred to in relation to architectural drawings, "elevation" means the architectural view of the front, side, or back surface of a structure to include doors, windows, and rooftop screening that is an extension of the facade, but excluding any roof area and rooftop equipment or structures.

Elevation certificate means an administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support a request for a letter of map amendment (LOMA) or letter of map revision based on fill (LOMR-F).

Enhancement, as it pertains to chapter 15.620 ECC, means the manipulation of the physical, chemical, or biological characteristics of a wetland site to heighten, intensify, or improve specific function(s) or to change the growth stage or composition of the vegetation present. Enhancement is undertaken for specified purposes such as water quality improvement, flood water retention, or wildlife habitat. Enhancement results in a change in some wetland functions and can lead to a decline in other wetland functions, but does not result in a gain in wetland acres. Activities typically consisting of planting vegetation, controlling nonnative or invasive species, modifying site elevations or the proportion of open water to influence hydropedology, or some combination of these activities.

Essential public facilities means those facilities identified in RCW 36.70A.200 that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020. For the purpose of this title, it also includes organic materials management facilities pursuant to RCW 36.70A.142. See ECC 15.250.100.

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by the community.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

(Ord. 4878 § 4, 2021; Ord. 4803 § 1, 2018; Ord. 4656 § 1 (Exh. O2), 2013)

15.130.130 M definitions.

Maintenance and repair in-kind means work whose purpose and effect is to prevent or correct deterioration or damage to real property and the improvements thereon, using like materials, and returning the property to the condition and appearance that existed prior to the deterioration or damage.

Manufactured home, designated means a single-family dwelling constructed after June 15, 1976, and installed in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing, and bearing the appropriate insignia indicating such compliance, and meeting the specific design criteria set forth in ECC 15.340.030. Designated manufactured homes are allowed as single-family dwellings in all zones that permit single-family dwellings.

Manufactured home lot means a portion of a manufactured home park used or intended to be used for the parking of one manufactured home, including the land covered by the manufactured home, adjacent open spaces, and attached or detached accessory buildings and structures. See ECC 15.340.040 for manufactured home park provisions.

Manufactured home, new means any manufactured home required to be titled under RCW title 46, which has not been previously titled to a retail purchaser, and is not a "used mobile home" as defined in RCW 82.45.032(2). ~~New manufactured homes are allowed in manufactured home parks pursuant to the requirements in ECC 15.340.040.~~

Manufactured home park or subdivision means a lot, parcel (or contiguous parcels), or tract of land divided into two or more manufactured home lots for rent or sale, including any accessory buildings, structures or uses customarily incidental thereto. See ECC 15.340.040 for manufactured home park provisions.

Manufactured home park or subdivision, new means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the new manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by the community.

Marijuana or marihuana means all parts of the plant Cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. The term does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination (as defined in RCW 69.50.101 and provided herein for reference).

Marijuana-infused products means products that contain marijuana or marijuana extracts, are intended for human use, are derived from marijuana as defined in this section, and have a THC concentration no greater than ten percent. The term "marijuana-infused products" does not include either useable marijuana or marijuana concentrates (as defined in RCW 69.50.101 and provided herein for reference).

Marijuana processor means a person licensed by the state liquor and cannabis board to process marijuana into marijuana concentrates, useable marijuana and marijuana-infused products, package and label marijuana concentrates, useable marijuana and marijuana-infused products for sale in retail outlets, and sell marijuana concentrates, useable marijuana and marijuana-infused products at wholesale to marijuana retailers (as defined in RCW 69.50.101 and provided herein for reference).

Marijuana producer means a person licensed by the state liquor and cannabis board to produce and sell marijuana at wholesale to marijuana processors and other marijuana producers (as defined in RCW 69.50.101 and provided herein for reference).

Marijuana products means useable marijuana, marijuana concentrates, and marijuana-infused products as defined in this section (as defined in RCW 69.50.101 and provided herein for reference).

Marijuana retailer means a person licensed by the state liquor and cannabis board to sell marijuana concentrates, useable marijuana and marijuana-infused products in a retail outlet (as defined in RCW 69.50.101 and provided herein for reference).

Marquee means an immobile covering structure projecting horizontally from and attached to a building and constructed of material other than cloth, canvas or other fabrics.

Mean sea level means, for purposes of the National Flood Insurance Program, the vertical datum to which base flood elevations shown on a community's flood insurance rate map are referenced.

Median income means, for the purpose of ECC 15.330.020, the median income for the Ellensburg Micropolitan Statistical Area as most recently determined by the Secretary of Housing and Urban Development under Section 8(f)(3) of the United States Housing Act of 1937, as amended, or if programs under said Section 8(f)(3) are terminated, median income determined under the method used by the Secretary prior to such termination. In the event that HUD no longer publishes median income figures for the Ellensburg Micropolitan Statistical Area or Kittitas County, the city may use any other method for determining the Kittitas County median income, adjusted for household size.

Medical (or medicinal) use of cannabis means, for purpose of chapter 15.370 ECC, the manufacture, production, processing, possession, transportation, delivery, ingestion, application, or administration of cannabis for the exclusive benefit of a qualifying patient in the treatment of his or her terminal or debilitating medical condition.

Middle housing means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, and cottage housing.

Miniwarehouse means an enclosed single-story building(s) designed and constructed to provide individual compartmentalized controlled access stalls or lockers which shall be used only for the storage of personal property. Ministorage is synonymous with miniwarehouse.

Mixed-use means any combination of permitted land uses either within one development or within one zoning district.

Mixed-use building refers to a building that includes both residential and nonresidential uses and/or business or professional office uses with other nonresidential uses. Such uses may be mixed vertically or horizontally in one building. Examples include a restaurant with apartments and/or professional offices upstairs or professional offices on one end of the building with retail and/or residential uses on another end.

Mobile home means a single-family dwelling transportable in one or more sections, built on a permanent chassis, designed to be used as a permanent dwelling and constructed before June 15, 1976.

Moderate income household means, for the purpose of ECC 15.330.020, a household whose gross income of all permanent household members over the age of 18 is equal to or less than 80 percent of the Kittitas County median income, adjusted for household size.

Modulation means a measured and proportional inflection on a building's face. Together, articulation and modulation and their interval create a sense of building scale.

Motel. See definition for *hotel* in ECC 15.130.080.

Multifamily. As a use "multifamily" refers to one lot that contains three or more principal dwelling units whether attached or detached. Accessory dwelling units are not calculated as a dwelling unit for the purpose of this definition.

Mural. A "mural" is a singular work of visual art, which may contain graphics or text, painted or otherwise applied or attached on a building, structure, fence, or other object within public view.

Museum means an institution, open to the public, devoted to the procurement, conservation, study, and display of objects of historical, scientific, artistic, or cultural interest, for the purposes of education, study and enjoyment.

(Ord. No. 4975, § 9, 11-17-2025; Ord. 4887 § 11, 2022; Ord. 4878 § 8, 2021; Ord. 4807 § 9, 2018; Ord. 4725 § 2, 2016; Ord. 4724 § 2, 2016; Ord. 4669 § 2, 2014; Ord. 4656 § 1 (Exh. O2), 2013)

15.210.030 Permit review process types—Defined.

- A. *Review process Type I.* These decisions are based on compliance with specific, nondiscretionary and/or technical standards that are clearly enumerated in the LDC or other adopted city development codes. Most of these decisions are made administratively through a Type I review process by the director ~~or by the landmarks and design commission if the project involves properties listed on the landmarks register.~~ There are generally no notice or hearing requirements and no appeal opportunity for Type I decisions except for judicial appeals. Type I decisions are not subject to environmental review under the State Environmental Policy Act (SEPA), codified at chapter 43.21C RCW (also see chapter 15.270 ECC).
- B. *Review process Type II.* Unless otherwise specified, most Type II decisions are made by the director based on standards and clearly identified criteria in the LDC or other adopted city development codes. Some landmarks and design commission decisions are also Type II decisions. Type II decisions require some level of public notice and typically do not include a public hearing except for Type II process for landmarks and design commission decisions. See ECC table 15.210.040(A). The Type II process requires that the director or other

designated decision-maker issue a written report that sets forth a decision to approve, approve with modifications or conditions, or deny the application. The written decision report will also include any threshold determinations under SEPA or critical area final determinations under division VI. Such Type II project decisions are appealable to the hearing examiner in an open record appeal hearing, except for decisions made by the landmarks and design commission pursuant to the procedures set forth in chapter 15.280 ECC, which are appealable to the hearings examiner in a closed record appeal hearing. See ECC 15.210.050(B).

- C. *Review process Type III.* These are quasi-judicial decisions that are made by the designated decision-maker and involve the use of discretionary judgment in the review of each specific application. Type III decisions require findings, conclusions, an open record public hearing and recommendations prepared by the review authority for the final decision. Any administrative appeal of a SEPA threshold determination or critical area final determination shall be consolidated with the open record public hearing on the project permit, except a SEPA determination of significance, which must be appealed directly to city council at the time it is issued and prior to any further review on the underlying permit.
- D. *Review process Type IV.* These quasi-judicial decisions are made by the city council and the hearing examiner and involve the use of discretionary judgment in the review of each specific application. Type IV decisions may require a predecision open record public hearing by the designated body which will then provide recommendations to the decision-maker. The final decision must include findings and conclusions in support of the decision. Any administrative appeal of a SEPA threshold determination shall be consolidated with the open record public hearing on the project permit, except a SEPA determination of significance, which must be appealed directly to city council at the time it is issued and prior to any further review on the underlying permit.
- E. *Review process Type V.* These are legislative, nonproject decisions made by the city council under its authority to establish policies and regulations regarding future private and public developments, and management of public lands. Type V actions include comprehensive plan adoption or amendment, area-wide rezones, annexations, adoption or changes to development regulations, and the siting of essential public facilities. Because Type V actions are not project permit applications, they are not governed by the same procedural rules as project permits. Each Type V action is included separately in the LDC with its own established review and decision process.

(Ord. No. 4975, § 15, 11-17-2025; Ord. 4807 § 15, 2018; Ord. 4656 § 1 (Exh. O2), 2013)

15.210.050 Projects under permit review process types.

- A. *Review process Type I.* Table 15.210.050(A) identifies the types of projects and permits that require a Type I review process. Any decision-making, procedural, or noticing variations from the Type I review process are described in the middle column. The right column identifies code sections applicable to the project/permit.

Table 15.210.050(A)
Projects Under Type I Review Process

Where superscript numbers are included in a cell, please reference the applicable number under "notes/conditions" below the table.

Type I project ¹	Decision-making, procedures or noticing variation from ECC 15.210.040	Relevant ECC chapter or section(s)
Boundary line adjustments	No variation	ECC 15.260.050

<u>Clearing and grading permit (no SEPA required)</u>	<u>No variation</u>	<u>ECC 15.250.020</u>
Code interpretation	No variation	ECC 15.110.060(F) ECC 15.240.030
Commercial wireless communication support towers, antenna arrays and facilities in residential zones	No variation except if on a landmarks register property, then must undergo review and decision by the landmarks commission as Type II project (see ECC 15.340.070)	ECC 15.340.070
Critical area exemption request or allowable activity	No variation	Division VI
Critical area initial and final determination	See division VI for process variation	Division VI
Design review, minor (no departures)	No variation	ECC 15.250.030, division V (project design)
Final short subdivision approval	(See ECC 15.260.120)	Chapter 15.260 ECC
Final subdivision approval	Final decision by city council (see ECC 15.260.060)	ECC 15.260.060
Home occupation	No variation	ECC 15.340.020
Minor changes to approved preliminary long subdivision	No variation	ECC 15.260.110(A)
Minor changes to approved preliminary short plat	No variation	ECC 15.260.170(A)
Minor revision to regional retail commercial master site plan	No variation	ECC 15.390.040(C)(4)
Nonconforming use determination	No variation	Chapter 15.240 ECC
Permitted use (no SEPA required) ³	No variation	Chapter 15.310 ECC

Site development permits (no SEPA required)	No variation	ECC 15.250.020
Small wind energy system (one per parcel) ²	No variation except if on a landmarks register property, then must undergo review and decision by the landmarks commission as Type II project. See ECC 15.340.060	ECC 15.340.060

Notes/conditions:

1. If any Type I project requires a SEPA threshold determination it automatically becomes a Type II project.
 2. Where more than one small wind energy system is proposed for a parcel, then a conditional use permit is required.
 3. Permitted uses may require a preapplication meeting prior to submission of project permit applications, pursuant to ECC 15.220.010.
- B. *Review process Type II.* Table 15.210.050(B) identifies the types of projects and permits that require a Type II review process. Any decision-making, procedural, or noticing variations from the Type II review process are described in the middle column. The right column identifies code sections applicable to the project/permit.

Table 15.210.050(B)
Projects Under Type II Review Process

Where superscript numbers are included in a cell, please reference the applicable number under "notes/conditions" below the table.

Type II project	Decision-making, procedures or noticing variation from ECC 15.210.040	Relevant ECC chapter or section(s)
Administrative variance	No variation	ECC 15.320.100 ECC 15.500.040
Binding site plan, general	No variation	ECC 15.260.180
Binding site plan, final	No variation	ECC 15.260.180
<u>Clearing and grading permit (SEPA required)</u>	No variation	ECC 15.250.020 Chapter 15.270 ECC
Commercial wireless communication support towers, antenna arrays and facilities in commercial and industrial zones	No variation, except landmarks register properties require decision by landmarks and design commission after a public hearing, appeal closed record to the hearings examiner	ECC 15.340.070

Critical area exception for public agency or reasonable use	No variation	Division VI
Design review, major (no departures)	No variation	ECC 15.250.030 division V (project design)
Design review (major or minor) departure request for landmarks register property	Decision by landmarks and design commission after a public hearing; appeal closed record to the hearings examiner	ECC 15.210.030(B) ECC 15.210.060 ₂ (departures) ECC 15.250.030 ECC 15.280
Design review (major or minor) departure request for non-landmarks register property	No variation	ECC 15.210.030(B) ECC 15.210.060 ₂ <u>divisions IV & V</u> (departures) ECC 15.250.030
Landmark certificate of appropriateness (COA)	Landmarks and design commission decision after public hearing; appeal closed record to the hearings examiner	ECC 15.280
Landmarks register demolition	Landmarks and design commission decision after a public hearing; appeal closed record to the hearings examiner	ECC 15.280
SEPA threshold determination	No variation	Chapter 15.270 ECC
Short subdivision alteration, including phasing plans	No variation	ECC 15.260.170(C)
Short subdivision vacation (if no public land is vacated)	No variation	ECC 15.260.170(B)
Short subdivision, preliminary	No variation	Chapter 15.260 ECC (subdivisions), division IV (community design)
Small wind energy system (one per parcel) ¹	No variation, except landmarks register properties require decision by landmarks and design commission after a public hearing,	ECC 15.340.060

	appeal closed record to the hearings examiner	
Temporary use	No variation	ECC 15.250.010

Notes/conditions:

1. Where more than one small wind energy system is proposed for a parcel, then a conditional use permit is required.
- C. *Review process Type III.* Table 15.210.050(C) identifies the types of projects and permits that require a Type III review process. Any decision-making, procedural, or noticing variations from the Type III review process are described in the middle column. The right column identifies code sections applicable to the project/permit.

Table 15.210.050(C)
Projects Under Type III Review Process

Where superscript numbers are included in a cell, please reference the applicable number under "notes/conditions" below the table.

Type III project	Decision-making, procedures or noticing variation from ECC 15.210.040	Relevant ECC chapter or section(s)
Conditional use permit	Hearing examiner decision after open record hearing; appeal closed record to city council	ECC 15.250.040
<u>Regional retail commercial master site plans¹</u>	<u>Hearing examiner decision after open record public hearing; appeal closed record to city council</u>	<u>ECC 15.390.040</u>
Extension requests for regional retail commercial master site plan projects	City council <u>Hearing examiner decision after open record public; appeal closed record to city council hearing</u>	ECC 15.390.040(C)(3)
<u>Major revisions to regional retail commercial master site plans</u>	<u>Hearing examiner decision after open record public hearing; appeal closed record to city council</u>	<u>ECC 15.390.040(C)(4)</u>
Short subdivision vacation (if public land is vacated)	City council decision after open record public hearing	ECC 15.260.170(B)
Variance	Hearing examiner decision after open record hearing; appeal closed record to city council	ECC 15.250.050

Variance for critical areas regulations	Hearing examiner decision after open record hearing; appeal closed record to city council	ECC 15.610.210 and 15.610.215 (frequently flooded areas)
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Notes:

1. For review of a regional retail commercial master site plan related to a rezone application, subdivision application, a short subdivision application, or a binding site plan application, see ECC 15.390.040(C).

- D. *Review process Type IV.* Table 15.210.050(D) identifies the types of projects and permits that require a Type IV review process. Any decision-making, procedural, or noticing variations from the Type IV review process are described in the middle column. The right column identifies code sections applicable to the project/permit.

Table 15.210.050(D)
Projects Under Type IV Review Process

Where superscript numbers are included in a cell, please reference the applicable number under "notes/conditions" below the table.

Type IV project	Decision-making, procedures or noticing variation from ECC 15.210.040	Relevant ECC chapter or section(s)
Major revisions to regional retail commercial master site plans	Hearings examiner recommendation to city council after open record hearing; city council decision after closed record hearing	ECC 15.390.040(C)(4)
Master plan for P-R zone uses	Hearing examiner recommendation to city council after open record hearing; city council decision after closed record hearing	ECC 15.250.080 and 15.310.050
Long subdivision alteration, including phasing plans	City council decision after open record hearing	ECC 15.260.110(C); ECC 15.260.080 for phasing plans
Long subdivision vacation	City council decision after open record hearing	ECC 15.260.110(B)
Preliminary long subdivision	Hearing examiner recommendation to city council after open record hearing; city council decision after closed record hearing	Chapter 15.260 ECC

Regional retail commercial master site plans	Open record hearing before hearing examiner with recommendation for city council decision after closed record public hearing ¹	ECC 15.390.040 (master site plan provisions for regional retail commercial projects)
Site-specific rezone	Hearing examiner recommendation to city council after open record hearing; city council decision after closed record hearing	ECC 15.250.060 Chapter 15.300 ECC

Notes/conditions:

1. ~~For review of a regional retail commercial master site plan related to a rezone application, subdivision application, a short subdivision application, or a binding site plan application, see ECC 15.390.040(C).~~

- E. *Review process Type V.* Table 15.210.050(E) identifies the types of approvals and permits that require a Type V review process. Any decision-making, procedural, or noticing variations from the Type V review process are described in the middle column. The right column identifies code sections applicable to the permit.

Table 15.210.050(E)
Approvals Subject to Type V Review Process

Where superscript numbers are included in a cell, please reference the applicable number under "notes/conditions" below the table.

Type V approvals	Decision-making, procedures or noticing variation from ECC 15.210.040	Relevant ECC chapter or section(s)
Annexations	No variation	Chapter 15.360 ECC
Comprehensive plan amendment	See ECC 15.250.090	ECC 15.250.090
Essential public facilities	See ECC 15.250.110	ECC 15.250.110; RCW 36.70A.200; and chapter 11 of the comprehensive plan
Land development code amendment	See ECC 15.250.100	ECC 15.250.100
Rezone (other than site specific)	No variation	ECC 15.250.060 and chapter 15.300 ECC

(Ord. No. 4975, § 17, 11-17-2025; Ord. No. 4935, § 4, 12-18-2023; Ord. 4878 § 14, 2021; Ord. 4807 § 17, 2018; Ord. 4803 § 2, 2018; Ord. 4769 §§ 8—10, 2017; Ord. 4656 § 1 (Exh. 02), 2013)

15.210.060 Departures.

- A. *Overview and purpose.* The LDC provides for a number of specific departure opportunities to development standards. The purpose is to provide applicants with the option of proposing alternative design treatments provided such departures meet the "purpose" of the particular standard and any additional departure criteria set forth for the particular departure opportunity.
- B. *Departures are voluntary.* This provision allows the flexibility for applicants to propose alternative designs on a voluntary basis, provided they meet the purpose of the standard and applicable departure criteria as noted above.
- C. *Applicability.* Departure opportunities are available only to specific standards that allow for departures. Divisions IV and V include one or more standards that allow for departure opportunities.
- D. *Procedures.* ~~Permit applications that include departure requests go through the standard review procedures set forth in ECC 15.210.050 depending on the application type.~~ Requests for departures from design standards are processed as Type II permits pursuant to this Chapter, and may be consolidated with other project permit applications as provided pursuant to ECC 15.210.020(B).
- E. *Approval criteria.* Project applicants must successfully demonstrate to the decision-maker how the proposed departure meets the purpose(s) of the standard and other applicable departure criteria that applies to the specific standard.
- F. *Documentation.* The decision-maker shall document the reasons for approving all departures (to be maintained with project application records) for the purpose of providing consistency in decision-making by the city.

(Ord. 4656 § 1 (Exh. O2), 2013)

15.250.020 ~~Site development~~ Clearing and grading permits—Type I or II review process.

- A. *Purpose.* The purpose of a ~~site development~~ clearing and grading permit is to provide a mechanism to review activities that involve clearing and removal of vegetation, excavation, grading, and earthwork construction that may or may not be in preparation of ~~site development~~ civil or building construction within the city in order to protect public health, safety, and welfare by:
 - 1. Minimizing adverse storm water impacts generated by the removal of vegetation and alteration of landforms;
 - 2. Protecting water quality from the adverse impacts associated with erosion and sedimentation;
 - 3. Minimizing aquatic and terrestrial wildlife habitat loss caused by the removal of vegetation;
 - 4. Protecting sensitive areas from adverse clearing and grading activities;
 - 5. Preventing damage to property and harm to persons caused by excavations and fills; and
 - 6. Establishing administrative procedures for the issuance of permits, approval of plans, and inspection of clearing and grading operations.
- B. *Applicability.* A ~~site development~~ clearing and grading permit is required for ~~the following activities or as determined by the director:~~ and limited solely to site clearing, grading, excavation or fill activities as a permitted temporary use of land, typically preceding other construction activities, excepting those identified in the exemptions of subsection C.

Limitations. It is the intent of the following limitations that site-specific planning, building, and civil construction elements of a development project shall only be reviewed and approved under land use project

permits, building permits, or public works or energy services permits as required, and shall not be incorporated into permit applications or reviews for site clearing and grading, except as required for stormwater pollution prevention or temporary erosion and sediment control. A clearing and grading permit shall not review for or entitle any aspect of future development ordinarily reviewed and approved under other project permit applications required by this title 15, by building permits required title 3, or by any public works or energy services permits for site civil construction or utility installation, including and not limited to the location and design of:

1. Building footprints and setbacks ~~The construction of two or more detached single-family dwelling units on a single parcel;~~
2. Site landscaping and plant materials ~~Site improvements associated with short plat and subdivisions;~~
3. Off-street parking areas ~~The construction of two or more nonresidential or multifamily structures on a single parcel; or~~
4. Public or private utility facilities and customer service lines including water, sewer, electric power and natural gas; ~~All clearing, grading, or fill activities, except those exempt activities specified in subsection (C) of this section.~~
5. Transportation system and right-of-way improvements including streets, sidewalks, curbs, driveway approaches or aprons, or planting strips including street trees, whether proposed to be publicly dedicated or private;
6. Public or private stormwater management facilities including gutters, storm drains and swales or low impact design features; and
7. Any other improvements to the land including and not limited to accessory structures and utility appurtenances that are subject to standard review procedures or other required permits from the city of Ellensburg.

C. *Exemptions.* The following activities are exempt from ~~site development~~ clearing and grading permit requirements herein; however, they may still be subject to SEPA review (see chapter 15.270 ECC) and critical areas review (see division VI of this title):

1. An on-site clearing, grading, excavation or fill for basements and footings of a building, retaining wall, parking lot, or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation nor exempt any excavation having an unsupported height greater than five feet after the completion of such structure;
2. Maintenance of existing driveways or private access roads within their existing road prisms; provided, that the performance and restoration requirements of this chapter are met and best management practices are utilized to protect water quality;
3. Any grading approved by the city engineer within a publicly owned road right-of-way, provided this does not include clearing or grading that expands further into a critical area or buffer;
4. Clearing, grading, excavation or fill by a public agency for the following routine maintenance activities:
 - a. Roadside ditch cleaning, provided the ditch does not contain salmonids;
 - b. Pavement maintenance;
 - c. Normal grading of gravel shoulders;
 - d. Maintenance of culverts;
 - e. Maintenance of flood control or other approved surface water management facilities; and/or
 - f. Routine clearing within road right-of-way.

5. Cemetery graves; provided, that this exception does not apply except for routine maintenance if the clearing or grading is within a critical area as regulated in division VI of this title;
6. Minor stream restoration projects for fish habitat enhancement by a public agency, utility, or tribe within a critical area as regulated in division VI of this title;
7. Any clearing, grading, excavation or fill that has been previously approved by the director as part of a ~~commercial site development~~ clearing and grading permit ~~and for which a financial guarantee has been posted;~~
8. The following activities are exempt from the ~~clearing, grading and fill~~ requirements of this chapter ~~and no permit shall be required,~~ subject to the limitations in critical areas and their buffers as set out in division VI of this title, and potential stormwater requirements including pollution prevention or temporary erosion and sediment control:
 - a. Normal and routine maintenance of existing lawns and landscaping, including up to 50 cubic yards of top soil, mulch, or bark materials added to existing landscaped areas.
 - b. Emergency tree removal to prevent imminent danger or hazard to persons or property.
 - c. Normal and routine horticultural activities associated with commercial orchards, nurseries, or Christmas tree farms. This does not include clearing, grading, excavation or fill in order to develop or expand such activities.
 - d. Normal and routine maintenance of existing public park properties and private and public golf courses. This does not include clearing, grading, excavation or fill in order to develop or expand such activities in critical areas.
 - e. Removal of noxious weeds from steep slope hazard areas and the buffers of streams and wetlands.
 - f. Pruning and limbing of vegetation for maintenance of above-ground electrical and telecommunication facilities; provided, that the clearing is consistent with the electric, natural gas, cable communication and telephone utility exemption in critical areas as regulated in division VI of this title.
9. The cutting and removal of any coniferous tree of less than eight inches DBH or any deciduous tree of less than 12 inches DBH when not located within a critical area or buffer;
10. The pruning, limbing, and general maintenance of trees outside of environmentally critical areas and buffers, consistent with the requirements of division VI of this title;
11. The pruning, limbing, and general maintenance of trees in buffers or that are otherwise required to be retained pursuant to division VI of this title;
12. An excavation that is less than two feet in depth or does not create a cut slope greater than five feet in height and steeper than one unit vertical in two units horizontal (66.7 percent slope), that does not exceed 50 cubic yards on any one lot and does not obstruct a drainage course, excluding work in critical areas and their buffers;
13. A fill less than one foot in depth and placed on natural terrain with a slope flatter than one unit vertical in five units horizontal (20 percent slope), or less than three feet in depth, not intended to support structures, that does not exceed 50 cubic yards on any one lot and does not obstruct a drainage course, excluding work in critical areas and their buffers; and
14. Normal routine maintenance of existing single-family drainage systems, including but not limited to excavation to replace existing pipes, catch basins and infiltration trenches, that does not exceed 50 cubic yards on any one lot and does not obstruct a drainage course, excluding work in critical areas and their buffers

D. *Procedures.* Site development permits are subject to the Type I review process; provided, however, that when such projects require a SEPA threshold determination, the ~~action~~ permit becomes a Type II permit in all respects (see chapter 15.210 ECC for review process details).

E. *Operating conditions and standards of performance.*

1. Any activity that will clear, grade, excavate, fill or otherwise disturb the site, whether requiring a clearing, and grading, ~~or fill~~ permit or not, shall provide erosion and sediment control (ESC) that prevents, to the maximum extent possible, the transport of sediment from the site to drainage facilities, water resources, and adjacent properties. Erosion and sediment controls shall be applied as specified by the temporary ESC measures and performance criteria and implementation requirements in the city's erosion and sediment control standards. Projects shall also meet any stormwater pollution prevention requirements.
2. Cuts and fills shall conform to the following provisions unless otherwise approved by the director:
 - a. *Slope.* No slope of cut and fill surfaces shall be steeper than is safe for the intended use and shall not exceed two horizontal to one vertical, unless otherwise approved by the director;
 - b. *Erosion control.* All disturbed areas including faces of cuts and fill slopes shall be prepared and maintained to control erosion in compliance with subsection (E)(1) of this section;
 - c. *Preparation of ground.* The ground surface shall be prepared to receive fill by removing unsuitable material such as concrete slabs, tree stumps, brush, and car bodies;
 - d. *Fill material.* Except in an approved sanitary landfill, only earth materials that have no rock or similar irreducible material with a maximum dimension greater than 18 inches shall be used;
 - e. *Drainage.* Provisions shall be made to:
 - i. Prevent any surface water or seepage from damaging the cut face of any excavations or the sloping face of a fill; and
 - ii. Carry any surface waters that are or might be concentrated as a result of a fill or excavation to a natural watercourse, or by other means approved by the city engineer.
 - f. *Bench/terrace.* Benches, if required, at least ten feet in width shall be back-sloped and shall be established at not more than 25 feet vertical intervals to control surface drainage and debris. Swales or ditches on benches shall have a maximum gradient of five percent;
 - g. *Access roads—Maintenance.* Access roads to grading sites shall be maintained and located to the satisfaction of the city engineer to minimize problems of dust, mud, and traffic circulation;
 - h. *Access roads—Gate.* Access roads to grading sites shall be controlled by a gate when required by the director;
 - i. *Warning signs.* Signs warning of hazardous conditions, if such exist, shall be affixed at locations as required by the director;
 - j. *Fencing.* Fencing, where required by the director, to protect life, limb, and property, shall be installed with lockable gates that must be closed and locked when not working the site. The fence must be no less than five feet in height and the fence material shall have no horizontal opening larger than two inches;
 - k. *Setbacks.* The tops and the toes of cut and fill slopes shall be set back from property boundaries and from structures as far as necessary for safety of the adjacent properties and structures and to prevent damage resulting from water runoff or erosion of the slopes;

Slopes and setbacks shall be determined by the director; and

 - l. *Hours of operation.* Hours of operation, unless otherwise authorized by the director, shall be between 7:00 a.m. and 7:00 p.m.

- F. *Decision criteria.* A site development permit that complies with all applicable development regulations as provided in this title shall be approved.

(Ord. 4696 § 2, 2015; Ord. 4656 § 1 (Exh. O2), 2013)

Section ##: Repeals Section 15.250.030 in its entirety.

15.270.110 Categorical exemptions—Adoption by reference.

- A. The city adopts by reference the following sections of chapter 197-11 WAC, as now existing or hereafter amended, as supplemented in this chapter:

197-11-305	Categorical exemptions
197-11-800	Categorical exemptions (except as noted in subsection (B) of this section)
197-11-880	Emergencies
197-11-890	Petitioning DOE to change exemptions

- B. The city establishes the following exempt levels for minor new construction under WAC 197-11-800(1)(b):
1. Construction or location of up to nine detached single-family dwelling units (WAC 197-11-800(1)(b)(i)).
 2. Agricultural structures including construction of a barn, loafing shed, farm equipment storage building, produce storage or packing structure, or similar agriculture structure, covering up to 10,000 square feet and to be used only by the property owner or his or her agent in the conduct of farming the property. This exemption shall not apply to feed lots (WAC 197-11-800(1)(b)(ii)).
 3. Construction of an office, school, commercial, recreational, service or storage building, up to 12,000 square feet and associated parking facilities designed for up to 20 automobiles (WAC 197-11-800(1)(b)(iii)).
 4. Parking lots for 20 or fewer automobiles that are not associated with a structure.
 5. Any fill or excavation of up to 200 cubic yards throughout the lifetime of the fill or excavation and any excavation, fill, or grading necessary for an exempt project listed in WAC 197-11-800(1)(b)(i), (ii), (iii), and (iv).
- C. In addition to the foregoing, the city of Ellensburg acknowledges statutory SEPA exemptions for the following projects when applicable:
1. The addition of one or more residential units within an existing building, pursuant to RCW 35A.21.440(2)(i);
 2. The placement of an array of solar energy generation panels or associated equipment of less than 1,000 square feet or construction of structures supporting such panels and equipment with a footprint of less than 1,000 square feet, pursuant to RCW 43.21C.260 but subject to the exceptions therein;
 3. Watershed restoration and fish habitat enhancement projects pursuant to RCW 43.21C.0382; and
 4. Installation of one or more battery charging stations or battery exchange stations, pursuant to RCW 43.21C.410.
- D. In addition to the foregoing, the city of Ellensburg adopts the statutory SEPA categorical exemption of RCW 43.21C.229(2)(a) for infill development project actions within the Ellensburg urban growth area, with exempt project actions limited to the following:

1. Residential development;
2. Mixed-use development; and
3. Commercial development up to 65,000 square feet, excluding retail development.

(Ord. ##### § 14, ##-##-####; Ord. 4807 § 37, 2018; Ord. 4656 § 1 (Exh. O2), 2013)

15.300.020 Zoning map and boundaries.

- A. The location and boundaries of the zones defined by this chapter shall be shown and delineated on zoning maps adopted by ordinance.
- B. Changes in the boundaries of the zones, including application or amendment of interim zoning, shall be made by ordinance adopting or amending a zoning map.
- C. ~~Zoning maps are available for public review at the department of community development permit center during business hours.~~ Zoning maps are available online at <https://eburg.maps.arcgis.com/home/gallery.html>.
<http://www.ci.ellensburg-wa.us/DocumentCenter/View/713>.
- D. No later than January 31 of each calendar year, the director shall print an oversized copy of the current zoning boundaries of the city, which shall be signed and dated by the director. The map shall be prominently displayed at or near the community development office and available for public inspection during regular business hours of the city.

(Ord. 4656 § 1 (Exh. O2), 2013)

15.300.040 Residential zones and map designations.

- ~~A. *Residential suburban zone (R-S).* The R-S zone is intended to provide for a mix of predominantly single family detached dwelling units in a walkable neighborhood setting. These purposes are accomplished by:~~
 - ~~1. Allowing detached single family dwellings as the predominant use, with options to integrate accessory dwelling units, duplexes, townhomes, and other compatible housing types in a relatively low urban density.~~
 - ~~2. Providing standards and guidelines that reinforce Ellensburg's established pattern of attractive and walkable residential neighborhoods.~~
 - ~~3. Providing standards and guidelines that promote the integration of usable open space for residential uses.~~
 - ~~4. Providing standards and guidelines that encourage parks, trails, open spaces, and natural features to be integrated with the design of new development.~~
 - ~~5. Providing an opportunity to integrate compatible small scaled retail and service uses in strategic locations that serve the surrounding neighborhood.~~
 - ~~6. Providing a flexible system of bonus incentives (see ECC 15.330.020) that allows for an increase in density in exchange for:~~
 - ~~a. Energy efficient building and site design;~~
 - ~~b. Mix of housing types;~~

- ~~c. Off-street trails;~~
- ~~d. Preservation of historic buildings; and/or~~
- ~~e. Affordable housing.~~
- ~~7. Use of this zone is appropriate for areas designated residential neighborhood in the comprehensive plan.~~

AB. *Residential low density zone (R-L).* The R-L zone is intended to protect and enhance the character of existing lower density residential neighborhoods while allowing for compatible infill development. These purposes are accomplished by:

1. Allowing detached single-family dwellings as the predominant use, with options to integrate accessory dwelling units, duplexes, multifamily housing, townhomes and cottage housing.
2. Providing standards and guidelines that reinforce Ellensburg's established pattern of attractive and walkable residential neighborhoods.
3. Providing standards and guidelines that promote the integration of usable open space for residential uses.
4. Providing standards and guidelines that encourage parks, trails, open spaces, and natural features to be integrated with the design of new development.
5. Providing a minimum density standard to avoid large scale low density sprawl.
6. Providing a flexible system of bonus incentives (see ECC 15.330.020) that allows for an increase in density in exchange for:
 - a. Energy efficient building and site design;
 - b. Mix of housing types;
 - c. Off-street trails;
 - d. Preservation of historic buildings; and/or
 - e. Affordable housing.
7. Use of this zone is appropriate for areas designated residential neighborhood ~~or blended residential neighborhood~~ in the comprehensive plan.

BC. *Residential medium density zone (R-M).* The R-M zone is intended to provide for a mixture of housing types in a walkable neighborhood setting. These purposes are accomplished by:

1. Allowing a variety of housing types including detached single-family dwellings and accessory dwelling units, cottage housing, townhouses, and multifamily;
2. Providing standards and guidelines to help ensure that new infill development will be compatible in scale and character with existing development;
3. Providing standards and guidelines that reinforce and/or enhance the character and walkability of streets within the zone;
4. Providing standards and guidelines that promote the integration of usable open space for residential uses;
5. Providing standards and guidelines that encourage parks, trails, open spaces, and natural features to be integrated with the design of new development on large sites;
6. Providing a minimum density standard to avoid large scale low density sprawl; and

7. Use of this zone is appropriate for areas designated residential neighborhood or urban neighborhood, ~~blended residential neighborhood, neighborhood mixed-use or community mixed-use~~ in the comprehensive plan.

CD. *Residential high density zone (R-H)*. The R-H zone is intended to comprise areas for high density multifamily residential development in areas served by transit and within walking distance from commercial services. These purposes are accomplished by:

1. Allowing multifamily dwellings, townhomes and manufactured home parks and providing a minimum density limit;
2. Providing standards and guidelines that promote compact and walkable development patterns that are well integrated with surrounding multifamily developments;
3. Providing standards and guidelines that promote the integration of usable open space for residential uses; and
4. Use of this zone is appropriate for areas designated residential neighborhood, ~~blended residential neighborhood~~, urban neighborhood, ~~neighborhood mixed-use~~, or community mixed-use in the comprehensive plan.

DE. *Manufactured home park zone (MHP)*. The MHP zone comprises areas developed or suitable for development for placement and occupancy of manufactured homes for residential purposes on rented or leased sites in manufactured home parks. These purposes are accomplished by:

1. Establishing regulations to establish, stabilize, and protect the residential character of the zone and to prohibit all incompatible activities;
2. Establishing provisions for common open space; and
3. Establishing standards for a safe and connected circulation system.
4. Use of this zone is appropriate for areas designated residential neighborhood or urban neighborhood in the comprehensive plan.

(Ord. No. 4953, § 6, 1-21-2025; Ord. No. 4935, § 7, 12-18-2023; Ord. 4887 § 18, 2022; Ord. 4807 § 42, 2018; Ord. 4798 § 1, 2018; Ord. 4656 § 1 (Exh. O2), 2013)

15.300.050 Commercial and industrial zones.

~~A. *Commercial neighborhood zone (C-N)*. The C-N zone is intended to provide small scale shopping areas to serve the residential neighborhoods in outlying areas of the city. These are intended to be pedestrian-oriented areas in convenient locations and designed compatible with the surrounding neighborhood. These purposes are accomplished by:~~

- ~~1. Allowing small scale retail, personal services and other compatible uses that serve the surrounding residential neighborhood;~~
- ~~2. Providing a minimum separation of neighborhood commercial zones of 2,000 feet to minimize their overuse, while providing the opportunity for such uses to be within reasonable walking distance of all residential uses;~~
- ~~3. Providing a maximum size of five acres for neighborhood commercial zones to maintain a small scale and compact, pedestrian-oriented design;~~
- ~~4. Allowing townhouses and multifamily uses as a secondary use due to their complementary nature and ability to enhance the walkability of these zones;~~
- ~~5. Providing standards and guidelines that enhance the appearance and function of neighborhood center uses and their compatibility with surrounding residential uses; and~~

~~6. Use of this zone is appropriate for areas designated residential neighborhood, blended residential neighborhood, blended residential neighborhood, urban neighborhood, neighborhood mixed-use, or neighborhood commercial in the comprehensive plan.~~

AB. *Commercial highway zone (C-H).* The C-H zone is intended to accommodate diversified commercial establishments and multifamily residential as a conditional use. In addition, specific areas of the C-H zone which are in the regional retail overlay may have regional retail commercial uses if special development criteria in chapter 15.390 ECC are met. These purposes are accomplished by:

1. Allowing a broad range of commercial uses that serve the community including retail, personal and general services, and office uses;
2. Allowing small to large scale retail uses, but excluding super scale retail (over 60,000 square feet of floor area) unless associated with a regional retail commercial project meeting the provisions of chapter 15.390 ECC;
3. Allowing multifamily residential as a conditional use; and
4. Providing standards and guidelines that enhance the appearance and function of commercial highway uses and their compatibility with surrounding uses.
5. Use of this zone is appropriate for areas designated community mixed-use, mixed business park, or general commercial and services in the comprehensive plan.

BC. *Light industrial zone (I-L).* The I-L zone is intended to accommodate certain industrial structures and uses having physical and operational characteristics which might adversely affect the economic welfare of adjoining residential and commercial uses. These purposes are accomplished by:

1. Allowing a range of general service and light industrial uses which can be operated in a relatively clean, quiet and safe manner compatible with adjoining industrial uses and without serious effect, danger or hazard to nearby residential uses;
2. Providing for eating and drinking establishments that serve other permitted uses in the zone;
3. Providing for offices as an accessory use;
4. Providing design standards and guidelines that enhance the appearance and function of uses in the zone and their compatibility with surrounding uses;
5. Promoting mixed-use residential as a secondary use in areas identified as industrial residential in the comprehensive plan; and
6. Use of this zone is appropriate for areas designated light industrial ~~or industrial residential~~ in the comprehensive plan.

CD. *Heavy industrial zone (I-H).* The I-H zone is intended to accommodate certain industrial structures and uses including large scale or very specialized industrial operations which might have external physical effects of an offensive or hazardous nature. These purposes are accomplished by:

1. Allowing the processing of raw materials and the manufacturing, processing, storing, and compounding of semi-finished or finished durable or nondurable products; and
2. Providing design standards and guidelines that provide for flexibility in the layout of buildings and site features, yet enhance the appearance of I-H zone uses and their compatibility with surrounding uses.
3. Use of this zone is appropriate for areas designated heavy industrial in the comprehensive plan.

(Ord. No. 4953, § 7, 1-21-2025; Ord. No. 4935, § 8, 12-18-2023; Ord. 4887 § 19, 2022; Ord. 4807 § 43, 2018; Ord. 4798 § 2, 2018; Ord. 4769 § 12, 2017; Ord. 4656 § 1 (Exh. O2), 2013)

15.300.060 Mixed-use zones.

A. The general purposes of the mixed-use zones are as follows:

1. Fostering a development pattern offering direct, convenient pedestrian, bicycle, and vehicular access between residences and businesses, in order to facilitate pedestrian and bicycle travel and reduce the number and length of automobile trips;
2. Encouraging new development that supports the safe and efficient movement of goods and people;
3. Providing for a compatible mix of ~~multifamily~~ housing and neighborhood commercial businesses and services, with an emphasis on promoting multistory structures with commercial uses on the ground floor and multifamily housing on upper floors;
4. Promoting a compact growth pattern to efficiently use the developable land, and to enable cost-effective extensions of utilities, services, and streets; frequent transit service; and to help sustain neighborhood businesses;
5. Fostering the development of mixed-use areas that are arranged, scaled, and designed to be compatible with surrounding land uses and which provide transitions between significantly different land use;
6. Ensuring that buildings and other development components are arranged, designed, and oriented to facilitate pedestrian access.

B. The purpose of the specific mixed-use zones are as follows:

1. The Residential-Office (R-O) zone is intended to serve as a transition ~~zone separating between~~ more intensive uses ~~from single-family~~ and lower density residential districts. This purpose is accomplished by:
 - a. Avoiding large scale low density sprawl;
 - b. Allowing a variety of housing types;
 - c. Providing for nonresidential uses that are compatible in scale and character with residential uses;
 - d. Reinforcing the character and walkability of streets within the zone;
 - e. Encouraging historic preservation and adaptive reuse of historic properties; and
 - f. Use of this zone is appropriate for areas designated as residential neighborhood, urban neighborhood, ~~neighborhood mixed-use, or~~ community mixed-use, ~~or neighborhood commercial~~ in the comprehensive plan.
2. The Central-Commercial (C-C) zone is intended to encourage and accommodate the development and redevelopment of a viable central business district serving a broad trade area. The intended physical form of the district is an intensive concentration of compatible business, professional and commercial, and high density residential activities. This purpose is accomplished by:
 - a. Allowing a range of commercial uses that serve the broad trade area;
 - b. Promoting office uses, which provide for local employment and complement other commercial uses;
 - c. Promoting residential as a secondary use, including upper floors on storefront dominated streets;
 - d. Providing standards and guidelines that preserve and/or enhance the historic character and scale of buildings; and
 - e. Providing standards and guidelines that reinforce and/or enhance the character and walkability of streets.

- f. Use of this zone is appropriate for areas designated urban center in the comprehensive plan.
3. The Central-Commercial II (C-C II) zone is intended to provide for orderly expansion of the downtown commercial core. The zone is not to be used to allow strip commercial development or C-C II zones physically separate from the downtown commercial core. These purposes are accomplished by:
- a. Allowing a range of commercial uses that serve the broad trade area;
 - b. Promoting office uses, which provide for local employment and complement other commercial uses;
 - c. Promoting residential as a secondary use;
 - d. Providing standards and guidelines that preserve and/or enhance the historic character and scale of buildings;
 - e. Providing standards and guidelines that promote compatibility between uses;
 - f. Providing standards and guidelines that reinforce and/or enhance the character and walkability of streets; and
 - g. Use of this zone is appropriate for areas designated urban center in the comprehensive plan.
4. The Neighborhood Center mixed-use (NCMU) zone provides for a compatible mix of neighborhood-scaled commercial and employment uses and low to medium density multifamily housing. These purposes are accomplished by:
- a. Promoting neighborhood identity; ~~and~~
 - b. Allowing compatible small scale commercial uses that serve the surrounding residential neighborhood; Providing a range of commercial, retail, and service opportunities;
 - c. Allowing townhouses and multifamily uses as a secondary use due to their complementary nature and ability to enhance the walkability of these zones; and Use of this zone is appropriate for areas designated community mixed-use in the comprehensive plan.
 - d. Providing standards and guidelines that enhance the appearance and function of neighborhood center uses and their compatibility with surrounding residential uses.
 - e. Use of this zone is appropriate for areas designated urban neighborhood or community mixed-use in the comprehensive plan.
5. The Regional Center mixed-use (RCMU) zone is intended to provide a broad mix of uses that offer a variety of commercial and employment opportunities and medium to high density multifamily housing. These purposes are accomplished by:
- a. Promoting neighborhood identity; and
 - b. Providing a range of commercial, retail, and service opportunities.
 - c. Use of this zone is appropriate for areas designated community mixed-use in the comprehensive plan, and for those within a half-mile radius of the center of Interstate 90 interchanges.

(Ord. No. 4935, § 9, 12-18-2023; Ord. 4887 § 20, 2022)

15.300.070 Special districts.

- A. *Public reserve zone (P-R).* The P-R zone is a special use classification established to provide existing and future areas where public uses, such as, but not limited to, governmental, educational, recreational, cultural, and other public uses operated by a public entity may be allowed to develop. It is anticipated that the uses allowed may be unique and may involve a combination of uses not permitted outright in any other zoning districts. These purposes are accomplished by:

1. Allowing a full range of public uses including parks, schools, community centers, and governmental facilities;
2. Providing viable options for the adaptive reuse of surplus public facilities provided new uses can be integrated with the surrounding communities in a compatible manner; and
3. Use of this zone is appropriate for:
 - a. Areas designated public institutional or parks and open space in the comprehensive plan; and
 - b. Other sites planned to accommodate public uses allowed in the zone.

B. *Downtown historic district.*

1. Designated. The geographic area identified in figure 15.300.070(B) is designated an Ellensburg landmark district, hereafter to be known as the downtown historic district. The requirements of this chapter and chapter 15.280 ECC shall apply to all existing structures or structures hereafter constructed within this district; and
2. No person, firm or corporation shall construct any new, or reconstruct, alter, remodel, paint, repair or demolish, any existing structure within the downtown historic district prior to completing the review process required by the city landmarks and design ordinance (chapter 15.280 ECC).

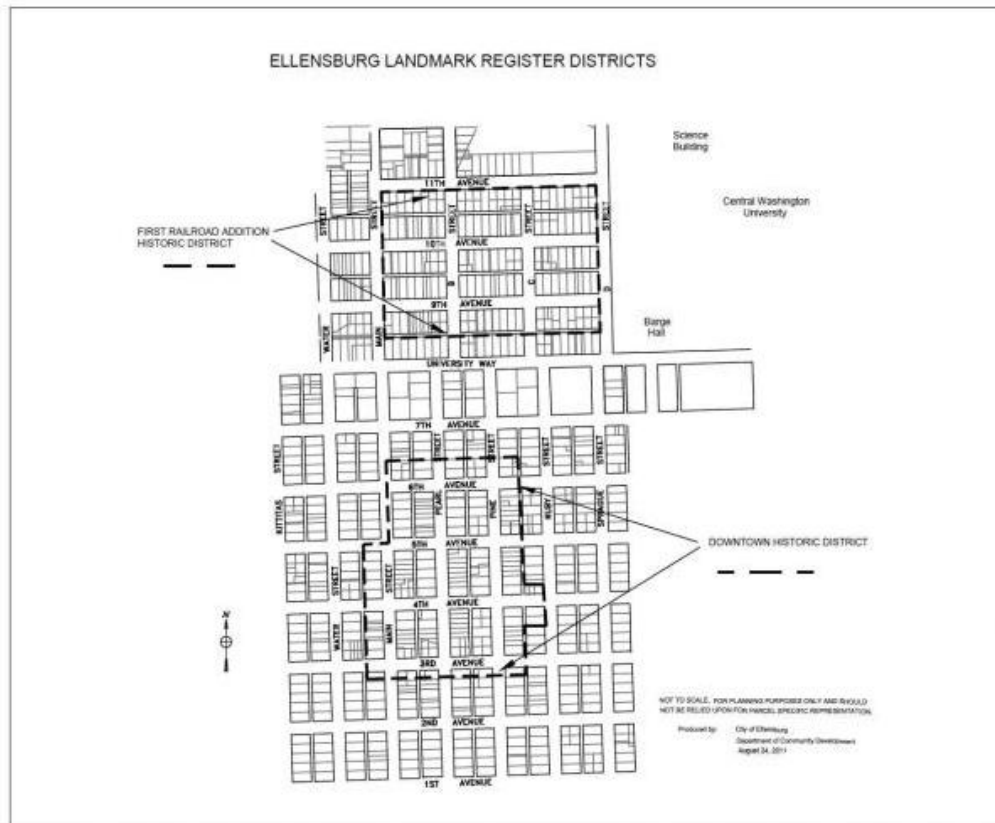


Figure 15.300.070(B). Downtown and First Railroad Addition historic district boundaries.

C. *First railroad addition historic district.*

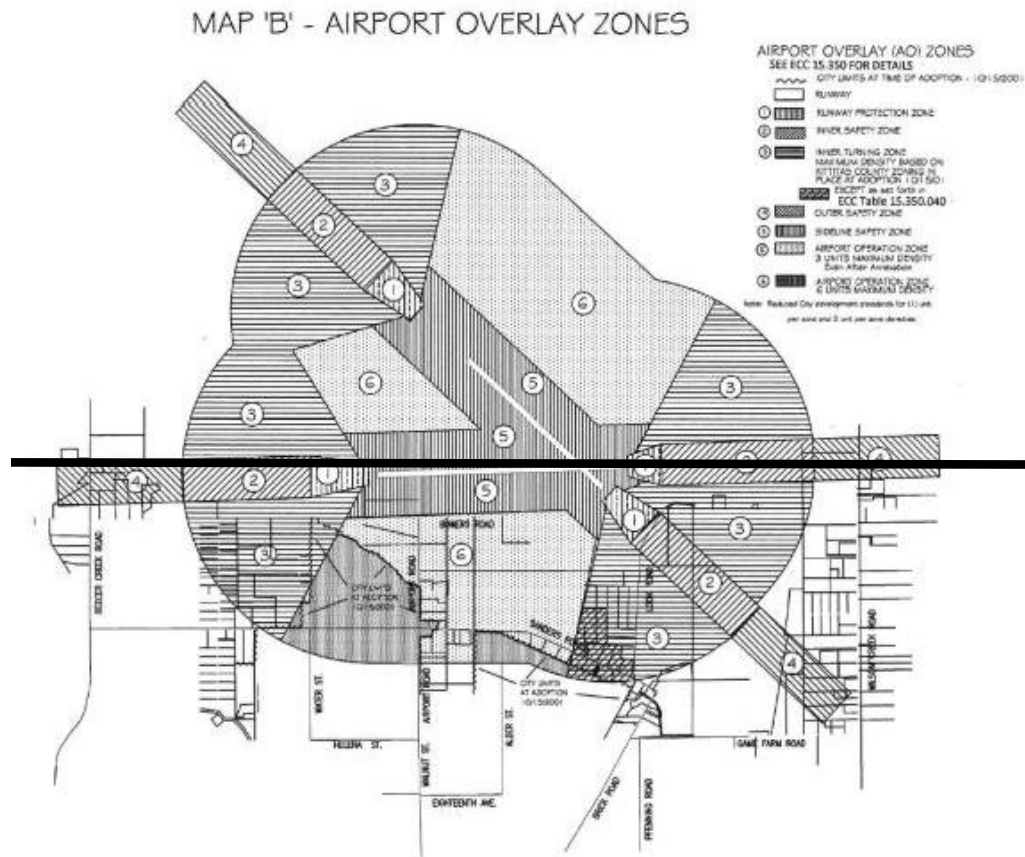
1. Designated. The geographic area identified in figure 15.300.070(B) is designated as an Ellensburg landmark district, hereafter to be known as the First Railroad Addition historic district. The

requirements of this chapter and chapter 15.280 ECC shall apply to all existing structures or structures hereafter constructed within this district; and

2. No person, firm or corporation shall construct any new, or reconstruct, alter, remodel, paint, repair or demolish, any existing structure within the First Railroad Addition historic district prior to completing the review process required by the city landmarks and design ordinance (chapter 15.280 ECC).

- D. *Airport overlay zone (A-O).* The airport overlay (A-O) zone encompasses properties located on, adjacent to, and in the vicinity of Bowers Field, in order to protect the health, welfare, safety, and quality of life of the general public, property owners, airport operators, and aviation community. The intent is also to ensure compatible land uses in the vicinity of the affected environments of the airport overlay zone.

Properties within the A-O overlay zone (see figure 15.300.070(D)) are subject to the standards in chapter 15.350 ECC, airport overlay zone (A-O) standards, in addition to the provisions of the underlying zoning district. Where there is a conflict between the provisions of the A-O overlay zone and the underlying zoning district, the provisions of the A-O overlay zone shall apply.



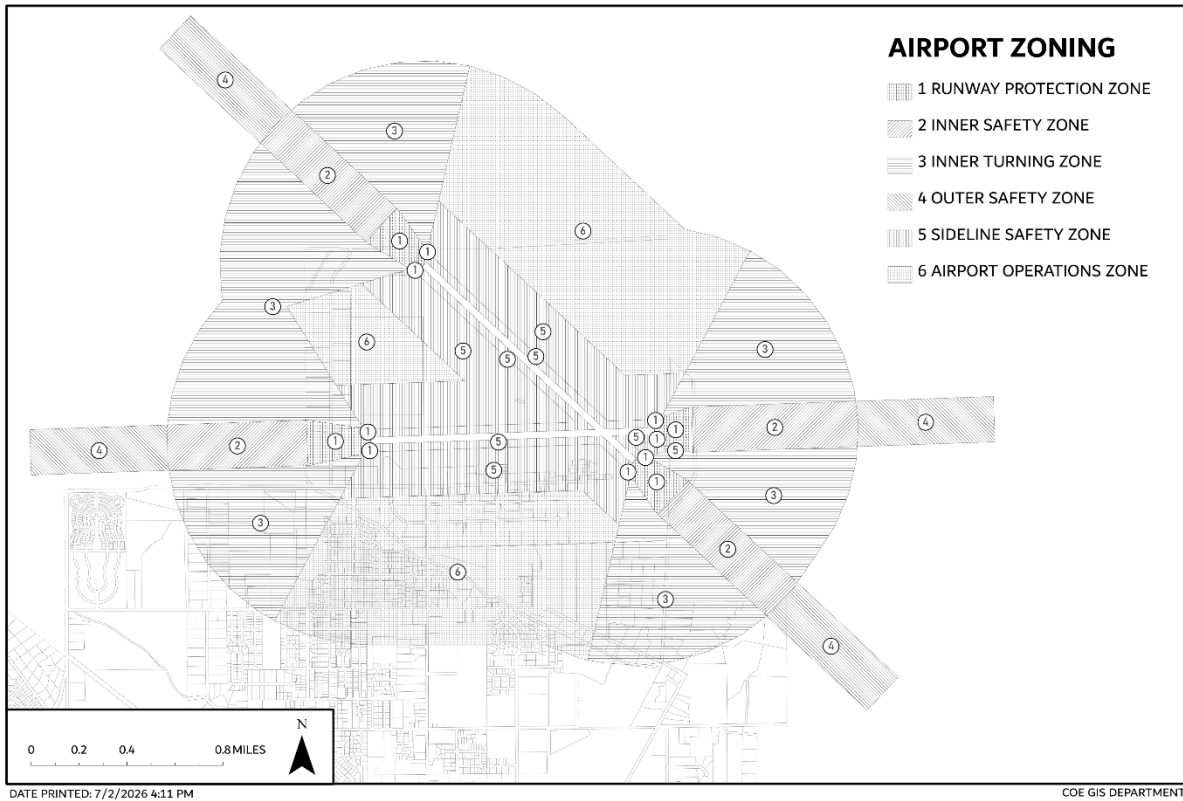


Figure 15.300.070(D). Airport overlay zone and applicable airport safety zones as described in Chapter 15.350 ECC.

(Ord. 4887 § 21, 2022; Ord. 4798 § 3, 2018; Ord. 4656 § 1 (Exh. O2), 2013; Formerly 15.300.060)

Section ##: Repeals Section 15.310.040 in its entirety.

Section ##: Adds new Section 15.310.040-1 to read the following:

15.310.040-1 Residential use table.

Table 15.310.040-1
Residential Uses

Use	R-L	R-M	R-H	R-O	NC-MU	C-H	C-C	C-C II	RC-MU	I-L	I-H	P-R ⁵	MHP
RESIDENTIAL, GENERAL													
Dwelling, single-family* (ECC 15.540.020)	p ¹	P		P									P
Dwelling, cottage* (ECC 15.540.050)	p ¹	P		P								A	
Dwelling, duplex* (ECC 15.540.030)	p ^{1,2}	p ²		P	P			p ⁶				A	
Dwelling, townhouse* (ECC 15.540.060)	p ¹	P	P	P	P		p ⁶	p ⁶	P			A	
Dwelling, multifamily* (division V of this title)	p ¹	P	P	P	P	C ³	p ⁶	p ⁶	P			A	
Co-living housing*	p ¹	P	P	P	P	C ³	p ⁶	p ⁶	P			A	
Dwelling, live-work*	p ⁴	p ⁴	p ⁴	p ⁴	P		p ⁶	p ⁶	P				
Manufactured home park* (ECC 15.340.040)	C	C	P	C								A	P
GROUP RESIDENCES													
Boarding houses, lodging houses*	C	P	P	C	P		p ⁶	p ⁶	P			A	
Adult family home*	P	P	P	P	P		p ⁶	p ⁶	P			A	
Community residential facility*		C	C	C	P		p ⁶	p ⁶	P			P/A	
Senior citizen assisted housing*		P	P	P	P		p ⁶	p ⁶	P			A	
Transitional housing*	p ⁸	p ⁸	p ⁸	p ⁸	C P ⁸	p ⁸	p ^{6,8}	p ^{6,8}	p ⁸			p ⁸	

Permanent supportive housing*	p ⁸	p ⁸	p ⁸	p ⁸	C ⁸ /P ⁹	p ⁸	p ^{6,8}	p ^{6,8}	p ⁸			p ⁸	
Indoor emergency shelter*	C ⁸ /P ⁹	C ⁸ /P ⁹	C ⁸ /P ⁹	C ⁸ /P ⁹	C ⁸ /P ⁹	p ⁸	p ⁸	p ⁸	p ⁸			p ⁸	
Indoor emergency housing*	C ⁸ /P ⁹	C ⁸ /P ⁹	C ⁸ /P ⁹	C ⁸ /P ⁹	C ⁸ /P ⁹	p ⁸	p ⁸	p ⁸	p ⁸			p ⁸	
RESIDENTIAL ACCESSORY USES													
Accessory dwelling unit* (ECC 15.540.040)	P	P	P	P			p ⁶	p ⁶					
Home occupations* (ECC 15.340.020)	P	P	P	P	P	P	p ⁶	p ⁶	P	P		P	P
Yard sales	A ⁷	A ⁷	A ⁷	A ⁷	A ⁷	A ⁷	A ⁷	A ⁷	A ⁷	A		A ⁷	A ⁷
Bed and breakfast* (ECC 15.340.010)	P	P	P	P	P		p ⁶	p ⁶	P				

Development conditions:

1. Subject use may be eligible for density bonus incentives set forth in table 15.320.030 and chapter 15.330 ECC.
2. Duplexes are permitted in the R-L and R-M zones notwithstanding the density requirements of table 15.320.030.
3. Conditions of approval for the addition of residential units within existing buildings in the C-H zone must comply with the limitations set forth in RCW 35A.21.440.
4. Nonresidential uses may be permitted within live-work dwellings subject to the permitted uses in the underlying zoning district.
5. All uses permitted in the P-R zone must be either outright permitted and operated as a public use or must be an accessory use to the primary public use (see ECC 15.310.050).
6. Except for lobbies or similar entrances, all permitted residential uses are prohibited within 30 feet of the sidewalk on the ground floor of properties fronting on storefront streets per ECC 15.510.050(E).
7. Yard sales are permitted as an accessory use to a dwelling; provided, that the following conditions are met:
 - a. Only two yard/garage sales per dwelling unit not exceeding three consecutive days in duration are allowed per year;

- b. The occupant or tenant of the dwelling unit shall supervise and be responsible for the yard/garage sale activities including ensuring that there is no impediment to the passage of traffic on public roads and sidewalks adjacent to the sale;
 - c. No goods are to be displayed in public rights-of-way without first obtaining a right-of-way use permit from the public works department; and
 - d. Signs advertising the sale shall not be attached to any public structure, sign, sign or utility pole or traffic control devices and shall be removed within 24 hours of the sale completion.
8. Subject to the permanent supportive, transitional housing, emergency housing and emergency shelter facilities standards set forth in ECC 15.340.080. **Any conditions of approval must comply with RCW 35A.21.360 and 35A.21.430.**
9. **Emergency shelter is only permitted without conditional use permit in these zone on property owned by a religious organization, pursuant to RCW 35A.21.360 and subject to applicable requirements of ECC 15.340.080.**

Section ##: Adds new Section 15.310.040-2 to read the following:

15.310.040-2 Nonresidential use table.

Table 15.310.040-2
Nonresidential Uses

Use	R-L	R-M	R-H	R-O	NC-MU	C-H	C-C	C-C II	RC-MU	I-L	I-H	P-R ⁶	<u>MHP</u>
RETAIL													
Auto sales*						P	P ²	P	P				
Auto fueling*						P	P	P	P	P			
Personal electric vehicle battery charging station*	P ¹	P ¹	P ¹	P ¹	P	P	P	P	P	P	P	P	<u>P</u>
Farmers' markets*					P		P	P	<u>P</u>				
Fruit stands*	P	P	P	P									
Heavy retail*						P	P ²	P	P	P			
Nurseries and greenhouses*	P				P	P	P	P	P	P	P		

Restaurants*	p ^{5,11}	p ^{5,11}	p ⁵	p ¹¹	P	P	P	P	P	P		A	
Taverns and brewpubs*					p ¹¹	P	P	P	P	P		A	
Cafes*	p ^{5,11}	p ^{5,11}	p ⁵	p ¹¹	P	P	P	P	P	P		A	
Retail*, small scale (<2,000 sf floor area)	p ^{5,11}	p ^{5,11}	p ⁵	p ¹¹	P	P	P	P	P			A	
Retail*, medium scale (2,000—20,000 sf floor area)					P	P	P	P	P			A	
Retail*, large scale (20,001—60,000 sf floor area)					P	P	P C ³	P ³	P				
Retail*, very large scale (60,001—100,000 sf floor area)						P	E	C ³	P				
Retail*, super scale (<100,001 sf floor area)						C			C				
Regional retail commercial projects* (subject to the requirements in chapter 15.390 ECC)	p ⁸	p ⁸	p ⁸	p ⁸	p ⁸	p ⁸			p ⁸	p ⁸			p ⁸
Marijuana retailer*					p ⁹	p ⁹	p ⁹	p ⁹	p ⁹				
PERSONAL AND GENERAL SERVICE													
Day care I facilities*	P	P	P	P	P	P	P	P	P	P	P	A	
Day care II facilities*	P	P	P	P	P	P	P	P	P	P		A	
Heavy services*						P		P	P	P	P		
Hotels/motels*					P	P	P	P	P				
Hospitals*	E	E		P			E	P	E			P A	
Private parking lot*						C	C	C	C				
Freight truck parking lot*						P						P	
Offices, medical*				P	P	P	P	P	P			P/A	
Kennels*						P		P		P			

Nursing homes*	C	C	P	P	<u>P</u>		P	P				P/A	
Marijuana cooperative*	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	<u>p¹⁰</u>	
Personal service establishments*	p ^{5, 11}	p ^{5, 11}	p ⁵	P	P	P	P	P	P			A	
Laundromats and dry cleaners*		p ^{5, 11}	p ⁵	<u>p¹¹</u>	P	P	P	P	P	P			
Places of assembly*	C	C	C	P	<u>P</u> <u>C</u>	P	P	P	C	C		A	
Radio station*					<u>P</u>	P			P	C	C	A	
Veterinary clinic*				C	<u>C</u> <u>P</u>	P	C	P	P	C			
BUSINESS SERVICE													
Conference center*					<u>P</u>	P	P	P	P			A	
Offices, business or professional*, small scale (<2,000 sf floor area)	p ⁵	p ⁵	p ⁵	P	P	P	P	P	P	p ⁴		P/A	<u>A⁵</u>
Offices, business or professional*, medium scale (2,000—20,000 sf floor area)					P	P	P	P	P	P		P/A	
Offices, business or professional*, large scale (20,001—60,000 sf floor area)					<u>P</u>	P	P	P	P	P		P/A	
Miniwarehouse facility*										C			
INDUSTRIAL													
Light manufacturing*					<u>P</u> <u>C^{2, 7}</u>	P	<u>p^{2, 7}</u>	p ²	p ²	P	P		
Light industry*					<u>p^{2, 7}</u>	<u>p²</u>	<u>p^{2, 7}</u>	p ^{2, 7}	p ^{2, 7}	P	P		
Hazardous waste treatment (off-site)*										C	C		
Hazardous waste treatment (on-site)*						C		C		C	C	A	
Heavy industry*											C		
Marijuana processor*										p ⁹	p ⁹		

Marijuana producer*										p ⁹	p ⁹		
Tow vehicle storage area*										C	P		
Vehicle wrecking yard*											C		

Development conditions:

1. Vehicle battery charging stations are permissible for the primary use of residents and their guests in all residential zones. Battery charging station clusters are permitted for multifamily uses.
2. Use must be enclosed entirely within a building.
3. Grocery stores shall be the only retail uses permitted with more than 20,000 square feet of gross floor area.
4. Office uses that are accessory to a permitted use.
5. Subject nonresidential uses are permitted in these zones if the planned uses are at least 1,200 feet from a commercial zone or mixed-use zone. Residential rental, leasing or management offices shall be permitted as an accessory use for dwelling units on the same property.
6. All uses permitted in the P-R zone must be either outright permitted and operated as a primary public use or must be an accessory use to that primary public use. See ECC 15.310.050.
7. Includes light industrial activities that result in the production of goods placed for on-site retail sale. Production or manufacturing activity shall not occur between the hours of 10:00 p.m. and 6:00 a.m.
8. Regional retail is administered as an overlay zone pursuant to chapters 15.390 and 15.390A ECC, and only permitted within the designated boundaries identified in figure 15.390.040(A), the south interchange area, and figure 15.390.040(B), the west interchange area. Permitted uses and use restrictions within a regional retail commercial project are described in ECC 15.390.030. Design criteria for regional retail is governed by chapter 15.390A ECC.
9. All marijuana retail, production and processing facilities are subject to the requirements of chapter 15.370 ECC.
10. All marijuana cooperatives are subject to the requirements of ECC 15.370.030, chapter 314-55 WAC and chapter 69.51A RCW.
11. Use is only permitted on a lot abutting the intersection multiple public street frontages, such as a corner lot.

Section ##: Adds new Section 15.310.040-3 to read the following:

15.310.040-3 Special use table.

Table 15.310.040-3
Special Uses

Use	R-L	R-M	R-H	R-O	NC-MU	C-H	C-C	C-C II	RC-MU	I-L	I-H	P-R	MHP
-----	-----	-----	-----	-----	-------	-----	-----	--------	-------	-----	-----	-----	-----

PARK, OPEN SPACE AND RECREATIONAL													
Cemeteries, columbarium or mausoleums*	P												
Golf course*												p ¹¹	
Golf driving range*						C ¹			C ¹			p ^{1,11}	
Recreation—Outdoor (commercial)*					P-C ¹	p ¹			p ¹	C ¹		A ¹	
Recreation—Indoor (commercial)*				C-P	P	P	P	P	P	C		A	
Recreation—Small-scale indoor studios (commercial)*	p ¹³	p ¹³	P	P	P	P	P	P	P	C			
Recreational vehicle parks* (ECC 15.340.050)						C						A	P
Parks, playgrounds (public or private)*	p ¹	p ¹	p ¹	p ¹	p ¹	p ¹	p ¹	p ¹	p ¹	p ¹		P	P
CULTURAL AND ENTERTAINMENT													
Adult entertainment establishment*						p ²							
Art, performing arts, and recording studios*	C	C	C	P	P	P	P	P	P	P		P/A	
Museums*	C ¹²	C ¹²	C ¹²	P	P	P	P	P	P	P		P/A	
Theaters*				C	P	P	P	P	P	C			
EDUCATIONAL													
Schools*	C	C	C	C		C	C	C				p ⁵	
University*												p ⁵	
GOVERNMENTAL													
Court						P	P	P				P	
Fire facility						P			P	P		P	
Police facility						P	p ³	P	P	P		P	
Public agency or utility office*					P	P	P	P	P	P	P	P/A	
Public agency or utility yard	p ⁴	p ⁴	p ⁴	p ⁴		P	C ⁴	P		P	P	P/A	

Utility facility* ⁸	P	P		P		P	P	P		P	P	P	
Fairgrounds												P	
Public transportation passenger terminals						P	P	P	P	P	P	P	
Public parking lot*							P					P/A	
RESOURCE													
Gardening or fruit raising (accessory use or noncommercial)	P	P	P	P	P	P	P	P	P	P	P	P/A	P
Agriculture*	P ⁹												
Small wind energy systems* (ECC 15.340.060)	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰ /A	
REGIONAL													
Airport*												PC ⁶	

Development conditions:

1. Lighting for structures and fields shall be directed away from abutting residential zones or mixed-use zones through the use of exterior full cut-off shields or through optics within the fixture.
2. Adult entertainment is regulated pursuant to chapter 6.72 ECC. Zoning locational standards within the C-H zone for adult entertainment establishments are:
All such establishments must be at least 1,000 feet from any residential zone, parks, schools, historic district, any dwelling, freeway, highway, interstate, or major arterial (see map on file in the city clerk's office).
3. Limited to "storefront" police offices. Such offices shall not have:
 - a. Holding cells;
 - b. Suspect interview rooms (except in the C-N zone); or
 - c. Long-term storage of stolen properties.
4. Public agency or utility yard conditions:
 - a. Utility yards are only on sites with utility district offices; or
 - b. Public agency yards are limited to material storage, vehicle maintenance, and equipment storage for road maintenance, facility maintenance, and parks facilities.
5. Excluding private or nonprofit commercial schools or universities, for which the principal course work is business, vocational, or technical.

6. A conditional use permit is required for the following uses:
 - a. Facilities to sell, service and store airplanes, service airport patrons, and those ordinarily incidental and essential to operation of a municipal airport; and
 - b. Airport landing areas.
7. All uses permitted in the P-R zone must be either outright permitted and operated as a public use or must be an accessory use to the primary public use; see ECC 15.310.050. Subject uses must be managed by a public agency.
8. Wireless communication facilities, including wireless communication support towers and antenna arrays, are subject to the provisions of ECC 15.340.070 and chapter 15.395 ECC.
9. Agriculture uses are permitted in the subject zone provided the following conditions are met:
 - a. The raising of swine, poultry or goats shall be restricted to youth educational projects or limited household consumption occurring on the same lot, or lots of record;
 - b. No nuisances, such as noise, odor, air pollution, wastes, vibration, traffic or physical hazards, shall result therefrom; and
 - c. Fencing and housing adequate to certain livestock shall be provided where livestock are kept, and all livestock shall be kept and maintained in accordance with applicable laws and regulations.
10. Small wind energy systems on properties listed in the Ellensburg landmarks register are subject to landmarks and design commission certificate of appropriateness.
11. Subject use shall be permitted only if it is a public facility.
12. Museums within the R-L, R-M and R-H zoning districts are permissible within existing buildings, or for new construction only if the building is 2,000 square feet or less, and for both options through approval of a conditional use permit.
13. Subject nonresidential uses are permitted in these residential zones if the planned uses are at least 1,200 feet from a commercial zone or mixed-use zone.

(Ord. No. 4975, § 49, 11-17-2025; Ord. No. 4955, § 111, 2-18-2025; Ord. No. 4953, § 8, 1-21-2025; Ord. No. 4929, § 3, 11-6-2023; Ord. 4887 § 22, 2022; Ord. 4807 § 44, 2018; Ord. 4804 § 3, 2018; Ord. 4769 § 13, 2017; Ord. 4728 § 4, 2016; Ord. 4724 § 4, 2016; Ord. 4696 § 3, 2015; Ord. 4669 § 3, 2014; Ord. 4656 § 1 (Exh. O2), 2013; Ord. No. 4936, § 5, 2-5-2024)

15.310.050 Supplemental P-R zone provisions.

A. *Permitted accessory uses.*

1. Services such as food, pharmacies, gift shops, bookstores, newsstands, flower shops and similar uses, and facilities such as vehicle service and repair, storage yards, and physical plants, that are associated with a permitted use, integral to the operation of the permitted use itself, and owned and operated by the public institution involved or conducted through a lease or contract with a private individual or entity.
2. Facilities accessory to an institution, such as housing and dining facilities for students, staff or faculty of colleges, universities, and hospitals, are allowed within the principal building(s).
3. Retail services, such as concessions and rental facilities usually associated with public parks, fairgrounds, other public recreation facilities, and public educational institutions.
4. Helipads operated in conjunction with a public hospital.
5. Human medical offices, such as doctor or dentist facilities, operated in conjunction with a primary permitted use.

~~B. *Conditional use.* Buildings located within 100 feet of a residential zone and intended to be higher than 35 feet may be permitted within the P-R zone through the granting of a conditional use permit according to the procedures set out in ECC 15.250.040.~~

BC. *Master planning.* Recognizing that some institutions require long-range development plans and consist of large areas of land with multiple land uses, a master plan may be prepared for all, or a portion, of an entity's land area which is subject to this chapter and which master-planned land encompasses an area of three acres or more. See ECC 15.250.080 for application requirements, review procedures, and decision criteria for such master plans.

CD. *Rezone of P-R property when no longer used for public purposes.* Recognizing that over time some land and structures that are zoned P-R and are used for P-R purposes may change uses to non-public uses or may become obsolete or surplussed out of active public use and occupancy, the property owner may in such situations seek a rezone out of P-R zoning pursuant to the terms and processes set forth in ECC 15.250.100, subject to the following:

The rezone applicant may request that the P-R zoned property be rezoned to any zoning district classification consistent with the comprehensive plan and rezone review criteria ~~that abuts the subject property.~~

- ~~1. In the event that the P-R zoned property is developed with a structure that is not consistent with the development allowed in the abutting zones, such as a large school in the middle of a single-family residential zone, the rezone applicant may request to rezone the property to a different zoning classification other than the abutting zones; provided, that a concomitant agreement that identifies the types of future uses that will be permitted in the structure has been proposed by the applicant and agreed to by city council as part of any rezone approval.~~
- ~~2. In the event that the P-R zoned property is developed with a structure that has been identified on the Ellensburg historic resource inventory and the property owner desires to demolish all or part of the structure, a certificate of appropriateness for such demolition must first be applied for and approved by the landmarks and design commission pursuant to ECC 15.280.090(D) before the rezone permit review can be initiated.~~

(Ord. 4807 § 45, 2018; Ord. 4656 § 1 (Exh. O2), 2013)

Section ##: Repeals Section 15.320.030 in its entirety, and replaces with the following:

15.320.030 Building setback and intensity standards—Residential zones.

Table 15.320.030
Building Setback and Intensity Standards Table—Residential Zones

Topic	R-L	R-M	R-H	MHP ¹⁴
DEVELOPMENT INTENSITY AND CONFIGURATION				
Minimum lot area	None ¹	None ¹	None ¹	None
Minimum frontage	None ^{1, 2}	None ^{1, 2}	None ^{1, 2}	None
Density, minimum (ECC 15.320.050) ³	6 3 du/acre	8 du/acre	15 du/acre	8 du/acre
Density, maximum (base) ^{3, 8} (ECC 15.320.050)	8 12 du/acre ¹²	No limit	No limit	15 du/acre
Density, maximum with bonus (see chapter 15.330 ECC) ³	16 24 du/acre ⁴	No limit	No limit	N/A
Maximum building height	35 ft	35 ft ⁵	45 ft ⁵	35 ft
BUILDING PLACEMENT (see ECC 15.320.070 through 15.320.120)				
Minimum front yard setback ^{6, 7}	15 ft	15 ft	15 ft	10 ft
Garage front yard setback	22 20 ft	22 20 ft	22 20 ft	
Minimum rear yard setback ⁶	20 ft	20 ft	20 ft	10 ft
Minimum rear yard setback, accessory buildings (including garages)	5 ft ¹⁰	5 ft ¹⁰	5 ft ¹⁰	5 ft
Minimum rear yard setback, detached accessory dwelling unit (see ECC 15.540.040)	5 ft ¹⁰	5 ft ¹⁰	5 ft ¹⁰	5 ft
Minimum side yard setback (interior lot line) ^{6, 9}	5 ft or 15 total ft ¹¹	5 ft	10 ft ¹¹	5 ft
Minimum side yard setback (exterior lot line) ^{6, 9}	10 ft	10 ft	10 ft	10 ft
Minimum garage side yard setback (exterior lot line)	22 20 ft	22 20 ft	22 20 ft	

Development requirements:

1. Lot sizes may be variable provided they are sized and shaped sufficient to accommodate permitted uses and conform to applicable design and density standards.
2. New lots shall have access directly to a public right-of-way or may obtain access from a courtyard access (ECC 15.420.050(C)) or shared driveway (ECC 15.420.060(A)(2)). Manufactured home parks shall have access directly to a public right-of-way.

3. Minimum residential density in the R-L zone shall only apply to subdivisions of at least one acre. Maximum residential density is superseded in the Airport Overlay Zone; see ECC Table 15.350.040.
4. Exception: Projects complying with net zero energy provisions may exceed the maximum density limits as set forth in ECC 15.330.020(A).
5. For buildings, or portions thereof, with pitched roofs, the maximum height may be increased by five feet. Applicable roof slopes must be at least 4:12 to qualify for this additional height.
6. Projections are permitted in setbacks subject to the limitations of ECC 15.320.080.
7. No front yard is required for buildings adjacent to designated "storefront streets."
8. Base maximum density refers to the maximum density allowed without utilizing density bonuses.
9. Townhouses and zero lot line homes are exempt from side yard standards internal to a development. However, such uses shall meet applicable side yard standards for adjacent lots outside of the development.
10. Accessory buildings or accessory dwelling units may be built to a property line abutting an alley, provided sufficient turning movement is provided within the alley.
11. For lots 6,000 square feet or less in these zones, the minimum side yard shall be five feet on each side. For all other lots, the sum of side yard setbacks in the R-L zone shall be a minimum of fifteen feet with each side yard a minimum of five feet; and each side yard a minimum of 10 feet in the R-H zone.
12. Co-living housing sleeping units are calculated as 0.25 dwelling units for the purpose of maximum density calculations in the R-L zone.
13. Housing units shall be permitted up to 50 percent density above maximum base in the R-L zone when constructed entirely within an existing building envelope, pursuant to RCW 35A.21.440.
14. Manufactured home parks are subject to standards of ECC 15.340.040.

(#### Ord. No. 4975, § 50, 11-17-2025; Ord. 4887 § 24, 2022; Ord. 4807 § 46, 2018; Ord. 4656 § 1 (Exh. O2), 2013)

Section ##: Repeals Section 15.320.040 in its entirety, and replaces with the following:

15.320.040 Building setback and intensity standards—Commercial, industrial, and public reserve zones.

Table 15.320.040
Building Setback and Intensity Standards Table—Commercial, Industrial, and Public Reserve Zones

Standard	C-H	I-L	I-H	P-R
DEVELOPMENT INTENSITY AND CONFIGURATION				
Minimum lot area	None ¹	None ¹	None ¹	None ¹
Density, minimum (ECC 15.320.050)	NA	NA	NA	NA
Density, maximum (ECC 15.320.050)	None	NA	NA	NA
Maximum building height (see ECC 15.320.060 for height exceptions)	35 ft	35 feet ²	None	None ²

BUILDING PLACEMENT (see ECC 15.320.070 through 15.320.120)				
Minimum front yard ²	10 ft	10 ft	10 ft	10 ft ⁴
Garage front yard setback	22 20 ft	22 20 ft	22 20 ft	22 20 ft
Minimum rear yard (see ECC 15.520.020 for supplemental standards) ⁴	None ⁵	None ⁵	None ⁵	None ⁴
Minimum side yard (see ECC 15.520.020 for supplemental standards)	None ⁵	None ⁵	None ⁵	None ⁴

Development requirements:

1. Lot sizes may be variable provided they are sized and shaped sufficient to accommodate permitted uses and conform to applicable design and density standards.
2. For detailed standards, see chapter 15.510 ECC, site orientation.
3. ~~For areas within 100 feet of a residential zone, the maximum building height shall be 35 feet, except where provided for in ECC 15.310.050(B).~~
4. ~~For P-R zoned sites adjacent to residential zones, setback standards shall be the same as the adjacent residential zone. Where more than one zone borders the applicable site, setback standards shall be the same as the zone closest to the proposed structures. Where a nonresidential zone is closest to the applicable structure, then there are no side or rear setback requirements.~~
5. ~~Where the subject property borders a residential zone, the minimum side or rear setbacks shall be the same as the adjacent residential zone.~~

(Ord. 4887 § 25, 2022; Ord. 4807 § 46, 2018; Ord. 4769 § 14, 2017; Ord. 4656 § 1 (Exh. O2), 2013)

15.320.045 Building setback and intensity standards—Mixed-use zones.

Table 15.320.045
Building Setback and Intensity Standards Table—Mixed-Use Zones

Standard	R-O	C-C	C-C II	NC-MU	RC-MU
DEVELOPMENT INTENSITY AND CONFIGURATION					
Minimum lot area	None ¹	None ¹	None ¹	None ¹	None ¹
Minimum frontage	None ^{1, 2}	None	None	None	None
Density, minimum (ECC 15.320.050) ³	8 du/acre ³	NA	NA	8 du/acre ¹⁰¹²	15 du/acre ¹⁰¹²
Density, maximum (ECC 15.320.050) ³	None	None	None	None	None
Maximum building height (see ECC 15.320.060 for height exceptions)	35 ft ⁴	60 ft ^{9 7, 11}	60 ft	60 ft ⁷	60 ft ⁷
BUILDING PLACEMENT (see ECC 15.320.070 through 15.320.120)					
Maximum front yard setback				10 ft ¹³	10 ft ¹³

Minimum front yard	15 ft	None ⁵	None ⁵	None ⁵	None ⁵
Minimum garage front yard setback	<u>22 20 ft</u>	<u>22 20 ft</u>	<u>22 20 ft</u>	<u>22 20 ft</u>	<u>22 20 ft</u>
Minimum rear yard (see ECC 15.520.020 for supplemental standards)	20 ft	None ⁶	None ⁶	None ⁶	None ⁶
Minimum rear yard setback, accessory buildings (including garages)	5 ft ⁶⁸				
Minimum rear yard setback, detached accessory dwelling unit (see ECC 15.540.040)	5 ft ⁶⁸				
Minimum side yard, interior lot line (see ECC 15.520.020 for supplemental standards) ⁸⁴⁰	5 ft or 15 total ft ⁹⁷	None ⁶	None ⁶	None ⁶	None ⁶
Minimum side yard setback (exterior lot line) ⁸⁴⁰	10 ft				
Minimum garage side yard setback (exterior lot line)	<u>22 20 ft</u>	<u>20 ft</u>	<u>20 ft</u>	<u>20 ft</u>	<u>20 ft</u>

Development conditions requirements:

1. Lot sizes may be variable provided they are sized and shaped sufficient to accommodate permitted uses and conform to applicable design and density standards.
2. New lots shall have access directly to a public right-of-way or may obtain access from a courtyard access (ECC 15.420.050(C)) or shared driveway (ECC 15.420.060(A)(2)).
3. The density minimum shall apply only to new subdivisions greater than one acre in size. Maximum residential density is limited in the Airport Overlay Zone; see ECC Table 15.350.040
4. For buildings, or portions thereof, with pitched roofs, the maximum height may be increased by five feet. Applicable roof slopes must be at least 4:12 to qualify for this additional height.
5. For exceptions and detailed standards, see chapter 15.510 ECC, site orientation.
6. Where the subject property shares any portion of a border with a residential zone, the minimum side or rear setbacks shall be the same as the adjacent residential zone.
7. Where subject property shares any portion of a border with a residential zone is 45 feet.
68. Accessory buildings or accessory dwelling units, where built on top of an existing garage, may be built to a property line abutting an alley, provided sufficient turning movement and emergency vehicle access is provided within the alley.
79. For lots 6,000 square feet or less in this zone, the minimum side yard shall be five feet on each side. For all other lots in this zone, the sum of side yard setbacks shall be a minimum of 15 feet, with each side yard a minimum of five feet.
840. Townhouses and zero lot line homes are exempt from side yard standards internal to a development. However, such uses shall meet applicable side yard standards for adjacent lots outside of the development.

~~911.~~ The maximum building height in the downtown Ellensburg local landmark district is 45 feet.

~~1012.~~ There is no minimum residential density for vertical mixed-use in these zones. Minimum residential density applies to any portion(s) of the development where ground floor residential uses are proposed with the following standards:

~~a.~~ The area used to calculate residential density includes all area dedicated to parking and landscaping required for the ground floor residential uses.

~~b.~~ Where ground floor residential uses are part of a mixed-use development, area used to calculate the residential density does not include land dedicated to right-of-way.

~~13.~~ The secondary street standards in ECC 15.510.060 shall apply to all new streets in the neighborhood center and regional center mixed-use zones.

(Ord. No. 4975, § 51, 11-17-2025; Ord. 4887 § 25, 2022; Ord. 4807 § 46, 2018; Ord. 4769 § 14, 2017; Ord. 4656 § 1 (Exh. O2), 2013)

15.320.050 Density calculations.

~~A.~~ *Calculations for determining minimum density—Net area.* All site areas shall be used in the calculation of minimum allowed residential density or project floor area except:

- ~~1.~~ Street rights-of-way, easements, or other areas reserved or dedicated for public use (such as parks, open space, and stormwater retention facilities) except private easements that serve as primary access to no more than five lots; and
- ~~2.~~ Submerged lands, landslide hazard areas and buffers, Category I-IV wetlands and buffers, and Type 1, 2, 3 and 4 streams and buffers.

~~AB.~~ *Calculations for determining ~~maximum~~ density—Gross developable acreage.*

1. All site areas may be used in the calculation of the ~~maximum~~ allowed residential density or project floor area except for submerged lands, landslide hazard areas and buffers, Category I-IV wetlands and buffers, and Type 1, 2, 3 and 4 streams and buffers pursuant to ECC Title 15, Division VI shall not be credited toward the maximum density or floor area calculations as outlined under the provisions of subsection (B)(2) of this section.
2. Submerged lands, landslide hazard areas and buffers, Category I-IV wetlands and buffers, and Type 1, 2, 3 and 4 streams and buffers shall not be credited toward the maximum density or floor area calculations. Property used for new roadways, trails, stormwater facilities, or other features used by residents may be counted as part of the site area for density calculations. Property transferred to the city for the construction of public roadways or other public feature shall be counted as part of the site area if the city and property owner reach such an agreement as part of the transfer.

~~BC.~~ *Density calculations.* Minimum and maximum density for an individual site shall be calculated by multiplying the gross developable acreage by the applicable number of dwelling units. When calculation results in a fraction, the fraction shall be rounded up to the nearest whole number, ~~as follows:~~

- ~~1.~~ Fractions of 0.50 and above shall be rounded up.
- ~~2.~~ Fractions below 0.50 shall be rounded down.

~~D.~~ *Prohibited reduction.* Any portion of a lot that was used to calculate compliance with the standards and regulations of this title shall not be subsequently subdivided or segregated from such lot.

(Ord. 4807 § 46, 2018; Ord. 4656 § 1 (Exh. O2), 2013)

15.320.060 Height exceptions.

The following structures may be erected above the height limits set forth in ECC 15.320.030, 15.320.040 and 15.320.045:

- A. An additional two feet in height is allowed for structures with green roofs occupying at least 50 percent of the area of the roof;
- B. Roof structures housing or screening elevators, stairways, tanks, rooftop wind generators, ventilating fans or similar equipment required for building operation and maintenance may exceed the height limit by up to ten feet in the C-C and C-C II zones. Such structures constructed for nonresidential or multifamily uses are subject to screening standards in ECC 15.530.045(B) ~~15.520.060~~;
- C. Fire or parapet walls may exceed the height limit by up to ten feet in the C-C and C-C II zones; and
- D. Skylights, flagpoles, chimneys, church steeples, crosses, spires, communication transmission and receiving structures, and similar structures.
- E. Freeway-oriented on-premise signs in the C-H zone as provided in ECC 3.12.240(C).
- F. Small wind energy systems as provided in ECC 15.340.060.
- G. Wireless communication facilities as provided in ECC 15.340.070 and chapter 15.395 ECC.

(Ord. No. 4975, § 52, 11-17-2025; Ord. 4887 § 25, 2022; Ord. 4807 § 46, 2018; Ord. 4769 § 14, 2017; Ord. 4656 § 1 (Exh. O2), 2013)

15.320.070 Setback measurements.

- A. *Front yard setback.* The front yard is measured from the street right-of-way ~~or the edge of a surface improvement (sidewalk) which extends beyond a right-of-way, whichever is closer to the proposed structure,~~ to a line parallel to and measured perpendicularly from the street right-of-way or the edge of the surface improvement at the depth prescribed for each zone. For dual frontage properties, the front yard is measured from the street right-of-way that is the property's street address and primary access.
- B. *Side yard setback.* The side yard setback is measured from the side lot line adjacent to another private property to a line parallel to and measured perpendicularly from the side lot lines at the depth prescribed for each zone.
- C. *Rear yard setback.* The rear yard setback is measured from the rear lot line adjacent to another private property or an alley to a line parallel to and measured perpendicularly from the rear lot lines at the depth prescribed for each zone.
- D. *Corner lots.* For corner lots with two street frontages, setbacks from the addressed street side shall conform to the front yard setback for the underlying zoning district. The setbacks for the flanking side shall conform to the exterior side yard setbacks for the underlying zoning district.
- E. *Pointed/irregular lot.* For measurements on a pointed or irregular lot refer to definition of lot line in ECC 15.130.120.
- F. *Setback modifications.* The following modifications apply to measurement of setbacks:
 - 1. In addition to providing the standard street setback, a lot adjoining a half-street or designated arterial shall provide an additional width of street setback sufficient to accommodate construction of the planned half-street or arterial.
 - 2. For ~~permitted residential lots adjacent to designated local uses on lots abutting the rights-of-way of streets and built to applicable standards set forth in section 3, street standards, of the city's public works development standards,~~ setbacks shall be measured from the back of the sidewalk (nearest the

property line) rather than the right-of-way edge when the back of sidewalk is within the abutting right-of-way and is not coincident with the property line, provided no ~~residential~~ structures are built within the public right-of-way.

(Ord. No. 4975, § 53, 11-17-2025; Ord. 4807 § 46, 2018; Ord. 4656 § 1 (Exh. 02), 2013)

Section ##: Adds new Section 15.330.025 to read the following:

15.330.025 Additional Density Bonus for Affordable Housing on property owned by a religious organization.

- A. Additional density allowances are allowable on real property owned by a religious organization as defined in RCW 35A.63.300 per RCW 36.70A.545. The bonus also applies to a religious organization rehabilitating an existing affordable housing development.
- B. *Bonus eligibility.* An affordable housing development qualifies for the density bonus if either of the following are met:
 - 1. At least 50 percent of the housing units are set aside for or occupied by households with incomes up to 80 percent of the Area Median Income for Kittitas County.
 - 2. At least 20 percent of the development is set aside for or occupied exclusively by households with incomes at or below 50 percent of the Area Median Income for Kittitas County.
- C. *Bonus calculation.* The density bonus shall be calculated pursuant to ECC 15.330.020(E)(1), with the following modifications:
 - 1. The bonus eligible for 60 percent Area Median Income units is reduced to 50 percent Area Median Income for this Section;
 - 2. Projects shall not be required to provide the minimum 80 percent Area Median Income units to qualify for the 50 percent Area Median Income density bonus;
 - 3. Bonuses on properties owned or controlled by a religious organization shall be 150% of the maximum eligible density bonuses of ECC 15.330.020(E)(1); and
 - 4. Fractional bonus units will be rounded up to the nearest whole number.
- D. *Affordability requirements.* All affordable housing unit requirements in 15.330.020(E)(2),(3),(4) apply to qualifying developments on properties owned by religious organizations.
 - 1. Designated units must be affordable (rent or mortgage and utility allowance do not exceed 30 percent of designated income) to persons with incomes up to the designated 50 or 80 percent of the area median income for Kittitas County residents based on the selected qualification path.
- E. *Requirements for organizations.* The following additional standards apply to qualify this density bonus, per RCW 35A.63.300(1)(c),(4) and 36.70A.545(1)(c),(4).
 - 1. The affordable housing development may not discriminate against any person who qualifies as a member of a low-income household based on race, creed, color, national origin, sex, veteran or military status, sexual orientation, or mental or physical disability; or otherwise act in violation of the federal fair housing amendments act of 1988,
 - 2. The religious organization or an entity leasing the property for the purpose of developing the affordable housing development must pay all fees, mitigation costs, and other charges required through the development of the affordable housing development.

15.340.030 Manufactured homes.

A designated manufactured home is allowed in a manufactured home park pursuant to ECC 15.340.040. A designated manufactured home is allowed in all zoning districts that allow single-family residences provided it meets the following criteria:

- ~~A. Is comprised of at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long;~~
- AB. Was originally constructed with ~~and~~ or now has a ~~composition or wood shake or shingle, coated metal, or similar~~ roof of nominal 3:12 pitch; and
- BC. Has exterior siding ~~similar in appearance to siding materials allowed on conventional site-built single-family residences that are~~ built pursuant to the applicable building code.
- CD. When placed on a lot whose size and shape allows minimum yards or dwelling separations to be met per Chapter 15.320 ECC and 15.340.040, the placement of a manufactured home on such lot shall meet required setbacks and separations. A manufactured home may also be sited on an existing lot in cases where the sole noncompliance of the proposed siting is with adopted separation or setback requirements regulating distance between homes, provided all other applicable standards of the ECC are met.

(####; Ord. 4656 § 1 (Exh. O2), 2013)

15.340.040 Manufactured home park.

Manufactured home parks shall be permitted in accordance with the use tables in ECC 15.310.040, subject to the following property development standards:

- ~~A. Minimum area shall be three acres.~~
- AB. Developments are subject to building setback and intensity standards for the applicable zoning district as set forth in chapter 15.320 ECC unless otherwise directed herein.
- BC. Internal Setback standards.
 - 1. Minimum front yard: five feet from internal private roads; otherwise, the minimum front yard shall be the same as set forth in chapter 15.320 ECC;
 - 2. Minimum separation of manufactured homes on the site: ten feet;
 - 3. Side and rear setbacks to the manufactured home park property line (or manufactured home park boundary line as shown on the site development plan) shall meet the setbacks for the applicable zone in chapter 15.320 ECC; and
 - 4. Accessory structures shall be located no closer than:
 - a. Ten feet to mobile or manufactured homes on adjacent spaces, unless constructed of noncombustible materials, in which case the minimum setback shall be five feet;
 - b. Five feet to accessory structures of mobile or manufactured homes on adjacent spaces; and
 - c. Five feet to the mobile or manufactured home or other accessory structures on the same space, except a carport or garage may be attached to the mobile or manufactured home, and the separation may be waived when such structures are constructed of noncombustible materials.
- CD. Development shall include common open space that ~~meets the design criteria of ECC 15.520.030(E)(1) and~~ equals no less than five percent of the net project area.

- DE. Internal access roads must provide a road to each manufactured home whose width must be 20-feet or minimum fire safety standard if greater conform to one of the three local access street design options as referenced in ECC 15.410.040, including auto lanes, parking lanes, planting strips (between the road and sidewalk only for private roads), and sidewalks. Through roads (streets that extend from one end of the lot to the other, or that provide physical access to separate public streets) shall be dedicated as public streets and must comply with section 3, street standards, of the city's public works development standards and local access street design per ECC 15.410.040.
- EF. Developments shall comply with block and connectivity standards where applicable as set forth in ECC 15.420.020.
- FG. Developments shall provide an appropriate side and rear yard design treatment along the manufactured home park property line (or manufactured home park boundary line as shown on the site development plan) that meets the provisions of ECC 15.520.020(C).
- GH. At least one of the off-street parking spaces required for each manufactured home shall be located on or adjacent to each manufactured home pad.
- HI. All utility distribution and service lines located within the boundaries of a manufactured home park, including electric power, water supply, sewage disposal, and natural gas when it is provided, ~~telephone, and television antenna cable,~~ shall be installed ~~underground~~ in accordance with applicable city codes.
- IJ. Every manufactured home shall be permanently connected to electric power, water supply, sewage disposal, and natural gas when it is provided, ~~and telephone service lines~~ in compliance with applicable city codes.
- JK. Mobile homes may be sited within the manufactured home park provided they comply with manufactured home setbacks and other development standards herein. Mobile homes must also pass a fire safety inspection performed by the Washington State Department of Labor and Industries before an installation permit will be issued.
- KL. All mobile homes supported by piers shall be fully skirted.
- LM. A manufactured home park may include a storage area for RVs owned by residents of the park, provided the storage area contains no utility hook-ups and no RV within the storage area shall be used as living quarters.
- MN. Recreational vehicles, used as a primary residence, are permitted within manufactured home park per RCW 35A.21.312, provided they meet the service and utility provisions per subsection ~~(H)~~ I of this section ~~or ECC 15.340.050(M).~~

(Ord. 4807 § 50, 2018; Ord. 4656 § 1 (Exh. O2), 2013)

15.340.060 Small wind energy systems.

- A. *Purpose.* To facilitate the installation and construction of wind energy systems in the city of Ellensburg for private landowners, subject to reasonable restrictions.
- B. *Applicability.* The requirements set forth herein shall govern the siting of small wind energy systems (SWES) used to generate mechanical or electrical energy to perform work, and which may be connected to the utility grid pursuant to chapter 80.60 RCW, net metering of electricity, serve as an independent source of energy, or serve as part of a hybrid system.

The requirements of this title shall apply to all new small wind energy systems (SWES) proposed after the effective date of the ordinance codified in this title. Any SWES for which a required permit has been properly issued prior to the effective date of the ordinance codified in this title shall not be required to meet the

requirements of this title; provided, however, that any such pre-existing SWES that is not producing energy for a continuous period of 12 months shall meet the requirements of this title prior to recommencing production of energy. No modification that increases the height of the system or significantly increases its output shall be allowed without full compliance with this title.

C. *Where permitted.*

1. One SWES system per parcel is permitted in all zones subject to satisfying all requirements as set forth in this chapter, except:
 - a. Where otherwise noted in ECC 15.310.040; and
 - b. On properties listed in the Ellensburg landmarks register which must first undergo landmarks and design commission approval as a Type II permit per ECC 15.210.050(B).
2. Multiple SWES per parcel are permitted in all zoning districts (except where otherwise noted in ECC 15.310.040) subject to the issuance of a conditional use permit per ECC 15.250.040.

D. *General requirements for small wind energy systems.* In addition to the general requirements listed below, the applicant must provide documentation showing that the SWES meets the AWEA Small Wind Turbine Performance and Safety Standards as promulgated by the American Wind Energy Association.

1. *Visual appearance—Lighting and power lines.*
 - a. Wind turbines shall be painted a nonreflective, ~~nonobtrusive~~ color such as the manufacturer's default color option ~~or a color that conforms to the environment and architecture of the community~~, unless FAA standards require otherwise. The reviewing authority may require a photo of a SWES of the same model as that proposed in the landowner's application, adjacent to a building or some other object illustrating scale (e.g. manufacturer's photo).
 - b. No SWES shall be artificially lighted, except to the extent required by the FAA or other applicable authority.
 - c. No SWES shall be used for displaying any advertising except for ~~reasonable~~ identification of the manufacturer or operator of the wind turbine.
 - d. Electrical controls, control wiring and power lines shall be wireless or underground, except where SWES wiring is brought together for connection to the transmission or distribution network adjacent to that network.
2. *Setbacks and height limits.* The following setback requirements shall apply to all SWES towers:
 - a. SWES structures up to 40 feet shall be allowed in all zones as a Type I review project (see chapter 15.210 ECC). SWES structures exceeding 40 feet, but no more than a maximum of 100 feet, are allowed in the P-R zone and all commercial and industrial zones with a conditional use permit per ECC 15.250.040;
 - b. Property lines. Each tower shall be set back from the nearest property line a distance no less than 1.1 times its tower height unless appropriate easements are secured from adjacent property owners, or other acceptable mitigation is approved by the reviewing authority;
 - c. Communication and electrical lines. Each SWES shall be set back from the nearest above-ground public or private nonparticipating utility a distance no less than 1.1 times its tower height determined from the existing power line or telephone line. Each SWES shall be set back from the nearest above-ground public or private participating utility a distance as specified by said utility; and
 - d. Setbacks shall be measured to the outer edge of the base of the SWES structure towers. Guy cables and other accessory support structures may be located within setback areas.

3. *Sound levels and measurement.* Audible sound due to SWES operations shall not exceed 55 dBA ~~for any period of time, when measured at the property line of any abutting property. The level, however, may be exceeded~~ except during short-term events such as utility outages and/or severe windstorms.

4. *Safety.*

- a. The blade tip of any wind turbine shall, at its lowest point, have ground clearance of no less than 15 feet, as measured at the lowest point of the arc of the blades.
- b. Wind turbine towers shall not provide step bolts or a ladder readily accessible to the public and all step bolts, ladder or access apparatus shall be a minimum height of ten feet above ground level.
- c. All electrical equipment shall be safely and appropriately enclosed from unintentional access by means such as barrier fencing, equipment cabinetry or similar. All access doors to wind turbine towers and electrical equipment shall remain locked until access is necessary.
- d. Appropriate warning signage (e.g. electrical hazards) shall be placed on wind turbine towers, and electrical equipment.
- e. All SWES shall be equipped with over speed controls to limit rotation of blades to a speed below the designed limits of the system. No changes or alterations from the certified design shall be permitted unless accompanied by a licensed professional engineer's statement of certification.
- f. Any SWES found to be unsafe by the building official shall be repaired by the landowner to meet federal, state and local safety standards or removed within three months.

5. *Federal, state and local requirements.*

- a. SWES shall comply with all current adopted city of Ellensburg codes and ordinances, including but not limited to ECC titles 3, 4, and 15.
- b. SWES must comply with regulations of the Federal Aviation Administration (FAA).
- c. All SWES electrical systems shall comply with requirements per the Washington State Department of Labor and Industries and the current adopted edition of the National Electrical Code (NEC).
- d. All SWES with the intention to tie to their respective utility provider's grid system shall meet the requirements of chapter 80.60 RCW, net metering of electricity.

E. *Abandonment process.*

1. At such time that a SWES is scheduled to be abandoned or discontinued, the applicant will notify the building official by certified U.S. mail of the proposed date of abandonment or discontinuation of operations.
2. Upon abandonment or discontinuation of use, the owner shall physically remove the SWES within 90 days from the date of abandonment or discontinuation of use. This period may be extended at the request of the owner and at the discretion of the building official. The term "physically remove" shall include, but not be limited to:
 - a. Removal of the wind turbine and tower and related above grade structures.
 - b. Restoration of the location of the SWES to its natural condition, except that any landscaping, grading or below grade foundation may remain in the after-conditions.
3. In the event that an applicant fails to give such notice as required in subsection (E)(1) of this section, the SWES shall be considered abandoned or discontinued if it has been out-of-service for a continuous 12-month period. After the 12 months of inoperability, the building official may issue a notice of abandonment to the owner of the SWES. The owner shall have the right to respond to the notice of abandonment within 30 days from notice receipt date. The building official shall withdraw the notice of

abandonment and notify the owner that the notice has been withdrawn if the owner provides information that demonstrates the SWES has not been abandoned.

4. If the owner fails to respond to the notice of abandonment or if after review by the building official it is determined that the SWES has been abandoned or discontinued, the owner of the small wind energy system shall remove the SWES at the owner's sole expense within three months of receipt of the notice of abandonment.
5. As a condition of initial SWES permit approval, the applicant may be required to provide a form of surety (e.g. post a bond, letter of credit or establish an escrow account or other) at the time of building permit approval to cover costs of the removal in the event the city must remove the facility. The applicant shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include a mechanism to accommodate the rate of inflation over 15 years.

(Ord. 4656 § 1 (Exh. 02), 2013)

15.340.080 Standards for permanent supportive housing, transitional housing, emergency housing and emergency shelter facilities.

- A. *Purpose and applicability.* The purpose of this section is to establish reasonable standards for the safe operation and appropriate siting of supportive housing facilities within the city of Ellensburg ~~so as to protect public health and safety for both facility residents and the broader community, in compliance with RCW 35A.21.430 and RCW 36.70A.~~ As used in this chapter, "supportive housing facility" includes emergency housing, emergency shelters, permanent supportive housing, and transitional housing in buildings or other permanent structures. Religious organizations hosting homeless populations are subject to modified requirements and preemptions governing indoor overnight shelters pursuant RCW 35A.21.360.
- B. *Performance standards.*
 1. *Requirements for all supportive housing facilities.*
 - a. *General.*
 - i. ~~When a site includes more than one type of supportive housing facility, the more restrictive requirements of this section shall apply. Uses requiring a conditional use permit pursuant to ECC Table 15.310.040-1 are subject to procedures of ECC 15.250.040.~~
 - ii. All supportive housing facilities must comply with the provisions of the Building and Fire Code under ECC titles 3 and 4, and the public works development standards as generally applicable to the use, and are subject to the provisions of crime prevention through environmental design (CPTED) in ECC 15.420.040(C).
 - b. *Site parking and transit.*
 - i. ~~Facilities shall match the bulk and scale of residential uses allowed in the zone where the facility is located. The design, construction, appearance, physical integrity, and maintenance of the facility shall provide an environment that is sustainable, functional, and conducive to tenants' stability.~~
 - ii. ~~If provided, exterior lighting must comply with chapter 15.580 ECC and be directed downward, and glare must be contained within the facility site to limit the impact on neighboring properties.~~
 - iii. The minimum number of off-street parking spaces required for each facility will be determined by the decision maker through the approval process taking into consideration factors such as the potential number of residents, site constraints, impact on the

~~surrounding neighborhood, and consistency with parking requirements for similarly sized multifamily developments. Emergency housing and emergency shelter shall not require off-street parking. The minimum number of off-street parking spaces required for permanent supportive or transitional housing facility shall be determined based on the type of residential use for the dwelling units or sleeping units pursuant to ECC 15.550.040.~~

- ~~iv. A description of transit, pedestrian, and bicycle access from the subject site to medical, behavioral health, substance use disorder treatment, and employment and other similar services must be provided at time of application by the sponsor and/or managing agency.~~
 - ~~c. Facility operations. The sponsor or managing agency shall comply with all federal, state, and local laws and regulations, including Kittitas County Department of Health regulations. The sponsor or managing agency shall be subject to inspections by local agencies and/or departments, consistent with state law, to ensure such compliance and shall implement all directives resulting therefrom within the specified time period.~~
2. *Additional requirements for emergency housing and emergency shelters.* In addition to the requirements under subsection (B)(1) of this section, emergency housing and emergency shelters are required to comply with the following:
- a. *Facility standards.* Facilities are subject to the occupancy limits established by the most current editions of the International Building Code and International Fire Code. Certification. The sponsor or managing agency must provide written certification of the following to the director prior to any of these facilities being issued a certificate of occupancy:
 - i. The name of the facility and headquarters of its managing entity;
 - ii. A description of any other programs operating in the building;
 - iii. Proof that at least one community meeting was conducted regarding the facility including date, time, location, and methods of public notification of the meetings;
 - iv. One designated point of contact who is authorized to make decisions and take corrective action for the facility in case of emergencies, with at least one emergency phone contact number;
 - v. Documentation of the sponsor or managing agency's operational policies and procedures for: health and safety within buildings and for areas immediately adjacent to the facility; admissions; number of staff and volunteers on-site during operations; and, description of training practices.
 - b. *Facility operations.*
 - i. ~~Trash receptacles must be provided in multiple locations throughout the facility and site. A regular trash patrol in the immediate vicinity of the site must be provided.~~
 - ii. ~~Residents and staff must comply with all Kittitas County Health Department requirements related to food donations.~~
 - iii. ~~No children under the age of 18 are allowed to stay overnight in the facility, unless accompanied by a parent or guardian, or unless the facility is licensed to provide services to this population. If a child under the age of 18 without a parent or guardian present attempts to stay in a facility not specifically licensed for providing housing to youth, the sponsor and/or managing agency shall immediately contact Child Protective Services and actively endeavor to find alternative housing for the child.~~
 - c. *Facility services.*
 - i. ~~Residents should have access to the following services on site, if feasible; if not provided on site, transportation shall be provided:~~

- ~~(A) For all facilities, medical and behavioral health services, including mental and behavioral health counseling.~~
- ~~(B) For emergency housing facilities, access to resources on obtaining permanent housing and access to employment and education assistance.~~
- ~~(C) For emergency shelter facilities, substance use disorder assistance.~~
- ~~ii. All functions associated with the facility, including adequate waiting space, must take place within a building or on the site proposed to house the facility.~~
- ~~iii. Facilities serving more than five residents should have dedicated spaces for residents to meet with service providers.~~
- ~~iv. The sponsor or managing agency shall coordinate with the homelessness service providers for referrals to their program and with other providers of facilities and services for people experiencing homelessness to encourage access to all appropriate services for their residents.~~
- ~~3. Additional requirements for permanent supportive and transitional housing. In addition to the requirements under subsection (B)(1) of this section, permanent supportive housing and transitional housing are required to comply with the following:~~
 - ~~a. Facility standards. Individual facilities are subject to the density standards for residential uses in the zone where the facility is located.~~
 - ~~b. Facility services.~~
 - ~~i. All residents shall have access to appropriate cooking and hygiene facilities.~~
 - ~~ii. Residents should have access to the following services on site, if feasible, or should be provided transportation to such services by the sponsor or managing agency:~~
 - ~~(A) Medical and behavioral health and substance use disorder services.~~
 - ~~(B) Employment and education assistance.~~

(Ord. No. 4936, § 6, 2-5-2024)

15.390.040 Master site plans for regional retail commercial projects—Special review process.

- A. *Purpose.* The purpose of this section is to provide procedures for the review and decision on master site plan applications for regional retail commercial projects.
- B. *Application submittal requirements.* In addition to the submittal requirements set forth in ECC 15.220.020(B), a complete master site plan application for regional retail commercial projects shall consist of the following:
 - 1. A SEPA checklist and payment of the appropriate SEPA application fee, if required;
 - 2. A complete application form provided by the city, which shall include a title and location of the proposed development, together with the names, addresses and telephone numbers of:
 - a. The recorded owners of the land and the applicant; and
 - b. Any architect, planner, designer, or engineer responsible for the preparation of the plan.
 - 3. Payment of the appropriate application fee;
 - 4. A written description, corresponding to the site plan, addressing:
 - a. The scope of the project.

- b. Location and gross floor area of each proposed structure.
 - c. Category of permitted, conditional or accessory uses proposed in terms of square feet to be covered by impervious surfaces.
 - 5. A vicinity map showing:
 - a. The site boundaries;
 - b. Existing roads and accesses within and adjacent to the site; and
 - c. Adjacent parcels, including current zoning and current uses thereof.
 - 6. A topographic map, at two-foot intervals, showing existing and proposed contours, with locations and classifications of any existing streams, wetlands, steep slopes and other natural features and/or critical areas;
 - 7. Plans drawn to a scale approved by the director as appropriate for the size of the project showing the general location and square footages of proposed uses, buildings, buffer areas, yards, open spaces and landscaped areas;
 - 8. A circulation plan drawn to a scale acceptable to the city engineer illustrating all access points for the site and the proposed size and location of driveways, streets and roads that have immediate impact on public rights-of-way, and the location and number of all off-street parking spaces;
 - 9. Plans for all utilities, including drainage and stormwater retention and detention;
 - 10. A statement demonstrating how the proposed plan is consistent with and implements the city of Ellensburg comprehensive plan, the land use designation under the comprehensive plan, and the criteria for approval as set forth below; and
 - 11. Building elevations and landscaping plans are not required for an application to be deemed complete; however, those final plans are required to be approved prior to issuance of any building or development permits for the project. If building elevation and landscaping plans are submitted subsequent to the master site plan application, those designs are subject to the statement requirements in subsection (B)(10) of this section.
- C. *Procedures.* Master site plans for regional retail commercial projects follow the general Type ~~IV~~ III review process in ECC 15.210.010(B) and are also subject to the following provisions:
- 1. *Concurrent applications and optional consolidated project permit application processing.*
 - a. If an application for a regional retail commercial master site plan is related to a rezone, a subdivision application, a short subdivision application, or a binding site plan application (when in accordance with the provisions of ECC 15.260.180 and RCW 58.17.035(1)), upon the applicant's written request for consolidation, there shall be one open record predecision public hearing before the hearing examiner, following which the hearing examiner shall make a decision on the regional retail commercial master site plan, and a recommendation on each of the consolidated other project permit matters to the city council. The city council shall then conduct a closed record public decision hearing on the hearing examiner's recommendations, which shall coincide as the administrative appeal hearing for any appeal of the examiner's regional retail commercial master site plan decision. ~~If an applicant requests that the city consolidate the review process for applications related to a regional retail commercial master site plan, the applicant must first sign a written waiver of the deadlines for review of the consolidated applications and issuance of a final decision on the consolidated applications.~~
 - b. If an applicant makes a written request to consolidate the master site plan application processing with the processing of other permit applications related to the master site plan project application, the city may consolidate the regional retail commercial master site plan application process with ~~any or all other project permit applications, utility service agreements, building~~

~~permit applications or other city approval processes~~ associated with the master site plan application pursuant to the consolidation requirements in ECC 15.210.020 to the extent that procedural requirements allow, except that in no case shall the decision on the regional retail commercial master site plan's design pursuant to Chapter 15.390A require more than one public meeting or as otherwise set forth herein. In the event consolidation is granted by the city, the vesting of rights associated with any of the consolidated actions shall be per applicable statutes unless otherwise provided in a development agreement entered into pursuant to chapter 15.380 ECC.

2. *Expiration of regional retail commercial master site plan.* Within ten years after the date of regional retail commercial master site plan approval, or at the expiration of any approved extension granted by the city in subsection (C)(3) of this section, a complete building permit application shall be submitted for no less than 100,000 square feet; otherwise the regional retail commercial master site plan approval shall expire and be of no further effect.
 3. *Extensions.* A regional retail commercial master site plan not subject to a development agreement for phasing may be extended once, for a period of up to five years after the original date of approval. In granting the extension, the city council may condition approval on the extended regional retail commercial master site plan being subject to any new or amended regulations, requirements, policies or standards which have been adopted after the original of approval, unless 50 percent or more of the on-site work has commenced on all phases.
 - a. *Deadline for filing application.* Requests for an extension of the regional retail commercial master site plan must be submitted to the city no more than 180 days prior to expiration and no less than 60 days prior to the expiration of the approval.
 - b. *Complete application.* A complete application for a regional retail commercial master site plan extension shall consist of the following:
 - i. The length of extension being requested; and
 - ii. A textual description demonstrating how the request complies with the criteria for approval in subsection (C)(3)(d) of this section.
 - c. *Procedure.* An application for an extension of a regional retail commercial master site plan shall be processed as a Type III permit.
 - d. *Criteria for approval.* An applicant may be granted the one-time extension of the regional retail commercial master site plan, for up to five years, with or without conditions, if the applicant demonstrates compliance with the following criteria:
 - i. That there is still adequate provision made for water, sanitary sewer and/or public utilities (electric, gas, phone and cable) if the extension is granted.
 - ii. The applicant demonstrates good cause for the delay in not commencing construction during the original ten-year period based on circumstances beyond the control of the applicant.
 4. *Master site plan revisions.* Revisions to a regional retail commercial master site plan may be approved through the Type I review process so long as the revision does not result in an increase in the number of on-site parking spaces by more than ten percent of the amount originally approved or an increase in the square footage of building gross floor area by more than ten percent of the amount originally approved. Revisions of approved retail commercial master site plans in excess of the above amount shall require a Type ~~IV~~ III review process as described herein and in chapter 15.210 ECC.
- D. *Decision criteria.* Applicants proposing a regional retail commercial master site plan shall demonstrate that the site plan application is able to satisfy all of the applicable code requirements. The regional retail commercial master site plan may only be approved if the city finds that all applicable code requirements are met, and that all of the following are satisfied:

1. Where permitted.
 - a. Table 15.310.040 sets forth the zones in which regional retail commercial master site plans are permitted, with the uses, exceptions and limitations set forth in ECC 15.390.030; provided, that the property is within the designated boundaries of the regional retail commercial areas as shown in figures 15.390.040(A) and (B).
 - b. Regional retail commercial master site plans shall not be ~~allowed~~ required on any property which is less than 40 acres in size, ~~and~~ which may consists of one parcel or separate and contiguous parcels, separated only by a public right-of-way.

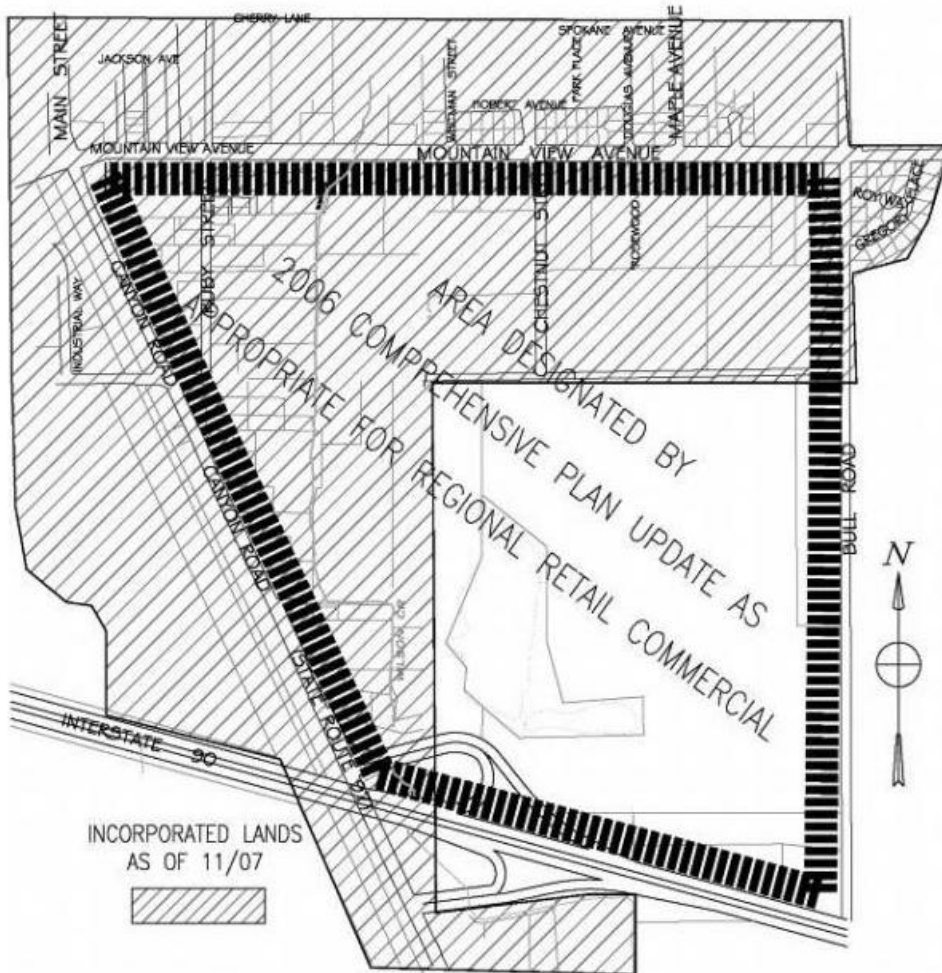


Figure 15.390.040(A). South interchange area.

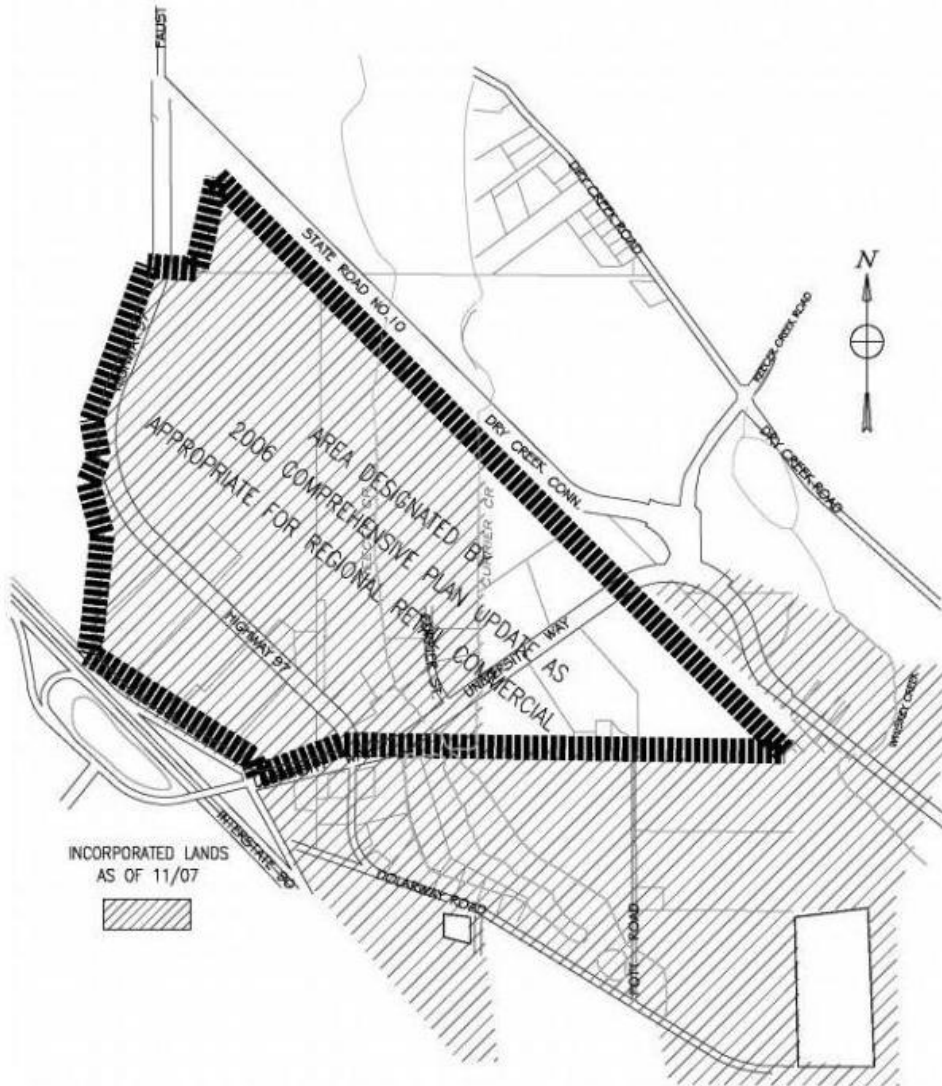


Figure 15.390.040(B). West interchange area.

2. The site access, proposed on-site circulation and off-street parking meet all public works development standards, regional retail commercial design standards (chapter 15.390A ECC), and make adequate provision for roads, streets, alleys and other public ways. All streets, roads, sidewalks and other amenities shall be constructed as required by the city's public works development standards, and with the following additional requirements. The streets and sidewalks shall be suitable and adequate to handle anticipated traffic within the proposed regional retail commercial master site plan and in the vicinity of the development. Adequate access shall include at least three points of entrance onto the 40-acre project site, one of which must be from an arterial street, and two must be from different compass directions or sides of the property, or at least one street connection to each neighboring parcel.
 - a. No fewer than three vehicular accesses shall be provided onto a master planned project site.
 - b. At least one vehicular access shall be provided from an arterial or major collector street.
3. The regional retail commercial master site plan makes adequate provision for all public utilities, including, but not limited to, water, sanitary sewer, and stormwater drainage. The water and sanitary

sewer facilities shall be suitable and adequate to provide service within the proposed regional retail commercial master site plan and in the vicinity of the development.

4. The regional retail commercial master site plan is consistent with the city's comprehensive plan.
 5. The fire marshal and the building official have provided a recommendation demonstrating compliance with the applicable fire and building codes of the city.
 - ~~6. The perimeter of the regional retail commercial master site plan is compatible with the existing land use or properties that abut or are directly across the street from the subject property. Compatibility includes but is not limited to size, scale and mass.~~
 - ~~67.~~ Each phase of the proposed regional retail commercial master site plan, as it is planned to be completed, contains the required parking spaces, open space, landscaping and utility area necessary for creating and sustaining a desirable and stable environment.
 - ~~78.~~ Types of uses and development permitted. Uses defined as "regional retail commercial" development in ECC 15.130.180 are permitted as specified in ECC 15.390.030.
 - ~~89.~~ The regional retail commercial master site plan and subsequent development shall comply with applicable project design provisions of chapter 15.390A ECC. ~~Where there is a conflict between the provisions of chapter 15.390A ECC and this section, the provisions of this section shall apply.~~
- E. *Phasing.* An applicant may request that a development agreement be entered into with the city for development of the regional retail commercial master site plan to be phased over a period not to exceed ten years. If an applicant requests a phasing development agreement, the applicant must submit a written waiver of the deadlines for review of all associated project permit applications and issuance of their final decisions. In addition to the requirements for a development agreement in chapter 15.380 ECC, approval of any phased regional retail commercial master site plan shall include, but not be limited to, the following conditions:
1. The proposed development contains a minimum of 100,000 square feet of enclosed gross floor area of commercial uses; provided, that at least 50,000 square feet must be constructed for and used by one retailer;
 2. In the first phase of the regional retail commercial master site plan, development of permitted uses other than regional retail commercial allowed in the C-T and C-H zones ~~(such as hotel/motel, eating and drinking, office and other uses)~~ are not subject to the minimum enclosed gross floor area requirement;
 3. The minimum enclosed gross floor area in the first phase may be satisfied by combining the gross floor area of separate buildings within the regional retail commercial master site plan, including buildings separated by a road; and
 4. There is no minimum size requirement for subsequent phases of development.
- F. *Designation of regional retail commercial master site plans.* The city council has designated the areas of the city which are eligible to develop with regional retail commercial projects in the comprehensive plan land use map and the comprehensive plan commercial land use policy statements. Modification of any boundaries or institution of any additional areas eligible for regional retail commercial projects shall follow the Type V land development code ~~comprehensive plan~~-amendment process.

(Ord. No. 4975, § 57, 11-17-2025; Ord. 4769 § 15, 2017)

15.390A.020 Applicability.

The provisions herein apply to all master site plans for regional retail commercial projects pursuant to chapter 15.390 ECC and subsequent development activity within the master site plan area. Such master site plans

and subsequent development are exempt from the standards in chapters 15.510 through 15.580 ECC unless otherwise noted herein.

A. Standards using words such as "shall," "must," and "is/are required" signify required actions.

B. Guidelines using words such as "should" or "is/are recommended" signify voluntary measures.

(Ord. 4769 § 16, 2017; Ord. 4656 § 1 (Exh. O2), 2013; Formerly 15.590.020)

15.390A.030 Site planning.

A. *Responding to the site characteristics.* Site plans should consider existing characteristics.

1. Development of the site should plan in response to specific site characteristics, including natural features, vegetation, topography, or existing amenities, and location within the community.

Design techniques: The following are voluntary measures.

- a. ~~Commercial development~~ Development should be designed to integrate or preserve enhance valued neighborhood amenities such as stream corridors, trees and natural areas.
 - b. ~~Siting should acknowledge and reinforce desirable existing spatial patterns of the neighborhood.~~
2. Site planning should coordinate adequate public services and utilities in the design phase to serve the proposed uses.

B. *Transitions to surrounding neighborhoods.* ~~Link proposed developments shall be linked to existing walkways, trails, and bicycle systems in the surrounding area by connecting and lining up directly to existing linkages, closing gaps and treating crossings of barriers on development site with special design treatment, minimizing prohibiting permanent access barriers, designing with consistent materials, widths and locations of existing mobility facilities, and providing safe, easy and clearly identifiable access to and along the existing linkages. Safe, convenient and attractive connections to downtown linkages should be provided.~~

C. *Streetscape compatibility.* ~~Develop the site plan in response to for safety, interaction/activity, and informal surveillance, the site plan shall be developed with the following:-~~

Design techniques: The following shall be required.

1. ~~Ensure~~ Shared access shall be provided across the whole development site, including and coordination of internal driveways and parking areas for multiple parcels, buildings, or projects within the site.
2. ~~Cooperate in a welcoming gateway to the city from interstate highways and incorporate directional signage to historic downtown and Central Washington University (subject to federal, state and local ordinances).~~

D. *Transitions to sidewalks, streets and buildings.* New developments near existing residential uses. Plans should consider building details when sited near existing neighborhoods.

1. ~~Design of building massing, height, and scale should provide a sensitive transition to adjoining residential neighborhoods.~~
12. New commercial developments, whose bulk and scale may negatively impact adjacent abutting residential areas, should mitigate the effect through careful consider incorporating a maximum 6-foot tall screening fence or Type B or C Landscaping per ECC 15.570.040 along the abutting property line in site planning and architectural design.

Design techniques: Possible mitigation techniques include:

- a. ~~Locating open space on the site's edge to further separate the building from less intensive uses.~~
- b. ~~Stepping down the massing of the building along the site's edge.~~

~~c. Limiting length of, or articulating building facades to reflect adjacent residential patterns.~~

~~d. Creative use of landscaping.~~

- E. *Street frontages and building orientation.* Commercial architecture in Ellensburg has traditionally provided direct access to the street. Orient the buildings shall be oriented toward the property's principal street frontage, and face the primary entrance of each building shall open toward that frontage.

Design techniques: All of the following shall be required.

~~1. Commercial architecture in Ellensburg has traditionally maintained a strong relationship to the street.~~

~~12. Buildings in the mixed use retail and office park areas should shall about the a publicly accessible sidewalks, internal walkway, or open space on at least one side.~~

~~23. Orienting the building's formal facade and containing the primary entrance shall be oriented toward the property's principal street frontage creates pedestrian interaction, minimizes automobile dominance, and results in a lively streetscape.~~

~~4. Avoid facing buildings to the side with the resultant erosion of the streetscape.~~

~~35. Site Vehicle and pedestrian entrances at a property edge shall be emphasized with include a landscape treatments pursuant to ECC 15.570.040 strongly indicate the pedestrian orientation of these areas.~~

~~6. Consideration should be given to the relationship between buildings and adjacent open space areas. All design should appear as an integrated part of an overall site plan.~~

~~7. Roadways should be designed to reduce the visual impact of pavement area through siting of structures, berms and landscaping.~~

- F. *Human activity.*

1. ~~Design the p~~Projects shall be designed to human scale in order to provide pedestrian interest and facilitate pedestrian activity.

Design techniques: The following are required or voluntary as indicated.

~~a. Use s~~Setback areas should be considered for use as pedestrian activities such as outdoor seating or dining, for a plaza or recessed entry, or for landscaping.

~~b. Arcades, colonnades, or~~ Windows or doors should consider incorporation of awnings above these openings at ground floor level provide pedestrian interest and can provide protection.

~~c. Create clear and safe~~ A pedestrian pathways from the a public sidewalks to the building's primary entrance shall be provided.

~~d. Include p~~Publicly accessible open gathering spaces shall be provided in multiple locations throughout the a site that includes more than five or more buildings containing any combination of commercial, multifamily or mixed uses, locating smaller retail buildings close to streets, and developing quality landscaping shall be provided along all street frontages without abutting buildings pursuant to ECC 15.570.040.

~~e. Appropriate pedestrian~~ Each publicly accessible open space amenities could shall include at least two of the following feature types: benches, outdoor dining tables with chairs, planters, decorative paving, artwork, lighting poles along pedestrian walkways, and/or bicycle racks.

2. ~~The design should provide for a sense of enclosure and safety along commercial streets including the provision of sidewalks, benches, public transportation shelters for existing or newly required transit stops, and a clear pedestrian and bicycle access to all buildings including both internal connections and linkages to city's planned and existing sidewalk and trail network.~~

3. Column and bay spacing along street fronts where included in a building design should shall be provided at intervals no greater than 36 feet apart ~~in order to maintain a pedestrian-oriented scale and rhythm.~~

~~G. Respect for adjacent sites. Structures should be scaled to other structures and spaces.~~

~~H. Phased developments.~~

- ~~1. Future development pads shall be designed to relate to the rest of the project's architecture and will provide pedestrian-scale exterior features.~~
- ~~2. Each phase of the development shall be designed to be consistent with, but not necessarily the same as, the balance of the project architecture, including materials, colors, and general style.~~

~~I. Transition between uses and streetscape.~~

- ~~1. Use open spaces to assist in the organization of architectural elements.~~
- ~~2. Provide common garden elements and/or human activity focus points.~~
- ~~3. Lessen the impact of parking by creating a prominent street front which is desirable for development attractiveness, public safety and pedestrian access.~~

G. Exterior lighting.

1. An exterior lighting plan for the development area shall be provided and approved.

Design techniques: the following are required.

a. The plan shall illuminate all designated walkways for safe nighttime pedestrian movement through and around the development area.

b. Exterior lighting installations shall be designed to avoid harsh contrasts in lighting levels.

2. In order to direct light downward and minimize the amount of light spilled into the dark night sky, all lighting fixtures shall be full cut-off fixtures as defined by the Illuminating Engineering Society of North America (IESNA).

3. Fixtures used to accent buildings or art shall be located, aimed and shielded so that light is directed only on those features and does not illuminate the sky. Such fixtures shall be aimed or shielded to eliminate light spill into the dark night sky.

Design techniques:

a. Lighting fixtures shall not cause glare or direct light beyond the facade onto neighboring property, streets or the night sky.

b. Flags of the United States or Washington State may be illuminated from below provided such lighting is focused on the individual flag or flags.

4. Illumination of landscaping, when provided, shall not create glare or allow light trespass beyond landscaping.

Design techniques: the following is required.

a. Vegetation and landscaping shall not obstruct security.

5. Fuel service station and truck stop exterior lighting:

Design techniques: the following is required.

a. Canopy lighting for auto fuel stations and truck stops shall be fully recessed or fully shielded to ensure that no light source is visible from or causes glare on public rights-of-way or adjacent properties. Lights shall not be mounted on the top or sides of the canopy.

6. Security lighting shall be provided

Design techniques: the following are required.

- a. Install full cut-off fixtures as defined by the Illuminating Engineering Society of North America (IESNA).
- b. Use a combination of sensor technologies or timers to only activate security lighting in response to motion and at periods of darkness
- c. Aim lighting fixtures so that illumination is directed to on the subject property.

H. Signage. A sign plan shall be submitted with the design review application. The plan at a minimum shall show locations, dimensions and designs of all proposed on-site wayfinding signs and any commercial signage proposed at the time of application. Signs shall comply with Chapter 3.12, ECC.

1. Directional signage to historic downtown and Central Washington University shall be provided at each roadway entrance to the development site, subject to federal, state and local ordinances.

(Ord. 4769 § 16, 2017; Ord. 4656 § 1 (Exh. 02), 2013; Formerly 15.590.030)

15.390A.040 Landscaping and hardscape features.

A. Reinforcing design continuity with neighboring and adjacent sites. The following features are required or voluntary as indicated.

1. ~~Select p~~Plant materials in landscaping areas that are suitable to the site and to Ellensburg's climate zone, and shall be provided with a viable stationary irrigation system.

Design techniques: The following is required.

- a. ~~Choice of plant materials and their placement on the site are critical to the valley's windy, semi-arid climate.~~
- ab. Install a A stationary irrigation system that provides full coverage of the each landscaped area shall be installed, which may incorporate low impact development and stormwater design elements consistent with public works development standards and the 2024 Eastern Washington Stormwater Manual.
2. ~~Building entries, primary vehicular and pedestrian entries to a property, and building perimeters should be enhanced with~~ shall incorporate landscaping which ~~could~~ must include a combination of ornamental vines, groundcovers, shrubs and/or trees pursuant to ECC 15.570.040 ~~selected for their screening, canopy, spatial enclosure and seasonal variation.~~
3. Where provided in more than one location, Bbenches, kiosks, signs, bollards, waste receptacles, street vending carts, water fountains, lighting ~~poles standards~~, perch walls, sidewalks, pathways, and trails and special water features should be designed to be compatible elements of like materials across the development site and design.
4. ~~Streetscape plantings should be simplified to allow adequate visibility from automobiles to businesses.~~
45. ~~The use of~~ When provided, potted plants and flowers as well as ~~street trees are encouraged, but should not impede pedestrian traffic~~ shall maintain minimum accessibility requirements.
56. ~~The landscape design character of Ellensburg shall require street trees along developments that newly improve street frontage. should be reinforced by using:~~

Design techniques: the following is required for new street trees.

- a. Street trees. Ellensburg has a long term "Tree City" designation. If a street has a uniform planting of street trees, or an area of distinctive species, plant additional street trees that match the

~~planting pattern or species.~~ Street trees shall comply with the public works department's approved street tree list and Chapter 4.36, ECC.

b. ~~Similar plant materials.~~ When many lots on a block feature similar landscape materials, emphasis on these materials will help a new project fit into the local context.

c. ~~Similar construction materials textures, colors or elements.~~ Extending a low brick wall, using paving similar to a neighboring use or employing similar stairway construction are ways to achieve design continuity.

7. ~~Use landscaping to integrate the commercial development with the community, through the establishment of sidewalks, and street trees per city of Ellensburg street tree list, and street lighting.~~

~~Design techniques:~~

a. ~~Plant regularly spaced trees to shade the sidewalk and street, and consider the use of planters to create a safety barrier between street and sidewalk, or between sidewalk and setback.~~

b. ~~Utilize the city of Ellensburg's street tree list to select climate-appropriate species.~~

c. ~~Street lighting designs should reflect the scale of the neighborhood.~~

68. ~~Provide landscaping of appropriate scale in the areas of the required setbacks that do not provide other features pursuant to this Section, in conformance with Chapter 15.570 ECC city code.~~

~~Design techniques: the following are required.~~

a. ~~Incorporate landscape materials into the design of setbacks pursuant to ECC 15.570.040 to help define pedestrian spaces, circulation, and building access.~~

b. ~~Landscaping can be effectively used to denote property edges and to accent architectural elements of street facades.~~

be. ~~Use Provide landscaping to soften the effect of blank walls along exposed foundations pursuant ECC 15.530.040(G) except that it shall also be provided where a building does not abut a street.~~

B. Landscaping to enhance a large commercial building and/or site.

1. ~~Enhance the site with~~ Provide specific features into landscaping.

~~Design techniques: at least one of the following features shall be provided for each building site.~~

a. ~~Softening the form of the building by s~~Screening blank exposed foundation walls with a landscaping treatment pursuant to ECC 15.530.040(G), terracing retaining walls, etc.

b. ~~Providing a framework such as a trellis or arbor for~~ with plants to grow on.

c. ~~Incorporating a planter guards or low planter walls as part of the~~ a site plan architecture.

d. ~~Distinctively landscaping open areas created by building modulation.~~

de. ~~Incorporating upper story planter boxes or roof planters when upper story building step-backs are provided and the building contains residential units on the stepped back upper story.~~

ef. ~~Including a special feature such as a courtyard, fountain or pool. Or,~~

fg. ~~Emphasizing entries with special planting in conjunction with decorative paving and/or~~ Provide one or more lighting fixtures attached to the building illuminating each primary entry.

h. ~~Screening a building from view by its neighbors, or an existing use from the new building.~~

2. Screen dumpsters, utilities, and service areas from view with landscaping.

Design techniques: the following are required.

- a. Where service elements ~~cannot be located away~~ are visible from the street front, they ~~should~~ shall be screened from view pursuant to ECC 15.520.060 and 15.530.045, and shall not encroach upon the pedestrian right-of-way.
 - b. ~~Use an effective combination of~~ Incorporate landscape materials with screening fencing to screen the for each service area, and locate its opening out of view from any public right-of-way away from the sidewalk.
- C. Landscaping to address special site conditions. The following landscaping elements shall be provided as applicable to a development.
 1. High bank front yard. Where the building's ground floor finished interior grade is elevated five feet or more above an adjacent sidewalk grade pedestrian's eye level, landscaping ~~can help make the~~ shall be provided pursuant to the following transition between grades.

Design techniques: at least one of the elements below shall be provided when required by this subsection:
 - a. Rockeries with floral displays, live ground cover or shrubs.
 - b. Terraces with floral displays, ground covers or shrubs.
 - c. Low retaining walls with raised planting strips. Or,
 - d. Stone or brick masonry walls with vines or shrubs.
 2. Barrier-free access. Where wheelchair ramps ~~must be~~ are provided on a street front, the ramp structure ~~might~~ shall include a planting strip on the sidewalk side of the elevated portions of the ramp pursuant to standards of ECC 15.530.040(G).
 3. Steep banks or stream bed topography. ~~Special plantings or~~ Erosion control measures may be necessary to prevent site destabilization shall comply with ECC Title 15, Division VI when site development includes geologically hazardous areas or fish and wildlife habitat conservation areas and/or to enhance the visual qualities of the site in connection with neighboring improvement programs.
 4. Boulevards Planting strips. Incorporate landscaping when a planting strip is required for street improvements per ECC Title 15, Division IV, in conformance with public works development standards which reflects and reinforces the sense of streetscape.
 5. ~~Greenbelt or other natural setting~~ Natural features. ~~Protect or preserve existing natural features. greenbelts and other settings by:~~

Design techniques: the following are required when applicable or voluntary as indicated.
 - a. ~~Minimizing the removal of significant trees.~~
 - ab. Replacing— Trees that were removed as part of a site development shall be replaced with new trees at a minimum 1:1 ratio, as shown on a landscaping plan submitted prior to tree removal. Existing trees should be considered for retention.
 - c. ~~Emphasizing naturalized or native landscape materials.~~
 - d. ~~Retaining natural greenbelt vegetation that contributes to greenbelt preservation.~~
 - e. ~~Selecting colors that are more appropriate to the natural setting.~~

(Ord. 4769 § 16, 2017; Ord. 4656 § 1 (Exh. O2), 2013; Formerly 15.590.040)

15.390A.050 Parking lots and structures.

Reduce the visual impact of parking lots and parking structures.

A. Parking—Surface. The following are required or voluntary as indicated:

1. ~~Where possible, break up or divide large parking lots. Employee and overflow~~ Off-street parking ~~may~~ should be located behind buildings and away from areas of high public visibility. ~~Handicap~~ ADA accessible parking stalls ~~should~~ shall be located throughout the ~~a~~ development with multiple buildings in compliance with building codes.

Design techniques:

- a. ~~The relationship of building facade to the street, and safe pedestrian access to the building entrances, are of primary consideration in commercial development.~~
- ~~ab.~~ Parking lots shall not comprise more than 50% of the street frontage of any lot ~~must not dominate the street front.~~
2. ~~Parking areas should~~ shall include landscape areas. ~~The size and location of parking areas should be minimized and related to the group of buildings served.~~

Design techniques: the following are required.

- a. All parking lots visible from public rights-of-way, or located within ~~20~~ 100 feet of residential or mixed-use zone ~~property, should~~ shall be screened using a combination of ground plantings, trees, and shrubs pursuant to one of the options of ECC 15.520.070(B)(1), walls, and/or trellis structures with plants.
- b. ~~Screening need not be sight-obscuring, and need not be uniform along the property frontage.~~
3. ~~Minimize long, straight, monotonous rows and effect of large paved areas by visually~~ Breaking up the parking lot with landscaped islands. Landscape islands shall be distributed throughout the parking lot at a rate of 24 square feet per stall.
4. Landscaping shall be provided to screen surface parking areas ~~and provide transition between the project and surrounding areas. Landscape and screen surface parking areas visible to the public roadways pursuant to ECC 15.570.050(A)(2).~~
5. Pedestrian access ~~from through~~ parking areas ~~and vehicle circulation through parking areas~~ should be ~~safe and~~ clearly defined by different surface materials or colors from that used for vehicle pavement materials.
6. ~~Landscaped medians are encouraged where access and traffic allow.~~
7. ~~Open space and landscaping should be coordinated and linked wherever possible, particularly in relation to public areas and the pedestrian system.~~
- ~~68.~~ Design and locate parking areas in a manner that will break up large areas of parking and provide for shared parking among businesses on development sites with multiple buildings or contiguous storefronts pursuant to ECC 15.550.060.
- ~~79.~~ Locate off-street parking away from street frontage when developing on an alley lot to the rear or side of the building, whenever possible.

Design techniques: the following is required when applicable.

- a. The site plan ~~should minimize the number and width of driveways and curb cuts along the street and should consider~~ shall provide for alleyway vehicular access to off-street parking for developments abutting an alley.
- b. ~~Various parking lot configurations may be possible, depending upon site constraints; large lots may be broken into several smaller lots.~~

- ~~10. Minimize the visual impact of parking surface run-off treatments, and incorporate them into landscaping where possible.~~
- ~~11. Allow surface parking in front of large retail structures and anchor retailers but reduce visibility of parking from public streets with landscaping and the location of smaller structures.~~

B. Parking structures. The following standards are required or voluntary as indicated.

1. ~~The presence and appearance of gGarage or large door entrances should shall be minimized so that they do not dominate the~~ meet minimum standards when located along street or building frontage.

Design techniques: the following is required.

- ~~a. Recess the portion of the facade where the entry is located to help conceal it.~~
- b. Extend a portions of the structure over within ten feet of elevation above the garage entry by no less than 30 inches beyond the façade of the garage entry to help conceal it.
- ~~c. Emphasize other elements of the facade to reduce the visual prominence of the garage entry.~~
2. ~~Structured parking should be designed to avoid undifferentiated planes. The scale of parking structures should be modulated by interruptions of the facades~~ consider exterior vertical articulation intervals, setbacks, and lowering the first levels below the existing grade (where the water table allows) to reduce total height.
3. ~~Facades of parking structures should shall include a landscape treatment in addition to architectural for screening when required by this section.~~

Design techniques: the following is required when applicable:

~~Parking structures should shall have landscaping around the ground level perimeter of any exposed foundation pursuant to ECC 15.530.040(G). Where the top level of a parking structure is uncovered to the open air, the level shall provide elevated planting buffers along all perimeters pursuant to ECC 15.520.070(B)(1)(b) and the top floor which will correspond to adjacent land uses and activities. Landscaping should include, but not be limited to, a combination of shade trees, evergreen trees, shrubs, groundcovers, deciduous native and ornamental shrubs, and vines to further screen the structures.~~

4. ~~Provide walkways in~~ designed at the same grade as parking floors surfaces with barriers or bollards to protect pedestrians from vehicles.

Design techniques: the following shall also be required for pedestrian walkways and parking lot safety.

~~For security, pedestrian routes should be visible between parking areas and building entries shall be lit and avoid enclosed, hidden areas that are not visible to either a walkway or building entry. Emergency call boxes should shall be available provided in parking structures containing more than 100 parking stalls at a rate of 1 call box per every 100 parking stalls per level, with partial requirements rounded up and provided such that no fewer than one call box is located per level in each parking structure.~~

5. ~~Parking structures containing more than 100 parking stalls should shall be enclosed with no less than one retail, personal service, café, or office restaurant uses along the ground level exterior of a parking garage fronting a public street; where the structure is at the intersection of multiple street frontages, the use shall be located along a façade corner of said frontages. or At other portions of the structure where this enclosure is not required feasible, the visual impact should shall be softened with landscaping or screening with a blank wall treatment pursuant to ECC 15.530.030 when applicable.~~

~~C. Exterior lighting.~~

- ~~1. An exterior lighting plan for the development area shall be provided and approved.~~

~~Design techniques:~~

- ~~a. The plan should encourage nighttime pedestrian movement through and around the development area.~~
- ~~b. Street lighting should relate in scale to the pedestrian characters of the area.~~
- ~~c. The design of the light standards and luminaries should enhance the design theme.~~
- ~~d. Exterior lighting installations shall be designed to avoid harsh contrasts in lighting levels.~~

- ~~2. In order to direct light downward and minimize the amount of light spilled into the dark night sky, all lighting fixtures shall be full cut-off fixtures as defined by the Illuminating Engineering Society of North America (IESNA).~~

- ~~3. Fixtures used to accent architectural features, materials, colors, styles of buildings or art shall be located, aimed and shielded so that light is directed only on those features. Such fixtures shall be aimed or shielded so as to minimize light spill into the dark night sky.~~

~~Design techniques:~~

- ~~a. Lighting fixtures shall not generate excessive light levels, cause glare or direct light beyond the facade onto neighboring property, streets or the night sky.~~
- ~~b. Flags of the United States or Washington State may be illuminated from below provided such lighting is focused primarily on the individual flag or flags so as to limit light trespass and spill into the dark night sky.~~

- ~~4. Illumination of landscaping shall utilize diffused or muted lighting, avoid glare, and minimize light trespass and escape beyond landscaping onto neighboring property, streets, or the night sky.~~

~~Design techniques:~~

- ~~a. Select plants that will not overgrow security lighting.~~
- ~~b. Vegetation and landscaping shall be maintained in a manner that does not obstruct security lighting and minimizes possible entrapment spaces.~~

- ~~5. Fuel service station and truck stop exterior lighting levels should be adequate to facilitate only the activities taking place in such locations.~~

~~Design techniques:~~

- ~~a. Canopy light shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. Lights shall not be mounted on the top or sides of the canopy.~~
- ~~b. Lighting shall not be used to attract attention to the business.~~

- ~~6. Security lighting should be designed and used to discourage crime and undesirable activity.~~

~~Design techniques:~~

- ~~a. Install full cut-off fixtures as defined by the Illuminating Engineering Society of North America (IESNA).~~
- ~~b. Use the lowest possible illumination to effectively allow surveillance.~~
- ~~c. Use sensor technologies, timers or other means to activate lighting during times when it will be needed to conserve energy, provide safety, and promote compatibility between different land uses.~~

- d. ~~Aim lighting fixtures so that illumination is directed to the designated areas.~~

15.390A.060 Building design.

AD. *Architectural design.* The following are required or voluntary as indicated.

1. ~~*Building height, bulk and scale.*~~

- a. ~~The height, bulk and scale of buildings should be compatible with one another in the development and with neighboring property buildings. Compatibility could be accomplished by:~~

~~Design techniques:~~

- ~~i. Architectural context—the use of architectural style, details (such as roof lines or fenestration), color or materials that derive from neighboring uses.~~
- ~~ii. The creative use of landscaping or other screening.~~
- ~~iii. The location of features on-site to facilitate transition, such as locating required open space or the most compatible uses on the edge of the development area.~~
- ~~iv. Treating topographic conditions in ways that minimize impacts on neighboring development, such as by using a rockery rather than a retaining wall to give a more human scale to a project, or stepping a project down a hillside.~~

12. *Architectural elements and materials.*

- a. ~~The building as an individual structure or as part of a series of b~~Buildings shall provide at least one externally articulated horizontal element on each facade facing a street, open space, or parking area. ~~should respect architectural context of the development area.~~

~~Design techniques:~~

- ~~i. Facade articulation.~~
- ~~ii. Building scale and proportion.~~
- ~~iii. Complementary architectural style.~~
- ~~iv. Roof forms.~~
- ~~v. Building details and fenestration patterns.~~
- ~~vi. Complementary materials.~~

- b. Commercial architecture in Ellensburg has traditionally included a limited variety roof forms. Design r~~Roof lines should be designed pursuant to the following: to reflect traditional commercial roof configurations.~~

~~Design techniques:~~

- ~~i. Commercial architecture in Ellensburg has traditionally included various roof forms, most often characterized by a decorative parapet wall;~~
- ~~ii. Various roof configurations such as gabled, flat, or shed are possible behind the parapet wall; however, m~~Mansard roofs are not traditionally found in Ellensburg and their use is discouraged.
- ~~iii. Avoid roof configurations which overly mimic residential styles;~~

- c. Rooftop utilities and mechanical systems should ~~shall~~ not be visible from the street; ~~regional retail commercial project buildings have a building height limit of 50 feet which includes any building mechanical equipment.~~

- d. The roofline of buildings should consider including at least one upwardly vertical modulation per storefront or public entry ~~shall be modulated to avoid the appearance of large areas of flat roof and should include interesting architectural features. Consideration should be given to the appearance.~~
- e. ~~The scale of all structures in relationship to other structures and spaces is important. Multiple stories or the appearance of multiple stories may be used up to the maximum height limit. Some variation in heights contributes to the variety and complexity of the environmental experience, and is encouraged.~~

Design techniques:

Consider from among a wide range of wall treatments derived from traditional commercial architecture: pediments, cornice molding, cresting, or a stepped false front design.

- ef. Organize mMulti-story commercial or mixed-use building facades shall be designed with three part exterior horizontal division elements between each story, consisting of changed color or building material or a combination thereof; and buildings designed with multiple attached storefronts shall provide exterior vertical column divisions between each attached storefront or use, utilizing a distinct color or change of building material or a combination thereof.
- g. ~~The ground floor of buildings should provide pedestrian interest and activity.~~
- h. ~~Use traditional storefront components and proportions on the ground floor levels of street-facing facades.~~
- fi. Facade designs for storefronts. ~~should include some contemporary translations of traditional commercial facade elements, such as:~~

Design techniques: at least one of the following elements is required per storefront.

- i. ~~Recessed entries.~~
- ii. Kick plates at doors bases.
- iii. Plate glass display windows, ~~commercial in scale.~~
- iiiv. Transoms. Or,
- iv. Canopyies, marquees, and or awnings.
- gi. Multi-story developments shall include windows or openings on the second floor no less than eight percent (8%) of the façade area of each story above ground levels of street-facing façades.

Design techniques:

- i. ~~Second story windows create an important rhythm of solid to void.~~
- ii. ~~Alignment, proportions, and groupings of second floor windows should relate to first floor building elements.~~
- iii. ~~Provide second story windows with architectural detailing of appropriate scale.~~
- hk. ~~Modulate, or break up, blank street-facing walls over 40 feet in width must include or be buffered by with windows,~~ artwork or a mural approved pursuant to Chapter 15.285 ECC, recesses, columns, bands, textural treatment, exposed foundation landscaping meeting ECC 15.530.040(G) if applicable, or a combination of these techniques.
- il. Avoid ~~The following design features are prohibited of incompatible scale such as:~~

Design techniques:

- i. ~~Residential design features, such as w~~Wood-frame porches. And,
- ii. ~~Blank second-story walls;~~
- iii. ~~Box-like design, especially on large buildings.~~

23. Architectural features.

- a. ~~Give special architectural treatment to~~ At least one of the following features shall be provided at each primary building entrances and any corner entrance's. Special attention should be given to architectural features, fenestration patterns, and the building's proportions.

Design techniques:

- i. ~~Recessed entry.~~
- ii. ~~Roof line emphasis.~~
- iii. ~~Window(s) above entry door.~~
- iv. ~~Canopy, marquee, or awning above entry.~~
- iv. ~~Head m~~Molding or decorative lintel above doorway.
- vi. ~~Contrasting, decorative finish materials.~~
- vii. ~~Beveling on a door surface panel or in-set glass window(s).~~
- viii. Roofline articulation above the section of the façade containing the entrance separate from any other articulation of the roofline along the same façade accentuation or height increase. Or,
- ix. ~~Sculptural relief.~~
- vix. Landscape buffers with minimum 3-foot depths along the façade abutting each side of the entrance at widths of no less than 6 feet, meeting plant materials standards of ECC 15.570.070(C)(2),(3). emphasis.

- b. ~~Create building articulation by~~ At least one of the following shall be incorporated into the design for each façade:

Design techniques:

- i. ~~Modulating the facade by stepping back or~~ extending forward a portion of the facade.
- ii. ~~Repeating the window or opening patterns at an~~ equidistant spacing interval that equals the articulation interval.
- iii. ~~Providing features such as a marquee, patio, deck or covered entry~~ extending from the façade.
- iv. ~~Providing a balcony or bay window for no fewer than one-half of any dwelling units located on an upper level facing a street or open space~~ each interval.
- v. ~~Changing the roofline by alternating providing dormers, stepped roofs, or gables or other roof elements to reinforce the modulation or articulation interval.~~
- vi. ~~Changing the materials with a change in the~~ each separately articulated vertical building plane. Or,

- vii. ~~Providing a wall-mounted lighting fixture, trellis, or exposed foundation landscaping pursuant to ECC 15.530.040(G) if applicable tree or other landscape feature with each interval.~~

c. ~~Maintain a consistent architectural concept that reflects a human scale by:~~

~~Design techniques:~~

- i. ~~Articulating the building's facades vertically and horizontally in intervals that conform to an existing structural pattern.~~
- ii. ~~Utilizing recessed spaces at ground level.~~
- iii. ~~Reducing the bulk of the main building by building upper floors.~~
- iv. ~~Grouping in a campus setting.~~
- v. ~~Limiting the length of, or otherwise modifying facades, to imply a group of smaller scale buildings.~~
- vi. ~~Reducing or varying the height of the structure to imply a smaller scale building.~~

4. ~~Exterior finish material.~~

a. ~~Building exteriors should be constructed of durable and maintainable materials that are typically commercial in character. Exterior should be attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.~~

b. ~~Commercial building materials and exterior finish typical to Ellensburg include:~~

~~Design techniques:~~

- i. ~~Clear or painted wooden storefront ornamentation/fenestration.~~
- ii. ~~Metal beaming and columns, decorative iron or visible metal exterior support structure which is incorporated into the building facade.~~
- iii. ~~Brick work with pattern articulation, simple corbelling and accent materials.~~
- iv. ~~Stone columns, fenestration, and accent combined with brick.~~
- v. ~~Cement work that has embossed ornamentation, architectural accent or structural column division.~~
- vi. ~~Ceramic and terra-cotta (pattern/relief molded), tile ornamentation or decorative panels.~~
- vii. ~~Brick, stone, clay tile, and stucco.~~
- viii. ~~Also acceptable are concrete, EIFS, and wood.~~
- ix. ~~Varying patterns, textures, and combinations of materials and colors encouraged.~~

c. ~~Select exterior color schemes that are appropriate for large scale development and fall within a traditional commercial range (see color notebook on file at city).~~

d. ~~Building design must relate in material, colors, scale and form, which are harmonious with the surrounding environment.~~

e. ~~Buildings should be constructed of materials that minimize light reflection and glare.~~

~~f. Green building practices or environmentally sensitive and innovative design and materials are encouraged and should comply with Leadership in Energy and Environmental Design (LEED) standards.~~

~~E. Commercial signage. A sign plan shall be submitted with the design review application. The plan at a minimum shall show locations, dimensions and designs of the proposed signs. (Please refer to chapter 3.12 ECC, sign code, for sign regulations in the C-T and C-H zones and the Washington State Department of Transportation for state highway sign regulations).~~

(Ord. 4769 § 16, 2017; Ord. 4656 § 1 (Exh. O2), 2013; Formerly 15.590.050)

15.395.050 Location considerations.

The location ~~priority~~ for new wireless telecommunication facilities ~~shall~~ should be considered in the following priority order:

- A. In all zoning districts, collocate on existing wireless telecommunication facilities.
- B. In all zoning districts, collocate antennas on utility structures (i.e. power poles), or other existing buildings and structures, such as water towers.
- C. Place new wireless telecommunication facilities in districts zoned for industrial or nonresidential mixed use.
- D. Place new wireless communication facilities in the public reserve zone.
- E. Place within residential zoning districts only when collocating or an applicant has proven that denial of the location would be a prohibition or effective prohibition of telecommunications services in violation of 47 U.S.C. §§ 253 and 332.
- F. Place within the historic districts as a last resort only when no other site is available, and denial of the location would be a prohibition of telecommunications services in violation of 47 U.S.C. §§ 253 and 332.

(Ord. 4846 § 1, 2020)

15.395.070 Development standards for wireless communication facilities other than small wireless facilities.

A. Landscaping and screening.

1. In all zones, equipment shelters, cabinets and other on-the-ground ancillary equipment shall be constructed with ~~a use separation buffer surrounding the equipment~~ of a minimum of 20 feet in residential zones and ten feet in all other zones. ~~The director or his/her designee may increase the width of this buffer if it is determined additional buffering is necessary to further mitigate the impact of the ground equipment. Further, the buffer shall be contained in a recorded easement.~~
2. Fencing shall be required around the ground facilities and be located within the required separation buffer. The fence shall be constructed in accordance with the requirements of ECC 15.320.120.
3. ~~In residential zones, and in other zones w~~Where the wireless telecommunication facility is within 300 feet of a residential zone or a right-of-way, the ground level view of support structures from such properties or rights-of-way shall be mitigated by the retention of any existing trees with sufficient height that will provide a functional screening of a substantial portion of the facility. Additional landscaping and screening may shall be required ~~by the director or his/her designee~~ to mitigate the

visual impact of the ground level view of the support structure if the existing trees do not provide an ~~adequate functional screening~~ or if no trees are on the subject site ~~to provide the functional screen~~. A street tree permit is required per ECC 4.36.300 for any planting, removal, topping, and/or major pruning of street trees. Existing trees on adjacent properties from impacted zones or within a property buffering the facility from the right-of-way ~~cannot only~~ be utilized to meet this requirement where they provide screening from affected properties and rights-of-way.

B. *Visual impact.*

1. ~~Wireless communication facilities shall be camouflaged by employing the best available concealment technology. This may be accomplished by use of compatible materials, location, color, stealth technologies, and/or other strategies to minimize visibility of the facility as viewed from public streets or residential properties to the maximum extent feasible and consistent with the technology and intended use of the facility. When attached to an existing building, the wireless telecommunication facility shall be placed and colored so as to blend into the architectural detail and shall match the coloring of that portion of the structure to which it is attached.~~
2. ~~A visual impact analysis shall be required when a new wireless telecommunication facility is proposed to be located within a residential zone or within 300 feet of a residential zone, or if the facility is anticipated to constitute more than a moderate visual impact as described above. The impact analysis will be accomplished through:~~
 - a. ~~Erection of a crane;~~
 - b. ~~A balloon (of a size not less than four feet); or~~
 - c. ~~Similar device used to simulate the proposed dimensions and height of the structure.~~
23. Ten working days prior to submittal of an application to the city ~~the demonstration~~, the applicant shall ~~notify the city and~~ provide a courtesy informational notice to properties within 300 feet of the subject site ~~upon which the visual impact test will be conducted~~. The notice shall include information on the facility's potential visual impact shall be documented through submittal of maps, photographs, photo-simulation, and other appropriate attachments ~~methods~~.
34. Ground-mounted equipment cabinets shall meet all applicable standards relating to sight triangle and sight visibility to ensure these facilities do not obstruct or affect vehicular or pedestrian traffic in conformance with public works development standards.

C. *Color and lighting.*

1. Wireless telecommunication facilities shall be painted in a nonreflective color matching the portion of the structure to which it is attached ~~that best allows them to blend into the surroundings~~.
2. Flashing red, solid red, or white strobe lighting shall not be allowed on any support structure except those ~~included in permanent 911 public safety communication facilities, located at ground elevations above 700 feet, and more than one-half mile from any residential zone. Any structure subsequently determined by the Federal Aviation Administration (FAA) to require flashing red, solid red, or white strobe lighting shall be altered to avoid the lighting requirements.~~
3. Appropriately down-shielded security lighting which is directed away from adjoining properties is permitted for the equipment shelters, cabinets, and/or other ground ancillary equipment. No more than one foot-candle of illumination may leave the property boundaries.

D. *Electromagnetic field/radio frequency radiation standards.* The applicant shall provide certification by a qualified radio frequency (RF) engineer that installation of wireless telecommunication facilities will conform to the standards required by the FCC regulations and the Telecommunication Act of 1996.

E. *Collocation of facilities.* All new wireless telecommunication facilities shall be designed to accommodate collocation of at least two additional pieces of wireless communication transmission equipment ~~carriers~~.

~~Further, an approved wireless telecommunication provider cannot deny a wireless provider the ability to collocate on an approved facility at a fair market value or at another cost agreed to by the affected parties.~~

- F. *Discontinuation of use.* Any wireless telecommunication facility that is no longer needed and its use is discontinued shall be reported immediately by the service provider to the city. Discontinued facilities shall be completely removed by the service provider or the property owner within six months from the time of discontinuance.
- G. *Small wireless facilities.* Small wireless facilities are regulated pursuant to chapter 11.70 ECC and ECC 15.395.090 et seq.

(Ord. 4846 § 1, 2020)

15.395.080 Administrative use findings.

In addition to the requirements in ECC 15.395.050, the following findings relative to wireless telecommunication facilities are hereby required:

- A. The proposed wireless telecommunication facility and ground facilities have been reviewed appropriately, have satisfied all the provisions of this chapter and any negative aesthetic impacts have been adequately mitigated.
- B. Failure to approve any proposed significant deviation from aesthetic standards established by this chapter would have the effect of effectively prohibiting the provider from providing telecommunication service in violation of 47 U.S.C. §§ 253 and 332.
- C. In applying these criteria, the director shall not interpret and apply them in a manner which dictates use of a particular technology. When strict application of these requirements would unreasonably impair the function of the technology chosen by the applicant, alternative forms of concealment ~~or deployment may be permitted~~ proposed which provide similar concealment ~~or greater protection of the visual environment.~~

(Ord. 4846 § 1, 2020)

15.395.090 Aesthetic design and concealment standards for small wireless facilities deployments.

Small wireless facilities deployments permitted pursuant to chapter 11.70 ECC shall conform to the following aesthetic design and concealment standards:

- A. *Small wireless facilities attached to nonwooden poles.* Small wireless facilities attached to existing or replacement nonwooden light poles and other nonwooden poles in the right-of-way or poles outside of the right-of-way shall conform to the following design criteria:
 - 1. Antennas and the associated equipment enclosures shall be sited and installed in a manner which minimizes the visual impact on the streetscape either by fully concealing the antennas and associated equipment fully within the pole or through a concealment ~~element plan which provides an equivalent or greater impact reduction.~~ This requirement shall be applied in a manner which does not dictate the technology employed by the service provider nor unreasonably impair the technological performance of the equipment chosen by the service provider.
 - 2. All conduit, cables, wires and fiber must be routed internally in the light pole. To the full extent technically feasible, full concealment of all conduit, cables, wires and fiber is required within mounting brackets, shrouds, canisters or sleeves if attaching to exterior antennas or equipment.

3. An antenna on top of an existing pole may not extend more than six feet above the height of the existing pole and the diameter may not exceed 16 inches, measured at the top of the pole, unless the applicant can demonstrate that more space is needed. The antennas shall be ~~integrated into the pole design so that it appears as~~ concealed by a structural continuation of the original pole, including colored or painted to match the pole, and shall be shrouded or screened to blend with the pole's shape except for canister antennas which shall not require screening. All cabling and mounting hardware/brackets from the bottom of the antenna to the top of the pole shall be fully concealed and integrated with the pole.
 - ~~4. Any replacement pole shall substantially conform to the design of the pole it is replacing or the neighboring pole design standards utilized within the contiguous right of way.~~
 45. The height of any replacement pole may not extend more than ten feet above the height of the existing previous pole or the minimum additional height necessary for adequate clearance from electrical wires, whichever is greater.
 56. The diameter of a replacement pole shall comply with the city's setback and sidewalk clearance requirements, Americans with Disabilities (ADA) requirements, and if a replacement light standard then with the city's lighting requirements.
 67. The use of the pole for the siting of a small wireless facility shall be considered secondary to the primary function of the pole. If the primary function of a pole serving as the host site for a small wireless facility becomes unnecessary, the pole shall not be retained for the sole purpose of accommodating the small wireless facility and the small wireless facility and all associated equipment shall be removed.
- B. *Wooden pole design standards.* Small wireless facilities located on wooden poles shall conform to the following design criteria:
1. The wooden pole at the proposed location may be replaced with a taller pole for the purpose of accommodating a small wireless facility; provided, that the replacement pole shall not exceed a height that is a maximum of ten feet taller than the existing pole, unless a further height increase is required and permission is confirmed in writing by the pole owner and that such height extension is the minimum extension possible to provide sufficient separation and/or clearance from electrical and wireline facilities.
 2. A pole extender may be used instead of replacing an existing pole but may not increase the height of the existing pole by more than ten feet unless a further height increase is required and permission is confirmed in writing by the pole owner and that such height increase is the minimum extension possible to provide sufficient separation and/or clearance from electrical and wireline facilities. A "pole extender" as used herein is an object affixed between the pole and the antenna for the purpose of increasing the height of the antenna above the pole. The pole extender shall be painted to approximately match the color of the pole and shall substantially match the diameter of the pole measured at the top of the pole.
 3. Replacement wooden poles may either match the approximate color and materials of the replaced pole or ~~shall~~ be the standard new wooden pole used by the pole owner in the city.
 - ~~4. Antennas, equipment enclosures, and all ancillary equipment, boxes and conduit shall be colored or painted to match the approximate color of the surface of the wooden pole on which they are attached.~~
 45. Panel antennas shall not be mounted more than 12 inches from the surface of the wooden pole.
 56. ~~Antennas should be placed in an effort to minimize visual clutter and obtrusiveness.~~ Multiple antennas are permitted on a wooden pole; provided, that each antenna enclosure shall not be more than three cubic feet in volume.

- ~~67.~~ A canister antenna may be mounted on top of an existing wooden pole, which may not exceed the height requirements described in subsection (B)(1) of this section, unless a greater height is required to meet the technical requirements of the facility; provided, that such greater height shall not exceed the minimum necessary to meet the technical need and requirements. A canister antenna mounted on the top of a wooden pole shall not exceed 16 inches, measured at the top of the pole, and shall be colored or painted to match the pole. The canister antenna must be ~~placed to look as if it is~~ aligned as an extension of the pole. In the alternative, the applicant may propose a side-mounted canister antenna, so long as the inside edge of the antenna is no more than 20 inches from the surface of the wooden pole. All cables shall be concealed either within the canister antenna or within a sleeve between the antenna and the wooden pole.
- ~~78.~~ An omni-directional antenna may be mounted on the top of an existing wooden pole, provided such antenna is no more than four feet in height and is mounted directly on the top of a pole or attached to a sleeve made to look like the exterior of the pole as close to the top of the pole as technically feasible. All cables shall be concealed within the sleeve between the bottom of the antenna and the mounting bracket.
- ~~89.~~ All related equipment, including but not limited to ancillary equipment, radios, cables, associated shrouding, microwaves, and conduit, which is mounted on wooden poles shall not be mounted more than six inches from the surface of the pole, unless a further distance is technically required, and is ~~confirmed~~ approved in writing by the pole owner.
- ~~910.~~ Equipment for small wireless facilities must be attached to the wooden pole, unless otherwise permitted to be ground mounted pursuant to subsection (D)(5) of this section. The equipment must be placed in the smallest enclosure possible for the intended purpose. The equipment enclosure and all other wireless equipment associated with the antenna and any preexisting associated equipment on the pole may not exceed 28 cubic feet in total volume. The applicant is ~~encouraged~~ required to place the equipment enclosure behind any ~~banners or road signs that may be on the pole unless mounted and screened pursuant to other measures of this section if such banners or road signs are allowed by the pole owner.~~
- ~~1011.~~ An applicant who desires to enclose its antennas and equipment within a unified enclosure may do so, so long as the facility meets the volumetric requirements of a small wireless facility. ~~To the extent possible, the unified enclosure shall be placed so as to appear~~ either aligned as an integrated part of the pole, ~~or placed behind banners or signs.~~ The unified enclosure may not be placed more than 20 inches from the surface of the pole unless a further distance is technically required and confirmed and approved in writing by the pole owner.
- ~~12.~~ ~~The visual effect of the small wireless facility on all other aspects of the appearance of the wooden pole shall be minimized to the greatest extent possible.~~
- ~~1113.~~ The use of the wooden pole for the siting of a small wireless facility shall be considered secondary to the primary function of the pole. If the primary function of a pole serving as the host site for a small wireless facility becomes unnecessary, the pole shall not be retained for the sole purpose of accommodating the small wireless facility and the small wireless facility and all associated equipment shall be removed unless retention of the pole is necessary to prevent an effective prohibition of service.
- ~~1214.~~ All cables and wires shall be routed through conduit along the outside of the pole. The outside conduit shall be colored or painted to match the pole. The number of conduit shall be minimized to the number technically necessary to accommodate the small wireless facility.
- C. *Small wireless facilities attached to existing buildings.* Small wireless facilities attached to existing buildings shall conform to the following design criteria:
1. Small wireless facilities may be mounted to the sides or roof of a building within the height limitations of ECC Title 15 ~~if the antennas do not interrupt the building's architectural theme.~~

- ~~2. The interruption of architectural lines or horizontal or vertical reveals is discouraged.~~
 - ~~23. New architectural features such as columns, pilasters, corbels, or other ornamentation that conceal antennas may be used as otherwise permitted by ECC Title 15 if it complements the architecture of the existing building.~~
 - ~~4. Small wireless facilities shall utilize the smallest mounting brackets necessary in order to provide the smallest offset from the building.~~
 - ~~35. Skirts or shrouds shall be utilized on the sides and bottoms of antennas in order to conceal mounting hardware, create a cleaner appearance, and minimize the visual impact of the antennas. Exposed cabling/wiring is prohibited.~~
 - ~~46. Small wireless facilities shall be painted and textured to match the adjacent building surfaces.~~
 - ~~57. Upon review by city staff, it may be determined that a~~An application for a small wireless facility proposing to locate on an individually landmarked structure, or on a structure within a historic district, ~~may~~ shall also meet the criteria in chapter 15.280 ECC requiring an application for a certificate of appropriateness (a Type II review process) from the landmarks and design commission.
- D. *Strand-mounting.* Small wireless facilities mounted on cables strung between existing utility poles shall conform to the following standards:
1. Each strand-mounted facility shall not exceed three cubic feet in volume;
 2. Only one strand-mounted facility is permitted per cable between any two existing poles on existing cable;
 3. The strand-mounted devices shall be placed ~~as close as possible to the nearest utility pole, in no event~~ more than five feet from the pole unless a greater distance is technically necessary or is required by the pole owner for safety clearance;
 4. No strand-mounted device shall be located in or above the portion of ~~the roadway~~ a public right-of-way or access easement open to vehicular, bicycle, or pedestrian traffic;
 5. Ground-mounted equipment to accommodate a shared mounted facility is not permitted except when placed in preexisting equipment cabinets;
 6. Pole-mounted equipment shall comply with the requirements of subsection (B) of this section and this subsection (D); and
 7. Such strand-mounted devices must be installed ~~to cause the least visual impact and without excess~~ exterior cabling or wires (other than the original strand).
- E. *General requirements.*
1. Ground-mounted equipment in the rights-of-way is prohibited, unless such facilities are placed underground or the applicant can demonstrate that pole-mounted or undergrounded equipment is technically infeasible. If ground-mounted equipment is necessary, then the applicant shall submit a concealment element plan. Generators are prohibited on the public rights-of-way.
 2. No equipment shall be operated so as to produce noise in violation of chapter 5.60 ECC.
 3. Small wireless facilities are not permitted on traffic signal poles unless denial of the siting could be a prohibition or effective prohibition of the applicant's ability to provide telecommunications service in violation of 47 U.S.C. §§ 253 and 332.
 4. Replacement poles and new poles shall comply with the ADA, city construction and sidewalk clearance standards, and state and federal regulations in order to provide a clear and safe passage within the rights-of-way.

5. Replacement poles shall be located ~~as near as possible to the existing pole~~ with approval of the pole owner and city public works department, and the requirement to remove the abandoned pole at the applicant's cost.
 6. The design criteria as applicable to small wireless facilities described herein shall be considered concealment elements and such small wireless facilities may only be expanded upon an eligible facilities request described in chapter 11.80 ECC, when the modification does not ~~defeat~~ remove the required concealment elements of the facility.
 7. No signage, message or identification other than the manufacturer's identification or identification required by governing law is allowed to be portrayed on any antenna, and any such signage on equipment enclosures shall ~~be of the minimum amount possible to achieve the intended purpose and in conformance~~ to the public works development standards for small wireless facilities.
 8. Antennas and related equipment shall not be illuminated except for security reasons, required by a federal or state authority, or unless approved as part of a concealment element plan.
 9. Side arm mounts for antennas or equipment are prohibited. No antenna, antenna equipment or equipment box may extend more than 20 inches from the face of the pole or support structure.
 - ~~10. The preferred location of a small wireless facility on a pole is the location with the least visible impact.~~
 - ~~11. Antennas, equipment enclosures, and ancillary equipment, conduit and cable shall not dominate the building or pole upon which they are attached.~~
 - ~~12. The city may consider the cumulative visual effects of small wireless facilities mounted on poles within the right-of-way when assessing proposed siting locations so as to not adversely affect the visual character of the city. This provision shall not be applied to limit the number of permits issued when no alternative sites are reasonably available nor to impose a technological requirement on the service provider.~~
 - ~~1013. These design standards are intended to be used solely for the purpose of concealment and siting. Nothing herein shall be interpreted or applied in a manner which dictates the use of a particular technology. When strict application of these requirements would unreasonably impair the function of the technology chosen by the applicant, alternative forms of concealment or deployment may be permitted proposed which provide similar concealment or greater protections from negative visual impacts to the streetscape.~~
- F. *New poles in the rights-of-way for small wireless facilities and installations in the historic districts.*
1. New poles within the rights-of-way for the sole purpose of installing small wireless facilities are only permitted if the applicant can establish that:
 - a. The proposed small wireless facility cannot be located on an existing utility pole or light pole in an alley, electrical transmission tower or on a site outside of the public rights-of-way such as a public park, strand-mounted on an existing utility wire, on a public property, building, transmission tower or in or on a nonresidential use in a residential zone ~~whether by roof or panel mount or separate structure~~;
 - b. The proposed wireless communication facility receives approval for a concealment element design, as described in subsection (F)(3) of this section;
 - c. The proposed wireless communication facility also complies with SEPA, if applicable; and
 - d. No new poles shall be located in a critical area or associated buffer required by the city's critical areas ordinance (division VI of this title), except when determined to be exempt pursuant to said ordinance.

2. An application for a new pole in the right-of-way is subject to an administrative use permit Type I review.
3. The concealment element design shall include the design of the screening, fencing or other concealment technology for a tower, pole, or equipment structure, and all related transmission equipment or facilities associated with the proposed wireless communication facility, including but not limited to fiber and power connections, and subject to the following additional requirements:
 - a. ~~The concealment element design should seek to minimize the visual obtrusiveness of wireless communication facility installations. The proposed pole or structure should have similar designs to existing neighboring poles in the rights-of-way, including to the extent technically feasible similar height. Other c~~Concealment methods shall include, but are not limited to, integrating the installation with architectural features or building design components, utilization of coverings or concealment devices of similar material, the same color and texture—or the appearance thereof—as the surface against which the installation will be seen or on which it will be installed, landscape design, or other camouflage strategies appropriate for the type of installation. Applicants are required to utilize designs in which all conduit and wirelines are installed internally in the structure or otherwise integrated into the design of the structure. Use of a ~~unified~~ enclosure equal to or less than four cubic feet in volume ~~may~~ shall be permitted in meeting these criteria.
 - b. ~~If the director has already approved~~ a concealment element design either for the applicant or another wireless communication facility along the same public right-of-way or for the same pole type has been previously approved, then the applicant ~~shall~~ may utilize a substantially similar concealment element design, ~~unless it can show that such concealment element design is not physically or technologically feasible, or that such deployment would undermine the generally applicable design standards.~~
- ~~4. Even if an alternative location is established pursuant to subsection (F)(1)(a) of this section, the conditional use permit process may determine that a new pole in the right-of-way is in fact a superior alternative based on the impact to the city, the concealment element design, the city's comprehensive plan and the added benefits to the community.~~
- ~~45.~~ Prior to the issuance of a permit to construct a new pole or ground-mounted equipment in the right-of-way, the applicant must obtain approval from the public works department with design specifications meeting applicable requirements of this chapter ~~a site-specific agreement from the city to locate such new pole or ground-mounted equipment. This requirement also applies to replacement poles that are higher than the replaced pole, and the overall height of the replacement pole and the proposed wireless communication facility is more than 50 feet.~~
- ~~56.~~ Installation of small wireless facilities in the historic districts shall be permitted by an administrative approval of a concealment plan utilizing the design and concealment standards contained in this chapter, except facilities mounted to buildings shall require approval by the landmarks and design commission pursuant to Chapter 15.280 ECC when applicable.
- ~~67.~~ These design standards are intended to be used solely for the purpose of concealment and siting. Nothing herein shall be interpreted or applied in a manner which dictates the use of a particular technology. When strict application of these requirements would unreasonably impair the function of the technology chosen by the applicant or effectively prohibit service, alternative forms of concealment ~~or deployment may be permitted~~ proposed which provide similar concealment ~~or greater protections of the streetscape.~~

(Ord. 4846 § 1, 2020)

15.395.100 Independent technical review of wireless communication facilities applications.

The city may retain the services of an independent technical expert of its choice to provide technical evaluation of permit applications for WCFs when required by the proposal's complexity based on the determination of the director. The applicant shall pay all the costs of said review. Such third-party expert review is intended to be a site-specific review of technical aspects of the WCF permit application and not a subjective review of the WCF proposal. ~~The city reviewing authority shall consider the request when imposing conditions on approval.~~ Nothing herein shall be interpreted to permit regulation of radio frequency emissions or interference to limit or dictate the applicant's technological choices.

(Ord. 4846 § 1, 2020)

15.395.120 Appeals.

Wireless communication facilities permit decisions are subject to eligible appeals based on permit types as established in this chapter and ECC 15.340.070, pursuant to Chapters 15.210 and 15.230 ECC. ~~other than administrative approvals relating to small wireless permits and eligible facilities requests are final Type III decisions. Approvals relating to small wireless facilities and eligible facilities requests are Type I administrative approvals and are not subject to administrative appeal. Appeal of a hearing examiner decision shall proceed directly to Kittitas County Superior Court. The timely filing of an appeal of a wireless communication facility permit decision shall stay the effective date of the decision until such time as the appeal is concluded or withdrawn.~~

(Ord. 4846 § 1, 2020)

15.400.020 Applicability and compliance.

The community design provisions in this division generally apply to the following development within the city:

- A. All street improvements. See section 3, street standards, of the city's public works development standards for details on the types of developments that are subject to street improvements.
- B. All subdivisions, including binding site plans.
- C. All ~~other development within the city. However, the provisions herein largely focus on large site development (where new street connections are proposed, or streetscape improvements are may be required with new development,)~~ or parks or design components of subdivisions.

These standards are intended to supplement other provisions of this title and other existing city codes applicable to developments. Where there is a conflict between the provisions of this division and other codes, the provisions herein shall apply.

(Ord. 4656 § 1 (Exh. O2), 2013)

15.400.030 How the provisions of this division are applied.

Most sections within the chapters herein include the following elements:

- A. Purpose statements, which are overarching objectives.
- B. Standards use words such as "shall," "must," and "is/are required," signifying required actions.
- C. Guidelines use words such as "should" or "is/are recommended," signifying voluntary measures.

- D. Departures are provided for specific standards. They allow alternative designs provided the reviewing authority determines the design meet the purpose of the standards and guidelines and other applicable criteria. See ECC 15.210.060 for related procedures associated with departures.

~~Furthermore, this division contains some specific standards required actions and voluntary measures that are easily quantifiable, while others provide a level of discretion in how they are complied with. In the latter case~~ For departures, the applicant must demonstrate to the director, in writing, how the project alternative meets the purpose of the standard or standards.

(Ord. 4656 § 1 (Exh. O2), 2013)

15.410.010 Purpose.

Streetscapes are typically defined as the areas between buildings that are occupied by the public street right-of-way and related street, sidewalk, and landscaping improvements, ~~and any setback and yard areas on private property.~~ Ellensburg's streetscapes are among the most important urban design features of the community, because their appearance, character and the impressions they evoke, create the public image of the city. Streetscape design also impacts the ability of residents and visitors to move from place to place. A high priority for the city is to create a multi-modal network of streets, where roads are shared by a combination of pedestrians, bicyclists, motorists, and transit users. To accomplish this goal, streets need to be both safe and attractive to these users.

This chapter provides a summary of street design provisions for the full range of street classifications. For the detailed design provisions, see section 3, street standards, of the city's public works development standards. Standards and guidelines for the privately owned portions of lands abutting the streetscape (setbacks/yards, landscaping and buildings) are addressed via site orientation standards in chapter 15.510 ECC.

(Ord. 4656 § 1 (Exh. O2), 2013)

15.410.020 Arterial street design.

- A. *Purpose.* Provide safe and attractive arterial streets to facilitate movement of multi-modal traffic through the city and to regional and community destinations. As mobility is the primary function of the arterial streets, access to property may be limited to accommodate traffic flow.
- B. *Implementation.* Street section connections to existing curbs/sidewalks shall be as follows:
1. When curbs/sidewalks exist on only one abutting end of proposed project, the new development shall transition from existing location to the new street section as provided by current code requirements.
 2. When a street with existing curbs/sidewalks exists on ~~both~~ multiple abutting ends of a proposed project (infill) whose development would create a connection between existing street stubs, or along the frontage of the proposed project, the project applicant must meet current code requirements for the development of the street between existing abutting street ends, including any transitions between existing streetscape profiles and current design standards. ~~may petition the public works director for a departure from the code streetscape requirements. This departure, if granted, would allow for the continuation of the existing roadway section across the proposed development. As a condition of departure, the applicant shall be required to dedicate necessary rights-of-way to construct improvements and execute a deferral agreement to participate in a future project to construct said improvement(s) in accordance with ECC 4.06.060.~~
 - a. Departures. Applicants may petition the director for a departure from this code streetscape requirement per ECC 15.210.060 only where alternative designs propose new street improvements at the same standard of existing non-contiguous street facilities' non-conforming

curbs/sidewalks that would be connected upon completion of the infill project, and is only eligible where both non-contiguous street profiles do not meet current standards. This departure, if granted, would allow for the continuation of the existing roadway section(s) across the proposed development.

C. *Principal arterial street design.*

1. *Design.* Principal arterials typically include two lanes of travel in each direction, a center/left turn lane, bicycle lanes, planting strips with street trees, and sidewalks. On-street parking may be included in single-family zones and in commercial zones where storefronts are permitted (see chapter 15.510 ECC). See section 3, street standards, of the city's public works development standards for detailed standards.

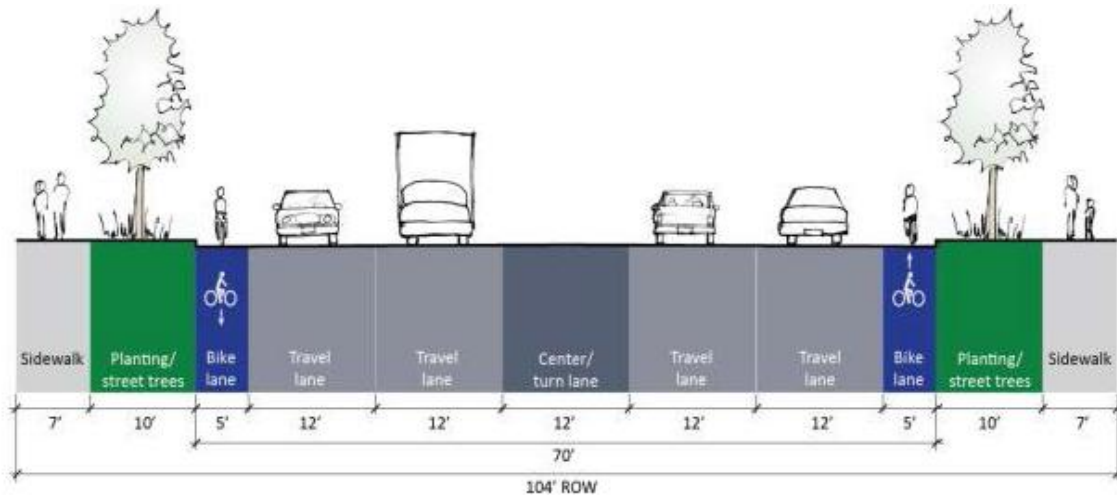


Figure 15.410.020(B). Cross-section of standards for typical new principal arterial streets with standard dimensions. Variations could include on-street parking lanes in single-family zones and commercial zones in special circumstances, and wider sidewalks with trees in grates in commercial zones.

D. *Minor arterial street design.*

1. *Design.* Minor arterials typically include one lane of travel in each direction, a center/left turn lane, bicycle lanes, planting strips with street trees, and sidewalks. On-street parking may be included in single-family zones and in special circumstances in commercial zones. See section 3, street standards, of the city's public works development standards for detailed standards.

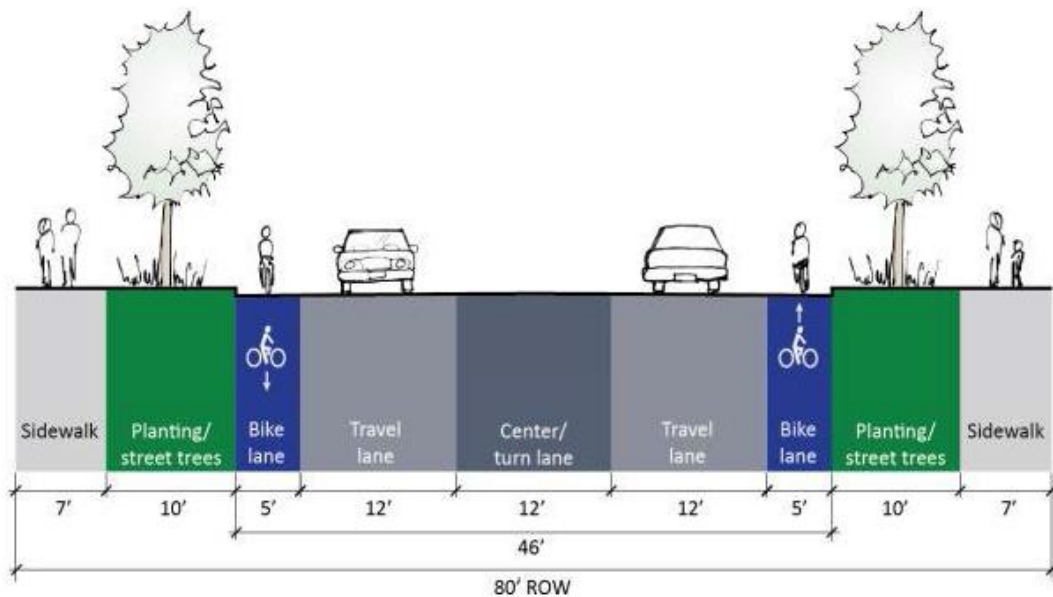


Figure 15.410.020(D). Cross-section of standards for new minor arterial streets located in commercial, industrial, and multifamily zones (with standard dimensions). Variations could include on-street parking lanes in single-family zones and commercial zones in special circumstances, and wider sidewalks with trees in grates in commercial zones.

(Ord. No. 4955, § 112, 2-18-2025; Ord. 4804 § 4, 2018; Ord. 4656 § 1 (Exh. O2), 2013)

15.410.030 Collector street design.

- A. *Purpose.* Provide safe and attractive collector streets that balance mobility and access to encourage flow of traffic from neighborhoods and provide access to property.
- B. *Implementation.* Street section connections to existing curbs/sidewalks shall be as follows:
 1. When curbs/sidewalks exist on only one abutting end of proposed project, the new development shall transition from existing location to the new street section as provided by current code requirements.
 2. When a street with existing curbs/sidewalks exists on both multiple abutting ends of a proposed project (infill) whose development would create a connection between the existing street stubs, or along the frontage of the proposed project, the project applicant must meet current code requirements for the development of the street between the existing abutting street stubs, including any transitions between existing streetscape profiles and current design standards. ~~may petition the public works director for a departure from the code streetscape requirements. This departure, if granted, would allow for the continuation of the existing roadway section across the proposed development. As a condition of departure, the applicant shall be required to dedicate necessary rights-of-way to construct improvements and execute a deferral agreement to participate in a future project to construct said improvement(s) in accordance with ECC 4.06.060.~~
 - a. Departures. Applicants may petition the director for a departure from this code streetscape requirement per ECC 15.210.060 only where alternative designs propose new street improvements at the same standard of existing non-contiguous street facilities' non-conforming curbs/sidewalks that would be connected upon completion of the infill project, and is only eligible where both non-contiguous street profiles do not meet current standards. This departure, if granted, would allow for the continuation of the existing roadway section(s) across the proposed development.

- C. *Design.* Collector streets typically include one lane of travel in each direction with shared auto and bicycle lanes, on-street parking, planting strips with street trees, and sidewalks. See section 3, street standards, of the city's public works development standards for detailed standards.

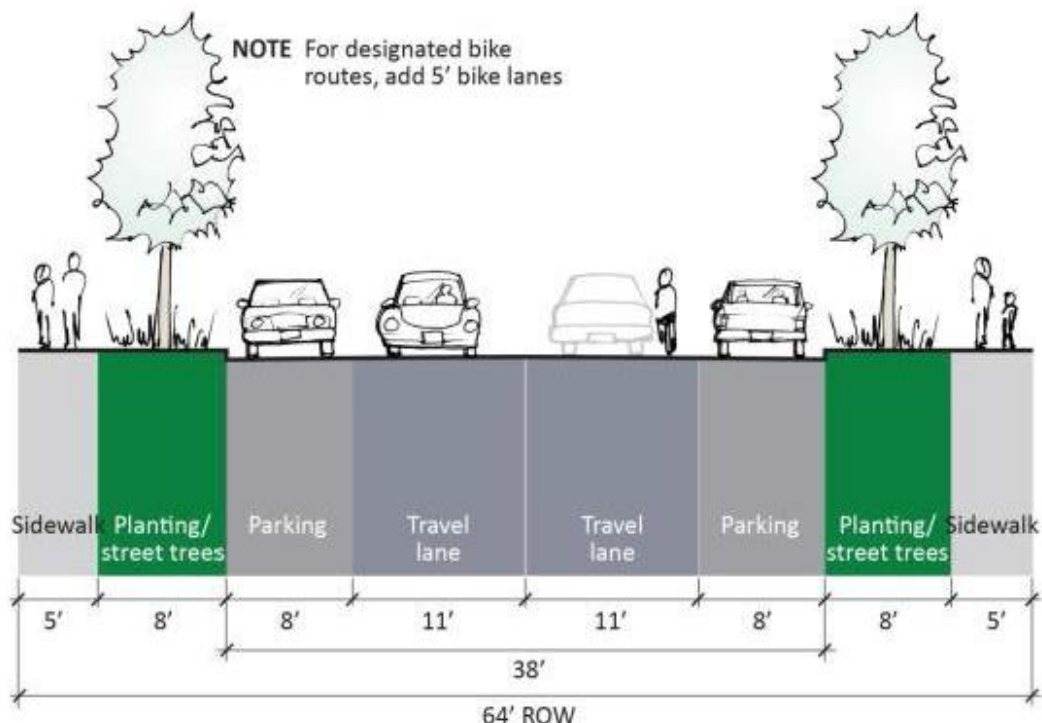


Figure 15.410.030. Cross-section of standards for collector streets (with standard dimensions). Variations could include removal of on-street parking lanes in single-family zones (where alleys and other provisions for off-street parking are provided to adjacent lots) and commercial zones in special circumstances, and wider sidewalks with trees in grates in commercial zones.

(Ord. No. 4955, § 113, 2-18-2025; Ord. 4804 § 4, 2018; Ord. 4656 § 1 (Exh. O2), 2013)

15.410.040 Local access street design.

- A. *Purpose.* Provide safe and attractive local access streets that provide access to property.
- B. *Implementation.* Street section connections to existing curbs/sidewalks shall be as follows:
1. When curbs/sidewalks exist on only one abutting end of proposed project, the new development shall transition from existing location to the new street section as provided by current code requirements. ~~The project applicant may apply to the public works director for a departure from the code streetscape improvements. This departure, if granted, would allow for the continuation of the existing roadway section into future phases of a development, provided the development received preliminary plat approval prior to the effective date of Ordinance 4929. The applicant must define the boundaries of the development proposed for exclusion from the new streetscape requirements and comply with the departure criteria of ECC 15.210.060.~~
 2. When a street with existing curbs/sidewalks exists on ~~both multiple~~ abutting ends of a proposed project (infill) whose development would create a connection between the existing street stubs, or along the frontage of the proposed project, the project applicant must meet current code requirements for the development of the street between existing abutting street stubs, including any transitions between existing streetscape profiles and current design standards ~~may petition the public~~

works director for a departure from the code streetscape requirements. This departure, if granted, would allow for the continuation of the existing roadway section across the proposed development. As a condition of departure, the applicant shall be required to dedicate necessary rights of way to construct improvements and execute a deferral agreement to participate in a future project to construct said improvement(s) in accordance with ECC 4.06.060.

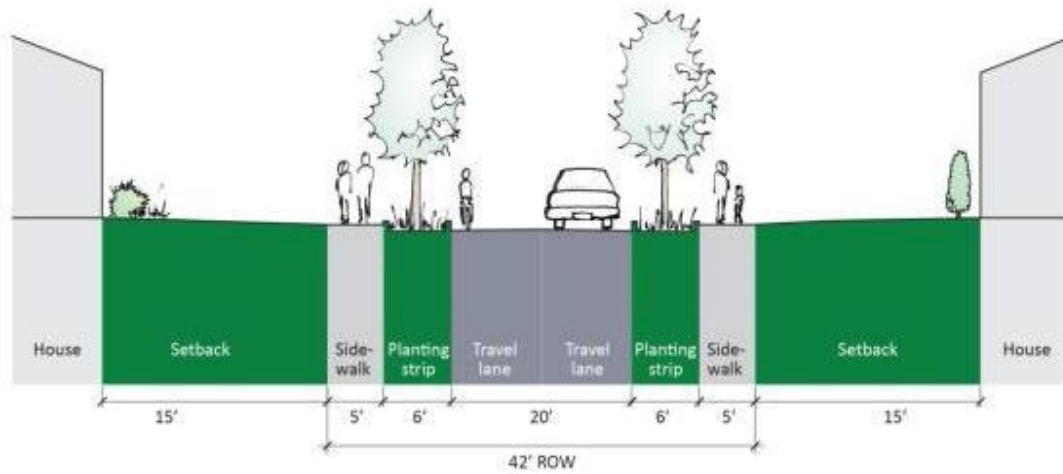
a. Departures. Applicants may petition the director for a departure from this code streetscape requirement per ECC 15.210.060 only where alternative designs propose new street improvements at the same standard of existing non-contiguous street facilities' non-conforming curbs/sidewalks that would be connected upon completion of the infill project, and is only eligible where both non-contiguous street profiles do not meet current standards. This departure, if granted, would allow for the continuation of the existing roadway section(s) across the proposed development.

- C. *Design.* There are three optional designs for local access streets, including 20-foot, ~~24~~26-foot, and 30-foot-wide pavement sections on streets, to allow flexibility for subdivision design while accommodating functional access needs and community design goals. Travel lanes are shared auto and bicycle lanes. Planting strips with street trees and sidewalks are included on both sides of the street. See section 3, street standards, of the city's public works development standards for detailed standards.
1. *Continuity.* The designs shall be consistent on individual blocks. An exception is for a hybrid design. An example would be a 20-foot street that integrates parking pockets on one side of the street.
 2. *Limitation for 20-foot streets.* The 20-foot street is intended to be used only in special cases where there is available ~~guest~~ parking on nearby streets or additional off-street parking is provided within walking distance of ~~lots~~ homes. All ~~dwelling units~~ lots shall be within 500 walking feet (measured along sidewalks or other internal pathways) of available on-street ~~or off-street guest~~ parking ~~equal to one space per dwelling unit, minimum~~. Developments may integrate parallel parking bulb-outs (see figure 15.410.040) along these streets, provided the bulb-outs take up no more than 50 percent of the planting strip length. Use of this street shall only be permitted when in compliance with the International Fire Code. The 20-foot wide pavement section ~~travel lane~~ will be required to be increased to 26 feet when block length exceeds fire code limitations as determined by the city's fire marshal.

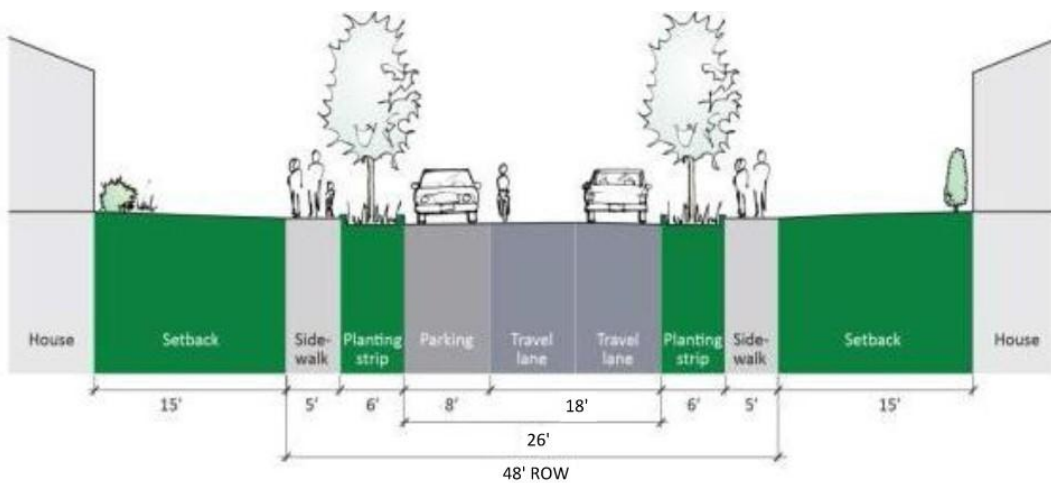
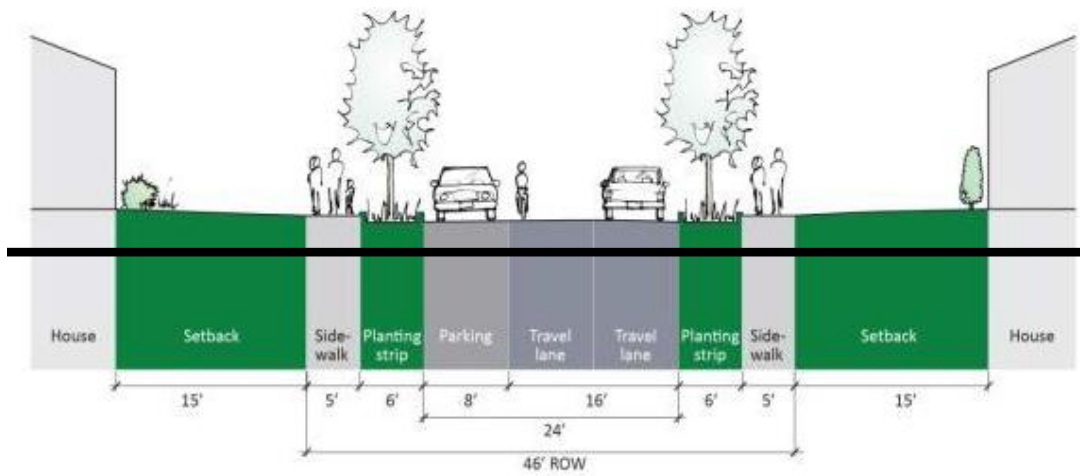


Figure 15.410.040. Example of a local access street with integrated parallel parking bulb-outs.

20' Wide Street



26'24' Wide Street



30' Wide Street

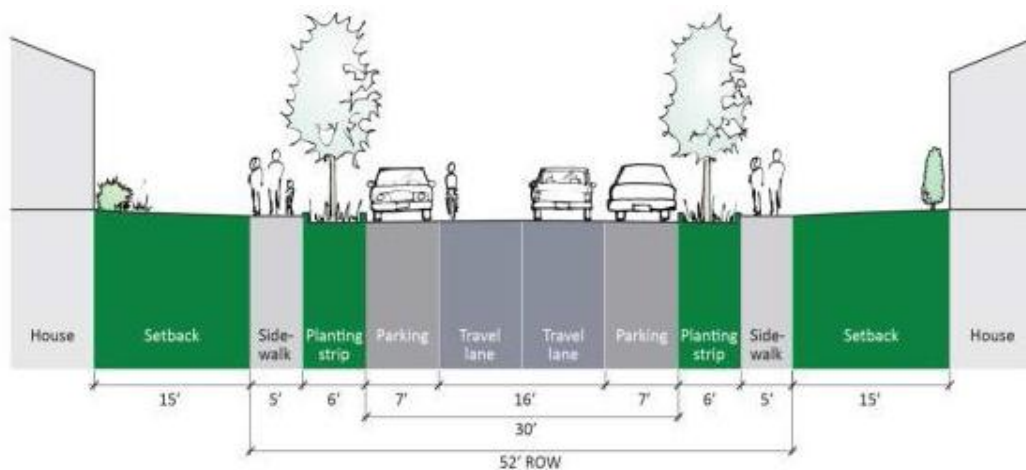
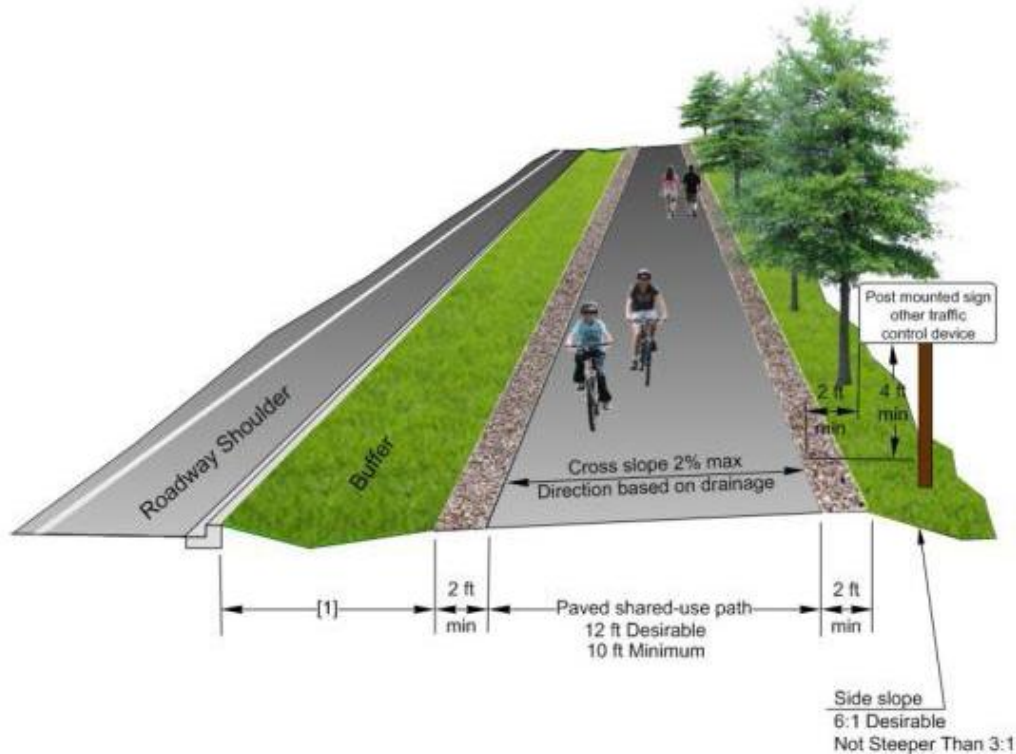


Figure 15.410.040. Cross-sections for local access street design options (with standard dimensions).

(Ord. No. 4955, § 114, 2-18-2025; Ord. No. 4929, § 11, 11-6-2023; Ord. 4804 § 4, 2018; Ord. 4656 § 1 (Exh. O2), 2013)

15.410.050 Multi-use pathways.

- A. *Purpose.* Provide standards and guidelines for multi-use pathways in Ellensburg.
- B. *Alternative to standard sidewalks.* Multi-use pathways, designed per standards and guidelines herein, may be used in place of a standard sidewalk for all streets.
- C. *Standards and guidelines.* Multi-use pathways shall be constructed to WSDOT's Shared Use Path design standards (chapter 1515 of the WSDOT Design Manual). This includes a minimum paved width of ten feet, with 12-foot pathways desirable in areas anticipating substantial use.



Note:

[1] 3 ft minimum. Provide as much separation from the roadway as practicable.

Figure 15.410.050. Cross-sections for a multi-use pathway adjacent to a roadway with maximum speed of 35 mph or less, from Chapter 1515 of the WSDOT Design Manual.

(Ord. 4656 § 1 (Exh. O2), 2013)

15.420.020 Block design and connectivity standards.

Ellensburg's comprehensive plan places a high priority on being a "walkable" community. "Walking" also includes alternative pedestrian-oriented modes of travel including wheel chairs and power chairs that are intended to be used on sidewalks and paths. In order to be walkable, there needs to be frequent accessible and attractive connections between destinations. Consequently, this requires a well connected system of streets and pathways that encourages people to walk. Thus block size and design have a direct impact on the walkability of a community.

A. *All zones.*

1. *Connectivity to abutting lands.* The street system of proposed subdivisions shall be designed to connect with existing, proposed, and planned streets outside of the subdivision. Wherever a proposed development abuts unplatted land or other land with the capability of being further subdivided inclusive of extensions of existing public or private roads, street stubs shall be provided to allow access to future abutting subdivisions and to logically extend the street system into the surrounding area. All street stubs shall be provided with a temporary turnaround unless specifically exempted by the fire marshal, and the restoration and extension of the street shall be the responsibility of any future developer of the abutting land.

2. *Continuation of streets.* ~~Planned streets within a proposed subdivision shall connect and intersect in alignment with surrounding streets to permit the convenient movement of traffic between residential neighborhoods and to facilitate emergency access and evacuation. Connections shall be designed to meet or exceed the block standards in subsections (B) and (C) of this section and shall comply with public works development standards, and to avoid or minimize through traffic on local streets.~~
3. *Pedestrian accessways.* ~~Short internal pathways can improve pedestrian mobility within developments. Examples could include an accessway in the middle of a block or at the end of a cul-de-sac. Such access ways shall conform to all of the following standards:~~
 - a. *Width.* Pedestrian accessways shall be located within dedicated public rights-of-way or ~~private~~ easements allowing public access with a minimum dimension of ten feet in width;
 - b. *Design.* Pedestrian accessways shall be constructed to sidewalk standards for local access roads or be designed as a multi-use trail ~~per direction in the nonmotorized transportation plan.~~ Also see section 3, street standards, of the public works development standards. Alternative designs may be considered where significant environmental constraints are present subject to approval pursuant to public works development standards under the subdivision review process;
 - ~~c. *Safety.* The accessway shall incorporate design treatments that avoid a "tunnel effect" in the corridor and create a potential safety problem. Design solutions could involve the width, length, and/or the alignment of the corridor, height of fences adjacent to the corridor, lighting treatments, and/or the proposed landscaping along the corridor;~~
 - ~~cd. *Accessibility.* Pedestrian accessways shall conform to applicable ADA requirements, except where not required by applicable ADA rules and regulations;~~
 - ~~e. *Landscaping.* The city may require landscaping as part of the required pedestrian accessway improvement to buffer pedestrians from adjacent vehicles and land uses. Plantings shall emphasize drought tolerant and low maintenance materials and shall maintain adequate visibility for safety; and~~
 - ~~df. *Private ownership.* Where pedestrian accessways are privately owned, they shall be operated and maintained by the developer until:~~
 - i. The declaration and covenants for plat are recorded; and
 - ii. A homeowners' organization has been established which shall be legally responsible for the operation and maintenance of the pedestrian accessway.
- B. *Residential zones.* New residential developments shall provide an integrated and connected network of streets to help provide a sense of place and orientation and provide multiple travel route options for all users. A street network dominated by long, irregular loop roads and culs-de-sacs is not permitted appropriate. The following standards apply to new development in the residential zones:
 1. Blocks shall be designed to provide pedestrian and vehicular connections at intervals no greater than 660 feet.
 2. Departures from the standard in subsection (B)(1) of this section will be considered by the reviewing authority per ECC 15.210.060 provided the alternative design meets the purposes of the standards (see ECC 15.420.010) and meets the following criteria:
 - a. A departure provides ~~the opportunity for a public open space or multi-use pathway other public amenity that goes well beyond minimum standards herein.~~ For example, a larger block could allow for the development of a compact village of dwelling units around a centralized open space; and

- b. Departures meeting criteria set forth in subsection (B)(2)(a) of this section allow configurations with pedestrian and vehicular connections at intervals greater than 660 feet, but no greater than 1,000 feet, ~~except when the following conditions are present: wWhere~~ topography, right-of-way, existing construction or physical conditions, or other geographic conditions prevent compliance within the limitations of this relaxation ~~or impose an unusual hardship on the applicant, the reviewing authority shall relax~~ applicant may propose departures from these standards provided the proposed design ~~maximizes~~ provides dedicated pedestrian or bicycle facilities at connecting intervals no greater than 660 feet ~~and vehicular connectivity on the site given the constraints.~~

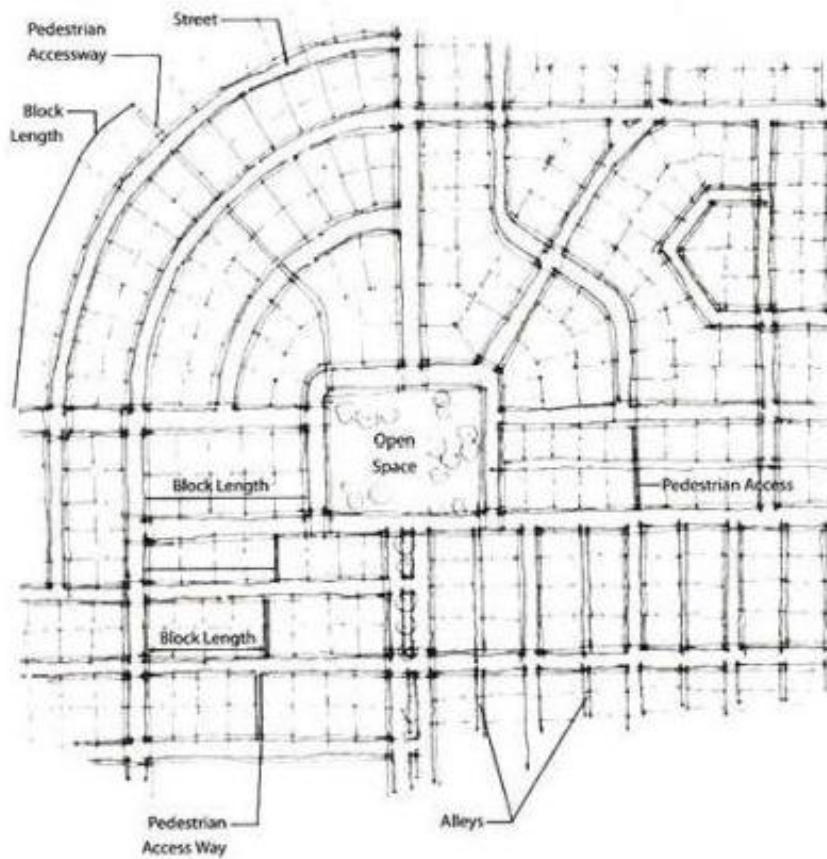


Figure 15.420.020(B)(1). A good example of a connected network of streets. Also note how block lengths are measured.

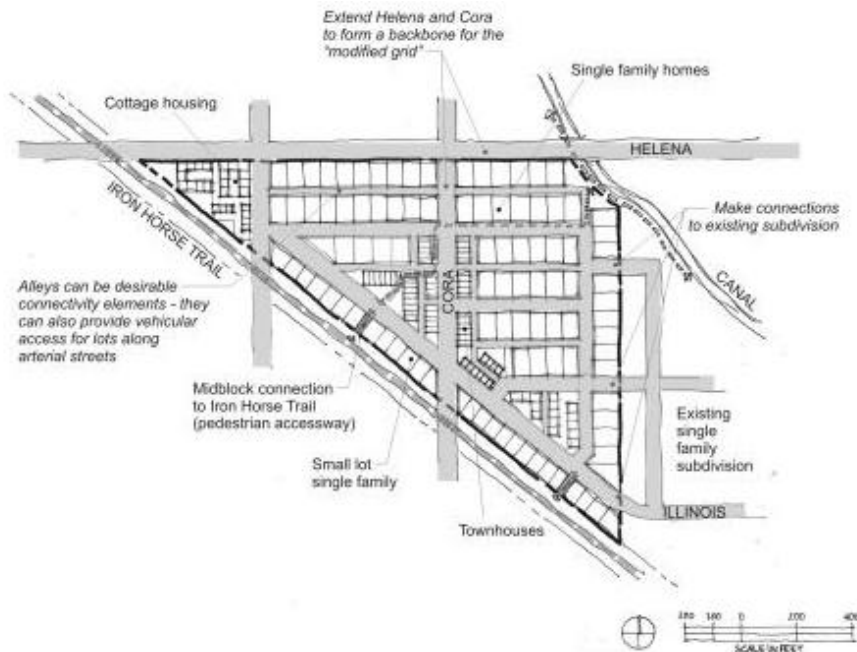


Figure 15.420.020(B)(2). Illustrating an example of subdivision design and street grid on a site in Ellensburg. All blocks shown meet requirements (maximum length 660 feet). Note that mid-block pedestrian connections are used to access the Iron Horse Trail, rather than a full street connection, which would not be desirable in this case.

- C. ~~Commercial and light industrial zones. Similar to residential areas, a~~ An integrated and connected network of streets is important in commercial nonresidential zones to help provide a sense of place and orientation and provide multiple travel route options for all users. Connectivity is particularly critical in mixed uses zones areas that allow for a mix of uses (including both residential and commercial uses). More flexibility is warranted in commercial or industrial zones, interchange commercial areas (such as the C-T zone), and within service-oriented commercial areas (such as the C-H zone).
1. ~~C-C, C-C II, and NC-MU C-H Zones.~~ Blocks shall be designed to provide pedestrian and vehicular connections at intervals no greater than 400 feet; and
 2. ~~C-H, C-T, and I-L All other nonresidential Zones. (See figure 15.420.020(C)).~~
 - a. Blocks shall be designed to provide pedestrian connections at intervals no greater than 660 feet; and
 - b. Blocks shall be designed to provide vehicular connections at intervals no greater than 1,320 feet. Private streets and other ~~internal~~ internal circulation routes internal to the development may be used to meet block/circulation requirements ~~where such connections meet the purposes of the standards.~~



Figure 15.420.020(C). Examples of private streets and internal circulation elements that could be used to meet the connection standards for ~~the C-T, C-H, or I-L~~ nonresidential zones pursuant to ECC 15.420.020(C)(2).

3. ~~Exceptions~~ Departures to the standard in subsections (C)(1) and (2) of this section will be considered by the reviewing authority when the following conditions are present: where topography, right-of-way, existing construction or physical conditions, or other geographic conditions prevent compliance ~~or impose an unusual hardship on the applicant, the reviewing authority shall relax~~ applicant may propose departures from these standards provided the proposed design ~~maximizes~~ provides pedestrian or bicycle facilities at connecting intervals ~~no greater than 660 feet and vehicular connectivity on the site given the constraints.~~

(Ord. 4807 § 53, 2018; Ord. 4656 § 1 (Exh. O2), 2013)

15.420.030 Community design provisions.

- A. *Development of neighborhoods.* New residential subdivisions ~~are encouraged to be designed to~~ shall be integrated and connected with the surrounding neighborhood to ensure that they ~~maintain the established~~ continue a lot and block development pattern ~~character, where~~ consistent with the goals and policies of the comprehensive plan. Subdivisions in city expansion areas ~~should~~ shall not be designed so that individual, separately developed projects ~~work together to create distinct neighborhoods, instead of disjointed or isolated enclaves~~ unless site or geographic constraints prevent strict compliance with this standard such as critical areas. The case study in figure 15.420.020(B)(2) is a good example of how to accomplish this.
- B. *Integration with existing/planned open space.* New residential subdivisions adjacent to planned or existing parks or other public open spaces (e.g. creeks, riparian areas), or the landscaped grounds of schools or other public facilities shall be designed to ~~maximize visibility and create~~ pedestrian access to these areas through street configuration, pathways, and development orientation.
- C. *Integration with natural amenities.* (See figure 15.420.030(C)). New residential subdivisions are encouraged to preserve and integrate natural amenities (views, mature trees, creeks, rock outcrops, and other similar features) with the development ~~as an amenity~~. Clustering of lots/units and adjusting roadway configuration to integrate these features are encouraged as a means of achieving these goals. Public access and visibility to these existing natural ~~features~~ amenities are encouraged. For example, aligning planned trails along the perimeter of wetland buffers ~~are an attractive option~~.



Figure 15.420.030(C). Examples of a subdivision configured to save large existing trees as an amenity to in a new housing development.

- D. *Edges and fences.* "Gated communities" and other residential developments designed to appear as continuous walled-off areas, ~~disconnected and isolated from the rest of the community~~, are not allowed. While privacy fences separating rear yards between dwelling units are desirable for privacy, tall fences that back up to streets tend to reduce the number of "eyes on the street" and make such streets feel less safe and welcoming.

Specifically:

1. Gated communities are prohibited.
2. Subdivision design that incorporates reverse frontage lots is prohibited. This refers to double frontage lots that front on one street, but back up to the other and typically include fences that run along the street edge for back yard privacy (see figure 15.420.030(D)(1)). As an alternative to lots backing up to collectors and arterials, developments can provide lots that face such streets and incorporate alleys to the rear for vehicular access. Consider wider front yards and/or planting strips to buffer negative impacts from these streets. (See figure 15.420.030(D)(2)).

Exception. Reverse frontage lots are allowed where rear yard fences are buffered from the street by an irrigated landscaped strip at least ten feet wide in a permanent easement with Type A, ~~or B, C~~ landscaping (per ECC 15.570.040) with no eligibility for departures of width or landscaping materials or other landscaping that effectively mitigates the visual impact of the fence on the streetscape. The landscaped strip and adjacent sidewalk shall be maintained by a private homeowners' association pursuant to ECC 15.290.020. Townhouse lots are not eligible for the reverse frontage lot design exception, whose design is further governed by ECC 15.540.060.



Figure 15.420.030(D)(1). Examples of reverse frontage lots that back up to collectors and arterial streets (note fences lining the street). (Images courtesy of Bing maps.)



Figure 15.420.030(D)(2). Examples of lots that front an arterial street and contain alleys in the back for garage access.

- E. *Design diversity.* Residential subdivisions are encouraged to incorporate measures that promote design diversity. ~~This can be accomplished by (see figures 15.420.030E(1) and (2)):~~
1. Providing a mixture of lot sizes and/or front yard depths ~~setbacks (which could be specified on the plat); and/or~~
 2. Providing a diversity of floor plans and facade treatments ~~that avoid monotonous streetscapes. This could be accomplished with provisions on the plat and/or special covenants required for lots.~~



Figure 15.420.030(E)(1). The above dwellings feature a ~~good~~ diversity of yard spaces, facade designs, colors and rooflines.

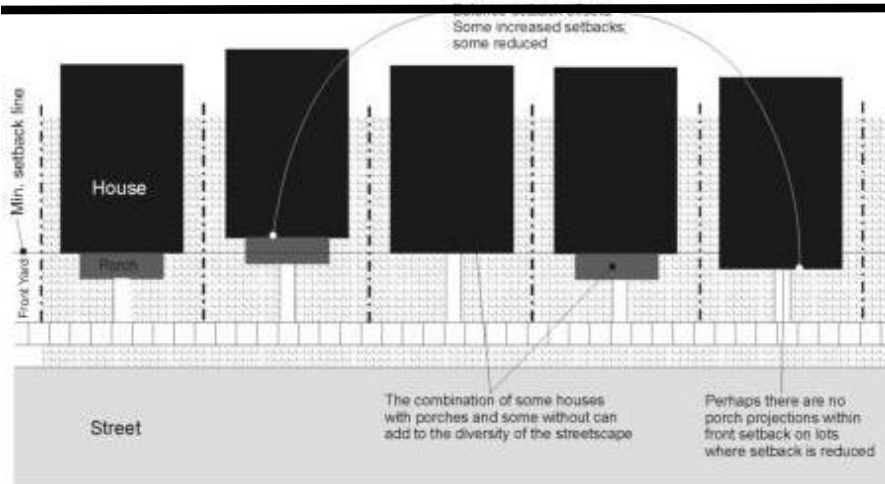


Figure 15.420.030(E)(2). Avoid monotonous rows of duplicative dwellings (top example). One solution is to use a diversity of floor plans and facade/roofline designs per Figure 15.420.030(E)(1). Another solution is to prescribe variable setbacks such as in the example above.

(Ord. 4807 § 54, 2018; Ord. 4656 § 1 (Exh. O2), 2013)

15.420.040 Open space/parks.

Parks and open space integrated into subdivisions shall meet the following design criteria:

- A. *Must be convenient, usable and accessible.* All open spaces provided by shall be physically and visually legally accessible from the adjacent internal street and sidewalk network or major internal pedestrian route. Open spaces shall be in locations that the intended user(s) can easily access and use, rather than simply left over or undevelopable space in locations where very little pedestrian traffic is anticipated. Locations integrated with transit stops, for instance, would be encouraged, as there is likely to be pedestrian traffic in the area.



Figure 15.420.040(A). These parks are located in accessible and centralized locations within the neighborhood. Both parks have accessibility from streets on multiple sides combined with good visibility from adjacent dwellings.

- B. *Must be inviting.* ~~Inviting~~ Where incorporated into a development, open spaces ~~feature~~ should consider providing amenities and activities that encourage pedestrians to use and explore the space. ~~On a large scale, it could be a~~ Open spaces should consider including multiple elements in a combination of active and passive recreational uses from the following: ~~It could include a children's play area, special landscaping element, or even a comfortable place to sit and watch the world go by. In order for people to linger in an open space, it must be comfortable. For instance, a plaza space, should receive ample sunlight, particularly at noon, and have design elements that lend the space a "human scale," including landscaping elements, benches and or other seating areas such as picnic tables, a walking or running path or trail, community garden plots, or an open play field for unorganized "pick-up play" and recreational activities and pedestrian-scaled lighting. No use shall be allowed within the open space that adversely affects the aesthetic appeal or usability of the open space.~~



Figure 15.420.040(B). Examples of inviting park design, with design features and amenities that attract usage from the surrounding community.

- C. *Must be safe.* Natural surveillance occurs when spaces are open to view by the public and properties. For example, a plaza that features residential units with windows looking down on a space means that the space has good "eyes" on it. Safe open spaces incorporate these and similar crime prevention through environmental design (CPTED) principles, including the following:

1. ~~Natural surveillance—which occurs when parks or plazas are open to view by the public and neighbors. For example, a plaza that features residential units with windows looking down on space means that the space has good "eyes" on the park or plaza. Where incorporated into a site development, open spaces required by ECC 15.520.030 must open to façades with transparency;~~
 2. ~~Lighting that shall be provided in these open spaces meeting Chapter 15.580 ECC reflects the intended hours of operation and is appropriate for the proposed activities;~~
 3. ~~Landscaping and fencing. Avoid configurations that create dangerous hiding spaces or minimize block views, either from public rights-of-way or access easements abutting the open space or from any point within the open space, are prohibited. Privacy fences and similar screening landscaping treatments such as hedges are prohibited along open space perimeters;~~
 4. ~~Entrances with accessible surfacing should shall be prominent, well lit, and highly visible from inside and outside of the space; and~~
 5. ~~Maintenance. Open spaces shall utilize commercial grade materials that will last and require minimal maintenance when provided costs. Walls, where necessary, Blank surfaces and elements provided pursuant to ECC 15.420.040(B) should shall be designed and treated to deter graffiti. Use and maintain landscape materials that reduce maintenance cost and maintain visibility, where desired.~~
- ~~D. Provides for uses/activities that appropriately serve the anticipated residents and users of the development. For example, common open space that serves a variety of functions will may attract greater usage. When designing open spaces, project applicants should consider a broad range of age groups, from small children to teens, parents, and seniors.~~
- DE. *Must be well maintained.* Open space shall be maintained by the land owner(s) unless the city or other public authority accepts an offer of dedication.

(Ord. 4807 § 55, 2018; Ord. 4656 § 1 (Exh. O2), 2013)

15.420.050 Lot design.

~~Lots within subdivisions shall be designed to allow placement of dwelling units to address functional design issues. Lots shall be designed to contain a usable building area consistent with Title 15 ECC. If the building area would be difficult to develop, the lot shall be redesigned or eliminated, unless special conditions can be imposed that will ensure the lot is developed consistent with the standards of this code and does Subdivisions shall not create nonconforming structures, uses or lots.~~

~~The placement and orientation of lots and dwelling units should consider privacy, solar orientation, access, location and access to open space and other factors that can contribute to the overall livability of the dwelling and its relationship to the surrounding environment. Flexibility shall be Variety is encouraged in lot size and configuration to permit diverse spatial orientation of dwellings on lots to address these issues and create interesting and attractive streetscapes with homes having a high functional value that might not otherwise occur with a less flexible approach.~~

~~To maximize site efficiency and usable open space, sSmall lot developments (generally containing lots less than 5,000 square feet in area and less than 50 feet wide along frontage) are encouraged to utilize zero-lot line and courtyard access configurations (as described below) or related design schemes provided they meet access, design, and other applicable standards set forth in this title.~~

- A. *Zero lot line.* This is a configuration where the house and/or garage is built up to one of the side property lines, providing the opportunity for more usable side yard space. Standards:
 1. ~~Dwelling units and accessory structures may be placed on one interior side property lines. The opposite side yard shall be at least ten feet.~~ Also see ECC 15.540.020 for single-family standards, including minimum usable open space.

2. ~~Privacy wall. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls along a zero lot line structure are allowed except for windows that do not allow for visibility into the side yard of the adjacent lot. Examples include clerestory or obscured windows. See figure 15.420.050(A) for an example of a privacy wall for a zero lot line house.~~
23. Eaves along a zero lot line may project a maximum of 30 inches over the property line, ~~but only~~ where sufficient easement is provided for the eave on the encroached property.
34. Lots intended for zero lot line dwellings shall be noted on the plat, together with minimum side yard areas and maximum building envelopes.

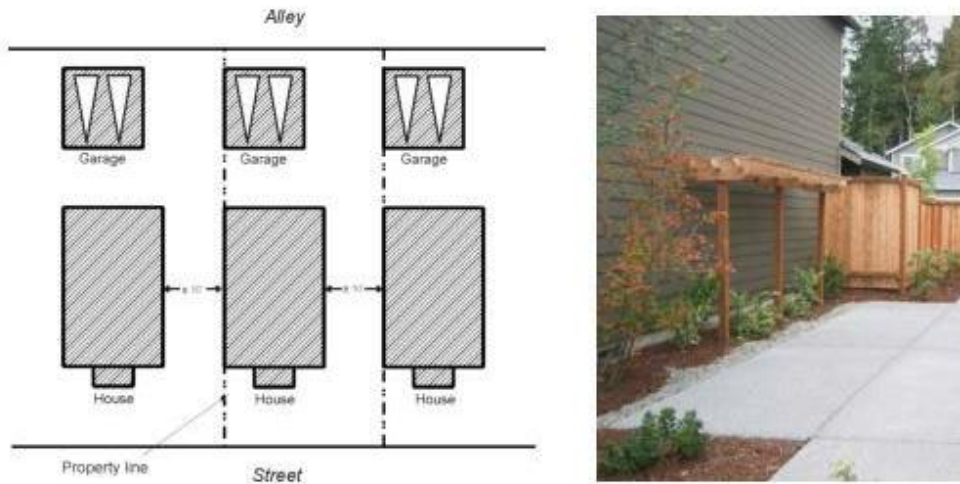


Figure 15.420.050(A). Zero lot line layout example (left). The right image shows the side yard and privacy wall for a zero lot line house.

- B. *Reciprocal use easement lots.* This works similar to the zero lot line configuration, except that the dwelling units and accessory structures meet the standard setbacks and easements are granted on one side yard to allow consolidated use of the side yards by the adjacent property (see figure 15.420.050(B) for example). Also, configurations providing for reciprocal use easements in the rear yard are allowed to maximize usable open space (see figure 15.420.050(B) for example). Standards/provisions:
 1. Reciprocal easements shall be noted on the plat. Easement areas may be used for minimum usable residential open space requirements set forth in ECC ~~15.540.020(D)~~ 15.520.030(D) and Chapter 15.540 ECC.
 2. ~~Privacy wall. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls of a structure along a reciprocal use easement are allowed except for windows that do not allow for visibility into the side yard of the adjacent lot. Examples include clerestory or obscured windows. See figure 15.420.050(A) for an example of a privacy wall.~~
 23. Areas within reciprocal use easements may count towards usable open space requirements for multiple applicable lots, provided all required open space for all development is met.

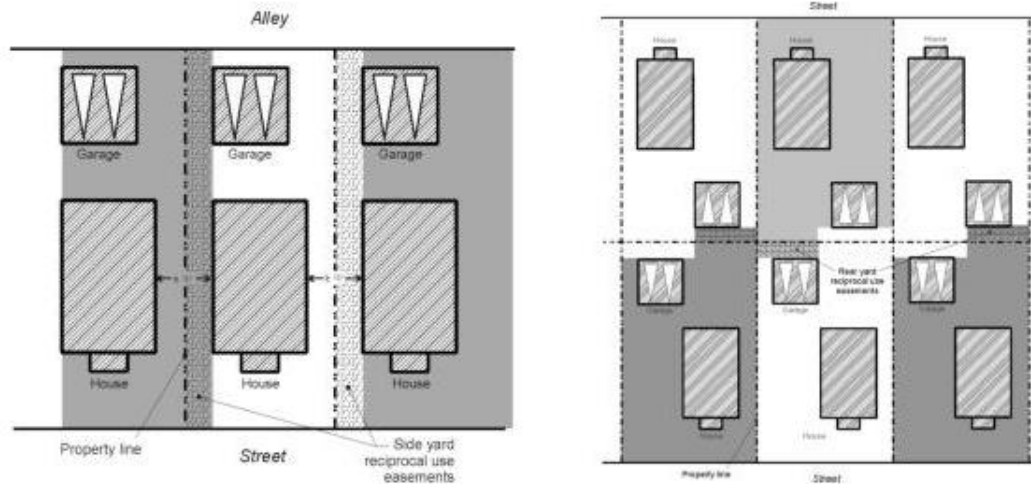


Figure 15.420.050(B). Example of a reciprocal side yard easement configuration (left image) and reciprocal rear yard easement configuration (right image).

- C. *Courtyard access lots.* This includes a series of lots clustered around a private internal roadway.
- Standards:
1. Maximum number of lots served by a courtyard access road: five (this includes lots fronting the street on either side of the courtyard access). Only a single shared internal driveway is permitted to each courtyard access lot cluster.
 - a. Exception. Where a courtyard access road serves as an internal driveway solely for one or more townhouse buildings, there shall be no limitation on the number of townhouse lots, provided the courtyard access road meets fire code and public works development standards. Townhouses are subject to residential design standards of ECC 15.540.060.
 2. Maximum length of a courtyard access road: 100 feet ~~(or deeper if approved by the fire code official).~~ The length may be increased to 150 feet subject to applicable fire code requirements if all structures beyond 100 feet of the street are equipped with automatic fire sprinkler systems.
 3. Surface width of courtyard access road: 15 feet minimum, ~~to provide access for ambulances.~~ Provisions shall be made to keep the access clear of ~~snow,~~ vehicles ("no parking" signs), ~~and~~ vegetation.
 4. An easement of a minimum 20 feet in width shall be secured over the applicable parcels coincident with the shared driveway to allow lots legal access to the public street. A maintenance agreement shall be required for all applicable lots and must be recorded on the plat.
 5. ~~Buildings accessed from a courtyard access are limited to two stories in height, due to aerial apparatus access limitations.~~



Figure 15.420.050(C). Examples of courtyard access lots.

- D. *Pedestrian-only entry lots.* This includes configurations where one or more lots are clustered around a pedestrian easement and/or common open space and do not front on about a street, courtyard access road or alley, and where required off-street parking may be located separately from the lot as part of the subdivision (see figure 15.420.050(D) for an example). Most cottage housing developments (see ECC 15.540.050) are an example of this. Standards.. Lots must meet all applicable fire code provisions.
1. A pedestrian entry access easement shall be provided to all dwellings that do not ~~front on~~ about a street, courtyard access road, or alley, ~~or common open space.~~
 2. Pedestrian entry easements shall be five to ten feet wide with a five-foot minimum sidewalk constructed per local access street standards in section 3 of the public works development standards. Easement(s) may coincide with common open space.
 3. Fire code standards must be met for lots as applicable sprinklers are required for dwellings more than 100 feet from a fire access road.
 4. ~~Buildings within pedestrian-only entry lots are limited to two stories in height.~~
 5. ~~Dwellings more than 150 feet from a street will require fire department access as defined in the current International Fire Code (IFC).~~
 6. ~~These lots must contain private detached or shared garages off an alley or other access if approved by the public works director.~~

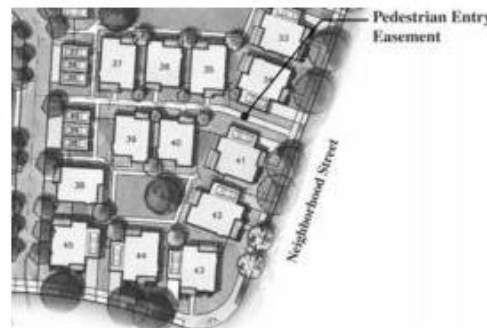


Figure 15.420.050(D). Pedestrian-only entry lot configuration examples.

- E. *Alley access lots.* This includes configurations where lots are provided with vehicular access only by an alley designed per section 3, street standards, of the city's public works development standards. When platted with a new subdivision, pedestrian access to a public street from each alley access lot shall be provided by either a public street (per chapter 15.410 ECC and section 3, street standards, of the city's public works development standards) or with a pedestrian easement a minimum of ten feet wide with a five-foot minimum sidewalk constructed per local access street standards in section 3, street standards, of the public works development standards.



Figure 15.420.050(E). Alley access lot examples. The left example, Wheaton Court in Ellensburg, features direct pedestrian access to the street in the front and garage access off of an alley in the back. In the right image, Dwellings on internal lots that do not abut public streets feature pedestrian access from a trail/open space corridor (easement) with garage access off of an alley in the back.

- F. *Protective covenants.* ~~The styles of developments regulated by this Section shall require discussed above require special consideration to ensure conflicts between neighbors are minimized and that opportunities are provided for a homeowners' association to deal with unique issues created by these development forms. Covenants for these development styles shall be written to address issues unique to small lot developments that use reciprocal use and easement agreements. The city shall review and approve any necessary easements and/or covenant agreement affecting legal access to lands within subdivisions containing these developments.~~

(Ord. No. 4975, § 58, 11-17-2025; Ord. No. 4955, § 115, 2-18-2025; Ord. 4807 § 56, 2018; Ord. 4804 § 4, 2018; Ord. 4656 § 1 (Exh. O2), 2013)

15.420.060 Access, services and utilities.

- A. Each lot in a ~~residential~~ subdivision shall have access directly to a public right-of-way, except for:
1. Alternative lot designs as described in ECC 15.420.050. Driveways shall be constructed per public works development standards and ECC title 4, public works.
 2. Shared driveways may access up to five lots provided they are at least 15 feet wide and a maximum of 400 feet long. Provisions shall be made to keep the driveways clear of ~~snow~~, vehicles ("no parking" signs), ~~and vegetation~~.
 3. Any lot created that is not adjacent to a public right-of-way but that has a right of ingress and egress to that right-of-way; provided, that such right has been established as a matter of record in a manner that runs with the land and is irrevocable.
- ~~Any lot created that is not adjacent to a public right-of-way but that has a right of ingress and egress to that right-of-way; provided, that such right has been established as a matter of record in a manner that runs with the land and is irrevocable.~~
- B. Each lot in a residential subdivision shall be provided with adequate provisions for water supplies, sanitary wastewater facilities, storm drainage and surface water facilities, electric, and natural gas facilities (if applicable), consistent with the requirements of the public works development standards and ECC title 9, utilities.
- C. Approval of subdivisions may be conditioned upon dedications to the city of drainage ways, other public ways, water supplies, sanitary wastewater facilities, parks, playgrounds, and sites for schools per RCW 58.17.110 and subject to the provisions of RCW 82.02.020.

(Ord. 4656 § 1 (Exh. O2), 2013)

15.500.020 Applicability and compliance.

The project design provisions in this division generally apply to all new development within the city, including new buildings, building additions, exterior remodels, site improvements such as parking lots, and new signage. However, since each chapter herein addresses different design and development elements, the applicability of each chapter is clarified at the beginning of the chapter. For instance, some chapters may only apply to new commercial and multifamily development, while individual sections in chapter 15.540 ECC only apply to specific housing types. Co-living housing is considered multifamily for the purpose of this division.

~~It's also important to note that t~~These standards are intended to supplement other provisions of this title and other existing city codes applicable to developments. Where there is a conflict between the provisions of this division and other elements of ECC Title 15 ECC codes, the provisions herein shall apply.

These design standards shall be reviewed as applicable with other permits, including building permits under ECC Chapter 3.12 or project permits as may be required by ECC Title 15. For new buildings, building additions, exterior remodels, and site improvements, three different thresholds have been established to gauge how the standards herein are applied to such projects. See figure 15.500.020 for examples of site development and the respective types of improvements required under each of the three levels of improvements.

- A. Level I improvements include all additional building footprints, exterior remodels, building additions, and/or any site improvements alterations (such as landscaping changes) commenced within a three-year period (based on the date of permit issuance) that affect the exterior appearance of ~~the an~~

~~existing building/site~~ and/or increase ~~the a property's total~~ building's footprint by up to 50 percent. The requirement for such improvements is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, if a property owner decides to replace a building facade's siding, then the siding shall meet the applicable exterior building material standards, but elements such as building articulation would not be required.

- B. Level II improvements include all new site improvements (such as new landscaping regulated by this Division when proposed where none currently exists), and any improvements commenced within a three-year period (based on the date of permit issuance) that increase ~~the a property's total~~ building's footprint by more than 50 percent, but not greater than 100 percent. All standards that do not involve repositioning the building or reconfiguring site development shall apply to level II improvements. For example, if a property owner of an existing home in the R-O zone wants to convert the home to an office and build an addition equaling 75 percent of the current building's footprint, then the following ~~elements~~ standards shall apply:
1. The location and design of the addition/remodel shall be consistent with the site orientation standards (chapter 15.510 ECC) which address building frontages, and ~~entries, parking lot location, and front yard landscaping.~~ For such developments seeking additions to buildings where off-street parking location currently does not comply with applicable parking location standards, building additions are allowed provided they do not increase any current nonconformity and generally bring the project closer into conformance with the standards. (See chapter 15.550 ECC, off-street parking).
 2. Comply with applicable site planning and design elements (chapter 15.520 ECC) which address landscaping, and parking lot location and design.
 3. Comply with all building design provisions of chapter 15.530 ECC, except architectural scale and materials provisions related to the existing portion of the building where no exterior changes are proposed. The entire building shall comply with building elements/details, materials, and blank wall treatment standards of ECC 15.530.060.
 4. Comply with the off-street parking, signage, and landscaping provisions of chapters 15.550 through 15.570 ECC that relate to proposed improvements.
- C. Level III improvements include all improvements commenced within a three-year period (based on the date of permit issuance) that add any new building on a site without a building, any improvement that increases the a property's total building's footprint by more than 100 percent, or any new or additional parking area on a property. Such developments shall conform to all applicable standards.
- D. Other changes. Any changes to existing buildings or sites that do not add a building footprint or otherwise add elements pursuant to this Section shall not create new non-conformities or increase any existing non-conformities, including landscaping, unless alternative designs are approved for Departures as eligible pursuant to ECC 15.210.060.
- E. Registered landmarks and historic districts. Any change to a registered landmark property or building within a historic district is subject to applicable rules and procedures of Chapter 15.280 ECC.

The application review procedures for new development are addressed in division II of this title. ~~For procedures associated with new developments requiring a building permit, see ECC 15.250.030 (design review).~~

Existing



Pre-existing non-conformities:

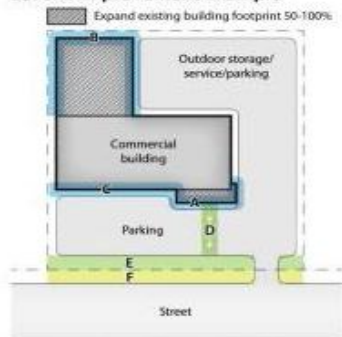
- Parking in front of building
- No pedestrian connection to entry
- Doesn't meet streetscape and landscaping standards
- Facade doesn't meet standards

Level I Improvement Example



- A. Entry addition meets facade and building design/materials standards (15.53)
- B. Rear addition meets applicable building design/materials standards (15.53)
- C. Landscaping improvements are encouraged but not required. See ECC 4.06.060(D)(3) to determine if street improvements are required.

Level II Improvement Example



- A. Entry addition meets facade and building design/materials standards (15.53)
- B. Rear addition meets applicable building design/materials standards (15.53)
- C. Facade upgraded to meet applicable facade, building design/materials standards (15.53)
- D. Pedestrian access improvements per 15.52.040
- E. Parking lot landscaping improvements per 15.57.050
- F. Landscaping improvements are encouraged but not required. See ECC 4.06.060(D)(3) to determine if street improvements are required.

Level III Improvement Example



- A. Entire building meets applicable facade and building design standards (15.53)
- B. Landscaping improvements are encouraged but not required. See ECC 4.06.060(D)(3) to determine if street improvements are required.
- C. Site design conforms with Chapter 15.52 provisions (site planning and design elements).

Figure 15.500.020. Examples of site development and the respective types of improvements required under each of the three levels of improvements.

(Ord. No. 4975, § 59, 11-17-2025; Ord. 4656 § 1 (Exh. 02), 2013)

15.500.030 How the provisions of this division are applied.

Most sections within the chapters herein include the following elements:

- A. Purpose statements, which are overarching objectives.
- B. Standards use words such as "shall," "must," and "is/are required," signifying required actions.
- C. Guidelines use words such as "should" or "is/are recommended," signifying voluntary measures.
- D. Departures are provided for specific standards. They allow alternative designs provided the reviewing authority determines the design meets the purpose of the standards and guidelines and other applicable criteria. See ECC 15.210.060 for related procedures associated with departures.

Furthermore, ~~this division contains some specific standards~~ required actions and voluntary measures that are easily quantifiable, while others provide a level of discretion in how they are complied with. In the latter case, For departures, the applicant must demonstrate to the director, in writing, how the project alternative meets the purpose of the standard or standards.

(Ord. 4656 § 1 (Exh. 02), 2013)

15.510.030 How to use this chapter.

Site orientation standards for individual properties depend on the type of street properties front onto. ~~Thus, consider the following steps in using this chapter:~~

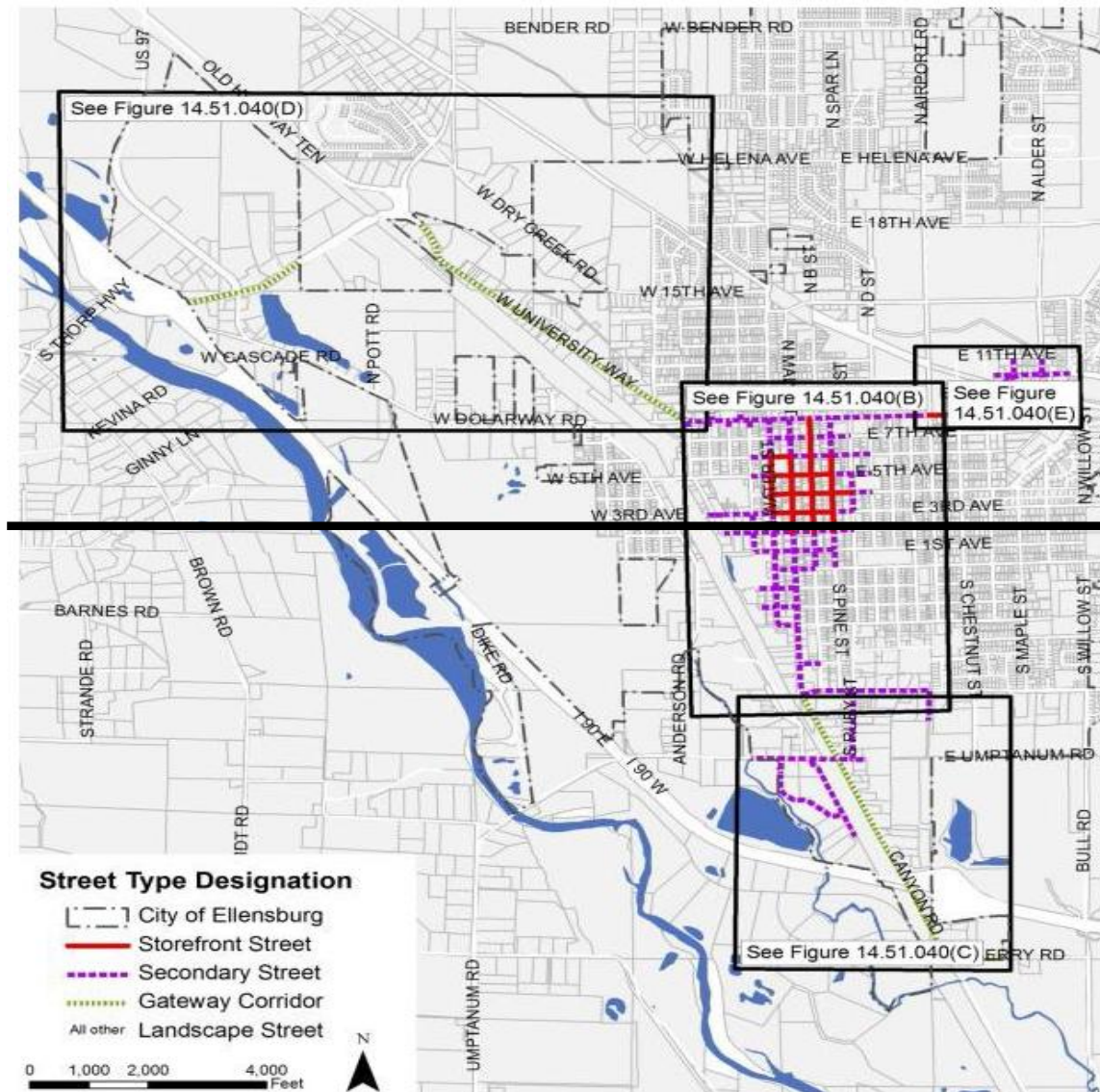
- A. ~~Go to the maps in See~~ ECC 15.510.040 ~~to find your property and the street frontage type designation for the street or streets fronting your property.~~ For properties in residential zones, ~~the standards for landscaped streets (see ECC 15.510.080) apply.~~ For properties in light industrial (I-L), heavy industrial (I-H), and public reserve (P-R) zones, ~~see ECC 15.510.090.~~ For properties that front onto multiple streets, ~~see provisions in ECC 15.510.110;~~
- B. ~~Go to the appropriate code section in this chapter for the site orientation standards for applicable street frontage type designation.~~ Table 15.510.030 includes a summary of the ~~five~~ four street frontage type designations along with links to the ~~appropriate~~ regulatory sections, the intention for each street type, and key design/use provisions; and
- C. Review ECC 15.510.120 for criteria for "departures" to site orientation standards and ECC 15.210.060 for general information and procedures associated with departures.

Table 15.510.030
Street Frontage Type Descriptions

Street frontage type and link to standards	Intention	Key design/use provisions
Storefront street ECC 15.510.050	To emphasize a "Main Street" setting with storefronts adjacent to the sidewalk	Buildings placed at back edge of sidewalk; nonresidential use required prohibited on ground floor facing street within 30 feet of sidewalk; parking located to side or rear of buildings.
Secondary street ECC 15.510.060	To provide the option of a storefront or other frontage types with landscaped setbacks	Option: buildings placed at back edge of sidewalk or with landscaped setback; no additional ground floor <u>residential</u> use restrictions; parking located to side or rear of buildings, except in some districts.
Gateway street ECC 15.510.070	To provide/reinforce a pattern of landscaped development frontages and modest building setbacks along these highly visible streets	Buildings feature modest front yard setbacks; no additional ground floor <u>residential</u> use restrictions; parking located to side or rear of buildings.
Landscaped street ECC 15.510.080	To provide/reinforce a pattern of landscaped development frontages and modest building setbacks	Buildings feature modest front yard setbacks; no additional ground floor <u>residential</u> use restrictions; parking located to side or rear of buildings, except in some districts.

(Ord. 4656 § 1 (Exh. 02), 2013)

15.510.040 Street frontage type maps.



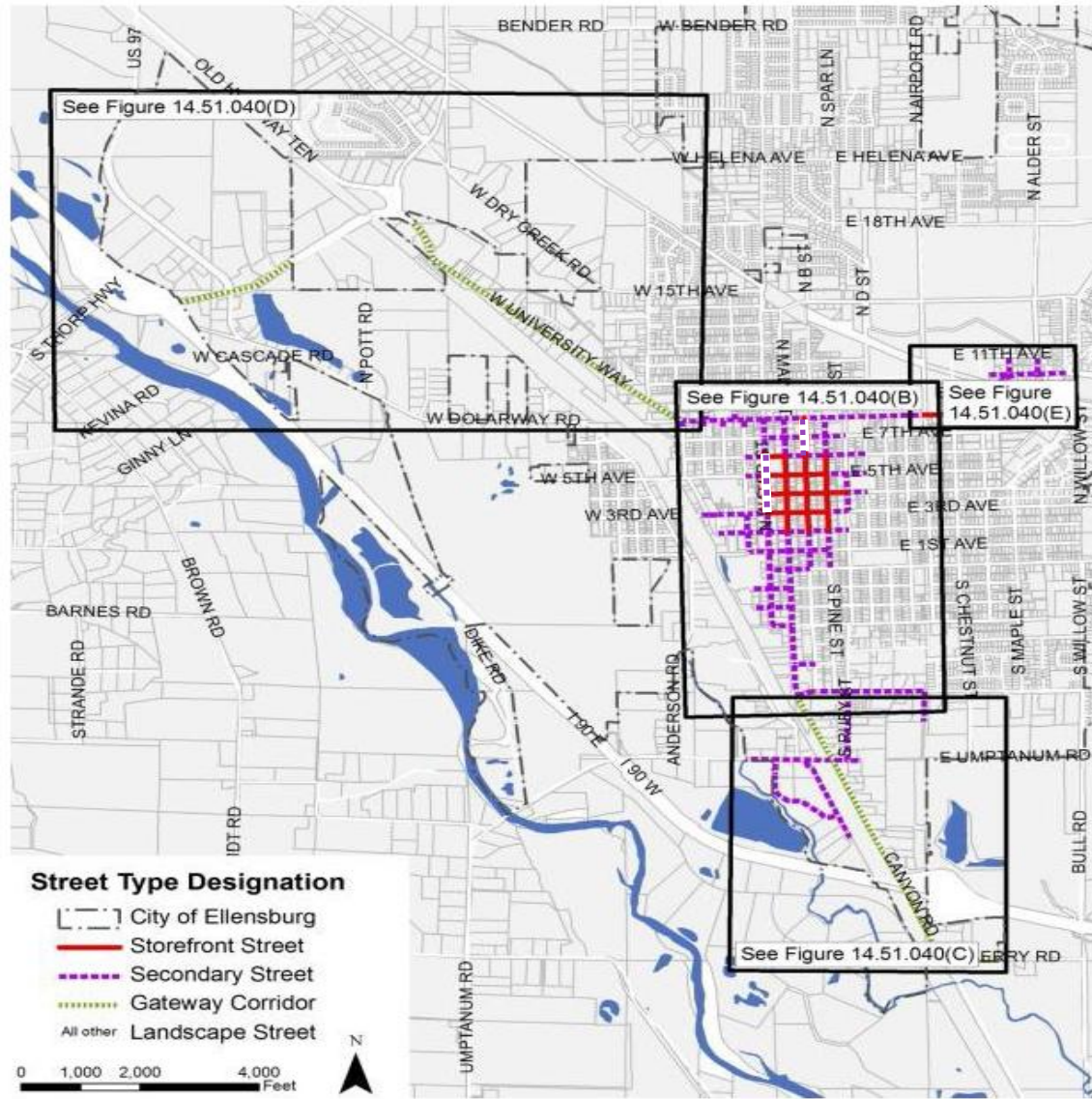
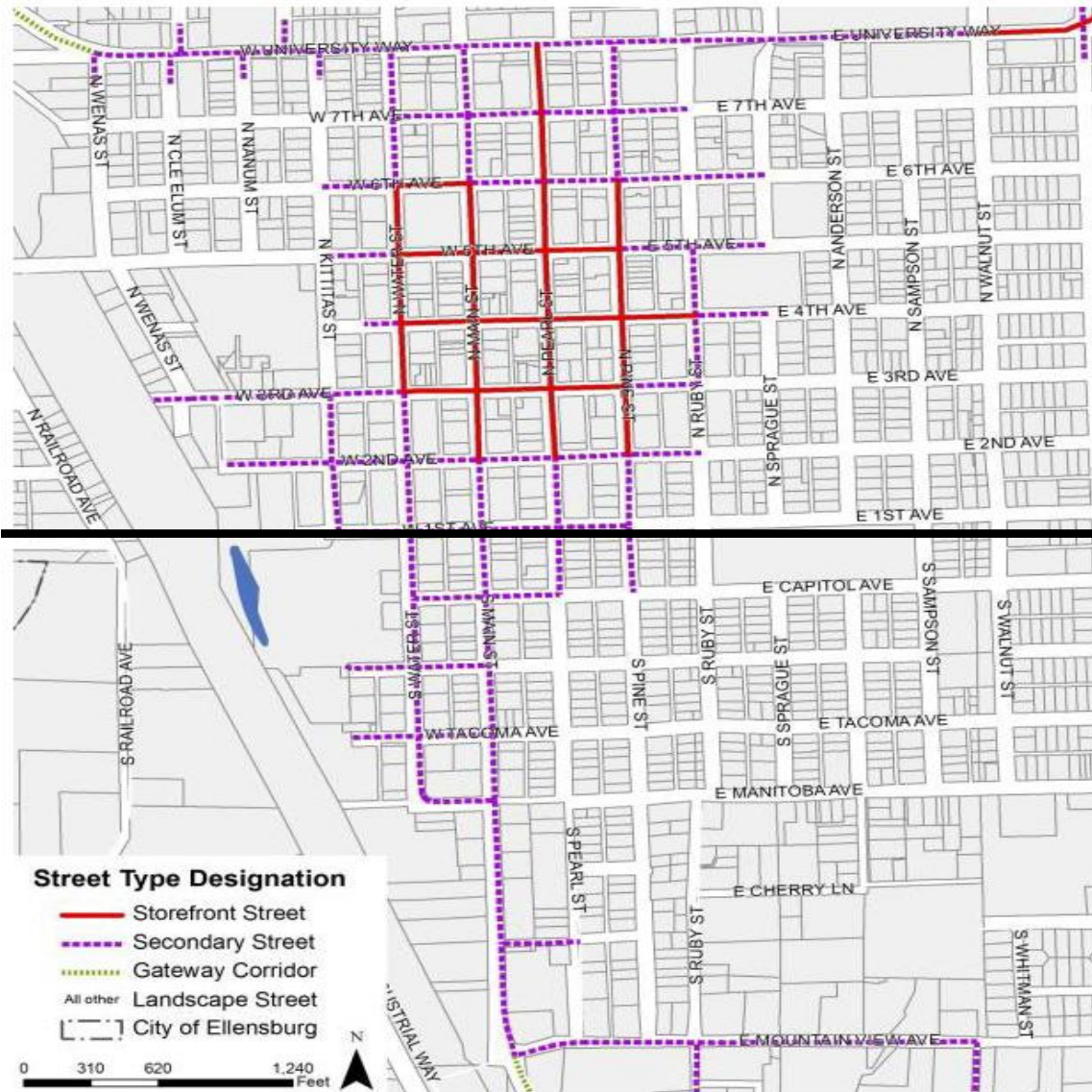


Figure 15.510.040(A). Index map for street frontage type designations.



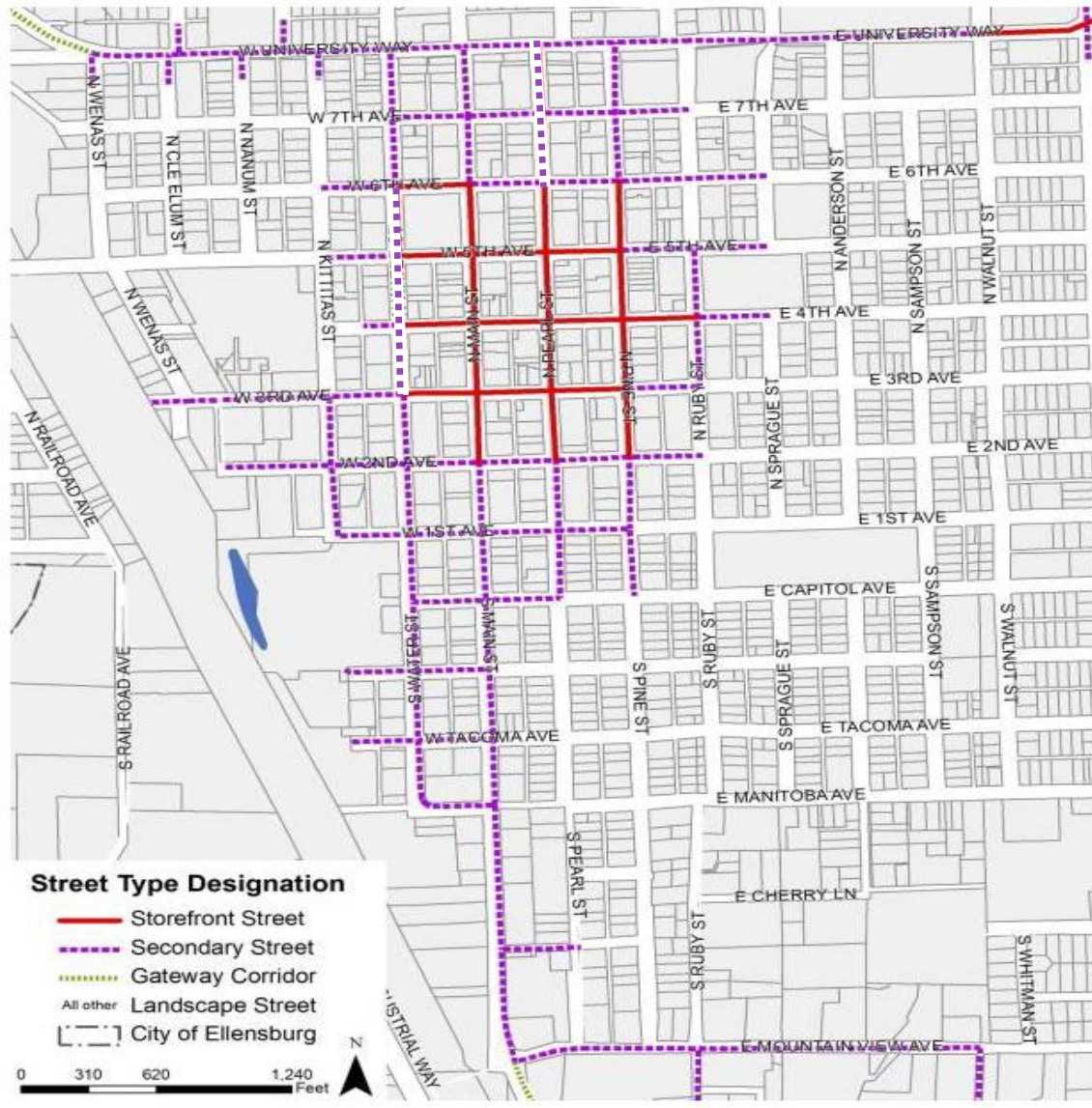


Figure 15.510.040(B) sets forth street frontage type designations for the greater downtown area, which is roughly bounded by West 9th Avenue in the north, the railroad in the west, Mountain View Avenue in the south, and Walnut Street in the east.

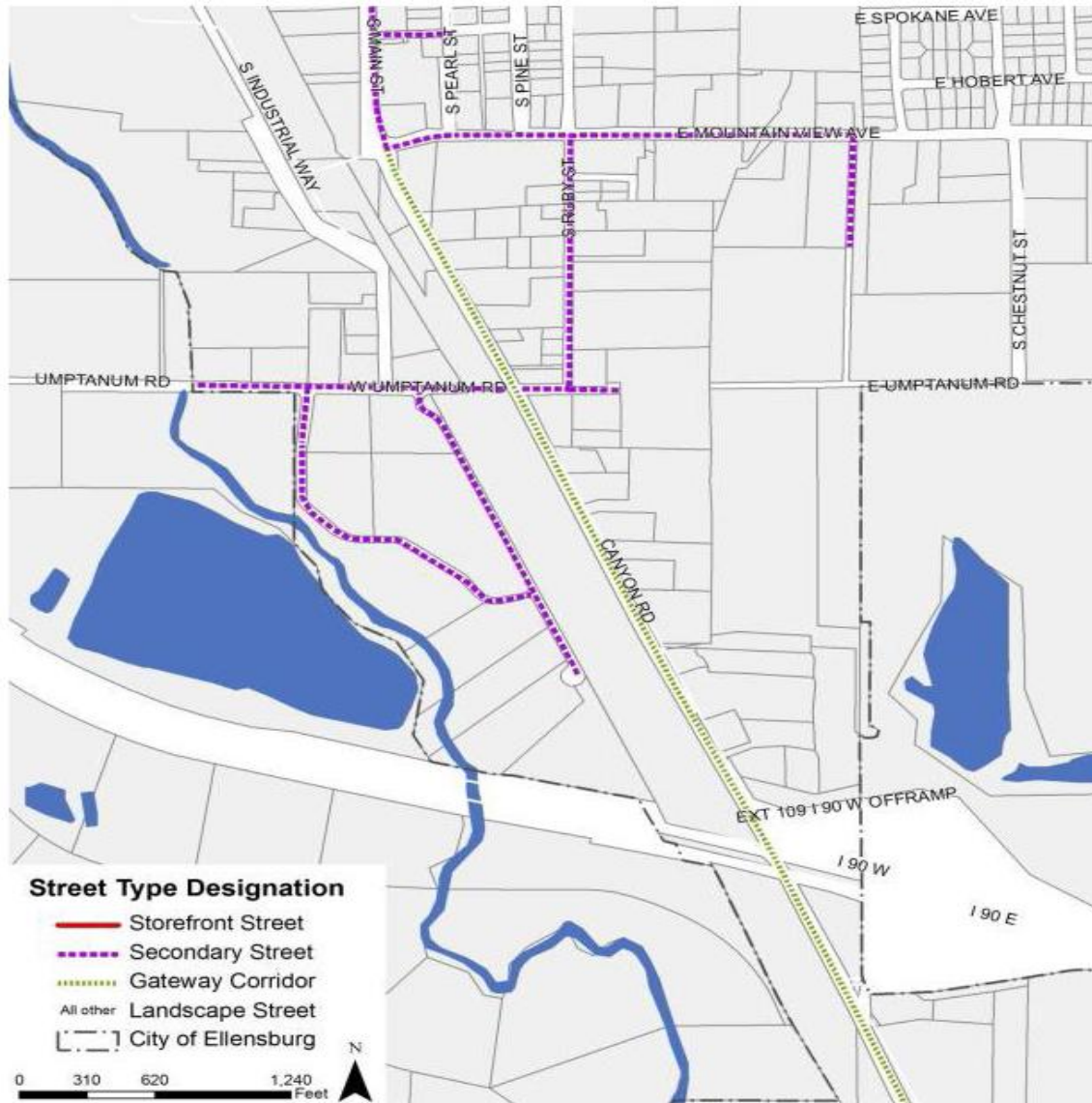


Figure 15.510.040(C) sets forth street frontage type designations for the Canyon Road corridor/south interchange area.



Figure 15.510.040(D). Street frontage type designations for the west interchange area.



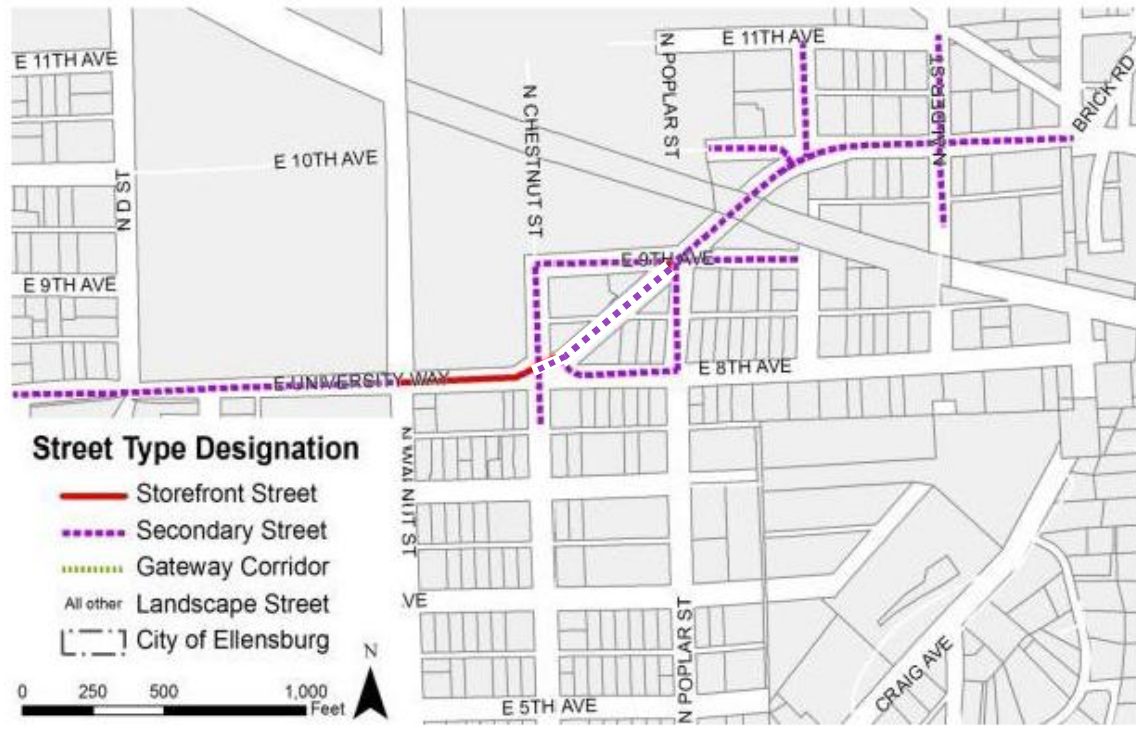


Figure 15.510.040(E). Street frontage type designations for the campus area.

(Ord. 4656 § 1 (Exh. O2), 2013)

15.510.050 Storefront street standards.

The intent is to emphasize and/or reinforce a "Main Street" setting with storefronts placed adjacent to sidewalks. Storefront streets are Ellensburg's "major pedestrian corridors" as set forth in RCW 35A.21.440.

- A. *Applicability.* The standards herein shall apply to all designated storefront streets per ECC 15.510.040, except for housing types identified in ECC 15.510.100.
- B. *Building frontage.* Buildings shall be located adjacent to the sidewalk. Building setbacks from the public right-of-way not exceeding ten feet in depth may be permitted provided the space between the front property line and the building:
 1. Is a widened sidewalk area; or
 2. Is a pedestrian-oriented space, as defined in ECC 15.520.030(C).
- ~~C. *Parking location.* Parking shall be located to the rear, below, or above storefronts. Where some off-street parking (both surface and structured) adjacent to the storefront street is unavoidable, no more than 60 feet of frontage shall be occupied by parking and vehicular access (see figure 15.510.050(B)). New parking lots adjacent to street corners shall be prohibited.~~
- ~~D. *Vehicular access.* Vehicular access (driveways) is discouraged on storefront streets. Where vehicular access is unavailable, no more than one curb cut shall be allowed.~~
- ~~CE. *Ground floor use.* Except for lobbies or similar entrances, residential uses Dwelling units are prohibited within 30 feet of the sidewalk on the ground floor of designated storefront streets.~~
- ~~DF. *Building entry.* Building entries shall face the sidewalk.~~

EG. Weather protection. Weather protection at least three feet deep is required over all primary entries. For south and west facing facades, weather protection at least six feet deep along a majority of the storefront is encouraged to provide shade in the summer months. Storefront all-weather protection projections shall not interfere with street trees, street lights, street signs, or extend beyond the edge of the sidewalk and they must maintain at least eight feet of clearance over the sidewalk. Projections in rights-of-way require approval from the public works department.

FH. Storefront transparency. Transparent window area along at least 70 percent of the ground floor façade facing the street between 30 inches and eight feet above grade is required. Display windows may count for up to 50 percent of the transparency requirements provided they are at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as transparent window area. Departures to the transparency requirement will be considered pursuant to the provisions of ECC 15.210.060 and 15.510.120. Such departures may decrease the minimum amount of transparency by up to 50 percent (with no less than 35 percent of the ground floor facade between 30 inches and eight feet above grade).

GI. Ground floor and facade heights.

1. The ground floor shall have a minimum floor to floor height of 15 feet, as measured from grade.
12. All storefront facades shall maintain a minimum height of 20 feet.

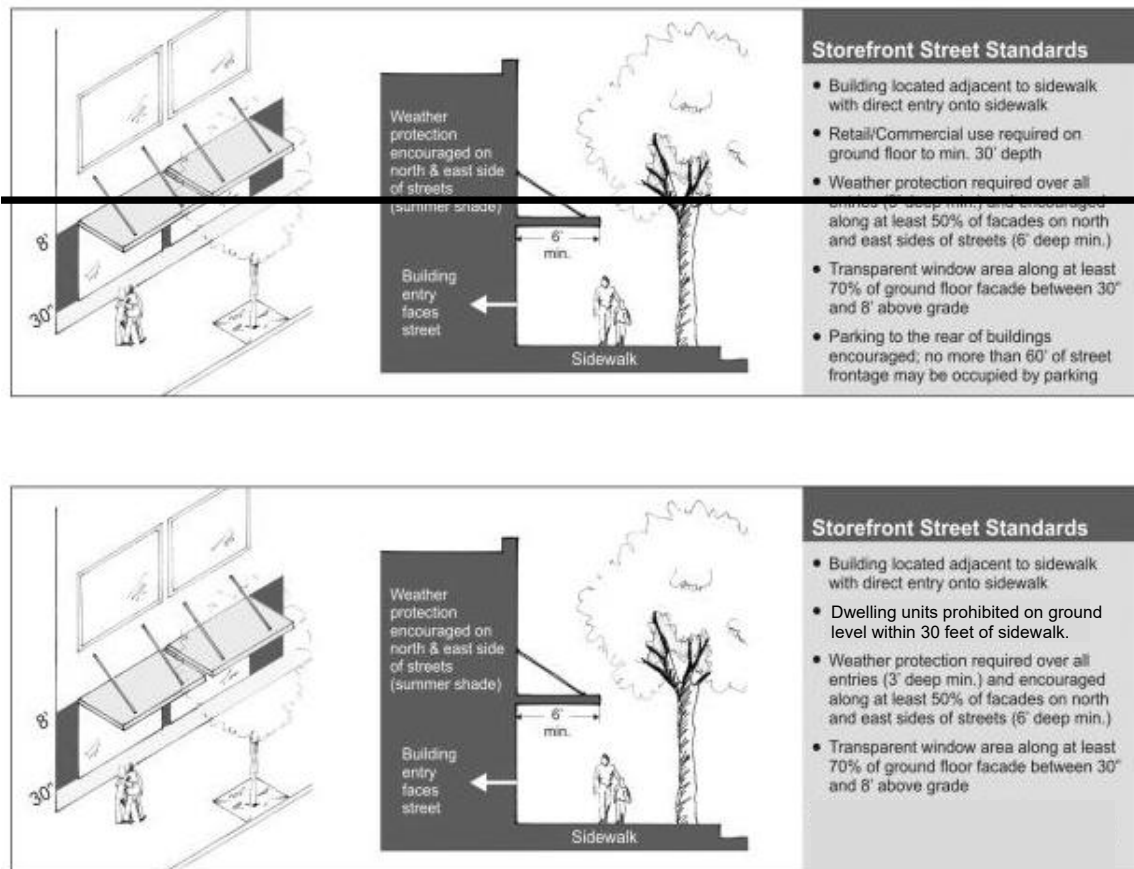


Figure 15.510.050(A). Summary of key storefront street standards.

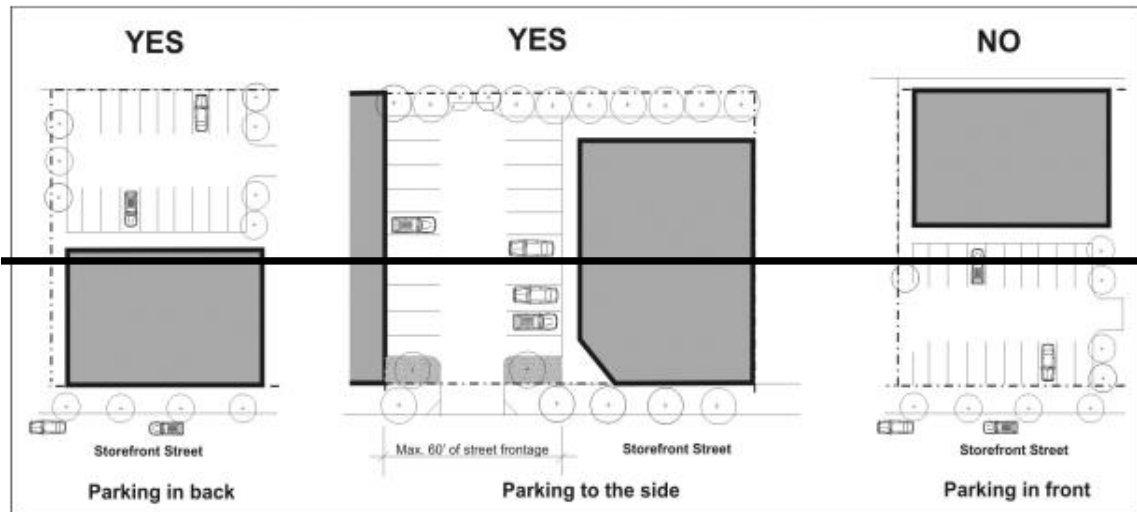


Figure 15.510.050(B). Parking location standards for designated storefront streets.



Figure 15.510.050(C). Current storefront examples. Note the large storefront windows and recessed entries in the left image. In the right image, note the relatively tall height of the single-story building. The height helps to add a sense of enclosure to the street.



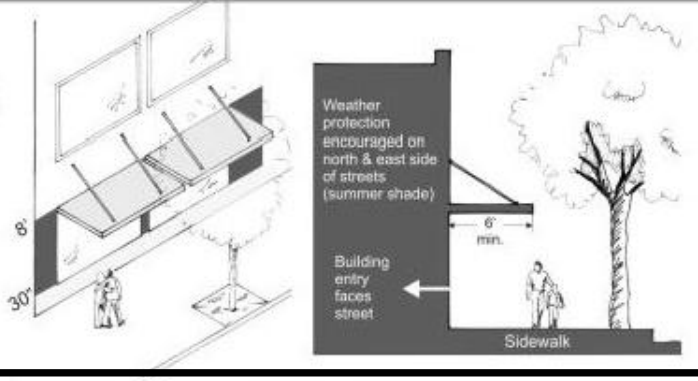
Figure 15.510.050(D). These facades do not meet the storefront standards. The tack-on display cases in the left image do not qualify as transparent window area.

(Ord. 4656 § 1 (Exh. O2), 2013)

15.510.060 Secondary street standards.

For all designated secondary streets, development frontages may either be storefronts (see subsection (B) of this section), landscaped frontages (see subsection (C) of this section), or a combination of both as provided herein.

- A. *Applicability.* The standards herein shall apply to all nonresidential and multifamily development on designated secondary streets per ECC 15.510.040, except for housing types identified in ECC 15.510.100.
- B. *Storefront standards.* ~~All storefront buildings~~ Buildings located within ten feet of the frontage sidewalk along designated secondary streets shall be considered storefront buildings and shall comply with all building-related storefront street standards set forth in ECC 15.510.050, except ground level dwellings shall be permitted along secondary streets.
- C. *Landscaped frontage standards for secondary streets.* The following standards shall apply to all other secondary street developments:
 1. *Building setbacks.* Ten-foot minimum or consistent with minimum requirements of the applicable zoning district (see ECC 15.320.030, 15.320.040, and 15.320.045), whichever is ~~greater~~ less. Covered entries and other weather protection features may extend into this setback by up to six feet.
 2. *Building entry.* At least one building entry shall be visible from the sidewalk.
 3. *Weather protection.* Weather protection at least three feet deep shall be provided over all primary entries.
 4. *Transparency.* Transparent window area shall be provided along at least 15 percent of the facade of the building (all vertical surfaces of the facade). Departures will be considered pursuant to ECC 15.210.060 and 15.510.120.
 5. ~~Landscaping.~~ All areas between the sidewalk and the building shall be landscaped, except for walkways, porches, decks, and other areas meeting the definition of pedestrian-oriented space.
- D. ~~Parking location.~~ No more than 50 percent of the street frontage can be occupied by off-street parking and driveways (see figure 15.510.060(B)). Departures will be considered pursuant to ECC 15.210.060 and 15.510.120.

STOREFRONT (B) OR LANDSCAPED FRONTAGE (C)		Secondary Street Standards - Choice of Storefront (A) or Landscaped Frontage (B) (A) STOREFRONT - Building located adjacent to sidewalk with direct entry onto sidewalk - Retail/Commercial use required on ground floor to min. 30' depth - Weather protection required over all entries (3' deep min.) and encouraged along at least 50% of facades on north and east sides of streets (6' deep min.) - Transparent window area along at least 70% of ground floor facade between 30" and 8' above grade (B) LANDSCAPED FRONTAGE 10' minimum building setbacks or consistent with zoning district requirements (whichever is greater) - At least one building entry is visible from the sidewalk - Weather protection at least 3' deep over all entries - Transparent windows/doors shall occupy at least 15% of facade PARKING LOCATION - No more than 50% of street frontage may be occupied by parking for either type of frontage used
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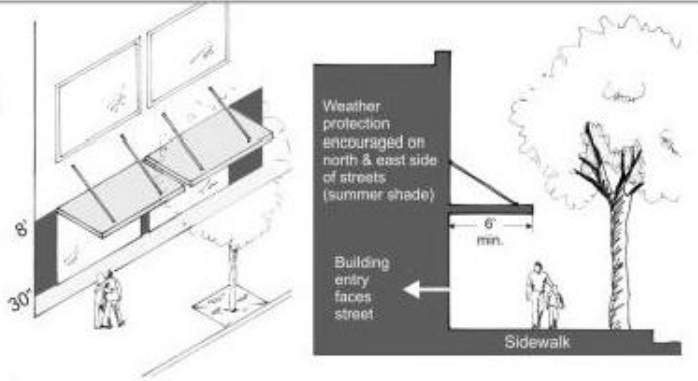
STOREFRONT (B) OR LANDSCAPED FRONTAGE (C)		Secondary Street Standards - Choice of Storefront (A) or Landscaped Frontage (B) (A) STOREFRONT - Building located adjacent to sidewalk with direct entry onto sidewalk - Dwelling units permitted on ground level within 30 feet of sidewalk. - Weather protection required over all entries (3' deep min.) and encouraged along at least 50% of facades on north and east sides of streets (6' deep min.) - Transparent window area along at least 70% of ground floor facade between 30" and 8' above grade (B) LANDSCAPED FRONTAGE 10' minimum building setbacks or consistent with zoning district requirements (whichever is less). - At least one building entry is visible from the sidewalk - Weather protection at least 3' deep over all entries - Transparent windows/doors shall occupy at least 15% of facade
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Figure 15.510.060(A). Summary of key secondary street standards.

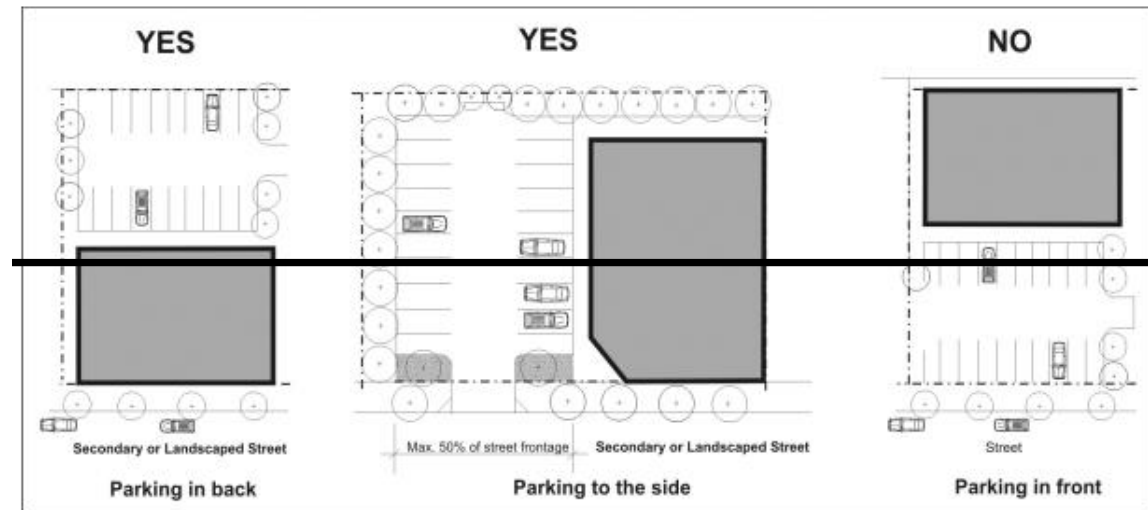


Figure 15.510.060(B). Parking location standards for designated secondary streets.

(Ord. 4887 § 29, 2022; Ord. 4656 § 1 (Exh. O2), 2013)

15.510.070 Gateway street standards.

- A. *Applicability.* The standards herein shall apply to all nonresidential and multifamily development on designated gateway streets per ECC 15.510.040, except for housing types identified in ECC 15.510.100.
- B. *Building setbacks.* ~~Fifteen feet minimum, or c~~Consistent with minimum requirements of the applicable zoning district (see ECC 15.320.040 and 15.320.045), ~~whichever is greater.~~
- C. *Building entry.* At least one building entry shall be visible from the sidewalk.
- D. *Weather protection.* Weather protection at least three feet deep shall be provided over all primary entries.
- E. *Transparency.* Transparent window area shall be provided along at least 15 percent of the facade of the building (all vertical surfaces of the facade). Departures will be considered pursuant to ECC 15.210.060 and 15.510.120.
- F. ~~*Landscaping.* All areas between the sidewalk and the building shall be landscaped, except for walkways, porches, decks, and other areas meeting the definition of pedestrian-oriented space.~~
- G. ~~*Parking location.* Parking and driveways shall be located to the side or rear of buildings. Drive-through lanes between the sidewalk and the building are prohibited. Departures will be considered pursuant to ECC 15.210.060 and 15.510.120.~~

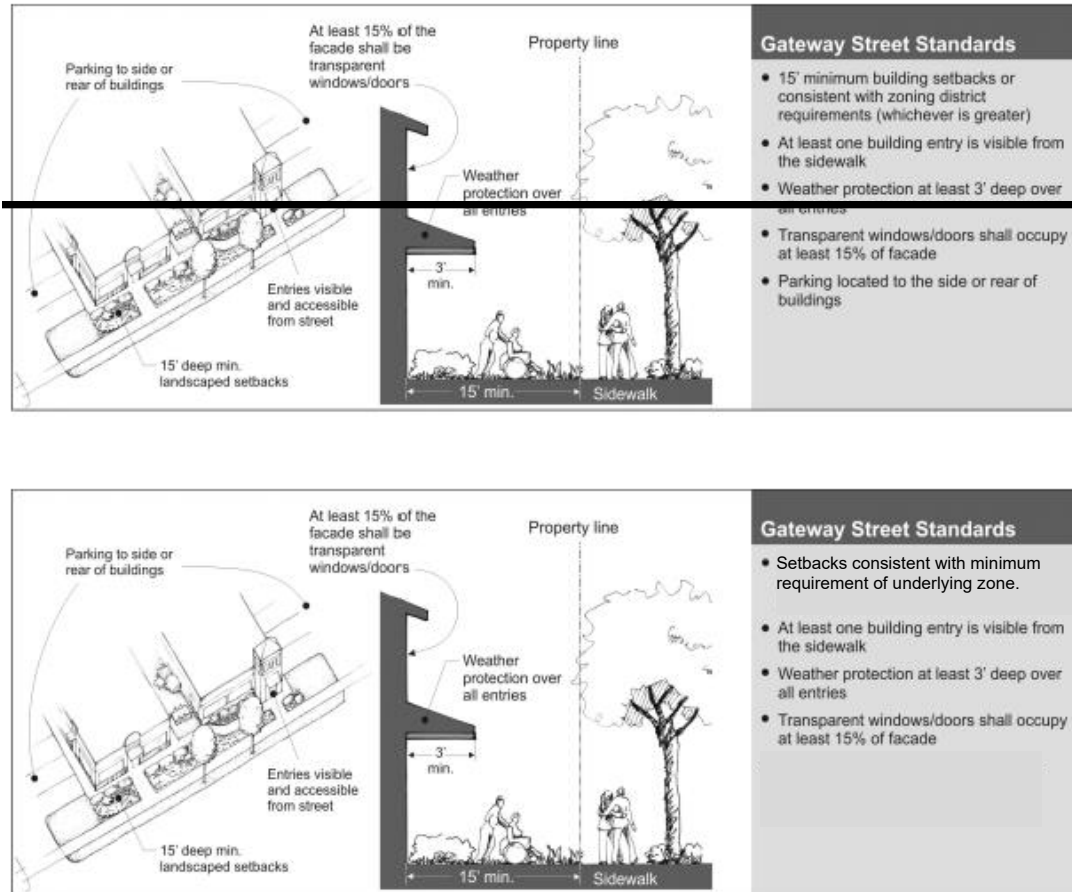


Figure 15.510.070. Summary of key gateway street standards.

(Ord. 4887 § 30, 2022; Ord. 4656 § 1 (Exh. O2), 2013)

15.510.080 Landscaped street standards.

- A. *Applicability.* The standards herein shall apply to all nonresidential and multifamily development on designated landscaped streets per ECC 15.510.040, except for housing types identified in ECC 15.510.100.
- B. *Building setbacks.* ~~Fifteen feet minimum, or c~~Consistent with minimum requirements of the applicable zoning district (see ECC 15.320.030, 15.320.040, and 15.320.045), ~~whichever is greater.~~
- C. *Building entry.* At least one building entry shall be visible from the sidewalk.
- D. *Weather protection.* Weather protection at least three feet deep shall be provided over all primary entries.
- E. *Transparency.* Transparent window area shall be provided along at least 15 percent of the facade of the building (all vertical surfaces of the facade). Departures ~~for nonresidential uses~~ will be considered pursuant to ECC 15.210.060 and 15.510.120.
- F. ~~Landscaping.~~ All areas between the sidewalk and the building shall be landscaped, ~~except for walkways, porches, decks, and other areas meeting the definition of pedestrian-oriented space.~~
- G. ~~Parking location.~~ No more than 50 percent of the street frontage can be occupied by off-street parking and driveways. Departures ~~will be considered pursuant to ECC 15.210.060 and 15.510.120.~~

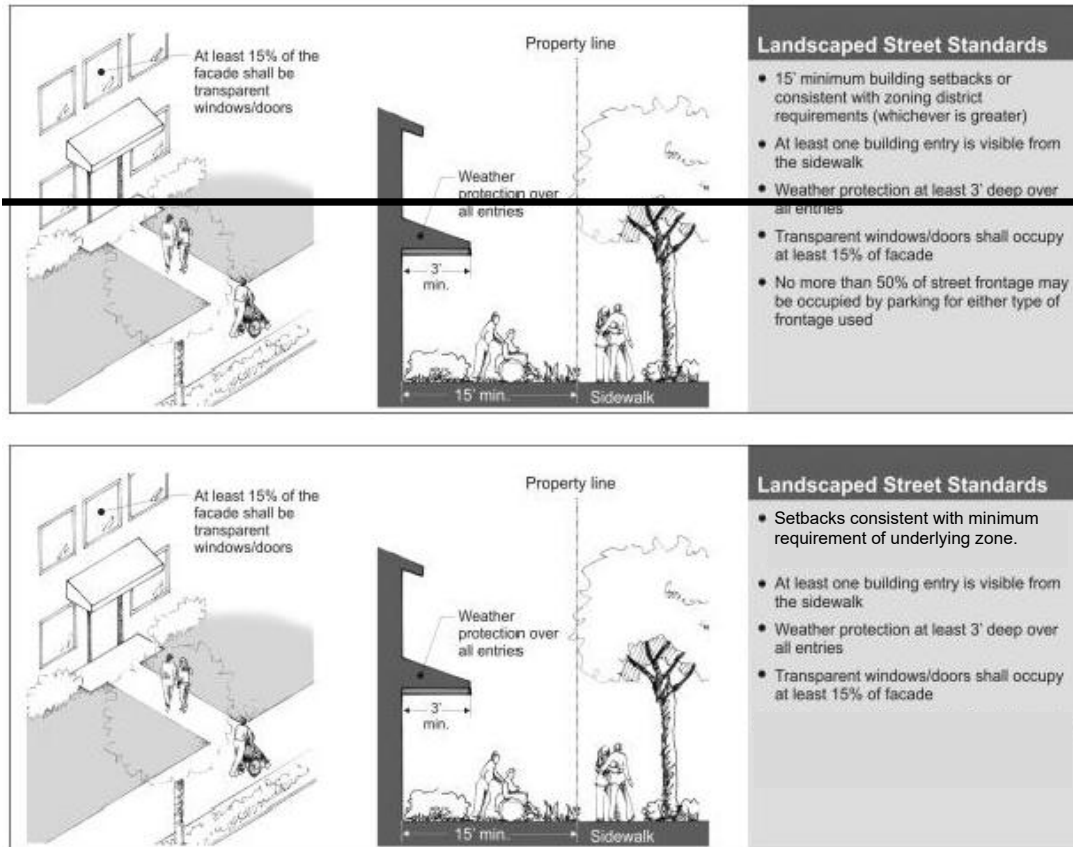


Figure 15.510.080. Summary of key landscaped street standards.

(Ord. 4887 § 31, 2022; Ord. 4656 § 1 (Exh. O2), 2013)

Section ##. Section 15.510.090 is repealed in its entirety.

15.510.100 Site orientation standards for certain housing types ~~properties in all residential zones.~~

All nonresidential and multifamily development within residential zones shall comply with the frontage standards for landscaped streets as set forth in ECC 15.510.080. Residential uses and structure identified in ECC 15.540 are exempt from this Chapter and shall meet the applicable site orientation and building standards applicable to the use or structure.

(Ord. 4656 § 1 (Exh. O2), 2013)

15.510.110 Where properties front onto multiple streets.

Where properties front onto multiple streets and/or multiple street type designations, the frontages shall comply with the applicable standards for each street frontage, with the following exceptions:

- A. *Entries.*
 - 1. For street corner properties, a pedestrian entry on only one of the frontages is required. However, pedestrian entries located at the corner and/or along both streets are encouraged. ~~Storefront street frontages shall take precedence over non-storefront street frontages in terms of which street to locate frontages along.~~ Where a property fronts a storefront street and a non-storefront street, the primary entry shall be provided along the storefront street frontage or its corner. For properties fronting three or more streets, direct pedestrian entries shall be required on at least two street frontages. Departures will be considered pursuant to ECC 15.210.060 and 15.510.120.
 - 2. For dual frontage properties, a pedestrian entry ~~needs to~~ shall be visible from ~~both~~ each respective streets. Departures will be considered pursuant to ECC 15.210.060 and 15.510.120.
- B. *Transparency.* For street corner properties and other properties fronting on multiple streets, the minimum required transparency percentage may be reduced by up to 50 percent on ~~secondary~~ facades where no entry is included. Any such reduction of required minimum transparency on the secondary facade must be approved through a request for ~~Departures will be considered~~ pursuant to ECC 15.210.060 and 15.510.120.
- C. *Parking location.* For properties fronting on multiple streets, departures will be considered pursuant to ECC 15.210.060 for all but one of the frontages. Departures to parking location standards shall not be ~~granted~~ eligible for developments adjacent to storefront streets, except where the site fronts onto three or more storefront streets.

(Ord. 4656 § 1 (Exh. O2), 2013)

15.510.120 Site orientation departures.

Select departure opportunities are provided pursuant to ECC 15.210.060 for this chapter as specified ~~each of the street type designations set forth in ECC 15.510.050 through 15.510.080~~. For each proposed departure, the applicant shall demonstrate how the proposal meets the purposes of the standards herein. ~~Considerations for determining~~ Written determinations for whether ~~an~~ the alternative design proposed in a departure requested under this chapter meets the purposes of the applicable standards shall include evaluation of:

- A. *Current and future development context.* Consider both the current context of the site and the possible future ~~context~~ impacts of the proposal on the surrounding immediate area ~~per the comprehensive plan goals and policies and zoning/design provisions set forth in this title~~.
- B. *Special site constraint.* Consider whether the shape or location of the site presents any special challenges in meeting the parking location requirement not applicable to other properties in the immediate area.
- C. *Visual impacts.* Consider whether the proposed design of streetfront elements (such as the combination of landscaping, building frontages, or other site elements/details) help to mitigate the visual impacts of large parking areas fronting on the street where parking departures are requested under this chapter.
- D. *Impacts to nonmotorized traffic.* Consider whether the proposed design addresses or impacts nonmotorized or public transportation elements along the project's street frontage.

- E. *Conformance with Ellensburg design standards.* Consider whether the proposed design conforms to all other applicable provisions of the design standards not requested for departure as eligible, which includes ~~chapters provisions governing on residential~~, multifamily, commercial, and industrial development. ~~If there is a conflict between the Ellensburg design standards and the provisions in this division, the provisions herein shall apply.~~

(Ord. 4656 § 1 (Exh. O2), 2013)

15.510.130 Civic building frontages.

~~Public buildings~~ Properties owned or occupied by a local agency or a state agency as defined in WAC 197-11 are exempted from the site orientation standards herein, ~~provided design treatments are integrated that meet the following objectives:~~

- A. ~~Enliven the pedestrian environment adjacent to the sidewalk; and~~
- B. ~~Incorporate a visually prominent and inviting entry from the street (applied to the frontage containing the public building entry).~~

(Ord. 4656 § 1 (Exh. O2), 2013)

15.520.010 Purpose and applicability.

- A. *Purpose.* This section provides direction for the layout of buildings, open spaces, circulation elements, and large site development and the design of site elements consistent with the goals and policies of the Ellensburg comprehensive plan.
- B. *Applicability.* Unless otherwise noted, the provisions in this ~~section~~ chapter apply to all new nonresidential and multifamily development within the city, except for housing types governed by Chapter 15.540 ECC.

(Ord. 4656 § 1 (Exh. O2), 2013)

Section ##: Adds new Section 15.520.015 to read the following:

15.520.015 Front yard design.

All areas between the sidewalk and the building shall be landscaped meeting the minimum standards of one of the landscaping types identified by ECC 15.570.040, unless the area is provided to meet open space and permitted elements pursuant to the standards of ECC 15.520.030.

15.520.020 Side/rear yard design.

- A. *Purpose.*
1. To provide for compatibility between developments;
 2. To provide side and rear yard design options that enhance Ellensburg's pedestrian environment and the areas around the development; and
 3. To provide flexible standards that allow property owners to maximize on-site development while meeting community design goals.

B. *Solar access and privacy along side and rear yards.*

1. ~~Buildings or portions thereof containing multifamily dwelling units whose only solar access is from the applicable side of the building (facing towards the side property line) shall be set back from the applicable side or rear property lines at least 15 feet. See figure 15.520.020(B).~~
12. Balconies or rooftop decks within 15 horizontal feet of a side or rear property line ~~must shall~~ utilize ~~opaque guard rails materials allowing a maximum total transparency of twenty five percent (25%) of the guard rails' vertical surface area to minimize privacy impacts to adjacent properties.~~

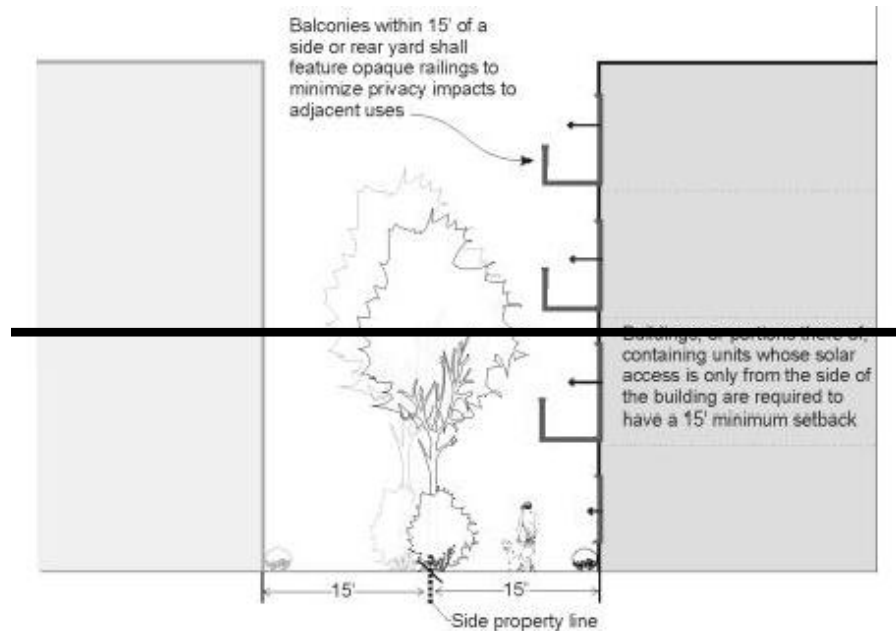


Figure 15.520.020(B). Solar access and privacy standards for multifamily residential buildings along side/rear yards.

C. *Side/rear yard design/options.* When required for a building by ECC 15.500.020, at least one of the following landscaping standards shall be met except along property lines abutting streets or alleys ~~All new developments and developments qualifying as Level II or III improvements shall incorporate one or more of the following design options along side and rear property lines:~~

1. Provide landscaping Type A (see ECC 15.570.040(A)) at least ten feet deep along side and rear property lines. ~~This treatment shall be required for developments in the I-H, I-L, C-H, C-T that abut residential zoned properties (zone edges that run along streets or alleys are not applicable to this standard).~~
~~Departures. Alternative buffer techniques will be considered pursuant to ECC 15.210.060 provided the design mitigates the anticipated impacts between uses and applicable property owners provide written notice to the city that the proposed buffer design is acceptable.~~
2. Provide landscaping Type B or C (see ECC 15.570.040(B) or (C)) at least ten feet deep along side and rear property lines ~~where a visual separation of uses is desired~~. The width of the planting strip may be reduced to a minimum of five feet if used in conjunction with a screen fence between six and eight feet tall. Or,
3. Departures. Other Alternative design treatments that meet the purpose of the standards when submitted and approved pursuant to ECC 15.210.060. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, and desired level of privacy. Some options include:

- a. Shared pathway along or adjacent to the property line with landscaping. This is a desirable configuration that can enhance pedestrian circulation and provides an efficient use of space. This treatment requires a recorded agreement with applicable adjacent property owner(s).
- b. Shared internal drive along or adjacent to the property line. This is a desirable configuration for nonresidential uses that can enhance circulation and provides an efficient use of space. This treatment requires a recorded agreement with applicable adjacent property owner(s).
- c. Tall privacy fence or hedge (up to eight feet tall). This is most applicable where screening on-site uses is desired and/or for commercial uses adjacent to residential uses—where the fence doesn't negatively impact views from the street or nearby properties. Except for developments in the I-H zone, landscaping elements shall be included in front of the fence to screen and soften the view of the fence.
- d. Low screen fence or hedge (up to 42 inches tall). This may be a more attractive option where a taller fence might provide negative visual impacts to the proposed or adjacent uses.
- e. Where allowed in the specific zoning district, buildings sited up to the property line may be acceptable provided material, color, and/or textural changes to the building wall are included that add visual interest to the wall. See ECC 15.530.060(D) for applicable zero-lot-line building design provisions.

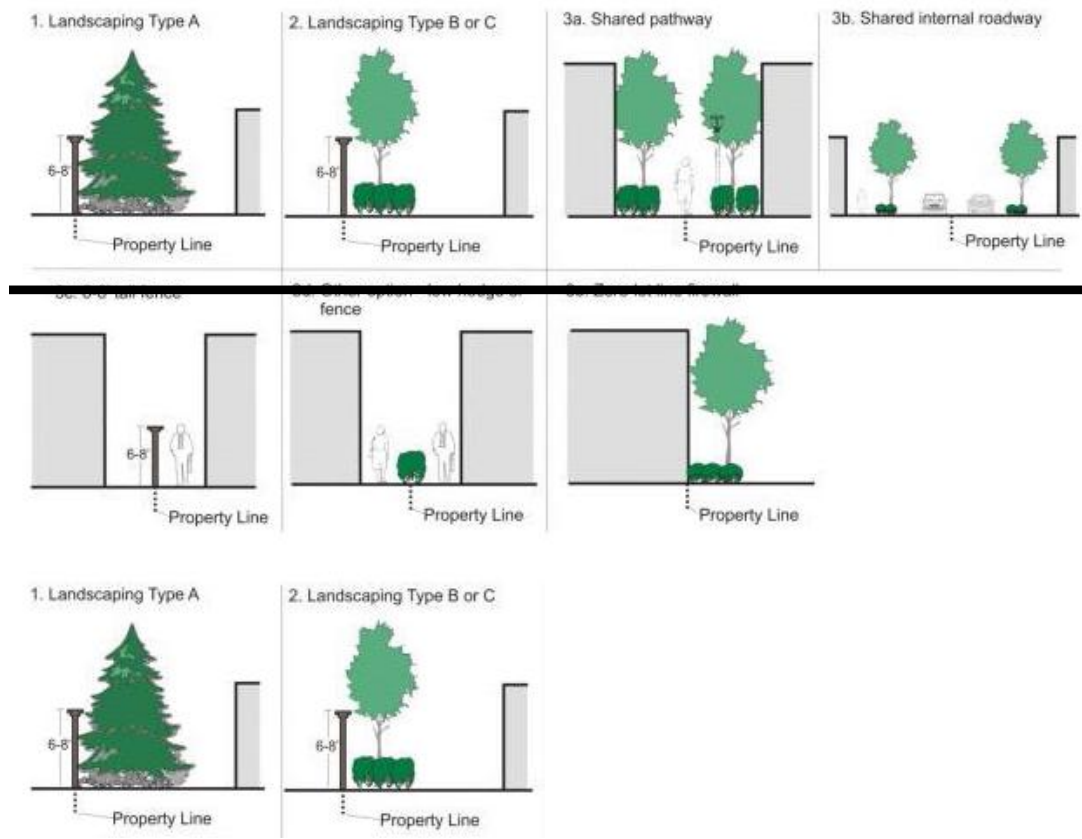


Figure 15.520.020(C). Illustrating the various side and rear yard design treatment standards and options.

(Ord. 4656 § 1 (Exh. O2), 2013)

15.520.030 Open space for nonresidential and multifamily uses.

A. *Purpose.*

1. To enrich the pedestrian environment in Ellensburg;
2. To provide accessible, safe, convenient, and usable on-site open space for residential uses;
3. To promote the health of residents by providing access to on-site open space for recreational activities, physical exercise, and/or food production;
4. To create open spaces that enhance the residential setting; and
5. To provide for pedestrian-oriented open space in conjunction with large scale commercial development.

- B. *Open space requirements for nonresidential uses.* (See figure 15.520.030(B)). All nonresidential development more than one acre in size on sites outside of the in all permitted zones except the I-L and I-H zones, including nonresidential portions of mixed use development, more than one acre in size, including commercial portions of mixed use development, shall provide pedestrian-oriented open space equal to at least one percent of the net project area plus one percent of the gross nonresidential building floor area, exclusive of structured parking. ~~The intent is to mitigate the impacts of large scale commercial development, provide outdoor spaces for resting, dining, and socializing, and to contribute to the desired pedestrian-oriented character of commercial areas and the economic viability of Ellensburg. The one percent standard is modest with respect to building and parking areas, provides for proportionality, and the standards provide flexibility in how the standard can be met. Buildings used entirely for storage purposes are exempt from this standard. Pedestrian-oriented Open space shall comply with the design provisions of subsection (C) of this section. The applicable open space(s) shall be maintained by the property owner or owners' association, where applicable, per ECC 15.290.020.~~

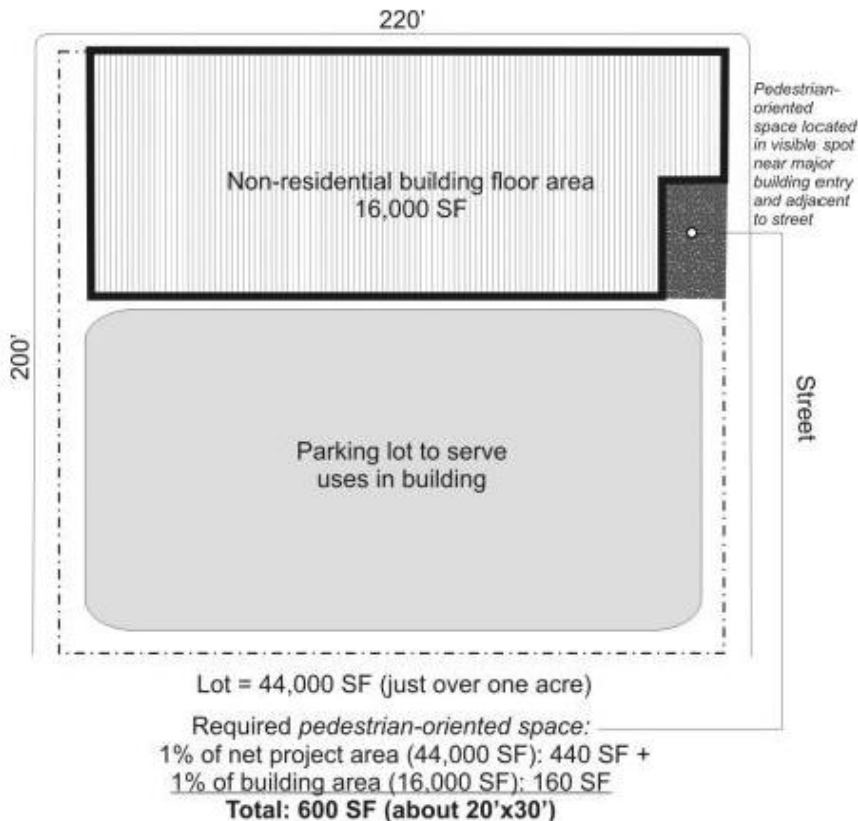


Figure 15.520.030(B). Illustrating the amount of open space required for nonresidential development.

C. ~~*Pedestrian-oriented Nonresidential open space design criteria.*~~ These spaces, as required per subsection (B) of this section, are intended to be publicly accessible spaces that enliven the pedestrian environment by providing (1) opportunities for outdoor dining, socializing, relaxing and (2) visual amenities that contribute to the character of commercial areas. Design criteria for pedestrian-oriented space:

1. ~~Sidewalk area, w~~Where widened beyond minimum requirements standards for a required pedestrian access or outside of a public right-of-way, sidewalk areas shall count as toward pedestrian-oriented open space. ~~The additional sidewalk area may be used for outdoor dining and temporary display of retail goods.~~ The standards in subsections (C)(2) through (4) of this section shall not apply to sidewalks otherwise required by this Title for pedestrian access or public rights-of-way, which shall not be calculated toward required open space, ~~where used as usable open space.~~
2. The following design elements are required for ~~pedestrian-oriented~~ open space:
 - a. Spaces shall be physically ~~and visually~~ accessible and visible from the ~~adjacent abutting street or major internal vehicle or pedestrian route.~~ Spaces shall be in locations that the intended user can easily access and use, rather than simply left over or undevelopable spaces where very little pedestrian traffic is anticipated;
 - b. Paved walking surfaces shall meet public works development standards ~~of either concrete or approved unit paving;~~
 - c. ~~Pedestrian-scaled~~ Lighting shall be provided ~~(with fixtures no more than 14 feet in height above grade)~~ at an illumination level averaging at least two foot-candles throughout the space. Lighting fixtures may be provided on-site freestanding poles or building-mounted lighting (see chapter 15.580 ECC, outdoor lighting, for additional lighting requirements);
 - d. At least three lineal feet of seating area (limited to a bench, ledge, or other seating permanently affixed to the open space etc.), ~~or one individual seat or chair, shall be provided per every 60 square feet of plaza area or required open space.~~ This provision may be relaxed or waived where there are provisions for ~~Departures may be requested where an alternative provides~~ movable seating that meet the purpose of the standard; and
 - e. Spaces shall ~~be positioned in areas with significant pedestrian traffic to provide interest and security—such as adjacent to abut~~ a building entry, and
 - f. ~~Landscaping that adds visual or seasonal interest to the space~~

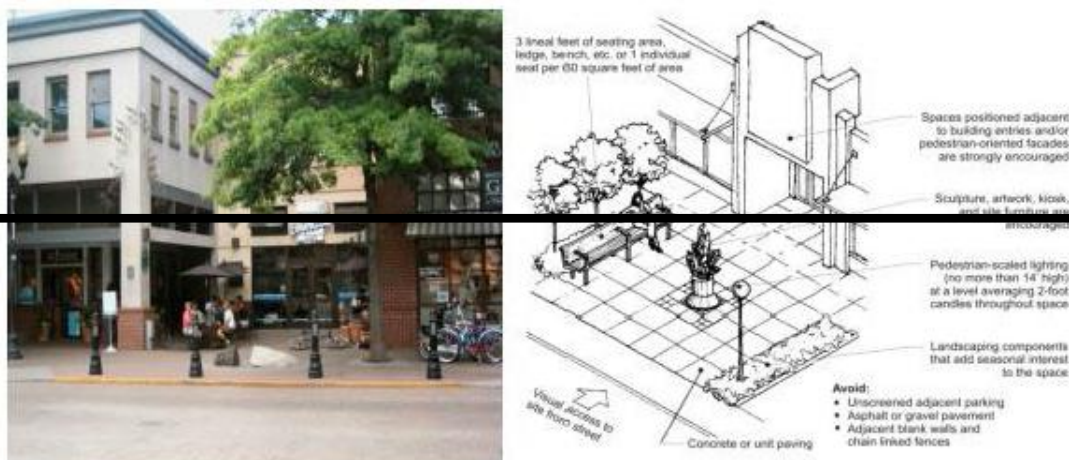


Figure 15.520.030(C). Examples of pedestrian-oriented open spaces.

3. The following features are encouraged in ~~pedestrian-oriented open~~ open space:
 - a. ~~Pedestrian amenities such as a water feature, or drinking fountain, and/or distinctive paving or artwork;~~
 - b. ~~Provide pedestrian-oriented facades on some or all buildings facing the space~~ Sculptures, other artworks, or informational kiosks;
 - c. ~~Consideration of the sun angle at noon and the wind pattern in the design of the space~~ Additional site furniture or landscaping components;
 - d. ~~Transitional zones along building edges to allow for~~ Outdoor eating areas and with a planted landscaped buffer or screening by planters;
 - e. ~~Movable seating;~~
 - ef. ~~Incorporation of w~~ Water treatment features such as rain gardens or the use of an area over a vault as a pedestrian-oriented space; and
 - fg. ~~Weather protection, especially weather protection that can be moved or altered to accommodate conditions, such as retractable awnings and collapsible shade umbrellas.~~
4. The following features are prohibited within ~~pedestrian-oriented open~~ open space:
 - a. Asphalt or gravel pavement, except where continuous gravel or asphalt paths intersect ~~with~~ the space;
 - b. ~~Adjacent c~~ Chain link fences;
 - c. ~~Adjacent unscreened b~~ Blank walls meeting the definitions of ECC 15.530.060; and
 - d. ~~Adjacent d~~ Dumpsters or service areas.

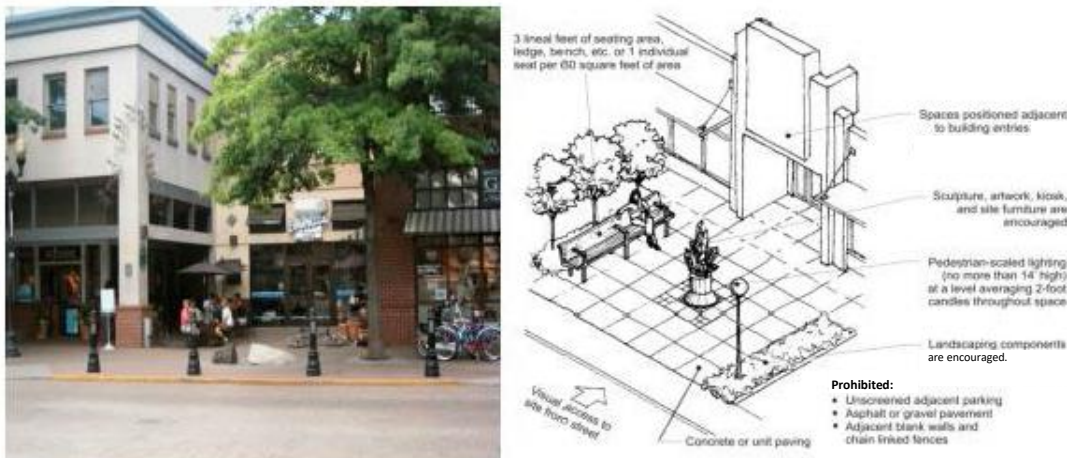


Figure 15.520.030(C). Example of open space and elements.

- D. *Open space requirements for multifamily uses.* All multifamily development ~~on sites in all permitted zones,~~ including multifamily portions of mixed use development, shall provide open space at least equal to ten percent of the building living space, not counting corridors, lobbies, etc. ~~For example, for an eight-unit development where the units average 1,000 square feet, the minimum required open space shall be 800 square feet.~~ The applicable open space(s) shall be maintained by the property owner or homeowners' association, where applicable, per ECC 15.290.020. The required open space ~~may~~ shall be provided in one or a combination of the following ways as described:

1. One hundred percent of the required open space may be provided in the form of a shared common open space available to all residents of the development and meeting the requirements of subsection (E)(1) of this section. Common open space may ~~be in the form of~~ include courtyards, ~~front~~ porches, patios, play areas, gardens ~~or~~ and similar spaces;
2. Up to 50 percent of the required open space may be provided by a combination of private and/or shared common balconies meeting the requirements of subsection (E)(2) of this section;
3. For mixed-use buildings up to 50 percent of the required open space may be provided by shared common indoor ~~recreation~~ areas meeting the requirements of subsection (E)(3) of this section;
4. For mixed-use buildings, up to 50 percent of the required open space may be provided by shared roof decks located on the top of buildings which are available to all residents of the subject development and meet the requirements of subsection (E)(4) of this section; and/or
5. Up to 25 percent of the required open space may be provided by shared community garden areas meeting the requirements of subsection (E)(5) of this section.
6. For co-living housing, one hundred percent of the required open space may be in the form of enclosed shared kitchen and living spaces (such as lounge/social rooms, fitness rooms, libraries, workshops and similar amenities) available to all residents.

E. *Multifamily open space design criteria.*

1. *Common open space.* ~~Such spaces include landscaped courtyards or decks, front porches, gardens with pathways, children's play areas, or other multi-purpose recreational and/or green spaces. Special requirements and recommendations for shared common open spaces, when provided to meet subsection D, include the following:~~
 - a. Required setback areas ~~shall not~~ may only count towards the open space requirement ~~unless when~~ they are portions of a space that meets the dimensional and design requirements and guidelines set forth below;
 - b. Space ~~shall be large enough to provide functional leisure or recreational activity. To meet this requirement, no dimension shall be less than~~ have minimum dimensions of 15 feet by 15 feet in width (except for front porches);
 - c. Spaces ~~(particularly children's play areas)~~ including children's playground equipment shall be visible from ~~at least some dwelling units~~ abutting the space and positioned near pedestrian activity;
 - d. Spaces shall feature ~~paths paved walking surfaces, landscaping, seating, and lighting that each meet respective standards of ECC 15.520.030(C)(2) and other pedestrian amenities to make the area more functional and enjoyable;~~
 - e. Individual entries may be provided onto common open space from ~~adjacent~~ abutting ground floor residential units, ~~where applicable. Small, Separate~~ semi-private open spaces for ~~adjacent~~ abutting ground floor dwelling units that maintain visual accessible to the common area are encouraged ~~to enliven the space;~~ Low walls or hedges (less than three feet in height) are encouraged ~~to provide clear definition of~~ for semi-private and common spaces;
 - f. ~~Separate common space from ground floor windows, automobile circulation, service areas and parking lots by utilizing landscaping, low level fencing, and/or other treatments that enhance safety and privacy (both for common open space and dwelling units);~~
 - fg. Space should be ~~oriented to receive sunlight, facing~~ open without vertical obstructions on at least one of the east-, west-, or (preferably) south-facing elevations, when possible;
 - h. ~~Space should sited to minimize impacts from prevailing winds;~~

- gi. ~~Stairways, and stair landings open to the air and above-grade walkways shall not encroach~~ may only be provided into minimum required common open space areas where minimum open space is provided after deducting the footprint of the stairwell. An atrium roof covering may be built over a courtyard ~~to provide weather protection provided it contains transparent or semi-transparent materials does not obstruct natural light inside the courtyard;~~ and
- hj. ~~Shared front~~ Enclosed porches, covered decks, and uncovered patios qualify as common open space provided:
 - i. ~~No~~ Minimum dimensions ~~are is less than~~ are ~~by~~ eight feet by eight feet; and
 - ii. ~~The porches~~ spaces are accessible to all residents in the development.



Figure 15.520.030(D)(1). Examples of common open space.

- 2. *Private balconies and decks.* Such spaces when provided to meet subsection D shall be at least 35 square feet, with ~~no dimension less than~~ minimum dimensions of four feet by four feet, to provide a space usable for human activity. The space shall meet ADA standards as required. ~~This standard also applies to individual front porches if counted toward townhouse open space requirements.~~
- 3. *Indoor recreational common areas.* Such spaces shall meet the following conditions when provided to meet subsection D:
 - a. The space shall meet ADA standards as required and shall be located in a visible area, such as near an entrance, lobby, or high traffic corridors; and
 - b. Space shall be ~~designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the open space requirement.~~ Such space shall include amenities and design elements that will encourage available for use by all residents in the development to be eligible under subsection D.
 - c. Space is encouraged to provide indoor recreational equipment.
- 4. *Shared rooftop decks.* Such spaces shall meet the following requirements when provided to meet subsection D:
 - a. Space shall be ADA accessible and available to all dwelling units in the development;
 - b. Space shall provide amenities such as seating areas meeting requirements of ECC 15.520.030(C)(2)(d), landscaping, and/or other features that encourage use;
 - c. Space shall feature hard surfacing ~~appropriate to encourage resident use;~~ and
 - d. Space shall incorporate ~~features that provide for the safety of residents, such as enclosures, railings~~ as required by Title 3, ECC; and appropriate lighting meeting Chapter 15.580, ECC levels.
- 5. *Community gardens.* (See figure 15.520.030(D)(2)). Such spaces shall meet the following ~~conditions~~ when provided to meet subsection D:

- ~~a. All spaces shall be located to receive at least six hours of natural sunlight per day in summer months.~~
- ~~ab. All spaces shall have access to irrigation~~ a source of water.
- ~~c. All spaces shall have tillable soil to a depth of one foot, minimum.~~
- ~~bd. Spaces may be provided in shared or private yard areas, and may be located~~ at ground level, on balconies, or on rooftop decks.
- ~~ce. Where some or all of the community garden is within shared common open space, maintenance shall be provided pursuant to ECC 15.290.020 a management program shall be required setting forth the following provisions:~~
 - ~~i. Access to interested residents meeting minimum space requirements set forth herein;~~
 - ~~ii. Provisions for space management and maintenance; and~~
 - ~~iii. No additional fees shall be assessed to space users beyond standard homeowners' association or resident maintenance fees.~~
- ~~f. Standards where community garden space is provided within shared common open spaces:~~
 - ~~i. Walkways between planting beds shall be at least two feet wide; and~~
 - ~~ii. Planting beds shall be raised above surface level. For ground level spaces, planting beds shall be raised at least six inches. For rooftop spaces, planting beds shall be raised by at least 18 inches.~~



Figure 15.520.030(D)(2). Community garden example.

(Ord. No. 4975, § 60, 11-17-2025; Ord. 4656 § 1 (Exh. 02), 2013)

15.520.040 Internal pedestrian access and design.

- A. *Purpose.* To improve the pedestrian environment by providing safe and clear connections between the sidewalk and adjacent uses, between businesses, and through parking lots.
- B. *Access to sidewalk.* All buildings shall have clear pedestrian access to the sidewalk. Where a ~~use~~ building fronts ~~two~~ multiple streets, access shall be provided from the ~~road~~ street closest to the main entrance, ~~preferably from both streets.~~ Buildings with entries not facing the street shall have a clear ~~and obvious~~ pedestrian access ~~way~~ from the street to the entry.

- C. *Sites with multiple businesses or buildings.* Pedestrian paths or walkways connecting all businesses and the entries of multiple commercial buildings frequented by the public on the same development site shall be provided.

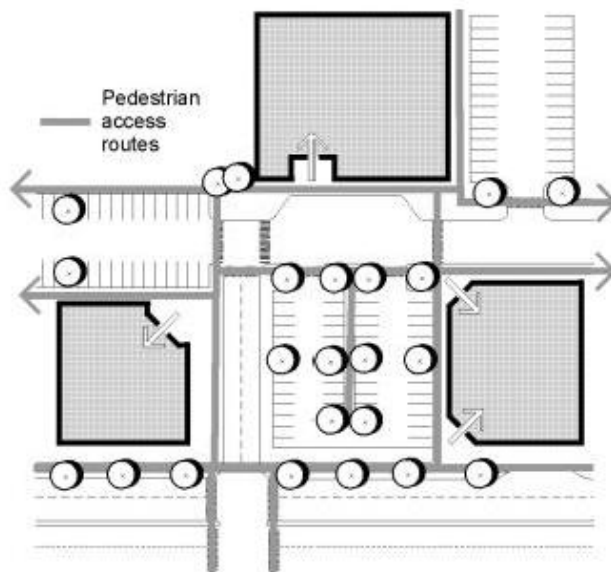


Figure 15.520.040(C). ~~Good~~ Internal pedestrian circulation. Note connections from the street, between buildings and through parking lots.

- D. *Parking lot pathways.* A hard-surfaced walkway with six feet of unobstructed width shall be provided for safe walking areas through parking lots greater than 150 feet long (measured either parallel or perpendicular to the street front). Walkways shall be provided for at least every three parking aisles or a distance of less than 150 feet shall be maintained between paths. Such access routes through parking areas shall be separated from vehicular parking and travel lanes by use of contrasting paving material from vehicular parking and travel lanes, which and may be raised above the vehicular pavement level. Speed bumps may not be used, but shall not to satisfy this requirement. ~~Trees and pedestrian scaled~~ Lighting meeting Chapter 15.580 ECC (maximum 15 feet in height) shall be used provided to illuminate clearly define pedestrian walkways or other pedestrian areas within the parking area.

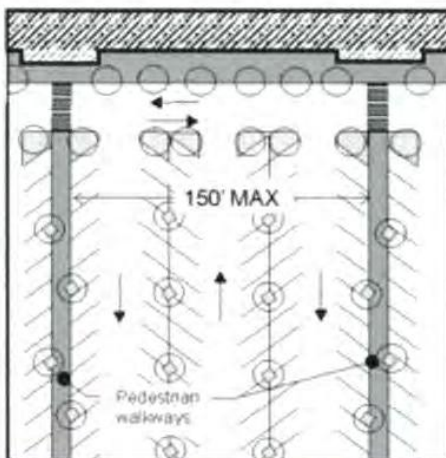


Figure 15.520.040(D). Parking lot pathway standards and example.

E. Internal walkway widths and design.

1. Pathways along the front facade of ~~mixed-use and retail~~ commercial zoned buildings 100 feet or more in length (measured along the facade), ~~that are not located adjacent to~~ when a building with primary entry is more than 300 feet from a street right-of-way, must be at least 12 feet wide with eight feet minimum unobstructed width and include the following:
 - a. ~~Street~~ Walkway trees shall be placed at an average of 30 feet on center within the walkway at a ratio of one tree per 30 lineal feet of facade (partial requirements rounded up), and placed in planting pits ~~(except where trees are placed in or continuous planting strips)~~. Breaks in the tree coverage placement will be allowed near major spanning a maximum of 50 feet lineal distance from the outer edge of building entries measured parallel to the facade containing the entry except that tree spacing shall not exceed 100 lineal feet on either side of an entry when multiple trees are required to enhance visibility. However, no less than one tree per 60 lineal feet of building facade must be provided;
 - b. Planting strips may be ~~used~~ located between any vehicular access driveway or parking area and the pathway; provided, that the required trees are included and the pathway is at least eight feet in width and the combined pathway and planting strip is at least 14 feet in width; and
 - c. ~~Pedestrian-sealed~~ Pole-mounted lighting no taller than 14 feet and meeting Chapter 15.580 ECC may be used as a substitute to the required street trees, provided they are ~~used~~ located at the same intervals.



Figure 15.520.040(E)(1). Internal walkway standards and an example along retail or mixed-use buildings.

2. For all other interior pathways, the applicant shall successfully demonstrate that the proposed walkway is of sufficient width to accommodate the anticipated number of users.

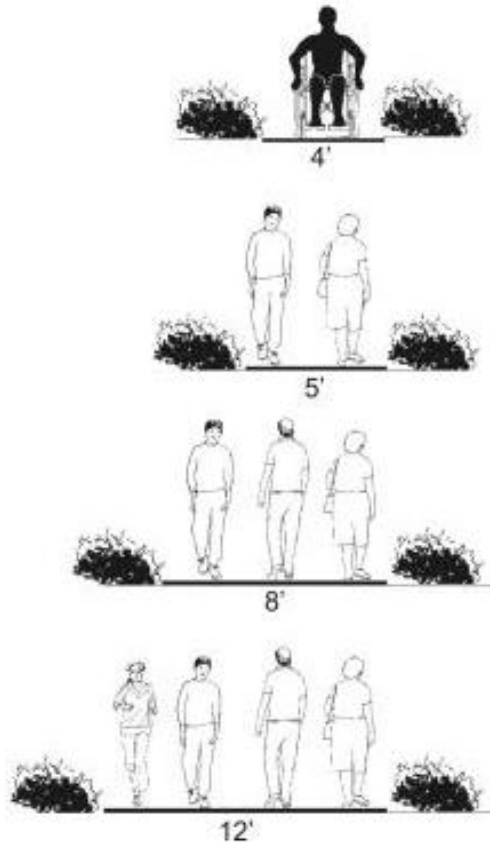


Figure 15.520.040(E)(2). Considerations for pathway walking widths.

F. Pedestrian crossings.

1. Crosswalks are required when a walkway crosses a paved area accessible to vehicles; and
2. Applicants must continue the sidewalk pattern and material across internal driveways.

(Ord. No. 4975, § 61, 11-17-2025; Ord. 4656 § 1 (Exh. O2), 2013)

15.520.050 Internal vehicular circulation.

A. Purpose.

1. To create a safe, convenient, and efficient network for vehicle circulation and parking;
2. To enhance the visual character of interior access roads; and
3. To minimize conflicts with pedestrian circulation and activity.

B. Internal vehicular circulation standards. All developments shall provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunity for future connections to adjacent abutting parcels, where applicable.

C. Large site circulation. Sites larger than two acres and deeper than 150 feet (as measured perpendicular to fronting right-of-way) are required to facilitate enhanced internal vehicular connections.

Specifically:

1. Multifamily and nonresidential developments shall comply with ~~applicable block design and~~ connectivity standards set forth in ECC 15.420.020.
2. Where abutting developed land provides road stub-outs, easements, or other methods to provide the opportunity for future road connections to the subject development, the interior network of the new development shall be designed to utilize these connections.
3. ~~Buildings and internal~~ vehicular access shall be configured to allow ~~future redevelopment on applicable adjacent~~ abutting sites to connect to the project's internal roads. Examples include internal road stubouts, or "T" intersections near the property line, ~~or the capability of constructing a new vehicular connection based on the location and design of buildings.~~
4. Exceptions to subsections ~~(B)(2) and (3)~~ of this section C are permitted where on-site environmental or geographic conditions preclude such a connection.:
 - a. ~~On-site environmental conditions make such a connection cost prohibitive or undesirable; or~~
 - b. ~~Applicable adjacent site is unlikely to be redeveloped in the near future based on the AV Value (ratio of the assessed value of improvements to the assessed value of land). Parcels with an AV ratio of less than 1.0, where the value of the building is less than the value of the land, are assumed to have redevelopment potential.~~

DC. *Driveways.* See section 3 (driveway standards), public works development standards.

ED. *Drive-through lanes.* Where permitted by 15.520.065, drive-through lanes are subject to the following:

1. Drive-through lanes shall be delineated from other pedestrian pathways and vehicular use areas by means of a landscaping divider median. See table 15.550.040(A) for stacking requirements.
2. Drive-through lanes between a building and the street. All applicable developments shall comply with the following standards:
 - a. For the purpose of the parking lot location and design standards of ECC 15.520.065 and 15.520.070 ~~site orientation standards in chapter 15.510 ECC~~, drive-through lanes between a street and a building are considered as a parking lot;
 - b. Drive-through lanes shall be separated from the sidewalk by a planting strip with Type C landscaping at least five feet in width, except where previous subsection a and ECC 15.520.070 require a higher landscaping type (A or B) or greater width of landscaping strip. Departures may be requested pursuant to pursuant to ECC 15.210.060 and 15.510.120 ~~Alternative landscaping schemes may be permitted provided they meet the minimum planting width requirement and help to mitigate the visual impact of the drive-through use on the streetscape environment;~~ and
 - c. ~~Drive-through lanes shall not restrict pedestrian access between the sidewalk and on-site buildings, as determined by the reviewing authority.~~ Where pedestrian routes cross drive-through lanes, a crosswalk that is raised or features a change in texture and/or other treatment must shall be utilized to enhance the safety and visual appearance visibility of the pedestrian crossing.

(Ord. 4656 § 1 (Exh. O2), 2013)

15.520.060 Service areas and mechanical equipment.

A. *Purpose.*

1. To minimize the potential negative impacts of service elements; and
2. To encourage thoughtful siting of service elements that balance functional needs with the desire to screen negative impacts.

B. *Service element location and design.* All developments shall provide a designated spot for service elements (refuse and disposal). Such elements shall meet the following requirements:

1. Service elements shall be ~~located to minimize the negative visual, noise, odor, and physical impacts to~~ screened from the street environment, adjacent (on and off site) residents or other uses, and on-site pedestrian areas pursuant to this Section;
2. The designated spot for service elements shall be paved with concrete;

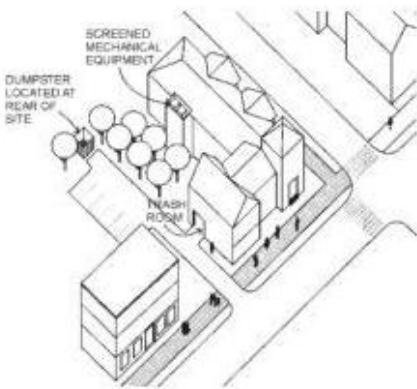


Figure 15.520.060(B). Appropriate service area location and enclosure example.

3. ~~Appropriate~~ Enclosure of the common trash and recycling elements shall be required. Requirements and considerations:

- a. Service areas visible from the street, pathway, pedestrian-oriented space or public parking area (alleys are exempt) shall be enclosed and screened around their perimeter by a durable wall or fence at least six feet high. ~~Developments shall use materials and detailing consistent with primary structures on site. Acceptable materials include brick, concrete block or stone;~~
- b. The sides and rear of the enclosure must be screened with Type A, B, or C landscaping (see ECC 15.570.040) at least five feet deep in locations visible from the street, or from dwelling units, customer parking areas, or pathways on the site ~~to soften the views of the screening element and add visual interest;~~
- c. Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right-of-way;
- d. ~~Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment; and~~
- de. ~~Preferably, s~~Service enclosures are encouraged to be integrated into the building itself.

C. ~~Utility meters, electrical conduit, and other service utility apparatus.~~ These elements shall be located and/or designed to minimize their visibility to the public. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these standards. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.



Figure 15.520.060(C). Good and bad utility meter configurations. The examples on the left are consolidated and somewhat screened by landscaping elements, whereas the right examples are exposed and degrade the character of these townhouses.

D. *Rooftop mechanical equipment.* All rooftop mechanical equipment shall be organized, proportioned, detailed, screened, landscaped (with decks or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.

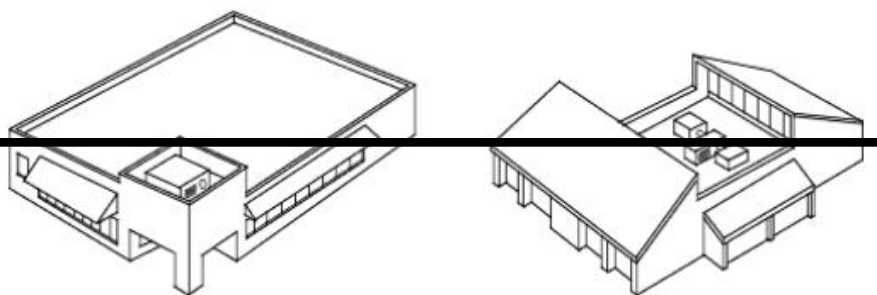


Figure 15.520.060(D). Screening examples of rooftop mechanical equipment.

(Ord. 4807 § 57, 2018; Ord. 4656 § 1 (Exh. O2), 2013)

Section ##: Adds new Section 15.520.065 to read the following:

15.520.065 Parking lot location.

A. *C-C zone and Downtown Historic District zoning overlay.*

1. Parking shall be located behind, below, or above permitted uses. No more than 60 feet or 50 percent of frontage shall be occupied by parking and vehicular access, whichever is less; Departures will be considered for this frontage limitation pursuant to ECC 15.210.060 and 15.510.120.
2. New parking lots adjacent to street corners shall be prohibited. Departures shall not be permitted for this standard.
3. Drive-through lanes between the sidewalk and the building are prohibited. Departures shall not be permitted for this standard.

4. Where a lot fronts an alley, vehicular access shall only be provided from the alley. Where vehicular access from an alley is unavailable, no more than one curb cut shall be allowed per lot from each street frontage. Departures shall not be permitted for this standard.

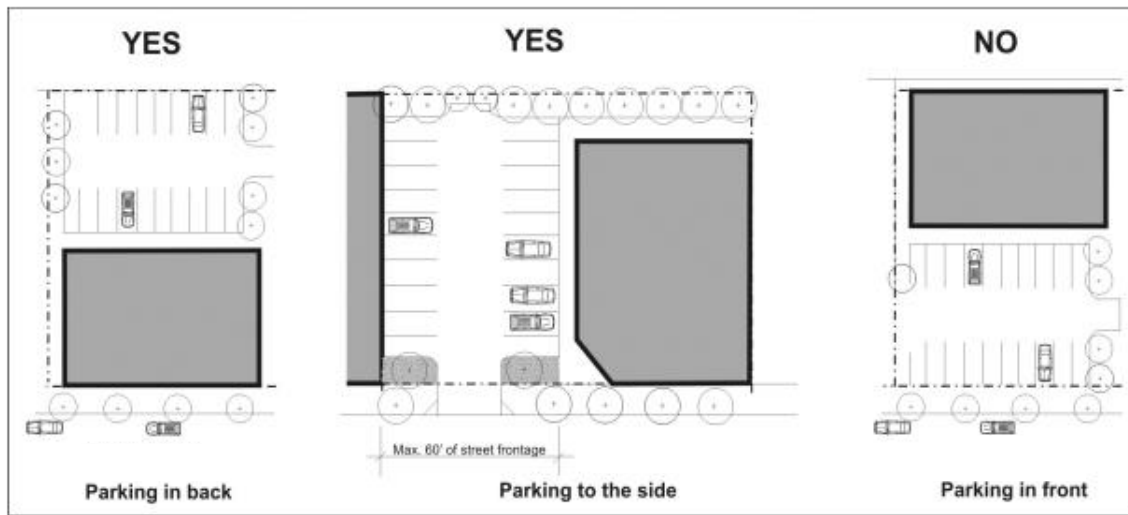


Figure 15.520.065(A). Parking location standards for the C-C zone and downtown historic district overlay zone.

- B. *All other zones.* The following standards shall apply to nonresidential and multifamily uses where permitted by zone:
 1. Driveways shall be located to the side or rear of buildings. Departures will be considered pursuant to 15.210.060 and 15.510.120.
 2. Drive-through lanes between the sidewalk and the building shall meet design requirements of 15.520.050(D).
 3. No more than 50 percent of street frontage can be occupied by off-street parking and driveways. This standard shall not be eligible for Departures.
 - a. Properties in the I-L, I-H and P-R zones are exempt from this standard.



Figure 15.520.065(B). Parking location standards for nonresidential and multifamily uses in all other zones.

15.520.070 Parking lot design.

- A. *Purpose.* To minimize potential negative impacts of parking lots on the streetscape's visual character, pedestrian environment, local water quality conditions, and adjacent uses.
- B. *Surface parking lot screening standards.*
 1. Where new surface parking lots or parking lot ~~additions associated with new construction or level III improvements (see ECC 15.500.020)~~ are adjacent to streets, one of the following buffer options between the sidewalk and the parking lot shall be incorporated:
 - a. Provide a five-foot-wide planting bed that incorporates a continuous low wall (~~approximately minimum 18 inches and maximum~~ three feet tall). The planting bed shall be in front of the wall and feature Type C landscaping (see ECC 15.570.040(C)). Departures utilizing alternative landscaping schemes will be considered pursuant to ECC 15.210.060 provided they meet the purpose of the standards in this section. The wall shall be constructed of ~~brick, stone, decorative concrete or concrete block, or other~~ permanent material ~~(such as masonry or concrete)~~ that ~~provides visual interest and helps to define the street edge~~ (see figure 15.520.070(B)(1)(a)).

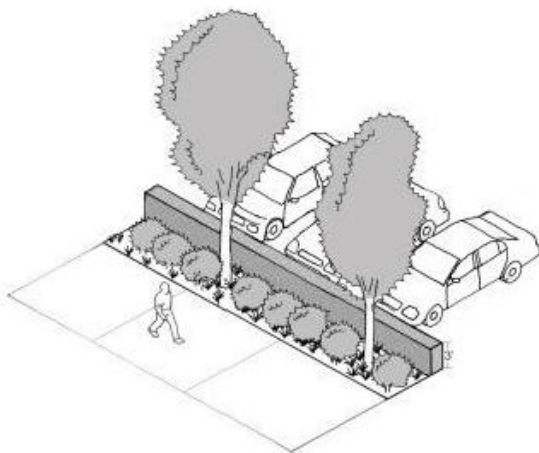


Figure 15.520.070(B)(1)(a). Parking lot planting buffer with low wall.

- b. Provide an elevated planter which is a minimum of five feet wide and between two and three feet in height. Ledges that are approximately 12 inches in width are encouraged as they can double as a seating area. The planter must be constructed of masonry, concrete or other permanent material (such as masonry or concrete) that effectively contrasts with the color of the sidewalk and combines groundcover and annuals, perennials, ornamental grasses, low shrubs, and/or small trees that provide seasonal interest (see Figure 15.520.070(B)(1)(b)).

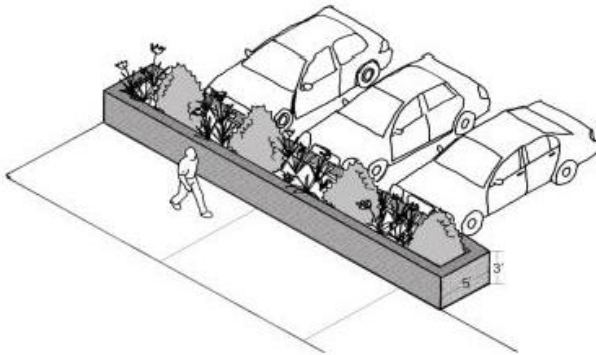


Figure 15.520.070(B)(1)(b). Elevated parking lot planting buffer.

- c. Provide at least ten feet of Type C landscaping (ECC 15.570.040(C)). (See figure 15.520.070(B)(1)(c)).

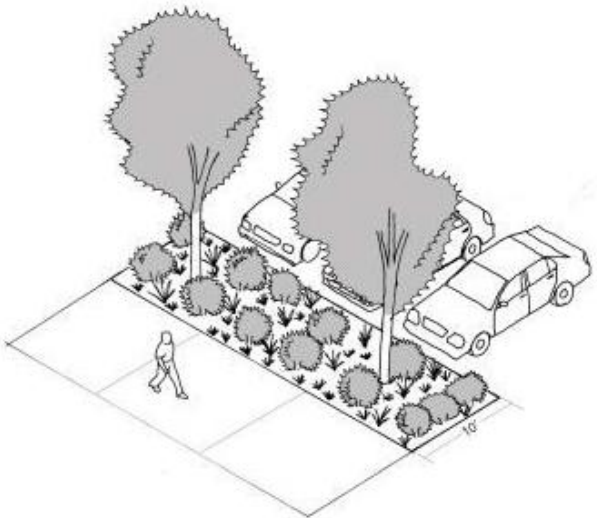


Figure 15.520.070(B)(1)(c). Example of a 10-foot parking lot buffer with Type C landscaping.

All options above should choose and maintain plantings to maintain eye level visibility between the street/sidewalk and parking area for safety. This means that shrubs and other low plantings should be maintained below three feet in height while trees (once they achieve taller heights) should generally have their crowns raised up to the eight-foot level. (See figure 15.520.070(B)(1)(c)).

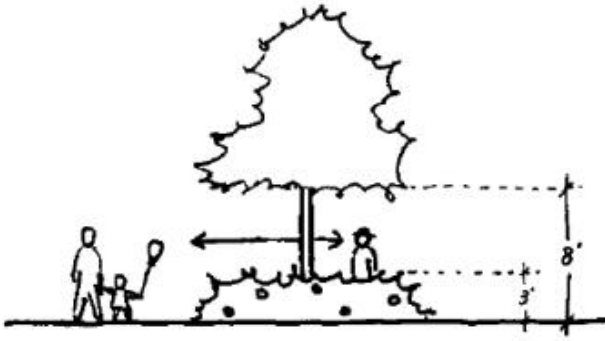


Figure 15.520.070(B)(1)(c). Parking lot planting buffers shall emphasize the 3:8 rule for visibility and safety.

2. Where new surface parking lots or parking lot additions associated with new construction or level III improvements (see ECC 15.500.020) are located along internal side property lines, a six- to eight-foot screen fence shall be required on the property line with at least five feet of Type A, B, or C landscaping (see ECC 15.570.040) in front of the fence. Breaks in the fence/landscaping are permitted for internal pedestrian and vehicular connections between properties. Properties fronting on designated storefront streets and/or those with shared parking agreements with applicable neighbors are exempt from this requirement. Departures will be considered pursuant to ECC 15.210.060 provided they meet the purpose of the standards in this section.
3. For parking lots along internal private roadways in commercial and mixed-use zones, provide a planting strip at least six feet wide with Type C landscaping. Departures will be considered pursuant to ECC 15.210.060 provided they meet the purpose of the standards in this section. Other relevant code sections:
 - a. ~~Section 6, parking standards, of the city's public works development standards and chapter 15.550 ECC, off-street parking;~~
 - b. ~~Parking lot pathway standards set forth ECC 15.520.040(C); and~~
4. Internal parking lot landscaping. All parking lot whose development exceeds 40 spaces shall meet the following standards; parking lots with 40 or fewer spaces are exempt.
 - a. Twenty square feet of planting area utilizing Type C landscaping is required for each parking space.
 - b. At least one tree is required for every planting island within a parking lot;
 - c. All parking spaces shall be within 50 feet of a planting island with a tree;
 - d. Planting islands must be at least six feet deep and wide to be used in planting area calculations;
 - e. Wheel stops, curbs or walkways shall be used to protect planting islands from vehicles;
 - f. Canopy type trees shall be utilized;
 - g. Rain gardens and swales may be integrated into required planting areas (see section 4 of the public works development standards for related standards); and
 - h. Departures to this subsection will be considered pursuant to ECC 15.210.060 provided the alternative landscaping design meets the purposes of the applicable standards.
5. Other relevant code sections.
 - a. Section 6, parking standards, of the city's public works development standards;
 - b. Parking lot pathway standards set forth ECC 15.520.040(D); and

c. Chapter 15.550 ECC, off-street parking.

(Ord. No. 4975, § 62, 11-17-2025; Ord. 4656 § 1 (Exh. 02), 2013)

15.520.080 Special features and amenities.

A. *Purpose.*

1. To create attractive and comfortable pedestrian environments; and
2. To enhance the unique character and identity of downtown and other commercial/mixed-use areas within Ellensburg.

B. *Durable pedestrian furniture.* Pedestrian furniture provided in public spaces shall be made of durable, vandal- and weather-resistant materials that do not retain rainwater ~~and can be reasonably maintained over an extended period of time.~~

C. *Streetscape amenities.* Streetscape amenities ~~must be integrated into the design of sidewalks~~ shall be provided in conjunction with new development and level III improvements ~~(see ECC 15.500.020(C))~~ along all designated storefront and secondary streets. Level I and II improvements along all street frontages, level III improvements along all other street frontage types, ~~(see ECC 15.500.020(A) and (B))~~ and project sites adjacent to sidewalks that were recently constructed or upgraded by the city shall be exempt from these standards, but are encouraged include amenities pursuant to this Section as determined by the director. For each 100 cumulative lineal feet of storefront street frontage, at least two of the ~~desired~~ amenity elements listed below shall be included, except that narrower frontages shall require at least one amenity element. Along designated secondary streets, at least one amenity element shall be included regardless of lineal frontage. ~~The type, location, and design of chosen amenities shall contribute to a well-balanced mix of features on the street.~~ Such amenities shall be installed per ECC 4.14.100 and maintained by the ~~adjacent abutting~~ property owner. Amenities below that are publicly funded, ~~already or that are otherwise~~ required by city codes or development standards, ~~and/or that obstruct pedestrian movement~~ shall not qualify as an amenity to meet this standard. Installation of amenities shall conform to all applicable access, egress, and accessibility requirements.

Desired amenities include:

1. Seating: ~~Each~~ six feet of seating area or four individual seats count as one amenity element. ~~Seating areas should generally be located in areas that provide views of pedestrian activity.~~ Seating ledges must be at least 12 inches wide to qualify as one individual seat;
2. Trash receptacles. To qualify as an amenity, at least one trash receptacle is needed per 100 linear feet of sidewalk. For designated storefront streets, this amenity shall be required;
3. Permanent landscaping elements including planting beds and other landscaping elements ~~that add visual interest to the sidewalk~~;
4. Special pavement patterns and/or Street trees within the sidewalk with tree grates, when meeting the street tree list and upon approval of the public works department;
5. Bicycle racks;
6. Informational kiosks ~~(may count as two amenity elements at the discretion of the permit review authority); Or,~~
7. ~~Decorative clocks (may count as two amenity elements at the discretion of the permit review authority);~~
78. Artwork as approved by the arts commission, ~~(may count as two amenity elements at the discretion of the arts commission);~~
9. ~~Special lighting; and~~

~~849.~~ Other amenities ~~that may be requested through a Departure pursuant ECC 15.210.060 and 15.510.120~~ when the alternative amenity meets the purpose of the standards.



Figure 15.520.080. Examples of desirable streetscape amenities for Ellensburg.

(Ord. 4656 § 1 (Exh. O2), 2013)

15.530.010 Purpose and applicability.

- A. *Purpose.* This section provides direction for the design of buildings consistent with the goals and policies of the Ellensburg comprehensive plan.
- B. *Applicability.* Unless otherwise noted, the provisions in this ~~section~~ Chapter apply to all nonresidential and multifamily development, except for housing types governed by Chapter 15.540 ECC.

(Ord. 4656 § 1 (Exh. O2), 2013)

15.530.030 Architectural scale.

- A. *Purpose.*
 - 1. To reduce the scale of large buildings and add visual interest;
 - 2. To promote compatible development in terms of architectural scale; and
 - 3. To enhance the visual character of Ellensburg.
- B. *Building articulation—Storefronts.* All When required for a project by ECC 15.500.020, building facades adjacent to abutting storefront streets containing entries to the storefront (see ECC 15.510.040 for maps) or meeting the definition of a storefront (see ECC 15.130.190) must shall include articulation features no more than every 40 feet to create a pattern of small storefronts. Buildings less than 60 feet wide are exempt from this standard. At least two of the following methods must be employed:

1. ~~Use of w~~Windows and/or entries that reinforce the with an evenly spaced or symmetrical pattern along the storefront of small storefront spaces;
2. ~~Use of w~~Weather protection features with an evenly spaced or symmetrical pattern that reinforce small storefronts. For example, for a business that occupies 120 feet of frontage, ~~use three separate awnings with even spaces to break down the scale of the storefronts.~~ Alternating colors of the awnings are encouraged for separate storefronts may be useful as well;
3. Change of roofline per subsection (F) of this section;
4. ~~Use of v~~Vertical structural columns, pillars or piers projecting at least two inches from the facade and extending from the ground to the roofline;
that reinforce the storefront pattern; Or,
5. Change in building materials and/or colors with a change in building plane. siding style; and/or
6. ~~Other methods that meet the purpose of the standards.~~

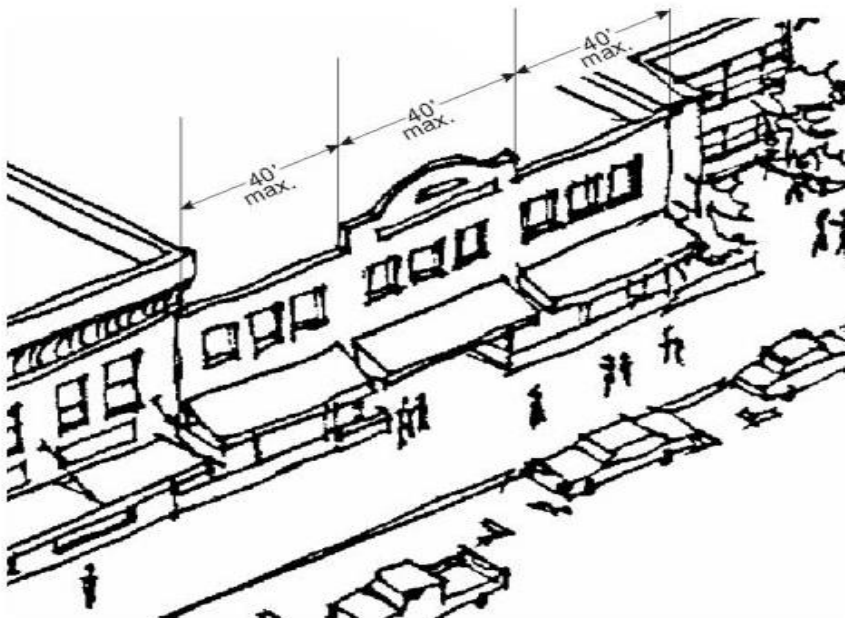
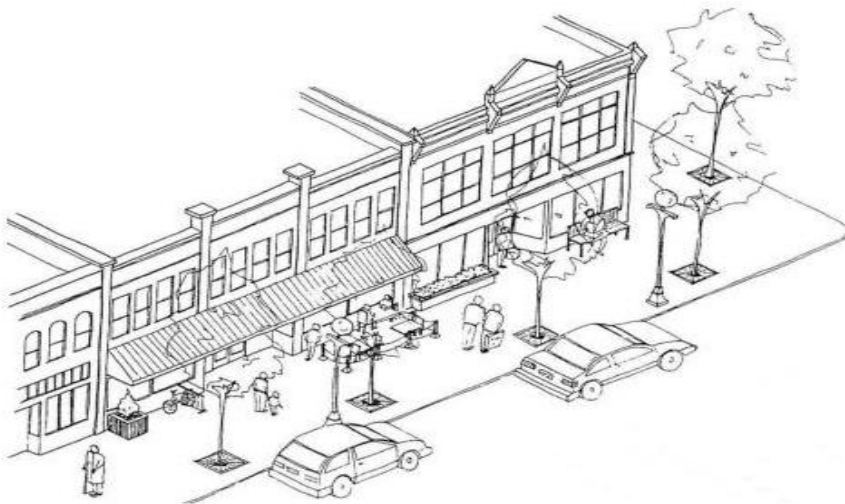


Figure 15.530.030(B). Storefront articulation examples.

Departures will be considered pursuant to ECC 15.210.060 provided the design meets the purpose of the standards in this section. ~~For example, the proposed articulation may be longer, but if the building features attractive detailing, materials, interesting roofline treatments, and interesting storefront design that helps the design fit into the site's context and contributes to the pedestrian environment and existing/desired character, then perhaps it should be considered for approval as a departure.~~

- C. ~~Building articulation—Other nonresidential/mixed-use buildings.~~ All other buildings ~~featuring nonresidential uses on the ground floor (not covered in subsection (B) of this section), except for exclusively multifamily uses governed by subsection D,~~ shall include at least three of the following articulation features along all facades facing a street ~~and~~ or containing the customer building entries (alley facades are exempt) at intervals of no more than 60 feet.
- ~~1. Providing~~ Vertical building modulation of at least two feet in depth and four feet in width, ~~if combined with a change in siding materials and/or roofline modulation per subsection (F) of this section. Otherwise~~ If not so combined, the vertical modulation shall be at least ten feet deep and 15 feet wide to qualify;
 - ~~2. Providing horizontal modulation (upper level stepbacks). To qualify for this measure, the minimum upper level stepback shall be at least five feet and the treatment shall be used consistently with other articulation elements or utilized along at least 75 percent of the facade;~~
 - ~~23. Repeating distinctive~~ Evenly spaced or symmetrical window patterns at intervals less than the required building articulation interval;
 - ~~34. Providing a~~ A separate covered entry or separate weather protection feature for each articulation interval;
 - ~~45. Use of~~ Vertical structural columns, pillars or piers that reinforce storefront pattern. To qualify for this measure, the piers must projecting at least two inches from the facade and extending from the ground to the roofline;
 - ~~56. Change of roofline per subsection (F) of this section;~~
 - ~~67. Changing materials and/or color with a change in building plane;~~
 - ~~78. Providing~~ building mounted lighting fixtures, or trellises, ~~tree, or other landscape feature within each interval, and/or~~
 - ~~9. Other methods that meet the purpose of the standards.~~

Departures will be considered pursuant to ECC 15.210.060 provided the design meets the purpose of the standards in this section. ~~Criteria to consider are the level of detailing, quality of building materials, design of storefronts, and integration with, or enhancement of, the surrounding context.~~

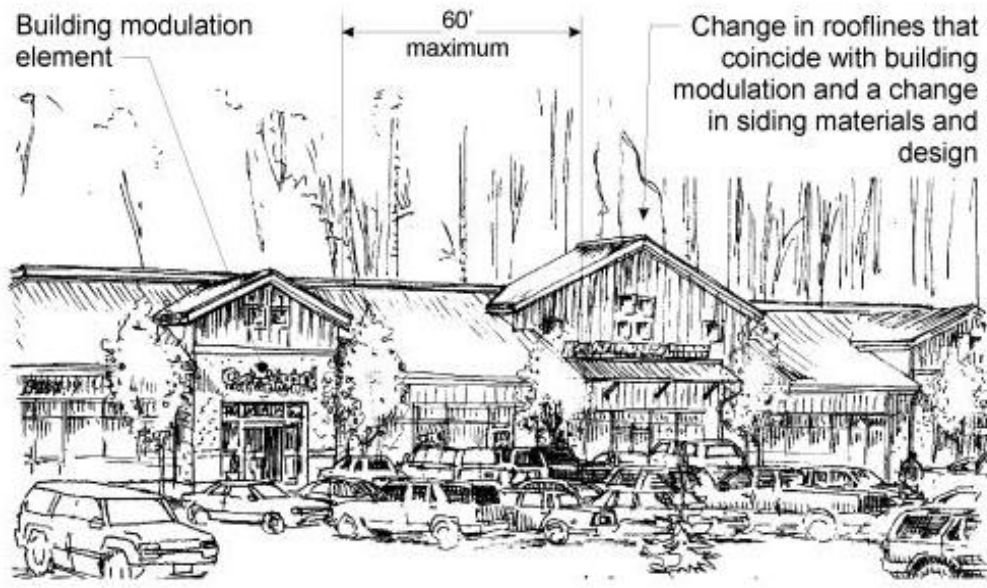


Figure 15.530.030(C). Building articulation example for other non-storefront commercial and mixed-use facades.

D. *Building articulation—Multifamily buildings.* All multifamily buildings and residential portions of mixed-use buildings shall include at least ~~three~~ two of the following articulation features at intervals of no more than 30 feet along all facades facing a street, common open space, and common parking areas:

1. ~~Repeating distinctive~~ Evenly spaced or symmetrical window patterns at intervals less than the required building articulation interval;
2. ~~Providing Upward~~ vertical building modulation. Minimum depth and width of modulation is 18 inches and four feet (respectively) if tied to a change in color or building material and/or roofline modulation as defined in subsection (F) of this section. Otherwise, minimum depth of modulation is ten feet and minimum width for each modulation is 15 feet. Balconies may not be used to meet modulation option unless they are recessed or projected from the facade and integrated with the building's architecture. ~~For example, "cave" balconies or other balconies that appear to be "tacked on" to the facade will not qualify for this option; Or,~~
3. Change of roofline per subsection (F) of this section;
4. ~~Providing horizontal modulation (upper level stepbacks). To qualify for this measure, the minimum upper level stepback shall be at least five feet and the treatment shall be used consistently with other articulation elements or utilized along at least 50 percent of the facade;~~
5. ~~Articulating of the building's top, middle, and bottom. This includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline; and/or~~
6. ~~Other methods that meet the purpose of the standards.~~

Departures will be considered pursuant to ECC 15.210.060 provided the design meets the purpose of the standards in this section. ~~Criteria to consider are the level of detailing, quality of building materials, types and length of articulated features, and integration with/or enhancement of, the surrounding context.~~

For design of other residential uses, articulation of townhouses, see ECC 15.540.060(E).



Figure 15.530.030(D)(1). Articulation for multifamily buildings.

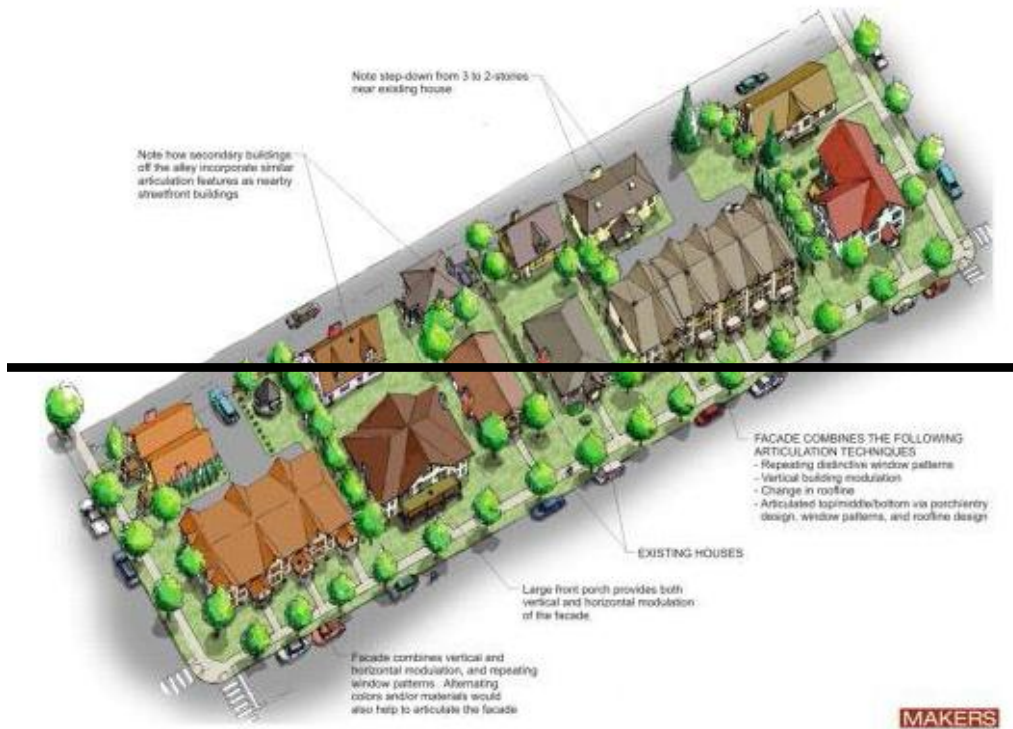


Figure 15.530.030(D)(2). Illustrating desirable multifamily building articulation compatible with the design of older neighborhood homes.

- E. *Roofline/cornice design options.* Rooflines visible from a public street, open space, or public parking area must meet one of the following design options:
1. Comply with roofline modulation provisions per subsection (F) of this section;
 2. Provide a decorative building cornice that projects at least six inches from the face of the building. The cornice line must extend along at least 75 percent of the facade; or
 3. Any combination of the options above.

Buildings in the I-H zone and buildings in the I-L zones that are primarily used for manufacturing, storage, and/or service uses and are generally not visible from the street or customer parking lot are exempt from this standard.



Figure 15.530.030(E)(1). Decorative cornice examples on existing historic buildings downtown (left images). The right image shows examples of a variety of cornice designs on a new building.

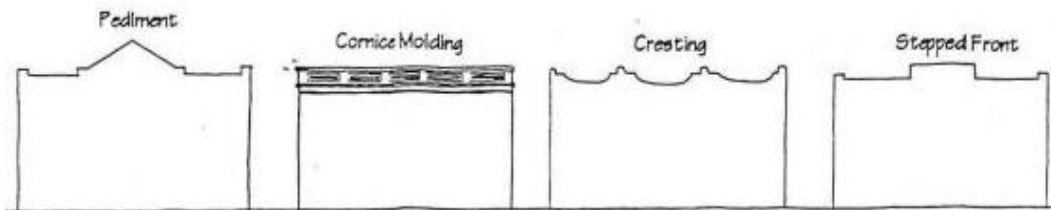


Figure 15.530.030(E)(2). Acceptable roof forms for commercial buildings.

- F. *Roofline modulation.* In order to qualify as a roofline modulation treatment in the standards herein, rooflines shall be varied by emphasizing by including dormers, chimneys, stepped roofs, gables, or a broken or articulated roofline consistent matching or within the required articulation interval. Modulation shall consist of either:
1. For flat roofs, or for facades with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of the wall) when combined with vertical building modulation techniques described in subsection (C)(1) of this section. Otherwise, the minimum vertical dimension of roofline modulation is the greater of four feet or 0.2 multiplied by the wall height;
 2. A sloped or gabled roofline segment of at least 20 feet in width and a minimum slope of 6:12. The roofline must include modulated segments at no more than the interval required per the applicable standard above; or
 3. A combination of the above.

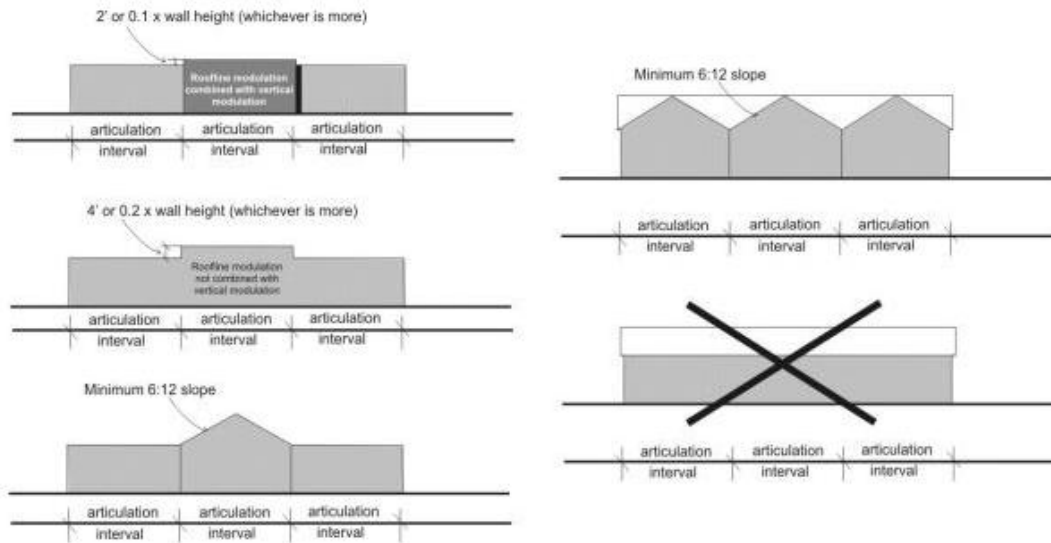


Figure 15.530.030(F). Roofline modulation standards.

- G. *Maximum facade width.* The maximum facade width (~~facades~~ facing the street or customer parking lot) for commercial, mixed-use, and residential multifamily buildings is 120 feet (~~buildings in all zones except the I-H zone are exempt from this standard~~). Exceptions: buildings may exceeding 120 feet in width in these zones, provided that they shall incorporate significant modulation and/or articulation features that effectively break up the scale of the building and add visual interest from the street. Such buildings shall additionally incorporate at least one of the following design elements:
1. Provide Upward vertical building modulation that additionally has an outward horizontal modulation at least ten feet deep and 20 feet wide. For multi-story buildings the horizontal modulation must extend through more than one-half of the building floors (see Figure 15.530.030(F);
 2. Use of ~~a contrasting vertical modulated~~ articulating design component(s) featuring at least two of the following:
 - a. Component extends through all floors above the first floor fronting ~~on the street~~; ~~Exception: upper floors that are stepped back shall not be eligible for this feature more than ten feet from the facade are exempt;~~
 - b. Utilizes a change in horizontally articulated building materials that ~~effectively~~ contrast from the rest of the facade;
 - c. Component is modulated horizontally outward vertically from the rest of the facade by an average a minimum of six inches; and
 - d. Component ~~is designed to~~ provides roofline modulation per subsection (F) of this section; or
 3. ~~Facade employs building walls with contrasting articulation that make it appear like two distinct buildings. To qualify for this option, these contrasting facades, which must employ both of the following to qualify:~~
 - a. Different building materials and/or spatial configuration of building materials with each articulation interval (such as differing heights of intervals' horizontal articulation lines); and
 - b. Contrasting window design (sizes, spacing within intervals, heights, materials, or configurations; or some combination) with each articulation interval.

Departures will be considered pursuant to ECC 15.210.060 provided the design meets the purpose of the standards in this section. ~~Elements to consider are the level of detailing, quality of building materials, types of articulated features, and integration with or enhancement of the surrounding context (considering views from all publicly observable locations within the area).~~

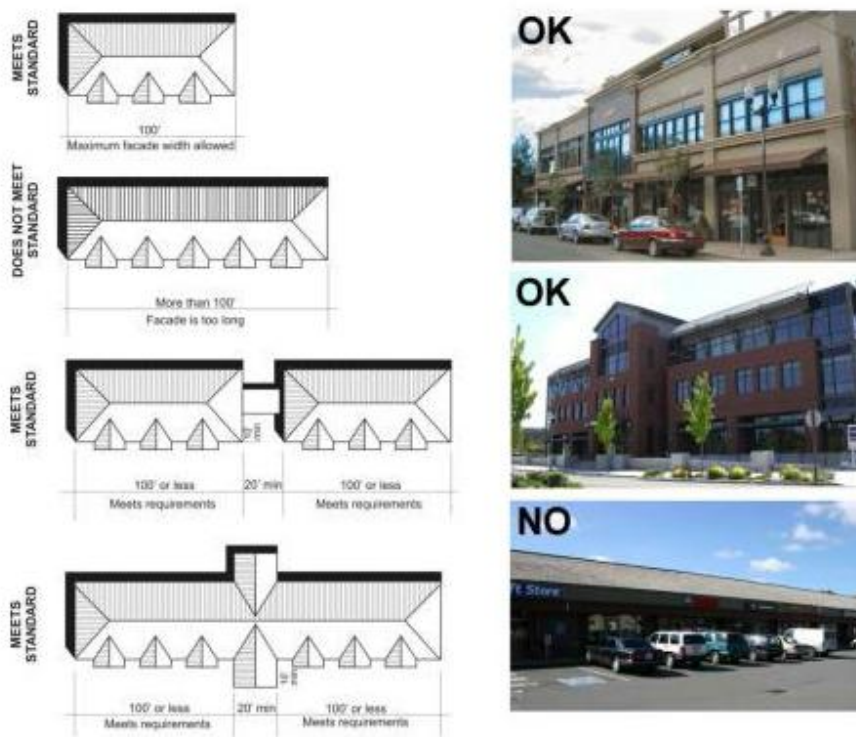


Figure 15.530.030(G). Maximum facade width standards and acceptable/unacceptable departure design examples. The upper right example uses a change in materials, facade articulation (window styles), and roofline change. The middle right image uses substantial facade and roofline modulations, where the vertical articulation is additionally horizontally modulated (stepped out). The lower right doesn't include any notable articulation or modulation.

(Ord. 4656 § 1 (Exh. O2), 2013)

15.530.040 Building elements and details.

- A. *Purpose.* To encourage the incorporation of design details and small-scale elements into building facades that are attractive at a pedestrian scale.
- B. *Applicability.* All nonresidential and mixed-use buildings shall comply with the building elements and details standards herein unless otherwise noted.
- C. *Facade details toolbox.* All nonresidential and mixed-use buildings shall ~~be enhanced with appropriate~~ include details pursuant to this Section when required for a project by ECC 15.500.020. ~~All new buildings and additions and buildings associated with level II and III improvements must employ at least one detail element from each of the three categories below for each facade facing a street, featuring a customer entry, or featuring the primary residential entry, for each facade articulation interval (see per ECC 15.530.030). For example, a building with 120 feet of street frontage with a facade articulated at 40-foot intervals will need to meet the standards for each of the three facade segments below:~~
 1. *Window and/or entry treatment.*

- a. Display windows divided into a grid of multiple panes;
 - b. Transom windows;
 - c. Roll-up windows/doors;
 - ~~d. Other distinctive window treatment that meets the purpose of the standards;~~
 - ~~e. Recessed entry;~~
 - ~~f. Decorative door;~~
 - ~~dg. Arcade; or,~~
 - ~~eh. Landscaped trellises or other decorative element that incorporates landscaping near meeting ECC 15. 570.040 abutting the building entry; or~~
 - ~~i. Other decorative or specially designed entry treatment that meets the purpose of the standards.~~
2. *Building elements and facade details.*
- ~~a. Custom designed weather protection element such as a steel canopy, cloth awning, or retractable awning;~~
 - ~~b. Decorative, custom hanging sign(s);~~
 - ~~c. Decorative building-mounted light fixtures;~~
 - ~~d. Bay windows, trellises, or towers, and similar elements; or~~
 - ~~e. Pillars, columns, piers, or beltcourse. Other details or elements that meet the purpose of these standards.~~
3. *Building materials and other facade elements.*
- ~~a. Use of decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework;~~
 - ~~b. Artwork on building (such as a mural) or bas-relief sculpture;~~
 - ~~c. Decorative kick plate, pier, beltcourse, or other similar feature;~~
 - ~~d. Hand-crafted material, such as special wrought iron or carved wood; or~~
 - ~~e. Other details that meet the purpose of the standards.~~

~~"Custom," "decorative," or "hand-crafted" elements referenced above must be distinctive or "one-of-a-kind" elements or unusual designs that require a high level of craftsmanship.~~

Departures to the standards above will be considered pursuant to ECC 15.210.060 provided the alternative(s) number, quality, and mix of details meet the purpose of the standards in this section.



Figure 15.530.040(C). Facade details examples. ~~The building on the left uses decorative windows and doors, decorative roofline and columns, and decorative materials (brick and wood). The center image uses a decorative entry feature (metal feature over entry), decorative weather protection and lighting, and decorative use of brickwork. The right image uses decorative wood beams over the entry, decorative windows and doors, and stonework.~~

D. *High visibility street corner buildings.* Buildings located at designated high visibility street corners (see subsection (D)(1) of this section) shall provide one or more of the elements listed in subsection (D)(2) of this section on the building corner. All corner building design elements must be sized to be proportional to the building and the size of the applicable intersection (for example, larger intersections warrant more substantial design treatments).

1. Designated high visibility street corners include all street corners within the downtown historic district (see figure 15.300.070(B)) and other street corners illustrated in figure 15.530.040(D)(2).
2. Street corner design element options.
 - a. ~~A cropped building corner with~~ corner pedestrian entry (see Figure 15.530.040(D)(1));
 - b. A bay window or turret;
 - c. A clock or bell tower;
 - d. Balconies above the ground floor; or,
 - e. Sculpture, or artwork element; must be a one-of-a-kind design element;
 - f. ~~Distinctive use of facade materials; and/or~~
 - g. ~~Other special or unique corner building treatment, other than the use of fabric or vinyl awnings, for pedestrian weather protection at the corner of the building.~~

Departures to the standards above will be considered pursuant to ECC 15.210.060 provided the alternative(s) meet the purpose of the standards in this section.



Figure 15.530.040(D)(1). ~~Desirable~~ High visibility street building corner examples.

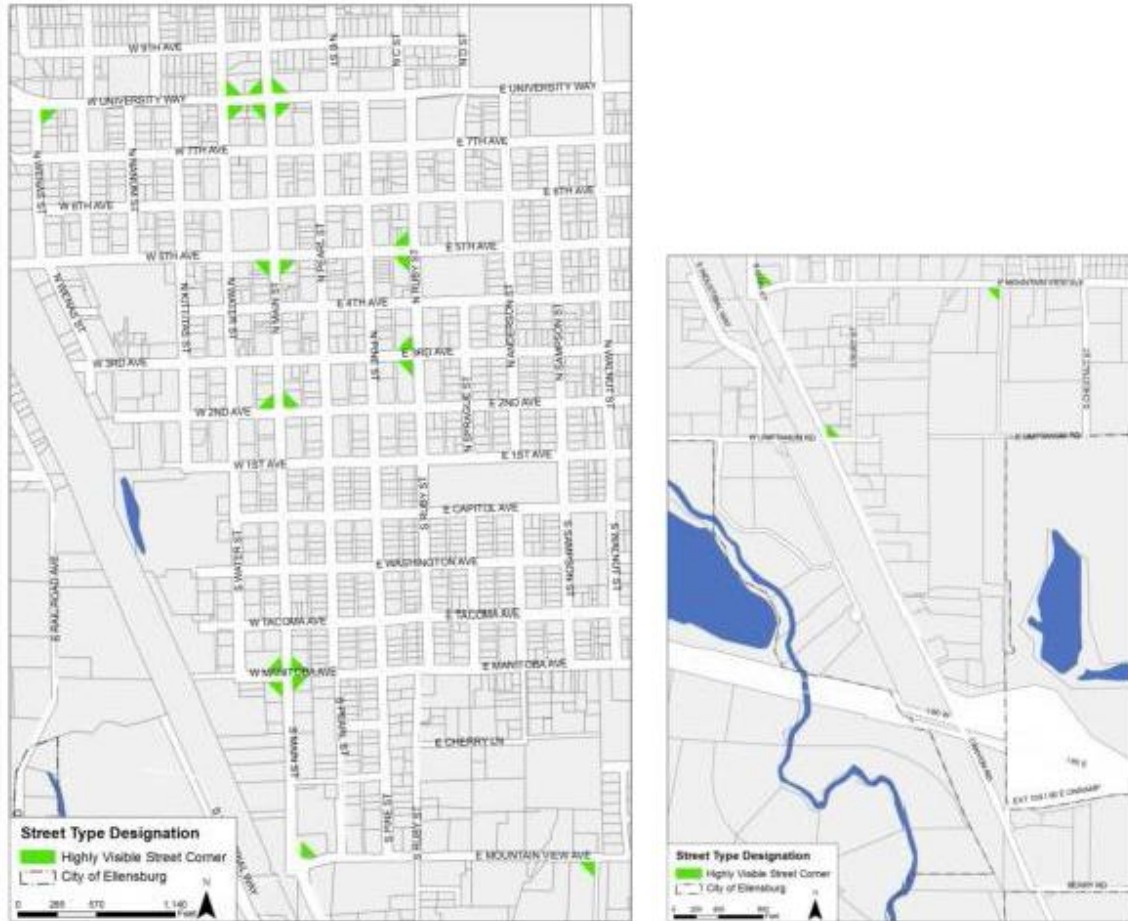


Figure 15.530.040(D)(2). Designated high visibility street corners. All street corners within the downtown historic district are considered a high visibility street corner.

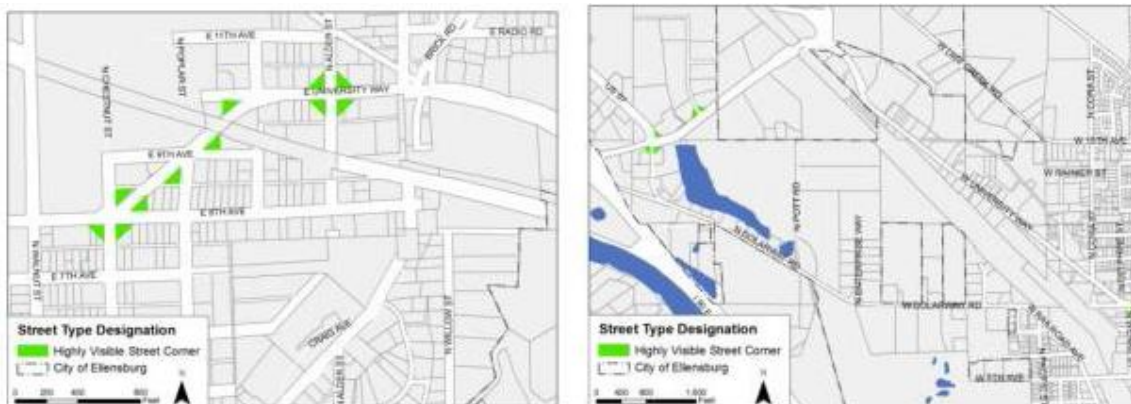


Figure 15.530.040(D)(2). Designated high visibility street corners (continued).

E. *Window design.* Buildings shall employ techniques to recess or project individual windows above the ground floor at least two inches from the façade, or incorporate window trim at least four inches in width that features whose color that contrasts with the base building color. Buildings in the I-H zone, and facades of buildings in the I-L zone that do not face a street or contain a customer entrance, are exempt from this standard. Departures

will be considered pursuant to ECC 15.210.060 provided the alternative(s) meet the purpose of the standards in this section ~~where buildings employ other distinctive window or facade treatments that add a sense of depth to the facade and/or visual interest to the building.~~



Figure 15.530.040(E). ~~Acceptable and unacceptable~~ Compliant and non-compliant (far right image) window design on upper floors. Note that the windows in the brick building on the left are recessed from the facade. The windows in the middle images include trim; the un-recessed window is trimmed with color contrasting from base building color. The image on the right includes no trim or recess/projection, and thus would not be permitted.

F. *Year of construction plaque.* All new commercial and mixed-use buildings may note the year of construction of the building by the installation of a plaque attached to the building on a façade containing an entry near the main entrance. Numbers etched into building materials ~~stone, brick, or concrete~~ may be used in lieu of a plaque. ~~The year of construction is to be noted by numbers not less than six inches high nor more than 12 inches high.~~ Other information associated with the building that may be of public interest may be included.

G. *Foundation planting.* All street-facing elevations shall have landscaping along any exposed foundation set back more than five feet from the property line or sidewalk, whichever is closer. The foundation landscaping shall meet the following standards:

1. The landscaped area shall be at least three feet wide;
2. There shall be at least one three-gallon shrub for every three lineal feet of foundation; and
3. Ground cover plants shall fully cover the remainder of the landscaped area.



Figure 15.530.040(G). Foundation plantings are required along this exposed street-facing foundation.

(Ord. 4887 § 32, 2022; Ord. 4656 § 1 (Exh. O2), 2013)

Section ##: Adds new Section 15.530.045 to read the following:

15.530.045 Utility apparatus design treatments.

- A. Utility meters, electrical conduit, and other service utility apparatus. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these standards. Where such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features of the building.



Figure 15.530.045(A). Compliant and non-compliant utility meter screening. The examples on the left are screened by landscaping elements; the right examples are exposed.

- B. Rooftop mechanical equipment. All rooftop mechanical equipment shall be screened from the ground level of abutting streets and properties.

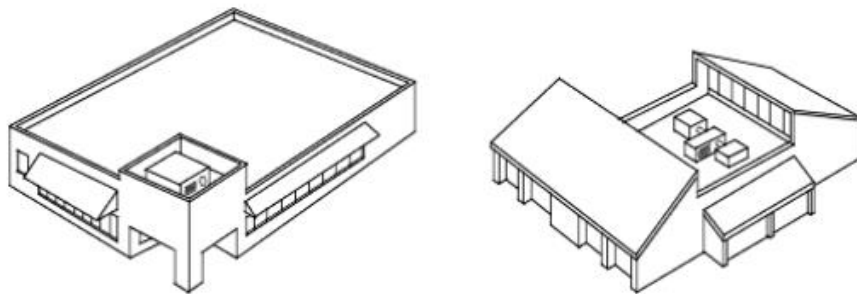


Figure 15.530.045(B). Screening examples for rooftop mechanical equipment.

15.530.060 Blank wall treatment.

- A. *Purpose.*
1. To avoid untreated blank walls.
 2. To retain and enhance the character of Ellensburg's streets, business districts, and neighborhoods.
- B. *Blank wall definition.* A wall (including building facades and retaining walls) is considered a blank wall if:
1. A ground floor wall or portion of a ground floor wall over six feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or

2. Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.

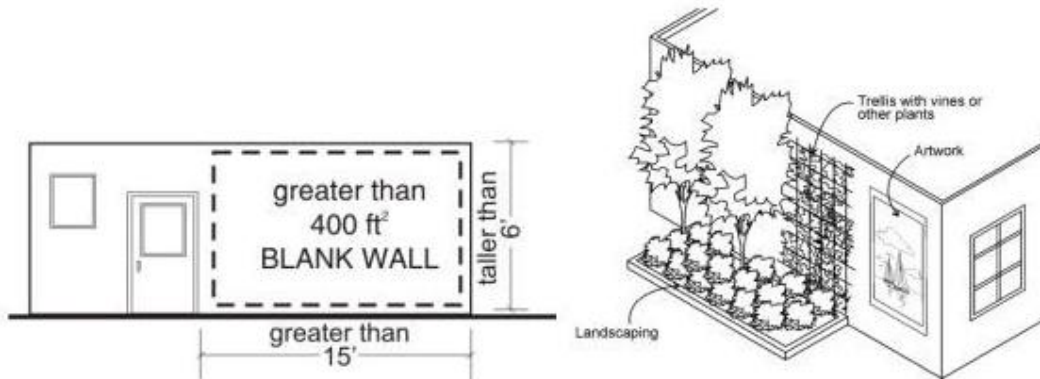


Figure 15.530.060(B). Blank wall definition and treatment examples.

- C. *Blank wall treatment standards.* Untreated blank walls visible from a public street or pedestrian pathway are prohibited. Methods to treat blank walls ~~can~~ shall include at least one of the following:

1. Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as a blank wall treatment;
2. Landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall with planting materials that ~~are sufficient to obscure or screen at least 60 percent of the wall's surface within three years;~~
3. Installing a vertical trellis in front of the wall with climbing vines or plant materials; and/or
4. Installing a mural pursuant to Chapter 15.285 ECC. ~~as approved by the reviewing authority;~~
5. ~~Special building detailing that adds visual interest at a pedestrian scale. Such detailing must use a variety of surfaces; monotonous designs will not meet the purpose of the standards.~~

~~For large visible blank walls, a variety of~~ Multiple treatments may be required ~~provided to meet the purpose of the standard, and are encouraged for blank walls exceeding 120 feet in width. Departures to the standards above will be considered pursuant to ECC 15.210.060 provided the alternative(s) meet the purpose of the standards in this section.~~

- D. *Firewalls.* Firewalls along property lines are exempt from the above standards, but where they are visible to the public, they shall include horizontal and/or vertical articulation with a change in materials, colors, or both. ~~banding or other design treatments to add visual interest to the wall.~~



Figure 15.530.060(D). ~~Acceptable and unacceptable~~ Compliant and non-compliant fire wall treatments. Note the use of horizontal banding in the left image. ~~Plain~~ Unarticulated concrete block as in the right image is not allowed.

(Ord. 4656 § 1 (Exh. O2), 2013)

15.540.010 Purpose and applicability.

- A. *Purpose.* This ~~section~~ Chapter provides ~~supplemental~~ direction for the design of new residential developments consistent with the goals and policies of the comprehensive plan.
- B. *Applicability.* Each section herein provides standards that apply to a particular type of ~~housing~~ residential development that is not otherwise regulated by this Division. Residential development types identified in this Chapter are not subject to the standards of Chapters 15.520 or 15.530 except where specifically referenced herein. Like all other standards in this division, the provisions herein supplement other relevant standards set forth in ECC, most notably the zoning provisions and dimensional standards set forth in Division III chapter 15.320-ECC. Townhouses, cottage housing, and accessory dwelling units are ~~also~~ subject to all other applicable provisions in this division unless otherwise noted.

(Ord. 4807 § 58, 2018; Ord. 4656 § 1 (Exh. O2), 2013)

15.540.020 ~~Single-family~~ Design standards for detached single-family dwellings, and common entry duplexes and multifamily buildings of up to 6 units.

- A. *Purpose and Applicability.* The following standards apply to the development of detached single-family dwellings; and to duplexes and attached multifamily housing containing up to six dwellings when all individual units are accessed by a wholly enclosed corridor from a common primary building entrance. These design standards are intended:
 1. To enhance the character of the street;
 2. To maintain "eyes on the street" for safety to pedestrians and to create a more welcoming and interesting streetscape;
 3. To deemphasize garages and driveways as major visual elements along the street; and
 4. To provide usable yard space for residents.
- B. *Entries and facade transparency.*

1. Clear and obvious pedestrian access between the sidewalk and the building entry is required for new dwelling units (the driveway may be used to help meet this requirement);
2. All new houses ~~buildings containing principal dwelling units~~ shall provide a covered entry with a minimum size of three feet by three feet. ~~Covered entries may project up to six feet into the front yard per chapter 15.320 ECC; and~~
3. At least eight percent of the façade containing the primary entrance (all vertical surfaces facing the street) shall ~~include~~ be transparent by provision of windows or doors.

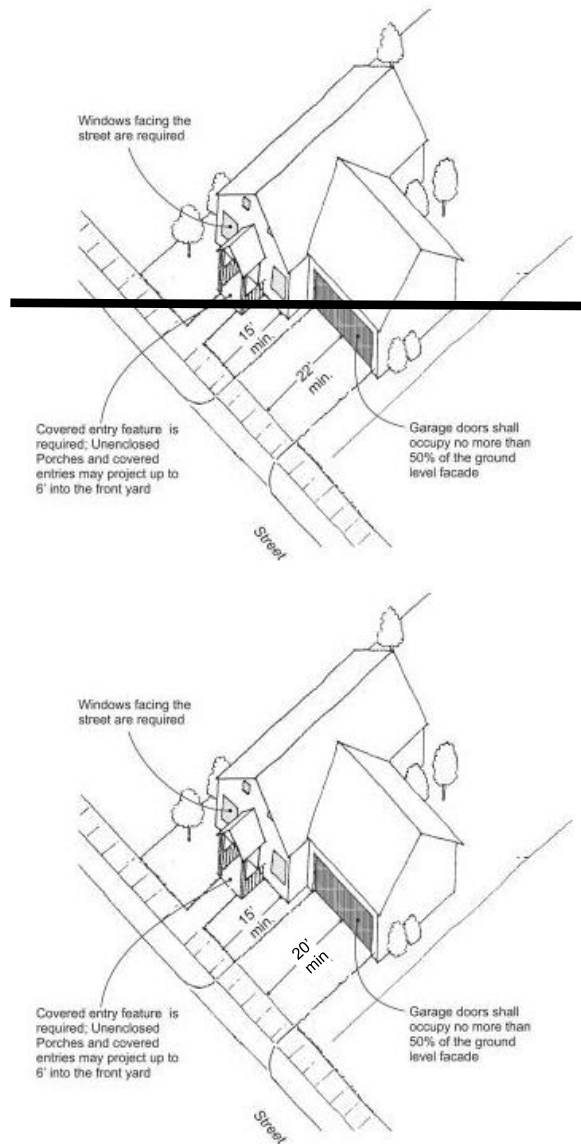


Figure 15.540.020(B). Single-family and common entry "middle housing" (maximum 6 dwellings) design requirements.

C. Garage placement and design.

1. Where lots abut an alley, the garage or off-street parking area is encouraged to take access from the alley, and new curb cuts along street frontages are discouraged;

2. ~~The g~~Garage doors shall occupy no more than 50 percent of the ground-level facade facing the street when front-loaded (toward the street), and shall be set back a minimum of five feet from the street-facing facade containing a building entry. ~~Departure Exceptions:~~ garage doors may exceed this ~~limit~~ percentage up to a maximum of 65 percent of the ground level facade facing the street, provided at least two of the following design details are ~~provided;~~ utilized. For front-loaded lots ~~where the garages face the street, and the facade containing a street-facing garage opening is~~ may alternatively be even with the facade of the house or ~~set back less than five feet behind from the front street-facing facade containing a building entry or project beyond that facade of the house, when~~ at least one of the following design details ~~shall be~~ is provided ~~utilized:~~
 - a. A ~~decorative~~ horizontal trellis ~~over~~ above and abutting the entire length of the garage opening;
 - b. A window or windows ~~are placed~~ above the garage on any second story or attic space under roofline;
 - c. A balcony that extends out over the garage driveway and includes structural columns, pillars, or piers;
 - d. Utilizing ~~all~~ one single vehicle ~~car~~ garage doors with a maximum width of nine feet as an ~~alternative to wider garage doors suitable for two-car garages;~~
 - e. ~~Decorative w~~ Windows on in the garage door; and/or
 - f. ~~Decorative details on the garage door. Standard squares on a garage door will not qualify as a decorative detail;~~
 - fg. A garage door color ~~(other than white)~~ that matches or complements contrasting the color of the street-facing facade containing the garage. ~~house; and/or~~
 - h. ~~Other design techniques that meet the intent, as determined by the director.~~



Figure 15.540.020(C). Garage design detail examples.

3. ~~The minimum garage setback is at least 22 feet from the sidewalk edge.~~
- D. *Driveway standards.* Where a new driveway off of a public street is permitted, the following standards apply:
1. No more than one driveway per building containing principal dwellings ~~unit~~;
 2. Private driveways shall not exceed the following widths:

Width of lot	Width of driveway
Less than 16 feet	8 feet
16 to 30 feet	50% of lot width
30 to 50 feet	20 feet

Over 50 feet	25 feet
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3. ~~Tandem parking configurations may be used to accommodate two-car garages for single-family and duplex structures pursuant to ECC 15.550.040(A).~~

The width of properties with nonparallel side lot lines shall be determined at the plane of the garage door when determining conformance with the standards above.

Also see section 3, street standards, of the city's public works development standards for additional driveway standards.

- E. ~~Minimum usable open space.~~ All new ~~single-family residences~~ buildings containing principal dwellings shall ~~provide~~ maintain a contiguous open space equivalent to ten percent of the lot size ~~(excluding area within an adjacent alley or public right-of-way).~~ The required open space shall feature a minimum dimension of 15 feet on all sides, ~~and may include uncovered decks and patios under 18 inches in height.~~ For example, a 6,000-square-foot lot would require a contiguous open space of at least 600 square feet, ~~or 20 feet by 30 feet in area.~~ Driveways shall not count in the calculations for usable open space. ~~Single-family Building additions shall not create or increase any nonconformity with this standard.~~

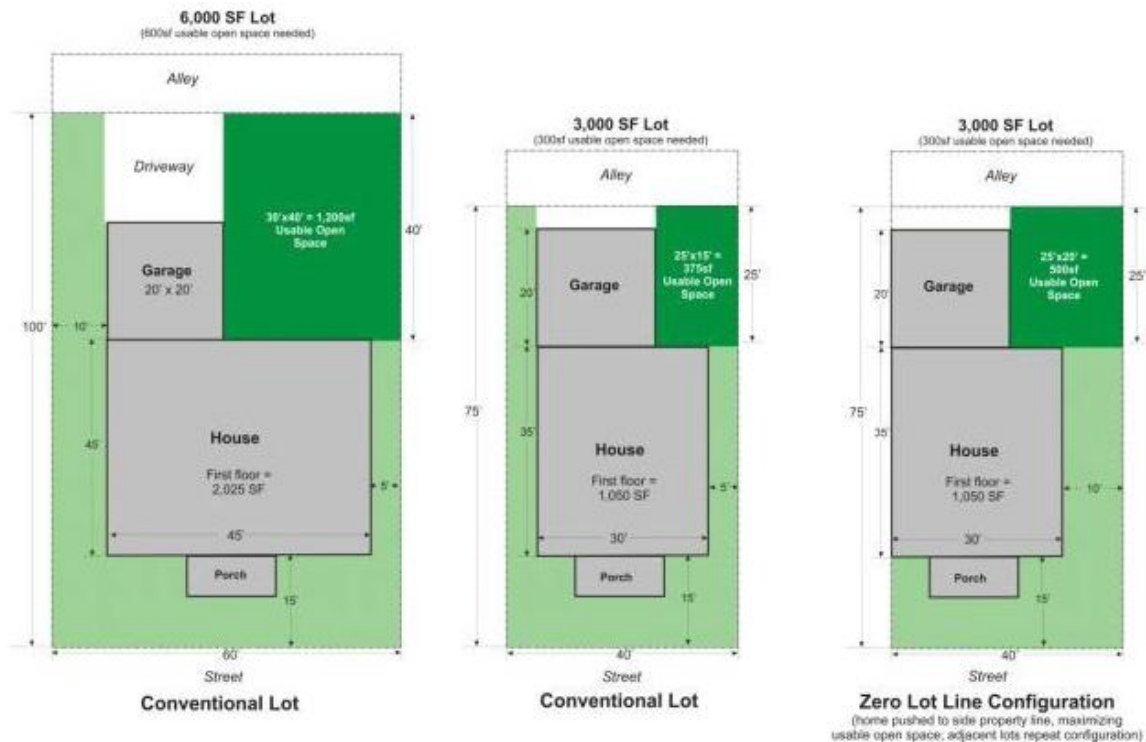


Figure 15.540.020. Examples of ~~how to meet~~ open space requirements for alley-loaded lots.

(Ord. No. 4953, § 11, 1-21-2025; Ord. No. 4929, § 6, 11-6-2023; Ord. 4807 § 58, 2018; Ord. 4656 § 1 (Exh. 02), 2013)

15.540.030 Duplex design standards.

- A. *Purpose and Applicability.* As used in this Section unless otherwise specified, "Duplex" standards regulate the design of two attached dwellings with separate unit entries and require at least one unit's entry facing a street. Duplexes should be designed similar in nature to single-family dwellings and shall feature a visible

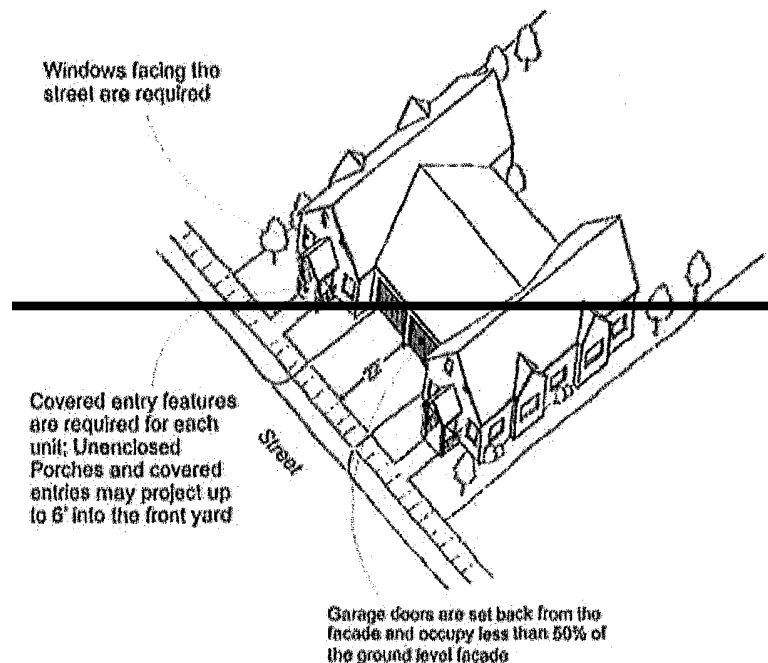
entry and windows for each dwelling unit whose entry is oriented facing the street. ~~The visibility of driveways and garages should be minimized and sufficient private open space is encouraged for each dwelling should be provided.~~

B. *Design provisions.* Specifically, duplexes shall comply with the single-family design provisions set forth in ECC 15.540.020, with the following exceptions and additional provisions:

1. Duplexes may include a maximum 24-foot-wide shared driveway, or two maximum 12-foot-wide driveways on opposite ends of the building or lot;
2. ~~Tandem parking to accommodate two car garages may be used for duplex structures pursuant to ECC 15.550.040(A); and~~
23. Separate covered entries ~~ies~~ for each unit's primary entry is ~~are~~ required ~~(applicable to new buildings only).~~

C. *Alternative design configurations.* The following alternative dwelling unit configuration design standards apply as eligible:

1. For duplexes on corner lots abutting multiple public street frontages, both dwelling units shall have a façade with unit entries facing a public street. Dwelling entries shall either face the same frontage, or shall individually face the separate frontages, but shall not face an interior or rear property line. All street-facing façades containing a primary dwelling unit entry shall meet transparency requirements pursuant to ECC 15.540.020(B)(3).
2. For duplexes on interior lots, one dwelling's primary entry may be oriented toward a side or rear property line where that entry is provided with a clear pedestrian access to a sidewalk. At least one dwelling unit entry must be from a street-facing façade meeting transparency requirements pursuant to ECC 15.540.020(B)(3).
3. For duplexes with a common primary entry for both dwellings, ECC 15.540.020 shall apply.



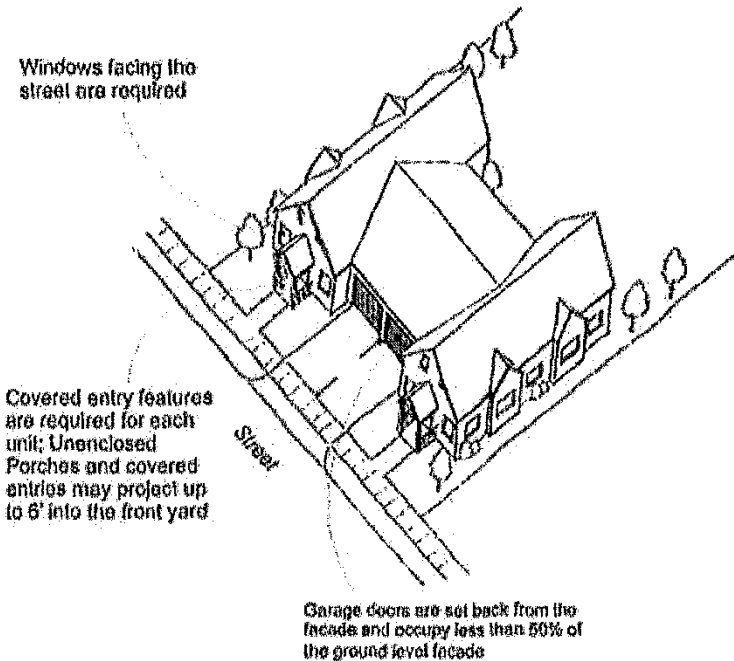


Figure 15.540.030. Diagram Illustrating duplex design provisions.

(Ord. No. 4953, § 12, 1-21-2025; Ord. 4807 § 58, 2018; Ord. 4656 § 1 (Exh. 02), 2013)

15.540.050 Cottage housing design standards.

A. Purpose.

1. To provide an opportunity for small, detached housing types clustered around a common open space;
2. To ensure that cottage developments contribute to the overall character of residential areas;
3. To provide for centrally located and functional common open space that fosters a sense of community;
4. To provide for semi-private area around individual cottages to enable diversity in landscape design and foster a sense of ownership;
5. To minimize visual impacts of parking areas on the street and adjacent properties and the visual setting for the development; and
6. To promote conservation of resources by providing for clusters of small dwelling units on a property.

B. Description. Cottage housing refers to clusters of small detached dwelling units arranged around a common open space.

C. Lot configuration. Cottages may be configured as condominiums or as multiple detached dwellings on a single fee-simple lots provided they meet the standards herein. Courtyards accessing multiple fee simple lots are separately governed by ECC 15.420.050(C).

D. Density calculation. ~~Due to the smaller relative size of cottage units, e~~Each cottage shall be counted as one-half a dwelling unit for the purpose of calculating density. For example, a cluster of six cottages would be

equivalent to three dwelling units. ~~When calculating parking, one cottage shall be counted as one dwelling unit.~~

E. *Dimensional standards.*

Table 15.540.050(A)
Dimensional Standards for Cottages

Standard	Requirement
Maximum floor area	1,500 SF
Minimum common space (see subsection (I) of this section for more info)	300 SF/unit
Maximum height for cottages	26 ft. (all parts of the roof above 18 ft. shall be pitched with a minimum roof slope of 6:12)
Maximum height for accessory structures of cottages	24 ft.
Setbacks (to exterior property lines)	See ECC 15.320.030
Minimum distance between structures (including accessory structures)	10 ft.
Minimum parking spaces per cottage	See table 15.550.040(A)

F. *Units in each cluster.* Cottage housing developments shall contain a minimum of ~~four~~ three and a maximum of 12 cottages located in a cluster ~~to encourage a sense of community among the residents.~~ A development site may contain more than one cottage housing cluster development.

G. *Transparency.* Transparent windows and/or doors are required on at least eight percent of the facades (all vertical surfaces) of all cottages facing the street and common open space. Departures will be considered pursuant to ECC 15.210.060 for cottages where that standard applies ~~to two or more~~ than two facades, provided the alternative design meets the purpose of the standards.

H. *Parking and driveway location and design.*

1. Parking shall be located on the same property as the cottage development;
2. Where lots abut an alley, the garage or off-street parking area is encouraged to take access from the alley;
3. Parking is prohibited in the front ~~and interior~~ setback areas. When parking is proposed within a side yard setback area, it shall meet screening standards of ECC 15.520.070(B)(2);
4. Streetscape design must be provided consistent with ~~relevant~~ standards in ECC chapter 15.410 when applicable;
5. Garages may be attached to individual cottages ~~provided all other standards herein are met.~~ Such garages and driveways shall not qualify as ~~shall be located away from the common open spaces; and~~
6. No more than one shared driveway per cottage cluster shall be permitted, ~~except where clusters front onto more than one street.~~

I. *Common open space requirements.*

1. Open space shall have cottages abutting on at least two sides;
2. Cottages shall be oriented around the common open space; and
3. Open space shall ~~include at least one courtyard, plaza, garden, or other central open space, with access to all units~~ meet design standards of ECC 15.520.030(D),(E), with all options eligible and without reference to multifamily or mixed-use qualification. ~~The minimum dimensions of this open space are 15 feet by 15 feet.~~

J. *Covered entry and visual interest.* Cottages located facing a public street shall provide:

1. A covered entry feature (with a minimum dimension of three feet by three feet); and
2. At least ten feet of landscaped open space between the residence and the street.

K. ~~*Character and diversity.* Cottages and accessory buildings within a particular cluster shall be designed within the same "family" of architectural styles. Examples of elements include:~~

- ~~1. Similar building/roof form and pitch;~~
- ~~2. Similar siding materials;~~
- ~~3. Similar porch detailing; and/or~~
- ~~4. Similar window trim.~~

~~A diversity of cottages can be achieved within a "family" of styles by:~~

- ~~1. Alternating porch styles (such as roof forms);~~
- ~~2. Alternating siding details on facades and/or roof gables; and/or~~
- ~~3. Different siding color.~~



Figure 15.540.050(A) ~~15.540.050(K)(1)~~. Sample cottage housing layouts—Example 1.



Figure 15.540.050(B) 15.540.050(K)(1). Sample cottage housing layouts—Example 2.



Figure 15.540.050(C) 15.540.050(K)(2). Cottage housing examples.

(Ord. No. 4953, § 14, 1-21-2025; Ord. 4807 § 58, 2018; Ord. 4656 § 1 (Exh. O2), 2013)

15.540.060 ~~Townhouse~~ Design standards for townhouses, and attached multifamily dwellings up to 6 units with separate unit entries.

A. Purpose.

1. To ensure that townhouse developments and similar configurations of attached multifamily housing enhance the pedestrian-oriented character of ~~downtown~~ streets;
2. To provide adequate open space for townhouse developments and similar configurations of attached multifamily housing;
3. To reduce the impact of garages and driveways on the pedestrian environment;
4. To reduce the apparent bulk and scale of townhouse buildings and similar configurations of attached multifamily housing compatible with adjacent uses; and
5. To promote architectural variety that adds visual interest to the neighborhood.

B. Applicability. The standards of this section apply to townhouses; and for up to six attached multifamily dwellings on the same lot where all units include ground level living area and entries, have shared walls separating the dwellings from ground to roof, and have separate entries for each dwelling unit. For the remainder of in this Section, use of the term "Townhouse" shall regulate the design of both uses.



Figure 15.540.060(A). ~~Desirable~~ Townhouse design example. With units fronting on the street and garages placed to the rear accessible from an alley or shared driveway.

CB. *Entries.*

1. Townhouses with unit entries fronting on a street must all have individual ~~ground-related~~ entries directly accessible from the street from a clear pedestrian pathway. Configurations where enclosed rear yards or facades without unit entries ~~back up to~~ abut a street are prohibited, per ECC 15.420.030(D);
2. Separate covered entries at least three feet deep are required for all dwelling units; and
3. For sites without alleys or other rear vehicular access, new buildings are encouraged to ~~emphasize individual pedestrian entrances over private garages by enhancing entries with~~ provide a trellis, small porch, or other architectural features that provide permitted building cover or projection over garage openings for a person entering the unit and a transitional space ~~between outside and inside the dwelling~~.

DC. *Garages and driveways.*

1. Where lots ~~abut~~ an alley, the garage or off-street parking area ~~should take~~ shall provide access from the alley, including eligible shared driveways.
2. For lots without alleys, individual dwelling unit driveways and garages facing or abutting off of the street are prohibited; ~~{shared driveways or courtyard access roads are required}~~.
- ~~3. Garages facing a public street are prohibited.~~
34. Internal Shared driveways shall meet applicable minimum fire code widths ~~aisle standards~~.
 - ~~a. Must meet minimum fire code widths;~~
 - ~~b. Minimum building separation along uncovered internal drive aisles shall be 25 feet. The purpose is to provide adequate vehicular turning radius, allow for landscaping elements on at least one side, and to provide adequate light and air on both sides of the dwelling units and drive aisles, which often function as usable open space for residents; and~~
 - ~~c. Upper level building projections over drive aisles are limited to three feet, and must comply with provisions in subsection (C)(4)(b) of this section.~~

~~ED.~~ *Open space.* Townhouse residential units shall provide open space pursuant to ECC 15.520.030(D) as limited to subsections 1, 2 and 5 therein and subject to their respective design requirements pursuant to ECC 15.520.030(E), without reference to multifamily or mixed-use qualification, at least equal to ten percent of the building living space, not counting automobile storage. The required open space may be provided by one or more of the following ways:

1. Usable private open space that is directly adjacent and accessible to dwelling units. Such space shall have minimum dimensions of at least 12 feet on all sides and be configured to accommodate human activity such as outdoor eating, gardening, toddler play, etc.;
2. Common open space meeting the requirements of ECC 15.520.030(E)(1);
3. Balconies, decks and/or front porches meeting the requirements of ECC 15.520.030(E)(2); and/or
4. Community garden space meeting the requirements of ECC 15.520.030(E)(5).

~~FE.~~ *Building design.*

1. *Townhouse articulation.* Townhouse buildings shall comply with multifamily building articulation standards as set forth in ECC 15.530.030(D) except that the articulation intervals shall be no wider than the width of each of the individual dwelling units in the building.

(Ord. No. 4953, § 15, 1-21-2025; Ord. 4807 § 58, 2018; Ord. 4656 § 1 (Exh. 02), 2013)

15.550.040 Computation of required off-street parking spaces.

- A. *Spaces required.* Except as modified in subsections below, off-street parking areas shall contain at a minimum the number of parking spaces as stipulated in the following table. Off-street parking ratios expressed as number of spaces per square feet means the usable or net square footage of floor area, exclusive of nonpublic areas. Nonpublic areas include but are not limited to building maintenance areas, storage areas, closets or restrooms. If the formula for determining the number of off-street parking spaces results in a fraction, the number of off-street parking spaces shall be rounded to the nearest whole number with fractions of 0.50 or greater rounding up and fractions below 0.50 rounding down.

Table 15.550.040(A)
Computation of Required Off-Street Parking Spaces

Category of land use ¹	Minimum parking spaces required
RESIDENTIAL/LODGING	
Dwelling, single-family	2.0 per dwelling unit; for structures dwellings containing more than 4 bedrooms, 1 additional space for each bedroom in excess of 4 shall be provided.
1 st accessory dwelling unit	None required
2 nd accessory dwelling unit	1.0 for the second accessory dwelling unit
Apartment:	
Duplex	2.0 per dwelling unit; for structures dwellings containing more than 4 bedrooms, 1 additional space for each bedroom in excess of 4 shall be provided.

Townhouse	1.0 per dwelling unit for 1-2 bedroom units. 2.0 per dwelling unit for units with 3-4 bedrooms; for structures dwellings containing more than 4 bedrooms, 1 additional space for each bedroom in excess of 4 shall be provided
Studio and 1-bedroom All multifamily units in C-C zone outside of the downtown historic district (see Note B)	0.7 per dwelling unit; for dwellings containing more than 4 bedrooms, 1 additional space for each bedroom in excess of 4 shall be provided.
Studio and 1-bedroom units (all other zones)	1.0 per dwelling unit
2-bedroom residential units and larger in C-C zone outside of the downtown historic district	0.7 per bedroom dwelling unit
2-bedroom units or larger (all other zones)	1.0 per bedroom 1.5 per dwelling unit; for dwellings containing more than 4 bedrooms, 1 additional space for each bedroom in excess of 4 shall be provided.
Cottage housing	1.0 per dwelling unit
Senior housing	1.0 per dwelling unit (this may be reduced based on the characteristics of the use)
Adult family home	2.0 per dwelling unit; for structures containing more than 4 bedrooms, 1 additional space for each bedroom in excess of 4 shall be provided.
Senior citizen assisted housing	1.0 per 2 dwelling or sleeping units
Community residential facilities	1.0 per 2 bedrooms
Boarding houses, lodging houses	1.0 per bedroom
Co-living housing	0.25 per sleeping unit
Hotel/motels (where restaurants and conference facilities are included, see standards for applicable use)	1.0 per guest room
Bed and breakfast guesthouse	1.0 per guest room, plus 2.0 per facility
GENERAL RETAIL AND SERVICE	
Offices, banks, medical clinics, supermarkets, retail shops, department stores, or similar uses	1.0 per 300 square feet of gross floor area

General retail or service use with drive-in facility	Same parking for retail and service as provided herein, plus sufficient off-street drive-through stacking area to accommodate 3 vehicles without negatively impacting other required parking areas, ingress and egress into such parking areas, or traffic on public streets
Day care facility	1.0 per employee plus 1.0 temporary loading parking per each 8 full-day equivalent children
FOOD AND BEVERAGE	
Restaurant, taverns, or similar uses where patrons sit down for service	1.0 per 200 square feet of gross floor area for sit-down facilities with a minimum number of 5 spaces required
Drive-in restaurant	Same parking as restaurant plus sufficient off-street drive-through stacking area to accommodate 6 vehicles without negatively impacting other required parking areas, ingress and egress into such parking areas, or traffic on public streets
Drive-in coffee stand	2.0 per facility plus sufficient off-street drive-through stacking area to accommodate 6 vehicles without negatively impacting other required parking areas, ingress and egress into such parking areas, or traffic on public streets
PLACES OF ASSEMBLY	
Churches, funeral homes, mortuaries, clubs, lodges, museums, auditoriums, theaters, conference facilities, public or commercial recreational facilities, or similar uses	0.25 per person of maximum occupancy as established by the fire marshal with a minimum of 5 spaces required
INDUSTRIAL AND LAND CONSUMPTIVE USES	
Wholesale trade, warehousing (including miniwarehouse facilities), processing and manufacturing facilities, heavy equipment repair, lumber yard, car sales, or similar	1.0 per 1,500 square feet of gross floor area for structures up to 20,000 square feet in gross size with a minimum of 5 spaces required OR 1.0 per 2,000 square

land consumptive but low traffic generation uses	feet of gross floor area for structures greater than 20,000 square feet in gross size. NOTE: For vehicle sales lots, the sales area is not considered to be a parking facility and does not have to comply with the requirements of this chapter. However, all required parking must be designed and reserved for customer parking only.
PUBLIC AND QUASI-PUBLIC USES	
Hospital	1.5 per each 5 beds with a minimum of 5 spaces required
Elementary and junior high schools	1.0 per classroom, plus 1 per 50 students
High schools, college or university, trade school, or business school	1.0 per classroom, plus 1 per 10 students
Governmental office	1.0 per 350 square feet of gross floor area

Notes:

- A. In those situations where a particular use is not specifically mentioned in this table, the requirements for off-street parking shall be determined by the director and in accordance with the most comparable use listed, pursuant to code interpretation provisions of ECC 15.110.060(F).
- B. *Uses in the C-C zone.* There are no off-street parking requirements for any uses in the C-C zone, except residential uses located outside of the downtown historic district per table 15.550.040(A).
- C. *Shell building permit applications.* When the city has received a shell building permit application for undetermined future uses that will not include residential dwellings, off-street parking requirements shall be one parking space per every 1,000 square feet of shell building gross floor area based on the possible tenant improvements or uses authorized by the zone designation and compatible with the limitations of the shell permit. When the range of possible uses results in different parking requirements the director shall establish the amount of parking based on a likely range of uses.
- For example, an applicant submits a permit for a 5,000-square-foot shell building in the C-H zone. The zone allows for a range of retail, personal, and general service retail uses. Most permitted uses in this zone fall in the category of general retail and service uses in table 15.550.040(A) which requires one space per 300 square feet of gross floor area. Restaurants require more parking (one space per 200 square feet of gross floor area). While the director might find it unreasonable to require parking for the "worst case scenario" in terms of possible use types, he or she will typically choose a requirement that falls between the possible use scenarios. In this case, the odds are that most possible uses fall in the general retail and service use category with a lower parking requirement, though a slightly higher parking requirement would make sense given the possibility of a use such as a restaurant, which requires greater parking. Thus, a compromise standard, requiring a minimum of one space per 275 square feet of gross floor area, would be reasonable in this instance.
- D. *Other provisions of code.* Where provisions of this title conflict regarding the number of required off-street parking spaces, the lower requirement or more lenient interpretation shall prevail.

- E. *Bicycle parking.* Multifamily and nonresidential developments shall provide for bicycle parking per the standards below:

1. Amount of bicycle parking.

Table 15.550.040(B)
Computation of Required Off-Street Bicycle Parking Spaces

Category of land use	Minimum parking spaces required
Single-family dwelling	None
Multifamily dwelling	0.5 space per dwelling unit (units with private garages are exempt)
Hotel/motels	1.0 per 20 guest rooms
Offices, banks, medical clinics, supermarkets, retail shops, department stores, or similar uses	1.0 per 5,000 square feet of gross floor area for up to 50,000 square feet, then 1.0 per 10,000 square feet beyond 50,000
Restaurant, taverns, or similar uses where patrons sit down for service	1.0 per 800 square feet of gross floor area
All other uses	1.0 per 5 required vehicle parking spaces

2. Parking location and design—Nonresidential uses. Bicycle facilities for patrons shall be located within 100 feet of the building entrance and located in safe, visible areas that do not impede pedestrian or vehicle traffic flow. Proper lighting of area is required per chapter 15.580 ECC.
 3. Parking location and design—Residential uses. Bicycle facilities for residents shall be located within 100 feet of all building or individual unit entrances and located on the ground level in safe, visible areas that do not impede pedestrian or vehicle traffic flow. Proper lighting of area is required per chapter 15.580 ECC.
 4. Bicycle parking hardware shall be installed according to its manufacturer's instructions, allowing adequate clearance for bicycles and their riders.
 5. Projects in the C-C zone may contribute to a bicycle parking fund (subject to establishment by the city) maintained by the city in lieu of required parking set forth in table 15.550.040(B). Calculation of the required fund contributions will be based on the cost to purchase, install, and maintain bicycle parking and associated improvements. The cost will be adjusted annually by the city. The fund will be used by the city to provide bicycle parking in the C-C zone and in other locations within the city.
- F. *Primary use.* The minimum number of parking spaces shall be computed based on the primary uses on the property, except as stated in subsection (G) of this section that addresses accessory uses. When there are two or more separate primary uses on a property, the required off-street parking for the property is the sum of the required parking for the individual primary uses.
- G. *Accessory use.* When more than 20 percent of the gross floor area on a property is in an accessory use, the required off-street parking shall be calculated separately for the accessory use and for the primary use and then added together for the total required off-street parking. When 20 percent or less of the gross floor area on a property is in an accessory use, the required off-street parking shall be calculated on the gross floor area of the building as if it were all under the primary use.

Examples:

1. A 40,000-square-foot building containing a 30,000-square-foot warehouse space (75 percent of total) and a 10,000-square-foot accessory office space (25 percent of total). The minimum parking

- requirement would be calculated separately for the office use and the warehouse use and then added together.
2. The same 40,000-square-foot building containing a 35,000-square-foot warehouse space (88 percent of total) and a 5,000-square-foot accessory office space (12 percent of total). The required parking would be based solely on the gross floor area of the building as if it were all the primary use (40,000 square feet).
- H. *On-street parking.* On-street parking immediately adjacent to the property may be counted towards the parking requirement for nonresidential uses.
- I. *Off-site parking.* Off-site parking is not permitted for residential uses outside of the C-C zone, except for guest parking provisions associated with local access streets per ECC 15.410.040(B)(2), and for pedestrian access lots where required parking is located within the same subdivision per ECC 15.420.050(D). For nonresidential uses, a maximum of 25 percent of the required off-street parking for a building or use may be located on a separate lot of record. Specifically:
1. The location of the off-site parking shall be within 600 feet of any property line of the property for which the off-site parking is provided.
 2. Off-site parking facilities are subject to applicable design provisions in this division, including site orientation standards in chapter 15.510 ECC, site planning and design elements in chapter 15.520 ECC, and landscaping standards in chapter 15.570 ECC.
 3. There shall be sidewalks or paved pedestrian paths between the off-site parking site and the use for which the off-site parking is provided.
 4. There shall be adequate lighting to provide safe walking between the off-site parking and the use for which the off-site parking is provided.
 5. The owner of the off-site parking property shall execute a covenant in a form acceptable to the city attorney that shall clearly:
 - a. Identify the legal description of the property that is to benefit from the off-site parking lot and the legal description of the off-site property that is to be encumbered in whole or in part by the covenant.
 - b. Specify the terms and conditions of such encumbrance.
 - c. Clearly state that the terms of the covenant cannot be modified or revoked without the written consent of the city council.
 - d. The covenant shall be recorded with the Kittitas County auditor's office to run as a deed restriction on both the benefited and encumbered properties as long as the business requiring these off-street parking spaces is in operation. A copy of the recorded covenant shall be provided to the community development department.
- J. *Required access.* All required off-street parking must have direct and unobstructed access to ingress and egress from a public street, and stacked or tandem parking shall not be counted toward meeting the required off-street parking requirements in any zoning district except for residential dwelling units pursuant to RCW 36.70A.622.
- K. *Setback areas and open space.*
1. Required off-street parking spaces may extend into ~~the rear yard setbacks~~, except it shall not be located in front yard for cottage housing per ECC 15.540.050(H)(3), and shall meet location limitations of ECC 15.520.065 as required. in the R-L, R-M, R-O, and R-H zoning districts. Required parking ~~may~~ shall not extend into or be calculated toward required open space. ~~If the lot abuts an alley, parking shall be set back five feet from the alley line. Single-family residences located in any of the R-L, R-M, R-O, and R-H zoning districts are allowed to locate the minimum required two off-street parking spaces~~

~~within the setback areas or required open space area. Any additional parking spaces must be located outside of the required open space and setback areas.~~

~~2. At locations where single family residential parking is permitted within setback or required open space, provisions shall be made to prevent this parking from encroaching upon adjacent sidewalks. For the purposes of this requirement there shall be a minimum of 22 feet between adjacent structures and sidewalks to allow for parking clearance when required parking for single family residential development is sited on the required building setback(s) or open space.~~

- L. *Garages.* Required off-street parking that is provided in garages or carports shall be credited toward the required off-street parking spaces except that no stacked or tandem parking that blocks off those garages or carport parking spaces from direct or unobstructed access to ingress or egress to a public street shall be credited toward the required parking spaces except for single family residential dwelling units pursuant to RCW 36.70A.622 structures and duplex structures as set forth in table 15.550.040(A).
- M. *Handicapped parking.* Off-street parking and access for the physically handicapped shall be provided in accordance with the Uniform Building Code.
- N. *Fire lane standards.* Fire lanes may be required by the fire codes and by Kittitas Valley fire and rescue within off-street parking facilities. Such fire lanes, including dimensions, width, location, etc., shall be installed as required by the fire code or Kittitas Valley fire and rescue and shall remain in effect throughout the life of the parking facility.
- O. *Change in use.* Changes in use to a different land use category shall provide the minimum off-street parking for the new general land use category, except as exempt by 15.550.020(A)(1) pursuant to RCW 35A.21.440.

(Ord. No. 4975, § 64, 11-17-2025; Ord. No. 4953, § 16, 1-21-2025; Ord. No. 4929, § 8, 11-6-2023; Ord. 4887 § 33, 2022; Ord. 4810 § 2, 2018; Ord. 4807 § 59, 2018; Ord. 4656 § 1 (Exh. O2), 2013)

15.550.080 Parking lot design and construction standards.

- A. *Parking area access standards.* See section 6, parking standards, of the city's public works development standards.
- B. *Parking stall and aisle dimensions.* See section 6, parking standards, of the city's public works development standards.
- C. *Parking area development and design provisions.*
 - 1. For parking area surfacing standards, see section 6, parking standards, of the city's public works development standards. Fire lane shall be in accordance with the International Fire Code (IFC) as adopted in ECC title 3.
 - 2. For on-site parking lot location standards ~~along street frontages~~, see ~~chapter 15.510 ECC~~, 15.520.065 site orientation.
 - 3. For pedestrian access provisions within parking lots, see ECC 15.520.040, internal pedestrian access and design.
 - 4. For lighting standards, see chapter 15.580 ECC, outdoor lighting.
 - 5. For parking lot design, screening and internal landscaping, see ECC 15.520.070 ~~15.570.050(A)~~, surface parking lot landscaping.
 - 6. For parking standards in regional retail commercial master site plans, see ECC 15.390A.050.

(Ord. 4656 § 1 (Exh. O2), 2013)

15.570.030 Plant material standards.

- A. *Native and ~~naturalized~~ regionally appropriate plant species.* New landscaping materials required by this Division V shall include species native to eastern Washington or hardy, ~~waterwise~~ drought-tolerant, fire-resistant, and noninvasive species appropriate in the climatic conditions of eastern Washington (decorative annuals not required by this Division are exempt from this Section ~~an exception~~). Washington State University Extension's Master Gardener program publishes a sample list of shrubs, trees, and perennials native to Kittitas County at <https://s3.wp.wsu.edu/uploads/sites/2080/2020/01/Welcome-to-Kittitas-County.pdf>. The Washington Native Plant Society publishes the "Native Plants of Eastern Washington" brochure, and the "Plant Selection Guide" book. Benton County Conservation District's Heritage Garden Program maintains a native plant list of regionally appropriate species for the Columbia River Basin at <https://www.hgcd.info/diyresources>. The Columbia Basin Chapter of the Washington Native Plant Society co-publishes the "Landscaping in Arid Climates" guide for hardy species. Washington State University Extension maintains a list of trees, shrubs, vines, ground covers, perennials, grasses, bulbs, and annuals that are appropriate for eastern Washington. Washington State University Extension publishes "Drought Tolerant Landscaping for Washington State," ([link: http://public.wsu.edu/lorr/wcl/](http://public.wsu.edu/lorr/wcl/)) and "Fire-Resistant Plants for Eastern Washington." Kittitas County's Noxious Weed Control Board maintains a Noxious Weed List. The selection of plant species should include consideration of these resources, as well as soil type and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, compatibility with existing native vegetation preserved on the site, water conservation ~~where needed~~, and the impact of landscaping on visibility of the site for purposes of public safety and surveillance.
- B. *Tree standards and guidelines.* Unless otherwise noted herein, required trees shall meet the following standards at time of planting:
1. Required trees within parking areas shall be a minimum caliper of one inch (as measured six inches above the root ball) and a minimum height of ten feet at the time of planting.
 2. Required deciduous trees (other than street trees) shall be fully branched, have a minimum caliper of one and one-half inches (as measured six inches above the root ball), and a minimum height of six feet at the time of planting.
 3. Required evergreen shall be fully branched and a minimum of six feet in height, measured from the treetop to the ground, at the time of planting.
 4. If the reviewing authority decides reducing the minimum size of trees will not detract from the desired effect of the trees, the minimum size of trees (other than street trees) may be reduced if the applicant submits a written statement by a licensed Washington landscape architect or Washington-certified professional horticulturist (CPH) certifying that the reduction in size at planting will not decrease the likelihood the trees will survive.
- C. *Shrub standard.* Shrubs, except for ornamental grasses, shall be a minimum of one gallon size at the time of planting.
- D. *Ground cover standards and guidelines.*
1. Ground covers shall be planted and spaced to result in ~~total~~ minimum coverage of the required landscape area per ECC 15.570.040 within ~~three~~ five years of planting pursuant to the below, or as per recommendations by a licensed Washington landscape architect, ~~or CPH certified arborist, or certified horticulture professional when submitted with the project application requiring landscaping as follows:~~
 - a. Four-inch pots at 18 inches on center.
 - b. One-gallon or greater sized containers at 24 inches on center.
 - c. A bed of perennial flowers pursuant to ECC 15.570.030(A) in place of ground cover plants. A reduction in the minimum size may be permitted if ~~certified by a registered landscape architect~~

~~or CHP the professional certifies in writing that the reduction shall not diminish the intended effect or the likelihood the plants will survive;~~

2. ~~Natural turf grass is acceptable as ground cover in landscaped areas, but generally permitted as a ground cover, but is not preferred for water conservation and maintenance purposes unless utilizing drought-tolerant species such as Turf-Type Tall Fescue (lawn areas designed as play areas are an exception).; and~~
3. Exposed rock can be utilized as a landscaping ground cover when the landscaped area utilizing exposed rock solely incorporates native, hardy (arid climate), drought-tolerant, fire-resistant, and non-invasive species identified in ECC 15.570.030(A) for required plant materials, and the project does not request design Departures from any other ECC Title 15, Division V landscaping standards. Ground cover areas shall contain at least two inches of composted organic material at finished grade.

E. *Soil augmentation and mulching.*

1. Existing soils shall be augmented with a two-inch layer of fully composted organic material tilled a minimum of six inches deep prior to initial planting.
2. Landscape areas shall be covered with at least two inches of mulch to minimize evaporation. Mulch shall consist of organic materials such as bark chips and wood grindings or yard waste, sawdust, and/or manure that is fully composted. Washed rock as an exposed ground cover can also be used as a substitute for mulch only when landscaping plans meet ECC 15.570.030(D)(3).
3. Berm/mound standards. Berms or mounds shall be no steeper than 3(H):1(V). Any slopes steeper than 3:1 (: 1 is maximum permitted by the city for fill slopes) need erosion control netting or other erosion control methods in planting areas not covered by grass (e.g. rockery).
4. Tree/shrub height and location. The landscape plan should ~~plan for the mature size of trees and major shrubs at maturity~~ to avoid interference with windows, decks, fences, foundations, paved walkways and driveways, roadway intersections, or lighting.

(Ord. 4656 § 1 (Exh. O2), 2013)

15.570.040 Landscaping types.

Below are described four landscaping types. These landscaping types may be required by different sections of code within this chapter and elsewhere in this division.

- A. Type A landscaping. This landscaping is typically required between residential and nonresidential areas, and to screen views between different uses or zones.
 1. Type A landscaping shall ~~function as provide a full screened and visual barrier. This landscaping is typically found between residential and nonresidential areas and to screen unwanted views.~~
 2. Type A landscaping shall minimally consist of:
 - a. A mix of ~~primarily evergreen~~ trees and shrubs ~~generally~~ interspersed throughout the landscape strip and spaced to form a continuous screen at maturity;
 - b. ~~Predominately~~ A minimum 50 percent of required trees as evergreen trees;
 - c. Trees provided at the rate of one tree per 300 square feet or one tree per 30 linear feet, whichever is greater, of landscape strip;
 - d. ~~Predominately~~ A minimum 50 percent of shrubs as evergreen shrubs, provided at the rate of one shrub per 20 square feet of landscape strip;
 - e. Groundcover per ECC 15.570.030(D); and

- f. The selected plant materials and configuration ~~will be able to completely~~ shall screen with a minimum 70 percent visual obstruction between three and eight feet above adjacent pedestrian grade of the unwanted views within five years of planting and fully screen the unwanted view within six years. This requirement will account for the size of materials planted and their typical growth rate.

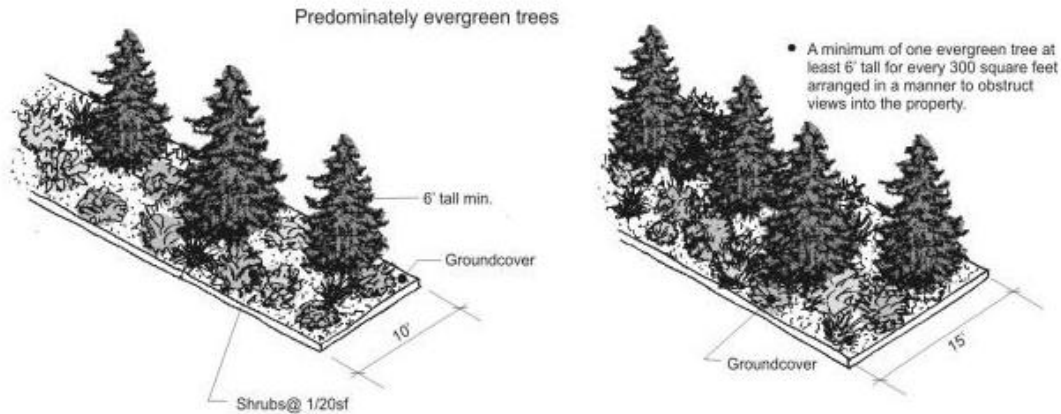


Figure 15.570.040(A). Type A landscaping standards.

- B. Type B landscaping. This landscaping is typically required between differing uses, and to screen private developments from the pedestrian environment.
1. Type B landscaping is shall provide a "filtered screen" that functions as a for partial visual obstruction separator. This landscaping is typically found between differing types of residential development, and to screen unwanted views from the pedestrian environment.
 2. Type B landscaping shall minimally consist of:
 - a. A mix of evergreen and deciduous trees and shrubs ~~generally~~ interspersed throughout the landscape strip spaced to create a partial visual obstruction at maturity ~~filtered screen~~;
 - b. At least 50 percent of required trees as deciduous trees, and at least 30 percent of required trees as evergreen trees;
 - c. Trees provided at the rate of one tree per 300 square feet or one tree per 30 linear feet, whichever is greater, of landscape strip;
 - d. Shrubs provided at the rate of one shrub per 20 square feet of landscape strip and spaced no more than eight feet apart on center;
 - e. Groundcover per ECC 15.570.030(D); and
 - f. The selected plant materials and configuration will meet the purpose of the standards within five years of planting. This requirement will account for the size of materials and the growth rate.

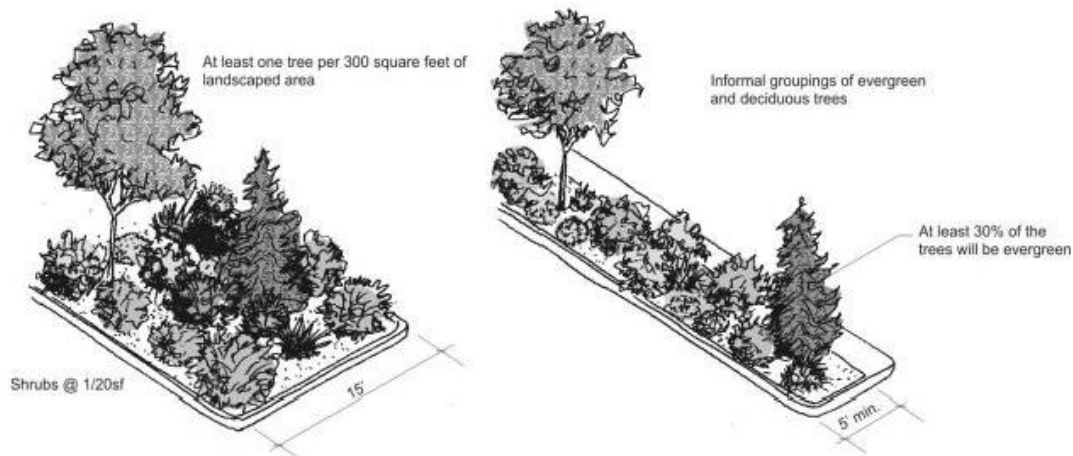


Figure 15.570.040(B). Type B landscaping standards.

- C. Type C landscaping. This landscaping is typically required along street frontages and parking lots, or between developments.
1. Type C landscaping is a "see-through screen" ~~that functions as a partial~~ for minimal visual separator ~~obstruction at maturity to soften the appearance of parking areas and building elevations. This landscaping is typically found along street frontage or between multifamily developments.~~
 2. Type C landscaping shall minimally consist of:
 - a. ~~Primarily deciduous trees generally spaced to create a continuous canopy that extends well beyond the~~ covering no less than 20 percent of the landscaped area at maturity;
 - b. At least 70 percent of required trees as deciduous trees;
 - c. Trees provided at the rate of one tree per 300 square feet or one tree per 30 linear feet, whichever is greater, of landscape strip;
 - d. Shrubs provided at the rate of one shrub per 20 square feet of landscape strip and spaced no more than eight feet apart on center;
 - e. Groundcover per ECC 15.570.030(D);
 - f. Maintain trees and shrubs to maximize pedestrian visibility (~~generally~~ between three and eight feet above adjacent pedestrian grade); and
 - g. The selected plant materials and configuration will meet the purpose of the standards within five years of planting. This requirement will account for the size of materials and the growth rate.

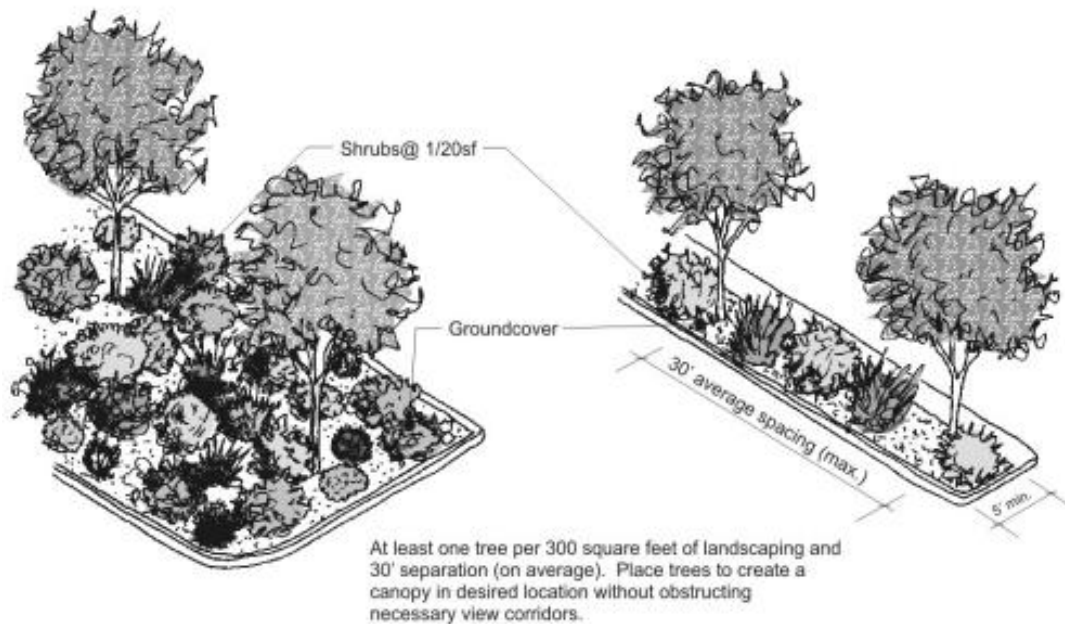


Figure 15.570.040(C). Type C landscaping standards.

D. Type D landscaping.

1. Type D landscaping refers to all other landscaped areas required by this Division V that do not qualify specifically reference as Type A-C landscaping of this Section. While native and low maintenance trees, vines, perennials, grasses and shrubs meeting ECC 15.570.030(A) are encouraged in these areas, but turf grass lawn areas shall also be permitted with drought-tolerant species such as Turf-Type Tall Fescue preferred may be used for recreational or design purposes. These areas are also permitted to could include annual flower beds, and encouraged to incorporate perennial beds pursuant to ECC 15.570.030(A) species.
2. Type D landscaping may include any combination of plant materials and ground covers provided they comply with ECC 15.570.030(D),(E) and ECC 15.570.060.

(Ord. 4656 § 1 (Exh. 02), 2013)

Section ##. Section 15.570.050 is repealed in its entirety.

15.580.040 Lighting standards and guidelines.

The following general standards shall apply to all nonexempt outdoor lighting fixtures and accent lighting unless specifically noted:

- A. All light trespass as defined in ECC 15.130.120 is prohibited.
- B. Shielding. (See figures 15.580.040(B)(1) through (4)). Outdoor lighting fixtures and accent lighting with 2,000 lumens or more must be shielded and aimed downward. The shield must mask the direct horizontal surface of the light source. The light must be aimed to ensure that the illumination is only pointing downward onto the ground surface, with no escaping direct light permitted to contribute to light pollution by shining upward into the sky.

- C. All outdoor lighting fixtures and accent lighting shall be designed, installed, located and maintained such that there is no light trespass (see figure 15.580.040(B)(3)).
- D. Accent lighting shall be directed downward onto the illuminated object or area and not toward the sky or onto adjacent properties (see figure 15.580.040(B)(4)). Direct light emissions of such accent lighting shall not be visible above the roof line or beyond the building, structure, or object edge.
- E. Bridge, flag, fountain, statue, monument, similar public artwork, feature lighting and private street lighting are permitted provided such lighting does not cause the spilling of direct light to other properties or traveled public ways.
- F. Sports field lighting. Lighting shall be fully shielded with an allowance of five percent uplighting. Sports field lighting shall be exempt from the light trespass provisions of this chapter; provided, however, such light and shall be extinguished when not in use and fixtures shall be aimed to control light trespass to the extent possible for the mounting height and required shielding.

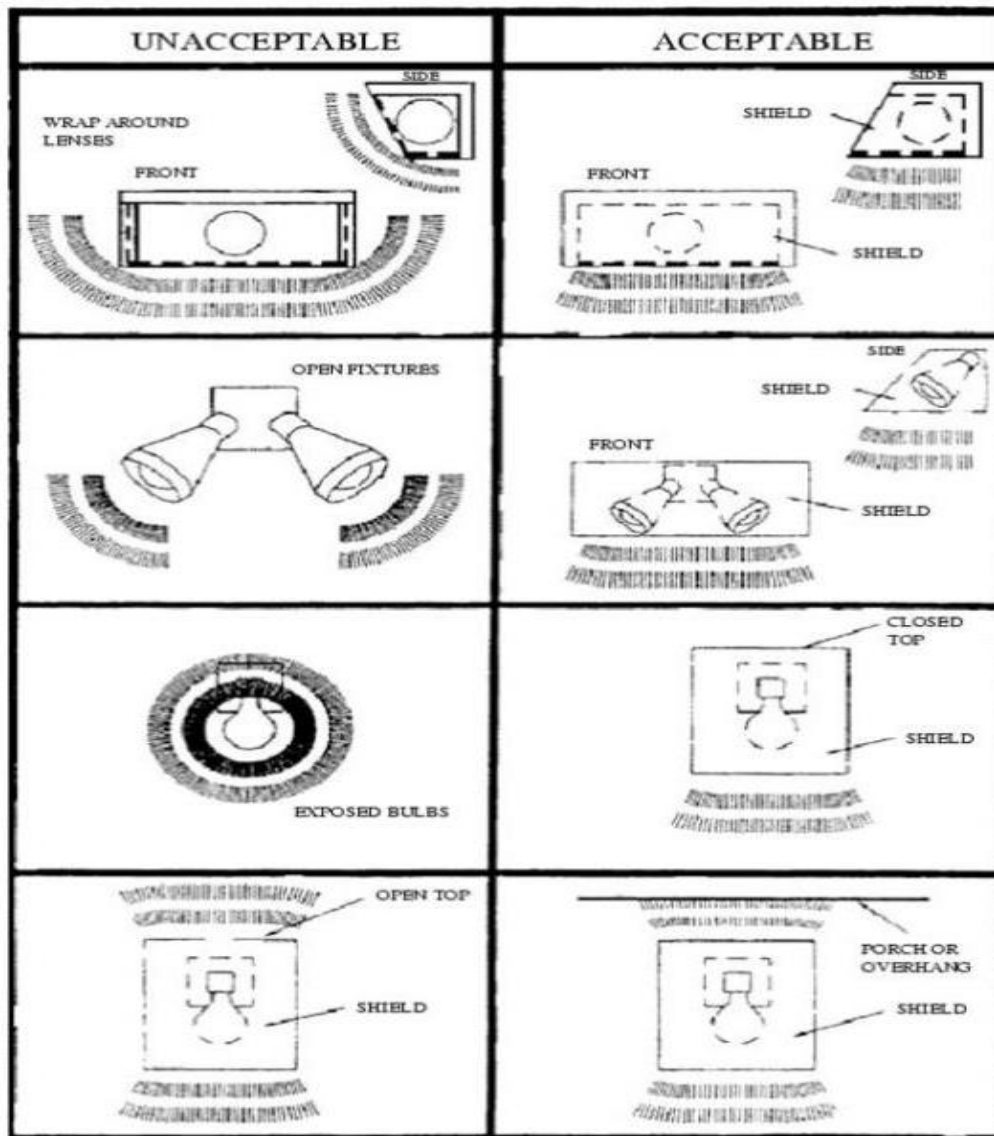


Figure 15.580.040(B)(1). Wall-mounted lights.

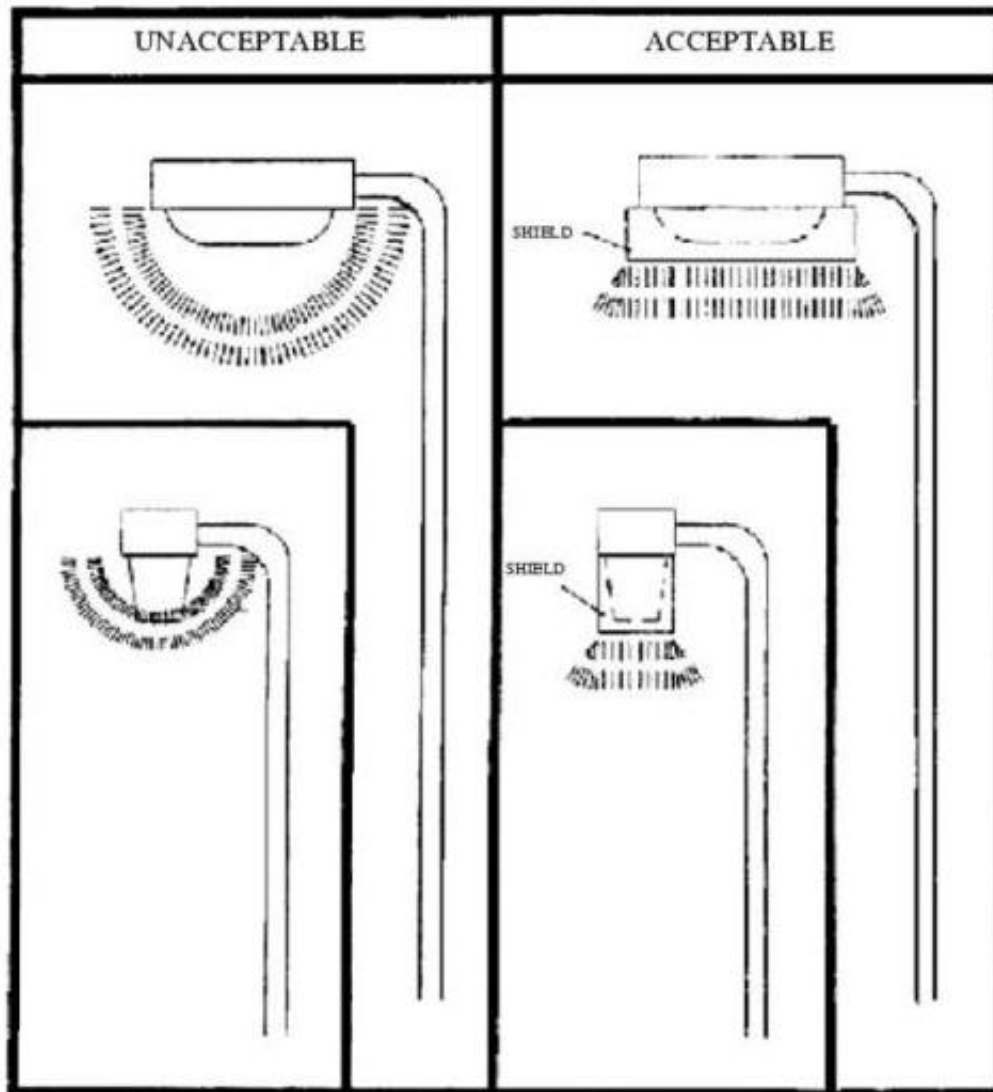


Figure 15.580.040(B)(2). Freestanding outdoor lighting fixtures.

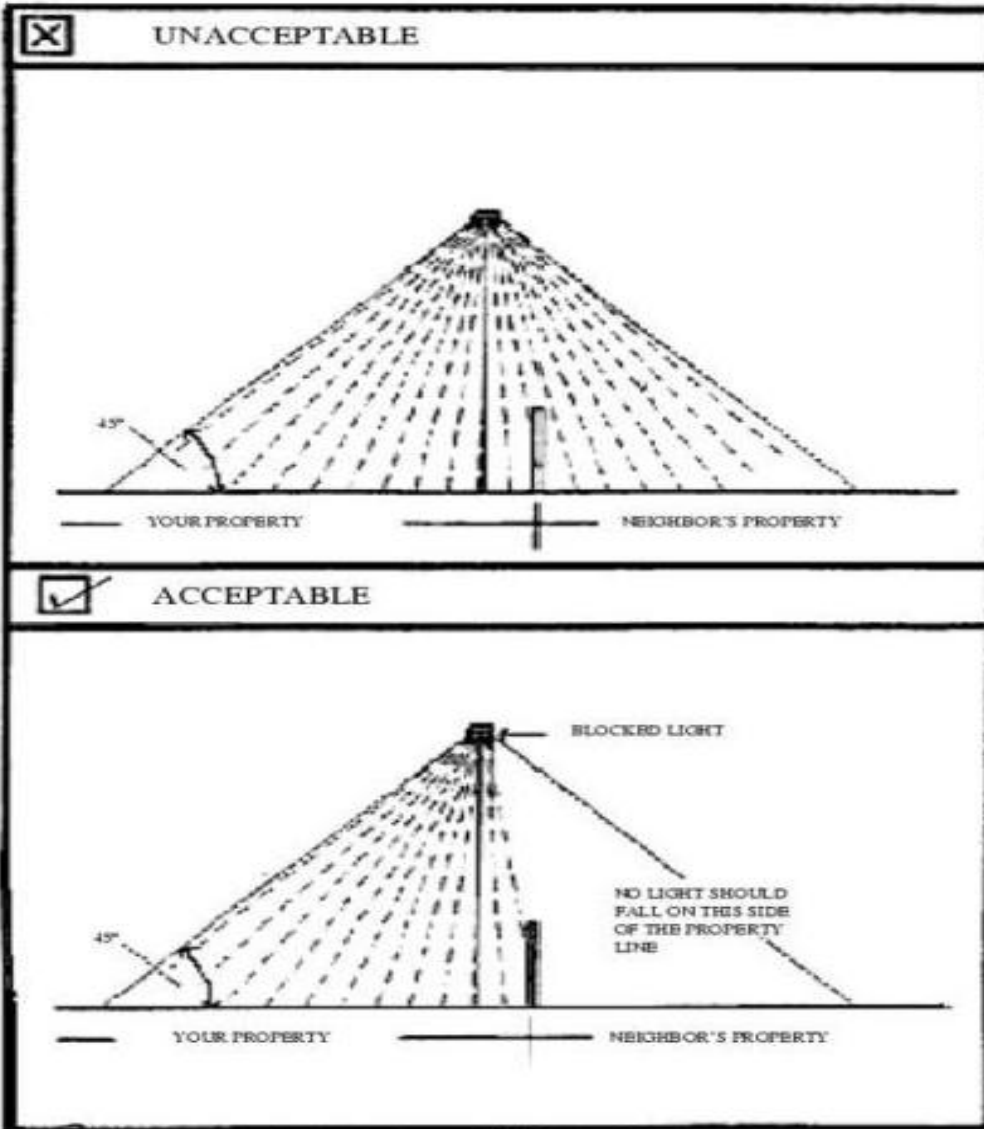


Figure 15.580.040(B)(3). Outdoor lighting fixtures—street and lot light cut-off at property line.

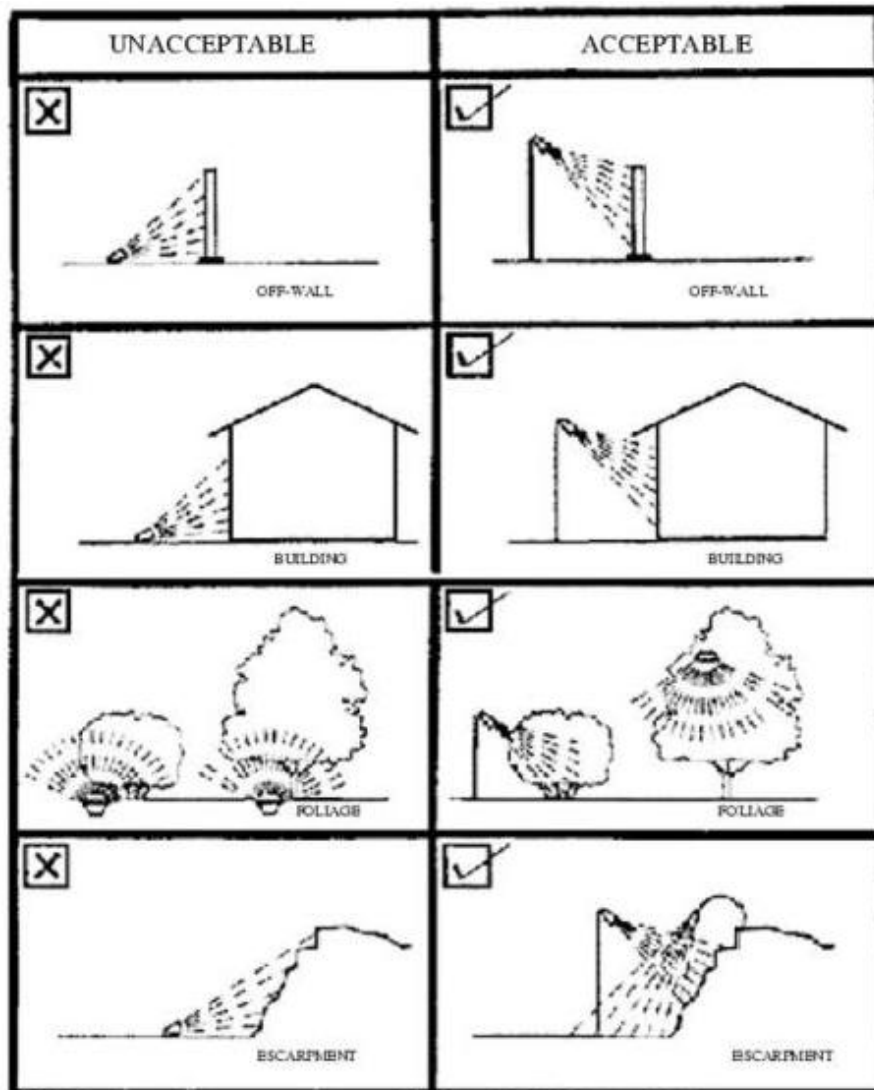


Figure 15.580.040(B)(4). Accent lighting.

- G. Lighting standards for all new nonresidential and multifamily development within the city. An exterior lighting plan providing appropriate lighting levels in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open space areas shall be submitted and meet the following standards and guidelines:
1. All public areas shall be lighted with average minimum and maximum levels as follows:
 - a. Minimum (for ~~low or~~ nonpedestrian and vehicular traffic areas) of 0.5 foot-candles;
 - b. ~~Moderate (for moderate or high volume pedestrian areas) of one to two foot-candles; and~~
 - be. Maximum (for ~~high volume~~ pedestrian areas and building entries) of four foot-candles;
 2. Lighting ~~shall~~ should be provided at consistent levels, with ~~gradual~~ transitions between maximum and minimum levels of lighting when provided or required ~~and between lit areas and unlit areas~~. Highly contrasting pools of light and dark areas ~~shall~~ should be avoided;
 3. Parking lot lighting fixtures shall be non-glare and mounted no more than 25 feet above the ground, with lower fixtures preferable ~~so as to maintain a human scale;~~

4. ~~Pedestrian-scaled lighting~~ (Light fixtures no taller than 15 feet) ~~is~~ are encouraged in areas with high anticipated pedestrian activity. Lighting ~~shall~~ should enable pedestrians to identify a face 45 feet away in order to promote safety; and
5. Vegetation and landscaping shall be maintained in a manner that does not obstruct security lighting.

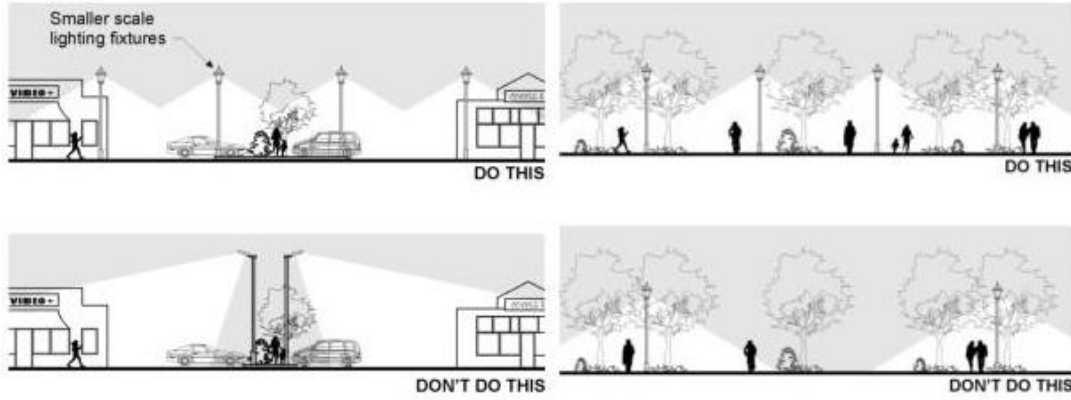


Figure 15.580.040(G). Lighting guidelines.

(Ord. 4656 § 1 (Exh. O2), 2013)

15.580.060 Approved materials and methods of construction or installation/operation.

- A. *Approval of alternatives.* The provisions of this chapter are not intended to prevent the use of any design, material, or method of installation or operation not specifically prescribed by this chapter, provided any such alternate has been approved by the building official to meet the ~~purpose and intent~~ standards and guidelines of this chapter.

(Ord. 4656 § 1 (Exh. O2), 2013)

<u>SECTION</u>	<u>AMENDMENT & RATIONALE</u>
15.120.010 – Comprehensive Plan	*Revises comprehensive plan adoption date.
15.130.040 – D definitions	+Strikes design review definitions (permit process being removed from Title 15).
15.130.050 – E definitions	*#Adds organic materials management facilities to “Essential public facilities” per RCW 36.70A.142.
15.130.130 – M definitions	Revises definition for “Manufactured home, new”: Strikes second sentence (regulations maintained by 15.340.030). +Strikes design review definitions (permit process being removed from Title 15).
15.210.030 – Permit review process types— Defined	+Strikes reference to landmarks commission under A (does not conduct Type I permit reviews).
15.210.050 – Projects under permits review process types	+Strikes design review permit types from Tables 15.210.050(A) (Type I) and 15.210.050(B) (Type II) (incorporated into building permit reviews). +Strikes site development permit from Table 15.210.050(A) (Type I): Replaced with clearing and grading permit in same table per 15.250.020 as revised. +Revises Table 15.210.050(B) Type II design review departure permits: Clarifies procedures only related to departure requests. ^+Relocates “Regional retail commercial master site plans” to Type III permits Table 15.210.050(C) from Type IV Table 15.210.050(D); revises process to a single hearing examiner open record hearing only (only one meeting permitted for design review).
15.210.060 – Departures	+Revises D: Design departures are subject to Type II permits as revised in Table 15.210.050(B).
15.250.020 – Site development permits---Type I or II review process	Changes Section heading and all instances of permit type to “Clearing and grading permit”: Establishes new limitations to scope of permit activities. ^Revises A: Clarifies applicability. ^Revises B: Strikes non-ascertainable standard (director’s determination). Changes applicability: Limits permits solely for clearing/grading as a temporary use. Establishes limitations: Permits cannot be used to approve site planning, building, or civil work (reviewed by other permits), except required stormwater pollution prevention or temporary erosion and sediment control. Replaces existing contents of B(1),(2),(3),(4) with specific limitations. Adds new subsections 5, 6 and 7 with specific limitations. +Revises B(8): Adds that exempt activities may be subject to stormwater requirements including pollution prevention and temporary erosion or sediment control. ^+Revises C: Adds “clearing”, “grading”, “excavation” or “fill” where missing in subsections 1, 4, 7, 8(c), and 8(d): Clarifies applicability. ^Revises C(7): Strikes “commercial site development” and “financial guarantee” qualification. Clarifies applicability to previously approved clearing and grading permit activities. ^+Revises C(8): Strikes redundant applicability language.

* = Comp Plan Consistency ^ = RCW 36.70.630 Compliance + = Internal Clean-Up # = Other Statute (Preemption/Requirement)

	^+Revises E(1): Adds “excavation” to clarify applicability. Adds that projects shall meet stormwater pollution prevention requirements.
15.250.030 – Design review—Type I or II review process	Repeals Section in entirety to remove permit types: Reviews will be conducted with underlying project or building permits; exterior changes to landmarks properties still governed by 15.280.
15.270.110 – Categorical exemptions—Adoption by reference [SEPA]	*Adopts Infill SEPA exemptions of RCW 43.21C.229 pursuant to EIS associated with Ordinance ##### (Comp Plan).
15.300.020 – Zoning map and boundaries	+Updates web address to city maps. +Adopts annual “official” zoning map procedures.
15.300.040 – Residential zones and maps designations	*Repeals R-S zone (subsection A); parcels re-mapped R-L. Renumbers remaining subsections. *+Revises R-L to better describe existing permitted uses; strikes reference to repealed Comp Plan future land use designation. *+Revises R-M to better describe existing permitted uses; strikes reference to repealed Comp Plan future land use designations. *+Revises R-H to better describe existing permitted uses; strikes reference to repealed Comp Plan future land use designations. *+Revises MHP with additional appropriate Comp Plan future land use designations.
15.300.050 – Commercial and industrial zones	Repeals C-N zone (subsection A): parcels re-mapped NC-MU. Renumbers remaining subsections. *+Revises I-L: strikes reference to repealed Comp Plan future land use designation.
15.300.060 – Mixed-use zones	*+Revises R-O to better describe existing permitted uses; strikes reference to repealed Comp Plan future land use designations. *+Revises NC-MU to better describe existing and amended permitted uses; adds reference to additional appropriate Comp Plan future land use designation. *+Revises RC-MU to reference existing appropriate Comp Plan future land use designations.
15.300.070 – Special districts	^+Replaces Figure 15.300.070(D) with refined airport overlay image: Clarifies boundaries.
15.310.040 – Use tables	+Repeals existing. Replaced with tables formatted in individual sections.
15.310.040-1 – Residential uses	*+Strikes R-S zone column (zone repealed). +Strikes C-N zone column (zone repealed). +Reorders columns for consistency with other tables. +Prohibits single-family homes in MHP zone (previously permitted). *+Permits duplexes in NC-MU zone (previously prohibited).

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	#Permits Transitional Housing and Permanent Supportive Housing uses in C-H (previously Conditional); cannot prohibit these uses in zones permitting hotels, per 2026 ESSB 2266. +Strikes Home Occupations from I-L zone (previously Permitted); residential uses not permitted in zone. +Strikes Yard Sale Use from I-L zone (previously Accessory); residential uses not permitted in zone. ^+Revises Table Note 1 to clarify dwelling types may be eligible for density bonuses. +Adds Table Note 1 to single-family, duplexes, townhouses, and cottage housing uses in R-L zone to match existing provisions of 15.330.020(B). *+Revises Table Note 2: Strikes reference to R-S zone (repealed), date eligibility, and townhomes. Adds Note to R-M zone. Changes permits duplexes on all R-L and R-M lots regardless density calculations. Strikes Note 2 from R-L zone Townhouses (dwellings are platted on separate lots). *Strikes previous Table Note 5: Change permits multifamily use (i.e. triplex) next to single-family without requiring a plat notation. Renumbers remaining Notes and revises them in Table. +Relocates new Note 5 (previously Note 6) to P-R column heading; strikes Note from individual use cells. #Revises new Note 8 (previously Note 9): Adds reference to RCW 35A.21.360 and 35A.21.430 re. limitations on conditions for STEP housing uses where Permitted and Conditional. #Replaces previous Table Note 9: References a preemption allowing shelter on properties owned by religious organizations, per RCW 35A.21.360. #Adds Permitted designation with Table Note 9 for Indoor Emergency Shelter and Indoor Emergency Housing in R-L, R-M, R-H, R-O & NC-MU zones; consistent with RCW 35A.21.360.
15.310.040-2 – Nonresidential uses	*+Strikes R-S zone column (zone repealed). Strikes C-N zone column (zone repealed). +Adds MHP zone column (previously unreferenced). +Reorders columns for consistency with other tables. +Permits Personal Electric Vehicle Battery Charging Stations in MHP (previously not referenced). Prohibits Farmers Markets in RC-MU (previously Permitted). Prohibits Nurseries and Greenhouses in NC-MU (previously Permitted). Adds Note 11 to Taverns and Brewpubs in NC-MU (Permitted use requires corner lot frontage). Prohibits Retail, Large Scale (20,000-60,000 sf) in NC-MU (previously Permitted). Makes Retail, Large Scale (20,000-60,000 sf) Conditional in C-C (previously Permitted). Prohibits Retail, Very Large Scale (60,000-100,000 sf) in C-C (previously Conditional).

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	Adds Table Note 3 to Retail, Large-Scale (20,000-60,000 sf) and Retail, Very Large-Scale (60,000-100,000 sf) uses, in the C-C & C-C II zones where applicable; change only permits grocers when this size. +Permits Regional Retail Commercial Projects in MHP with Note 8 (zone previously unreferenced). Prohibits Marijuana Retailers in NC-MU (previously Permitted). #Prohibits Day Care I facilities from I-L zone (previously Permitted); Authorized per RCW 35A.21.460. Prohibits Hotels/Motels from NC-MU (previously Permitted). Revises Hospitals: Permitted P-R (previously Accessory); Prohibited in R-L, R-M & C-C (previously Conditional); Prohibited in R-O and C-C II (previously Permitted). Adds Nursing Homes to NC-MU (previously Prohibited). Prohibits Marijuana Cooperatives in P-R zone (previously Permitted). Permits Places of Assembly in NC-MU (previously Conditional). Prohibits Radio Stations in NC-MU (previously Permitted). Makes Veterinary Clinics Conditional in NC-MU and C-C (previously Permitted). Prohibits Conference Centers in NC-MU (previously Permitted). Permits Offices, Business or Professional, Small Scale (<2,000 sf) in MHP zone with Note 5 (MHP previously not referenced). Prohibits Offices, Business or Professional, Large Scale (20,000-60,000 sf) in NC-MU (previously Permitted). Makes Light Manufacturing Conditional in NC-MU and applies Table Notes 2 and 7 (previously Permitted with Note 2 only); adds Note 7 to use in C-C zone (previously only Note 2). Note 7 requires “performance zoning” standards. Revises Note 1: Strikes reference to zones; changes allows battery charging station clusters for multifamily use in any zone. ^+Revises Note 7: Strikes previous 7(a): Non-objective standard. Strikes previous 7(a): Relocates to main 7 for clarity. Prohibits Light Industry in NC-MU and C-C (previously Permitted with Notes 2 and 7): Definition includes warehousing, manufacture of wood products, textiles or pharmaceuticals, and regional distribution. Permits use in C-H with Note 2 (previously Prohibited). +Corrects Marijuana Processor and Marijuana Producer Notes: Strikes Note 14 from uses in I-L & I-H (Note # does not exist); replaced with applicable existing Note 9 for uses. +Relocates Note 6 to P-R column heading; strikes Note from individual use cells.
15.310.040-3 – Special uses	*+Strikes R-S zone column (zone repealed). Strikes C-N zone column (zone repealed).

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	+Adds MHP zone column (previously unreferenced). Makes Recreation—Outdoor (Commercial) Conditional in NC-MU (previously Permitted). #Permits Recreational Vehicle Parks in MHP (zone previously not referenced): Consistent with RV use preemption of RCW 35A.21.312. +Permits Parks, Playgrounds (public or private) in MHP (zone previously not referenced). Makes Theaters Conditional in R-O zone (previously Permitted). +Permits Gardening or Fruit Raising in MHP (zone previously not referenced). +Permits Agriculture in R-L zone (previously prohibited, and only permitted in R-S). ^Revises Note 1 to clarify standard applicability to uses abutting residential or mixed-use zones; adds Note to Golf Driving Ranges, and Recreation—Outdoor (Commercial) uses as applicable. Revises Note 5 to permit leasing or management offices as an accessory use for dwellings on same property; strikes previous applicability to R-H zone and multifamily use only. +Relocates Note 7 to P-R column heading; strikes Note from individual use cells. +Revise Note 12: Strikes R-S zone reference (zone repealed).
15.310.050 – Supplemental P-R zone provisions	^Strikes B: Limits height otherwise permitted by zone. Renumbers remaining subsections. ^+Revises new C: Changes rezone eligibility to consistency with comprehensive plan and ECC criteria. +Strikes previous D(1): Inconsistent with new C as revised. +Strikes previous D(2): Redundant with 15.280.
15.320.030 – Building setback and intensity standards table—Residential zones	Repeals existing and replaces with revised table. *+Strikes R-S zone column (repealed). ^+Adds MHP zone column (previously unreferenced). Adopts standards for MHP zone: Min. 8 du/acre (matches R-M), max. 15 du/acre (matches min. R-H), max. 35 ft building height (matches R-L), min 10 ft front yard setback, min 10 ft rear yard setback, min 5 ft rear yard accessory building setback, min 5 ft internal side yard setback, min 10 ft exterior side yard setback. *+Revises R-L zone min. density to 3 du/acre (previously 6): Accounts for Airport Overlay limitation. *Revises R-L max. density to 12 du/acre from previous 8 (increased density furthers housing goals). *Revises R-L max. bonus density to 24 du/acre from previous 16 (increased density furthers housing goals). #Revises min. garage front- & side-yard setback in R-L & R-M to 20 ft (previously 22 ft): Consistent with parking stall size preemption of RCW 36.70A.622. Adds same standard to R-H.

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	^Revises Note 2: Requires manufactured home parks to directly access a public ROW. ^+Revises Note 3: Adds reference to ECC Airport Overlay max. densities. Strikes Note from R-L & R-M min. density cells; adds Note to min. and max. density row headings. Changes repeal “subdivisions only” min. density applicability for R-M zone (now applicable to R-L only). ^+Revises Note 6 to reference existing ECC permitted projections; adds Note to min. rear yard and min. side yards row headings. *^+Revises Note 8: Clarifies duplex changes per Table 15.310.040-1 (permitted R-L and R-M without density calculation). Strikes references to townhomes. *+Strikes R-S zone reference from Notes 8, 11, 12 & 13 (zone repealed). ^+Adds new Note 14: references additional ECC manufactured home park standards; applies to MHP zone column heading.
15.320.040 – Building setback and intensity standards—Commercial, industrial, and public reserve zones	Repeals existing and replaces with revised table. +Strikes C-N zone column (zone repealed). #Revises front yard garage setback in C-H, I-L, I-H & P-R to 20 ft (previously 22 ft): Consistent with parking stall size preemption of RCW 36.70A.622. ^+Revises Note 2: Strikes “exceptions” based on ECC 15.510 revisions. Applies Note to Minimum Front Yard row heading, and strikes Note from individual zone cells, to clarify applicability. ^Strikes previous Notes 3, 4 & 5 including all uses in Table for applicable zones: Standards reduce height otherwise permitted for allowed uses in underlying zone.
15.320.045 – Building setback and intensity standards—Mixed-use zones	#Revises rear and side yard garage setback in R-O, C-C, C-C II, NC-MU and RC-MU to 20 ft (previously 22 ft in all re. rear; only references in R-O re. side): Consistent with parking stall size preemption of RCW 36.70A.622. ^+Revises Note 3: Strikes content (applicability of min. densities only to new subdivisions >1 acre in R-O). Replaces with reference to ECC Airport Overlay max. densities. Strikes Note from R-O min. density cell; adds Note to min. and max. density row headings. +Revised Note 5: Strikes “exceptions” based on ECC 15.510 revisions. ^Strikes Note 6 & 7 including as used in table: Standards reduce bulk/scale/height otherwise permitted by underlying zone. Renumbers remaining Notes including as used in Table. Renumbers remaining Notes. +Revises new Note 6: Strikes reference to emergency vehicles (previously struck for 15.320.030). ^+Revises new Note 10: Clarifies applicability to underlying zones. Strikes area calculation standards for ground-floor residential projects, including both subsections: Unnecessary inclusion of non-livable area. ^+Strikes Note 13: Inconsistent with other ECC requirements. Clarifies applicable standards.

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15.320.050 – Density calculations	Strikes A: Remaining standards calculate both min. and max. residential density from gross acreage. Renumbers remaining subsections. *+Revises new A: Changes so all project densities are calculated from gross developable acreage. Relocates exception for critical areas from previous B(2). Strikes previous B(2): Removes roadways, trails, stormwater facilities, and features used by residents from density calculations (previously deducted); simplifies project entitlement review. Relocates critical area elements to new A: Reduces redundancy. Removes public roadway transfer agreement requirement for area calculation inclusion: Unclear necessity. *Revises new B: All fractional units rounded up for dwelling unit density calculations (previously rounded up or down). Strikes previous C(1),(2). (Marginal potential increase in permitted project residential density furthers housing goals.) *#Strikes previous D: Impractical enforceability. (Further subdivisions permitted by 15.260 per RCW 58.17.060(1) can further housing goals, e.g. infill.)
15.320.060 – Height exceptions	+Revises B: Updates relocated 15.530.045(B) standard reference.
15.320.070 – Setback measurements	^Revises A: Strikes reference to sidewalk improvements on property; change measures setbacks from property line only (existing standard could reduce bulk/scale otherwise permitted by zone). ^+Revises F(2): Changes “adjacent” to “abutting”. Strikes requirement for designated local streets to meet current standard to qualify for measurement modification. Clarifies applicability. Adds reference to permitted projections.
15.330.025 – Density bonus for affordable housing on property owned by a religious organization	#Adopts new standards required by RCW 35A.63.300 & 36.70A.545. Applies density bonus calculation of ECC 15.330.020(E)(1) with modifications: 50% AMI per statute (vs. 60% AMI in 15.330.020); no 80% AMI units required to qualify for 50% AMI bonus; religious organization bonus is 150% of others; fractional units rounded up. Incorporates additional RCW requirements.
15.340.030 – Manufactured homes	*#Strikes reference to materials in B and C: Reconciles authorities of RCW 35A.21.312 for manufactured homes with preemptions of RCW 35A.21.443 in favor of design flexibility (furthers housing goals).
15.340.040 – Manufactured home parks	*Strikes 3-acre minimum size under A; renumbers remaining sections. ^Revises B to clarify applicability to internal side yards. *Revises new C: Strikes multifamily design standards for open space, and retains minimum 5% requirement. *^Revises new D: Only requires internal roads min. 20’ width or to fire safety standard; strikes requirements to meet local access street design. Clarifies “through road” description and that these roads must meet local access design. ^+Revises new E: Block and connectivity standards only required as applicable. ^+Revises new F: Clarifies side/rear yard design standard ECC subsection. +Revises new H: Strikes reference to telephone and television; strikes requirement that facilities be underground (public works and energy services standards will apply).

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	+Strikes reference to telephone lines from new I. ^+Revises new M: corrects renumbered reference to new I; strikes reference to ECC 15.340.050(M) (RV parks have separate standards).
15.340.060 – Small wind energy systems	^Revises D(1)(a): Strikes non-objective standards. ^Revises D(1)(c): Strikes non-objective term. ^Revised D(3): Clarifies existing permitted short-term decibel exceedances.
15.340.080 – Standards for permanent supportive housing, transitional housing, emergency housing and emergency shelter	+Revises B(1)(a)(i): Strikes existing “more restrictive” standard content (unenforceable per RCW 35A.21.430; section revised). Replaces with ECC CUP procedures reference. +Revises B(1)(a)(ii): Adds reference to ECC building Title. Strikes requirement to meet CPTED standards of ECC 15.420.040 (unenforceable per RCW 35A.21.430). Revises B(1)(b): Changes header to reflect parking standard only per subsection revisions. ^#Strikes B(1)(b)(i), whose non-objective standard also does not comply with RCW 35A.21.430; renumbers remaining subsections. +Strikes B(1)(b)(ii): Unnecessarily duplicative (lighting standard still apply). Renumbers remaining subsection. ^+Revises new B(1)(b)(i): Strikes existing content (unclear parking requirements). Changes emergency housing and shelter to not require parking (further housing goals re. shelter). Clarifies permanent supportive and transitional housing parking requirements must meet same standard for equivalent housing type with objective ECC reference standards, to comply with RCW 35A.21.430. #Strikes previous B(1)(b)(iv): Requirement preempted by RCW 35A.21.430. #Strikes B(1)(c): Operational standard preempted by RCW 35A.21.430. ^+Revises B(2)(a): Strikes existing content; unnecessarily redundant with existing provisions of the section (fire standard still apply). Replaces with certification requirements authorized by RCW 35A.21.430, included as new subsections i-v. remaining subsections. #Strikes B(2)(b),(c): Regulation of operations/service preempted by RCW 35A.21.430; renumbers remaining subsections. +Strikes B(3) including all subsections: Subsection a is unnecessarily redundant with existing provisions of this Section and elsewhere in Title 15. Additional requirements of subsection b do not comply with RCW 35A.21.430.
15.390.040 – Regional retail overlay zone standards	^Revises C: Changes from Type IV to Type III process (only 1 public meeting permitted for design). ^+Revises C(1)(a): Clarifies hearing examiner decision/recommendation for consolidated project applications. Strikes timeline waiver; relocated with revisions to phasing agreements under 15.390.040(E). ^+Revises subsection C(1)(b): Strikes references to non-project permit application approvals (not governed by title). Clarifies single public design meeting limitation.

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	^Revises C(4): Changes from Type IV to Type III process (only 1 public meeting permitted for design). ^Revises D(1)(b): Replaces “allowed” with “required” to clarify applicability. ^+Revises D(2): Strikes street/sidewalk “suitability” requirement (vague; public works standards still apply). Strikes “different compass directions” requirement (fire code “remoteness” standards still apply). Relocates access standards and new subsections a & b. +Adds new D(2)(a): Relocated from D(2). +Adds new D(2)(b): Relocated from D(2). Adds option for “major collector” access (not all overlay parcels abut an existing or planned arterial). ^Strikes D(6): Non-objective standards; could reduce bulk/height/scale below that generally allowed by underlying zone. Renumbers remaining subsections. ^Revises new D(8): Strikes conflict/supremacy provision to clarify applicability. ^Revises E: Requires written waiver of project permit timelines when submitting phasing plan development agreement requests (relocated and revised from previous C(1)(a)). ^+Revises E(2): Strikes reference to C-T zone (previously repealed) and to specific uses to (clarifies applicability). +Revises subsection F: Strikes reference to comp plan. Clarifies Type V LDC amendment required to alter regional retail overlay (not referenced in comp plan, but regulated by Title 15).
15.390A.020 – Applicability [Regional Retail Commercial Design Standards]	^Adds new A & B: Clarifies “shall” requirements and “should” voluntary measures of Section.
15.390A.030 – Site planning	^Revises A(1): Adds “should” to clarify voluntary guideline. ^Revises A(1)(a): Clarifies standard; strikes unclear elements. Revises applicability to all permitted development (vs. commercial as existing). ^Strikes A(1)(b): Unclear standard. ^Revises A(2): Adds “should” to match voluntary language of subsection. ^Revises B: Adds “shall” to clarify requirement; strikes unclear voluntary elements. ^Revises C: Clarifies subsection purpose statement, and that standards are required. ^Revises C(1): Adds “shall” to clarify requirement, and strikes unclear elements. ^+Strikes C(2): Relocates with revisions as H(1) to clarify applicability (organizational clarity). ^Revises D: Re-titles heading to clarify purpose; adds “should” to clarify voluntary measures. ^Strikes D(1): Non-objective guidelines. Renumbers remaining subsections.

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	^Revises new D(1): Changes “adjacent” to “abutting.” Strikes “bulk” and “scale” guidelines: Consistent with design preemptions. Clarifies voluntary measures with qualification limiting to objective screening elements. Strikes applicability to architectural design. ^Strikes previous D(2)(a),(b),(c): Inconsistent with preemptions re. bulk/scale limitations of design standards. ^Strikes previous D(2)(d): Non-subjective guideline. ^Strikes previous E(1): Relocates non-objective purpose statements to beginning paragraph. Renumbers remaining subsections. Adds “shall” to clarify standards are required. ^Revises new E(1): Changes to “shall” (from “should”) to require standard. Strikes reference to unclear “area” types (standard will apply to all projects). Provides objective standards for entrance location. ^Revises new E(2): Adds “shall” to clarify required standard; strikes non-objective elements. ^Strikes previous E(4): unclear applicability and non-objective standards. Renumbers remaining subsections. ^Revises new E(3): Strikes non-objective standards; replaced with objective ECC landscaping reference. ^Strikes previous E(6),(7): Non-objective standards. ^Revises F(1): Clarifies subsections are a mix of required and voluntary actions. ^Revises F(1)(a): Adds “should” to clarify voluntary measure; strikes non-objective terms. ^Revises F(1)(b): Strikes arcades/colonnades. Clarifies objective awning location standard; strikes non-objective purpose language. Clarifies voluntary guideline. ^Revises F(1)(c): Clarify pedestrian path sidewalk standard. ^Revises F(1)(d): Clarifies required open spaces with objective standard; strikes non-objective standards; clarifies applicability of street frontages ECC references. ^Revises F(1)(e): Strikes non-objective elements. Adds “shall” to require standard. Clarifies at least two types of subsection features required for each open space. Adds “tables and chairs” option. ^#Revises F(2): Adds “should” to clarify voluntary measures; strikes non-objective elements. Adds transit shelter as optional feature. Strikes reference to planned non-motorized networks. ^Revises F(3): Changed from “should” to “shall” to require standards. Strikes non-objective purpose elements. ^Strikes G, H & I: Non-objective standards. ^+Inserts previous 15.530.050(C) as new G: Clarifies applicability to all projects. Revises previous subsections per below. ^Revises new G(1): Adds “shall” to require standard. ^Revises new G(1)(a): Changes from “should” to “shall”. Clarifies applicability. ^Strikes previous 050(C)(1)(b),(c): Non-objective standards. Renumbers remaining subsection.
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	^Revises new G(1)(b): Strikes non-objective term. ^Revises new G(3): Strikes references to building features; adds requirement to not illuminate the sky. Replaces non-objective standards with objective terms. ^Revises new G(3)(a),(b): Strikes non-objective standards to clarify prohibition on light spill. ^Revises new G(4): Clarifies applicability; strikes non-objective standards. ^Strikes previous 050(C)(4)(a): Non-objective standards. Renumbers remaining subsection. ^Revises new G(4)(a): Strikes non-objective elements. ^Revises new G(5): Changed from “should” to “shall” to require standard. Strikes non-objective purpose language. ^+Revises new G(5)(a): Clarifies applicability by specifying ECC defined uses. ^Strikes previous 050(C)(5)(b): Non-objective standard. ^Revises new G(6): Changed from “should” to “shall” to require standard. Strikes non-objective elements. Strikes previous 050(C)(6)(b): Non-objective standard. Renumbers remaining subsections. Revises new G(6)(b): Clarifies measures; strikes non-objective elements. ^Revises new G(6)(c): Strikes non-objective terms; clarifies applicability to lit property. ^+Inserts previous 15.550.050(E) as a new H: Clarifies applicability to all projects. Revises relocated subsection: Strikes references to zones to clarify applicability. ^+#Adds relocated C(2) as new subsection H(1) for organizational clarity. Strikes off-site improvements requirement.
15.390A.040 – Landscaping and hardscape features	^Revises A: Clarifies subsections are required or voluntary as indicated. ^Revises A(1): Adds “shall” to require standard. Clarifies applicability. ^Strikes A(1)(a): Non-objective standards. Renumbers remaining subsection. Revises new A(1)(a): Adds “shall” to require standard. Adds low impact design option, and reference to public works and stormwater requirements. ^Revises A(2): Changed from “should” to “shall” to require standard. Adds objective ECC landscaping reference, and strikes non-objective elements. ^Revises A(3): Adds “should” to clarify voluntary measures; clarifies applicability; strikes non-objective elements. ^Strikes A(4): Non-objective standard. Renumbers remaining subsections. ^Revises new A(4): Changed from “should” to “shall” to require standard; clarifies minimum accessibility when landscaping elements are provided. Revises new A(5): Requires street trees where projects newly improve street frontages.

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	^Strikes existing text from A(5)(a): Non-objective. Replaces with objective street tree standard. ^Strikes A(5)(b),(c): Non-objective standards. ^Strikes previous A(7) including subsections: Redundant street tree requirements and non-objective standards. Renumbers remaining subsection. ^Revises new A(6): Adds “shall” to clarify requirement. Strikes non-objective elements. ^Revises subsection A(6)(a): Adds objective ECC landscape reference; strikes unclear elements. ^Strikes previous A(8)(b): Unclear purpose statement. Renumbers remaining subsection. ^+Revises new A(6)(b): Clarifies applicability with objective ECC reference. ^Revises B(1): Clarifies at least one subsection feature is required per building or building site. ^Revises (B)(1)(a): Strikes unclear standards; replaces with objective to ECC reference. ^Revises (B)(1)(b): Strikes unclear standards. ^Revises (B)(1)(c): Clarifies applicability. ^Strikes B(1)(d): Non-objective standard. Renumbers remaining subsections. ^Revises new B(1)(d): Clarifies applicability. ^Revises new B(1)(e): Strikes non-objective elements. ^Revises new B(1)(f): Strikes non-objective elements. ^Strikes previous subsection B(1)(h): Unclear applicability. Revises B(2): Adds “shall” to require standards. ^Revises B(2)(a): Changed from “should” to “shall” to require standard; clarifies standard with objective ECC reference. ^Revises B(2)(b): Strikes non-objective elements. Changes applicability (visible form ROW). ^Revises C: Clarifies elements are required when applicable. Adds objective height standard. ^Revises C(1): Adds shall to clarify objective standard for applicability with “shall”. Requires at least one element from subsections. +Revises syntax of C(1)(a),(b),(c),(d). ^Revises C(2): Clarifies applicability. Adds objective ECC standards reference. ^+Revises C(3): Clarifies applicability to ECC Critical Areas. ^+Revises C(4): Replaces heading with consistent ECC term. Clarifies applicability with objective ECC standards reference. ^Strikes C(5)(a): Non-objective standards. Renumbers remaining subsections.
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	^Revises new C(5)(a): Establishes objective standard; clarifies voluntary measures. ^Strikes previous C(5)(c),(d),(e): Non-objective standards. Revises D(1)(b): Changes “allowed” to “revised” (alters permissive term to contextual regulation language). ^Revises D(2): Strikes vague standard re. street and sidewalk adequacy for traffic (redundant with standard met by retained Public Works conformance). Strikes last 3 sentences; relocated with revisions as new subsections (a),(b),(c) – except option for multiple street connections from neighboring parcels (vague applicability; unclear how it is a comparable substitute for other access options; fire code requires remoteness rationally met by a cardinality directed separate property line). ^Adds new subsection D(2)(a): Relocated from 2. Revised to clarify standard. +Adds new subsection D(2)(b): Relocated from 2. Adds eligible option for access from major collector streets (undeveloped south interchange parcels not contiguous with S Canyon Rd arterial).
15.390A.050 – Parking lots and structures	^Revises A: Clarifies standards are required to voluntary as indicated. ^Revises A(1): Strikes unclear elements; replaces “may” with “should” for consistent voluntary terminology. Revises accessibility terminology. Clarifies distributed ADA parking requires compliance with building codes. ^Strikes A(1)(a): Non-objective purpose language. Renumbers remaining subsection. ^Revises A(1)(a): Provides an objective standard. ^Revises A(2): Changed “should” to “shall” to require standard. Clarifies subsection requirements; strikes non-objective elements. ^Revises A(2)(a): Clarifies applicability including expansion to mixed-use zones; provides objective ECC standard reference. ^Revises A(3): Strikes non-objective elements. ^Revises A(4): Strikes non-objective elements; adds objective ECC standards reference. ^Revises A(5): Strikes reference to vehicle circulation. Adds objective standard for parking lot pedestrian access. ^Strikes A(6),(7): Non-objective standards. Renumbers remaining subsections. ^Revises new A(6): Strikes non-objective elements; adds objective ECC standard reference to clarify implementation. ^Revises new A(7): Strikes unclear elements; clarifies applicability. ^Revises new A(7)(a): Strikes non-objective elements. Adds requirement for alley vehicular parking access when abutting an alley. ^Strikes previous A(9)(b): Unclear standard. ^Strikes previous A(10): Non-objective standards

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	+Strikes previous A(11): Redundant with subsection 2(a) as amended. ^Revises B(1): Changed from “should” to “shall” to require standard. Strikes non-objective standards. ^Revises B(1)(a): Reduces bulk/scale below that allowed by underlying zone. Renumbers remaining subsection. ^Revises B(1)(b): Adds objective standards; strikes non-objective purpose language. ^Strikes B(1)(c): Non-objective standards. ^Revises B(2): Strikes unclear elements; strikes guidelines and purpose statements that potentially reduce bulk/height/scale below that generally permitted by underlying zone. Provides additional objective voluntary measures. ^Revises B(3): Changed from “should” to “shall” to require standard with clarification only when applicable. Adds objective ECC standard reference; strikes non-objective standards. ^Revises B(4): Clarifies applicability. Adds to add walkway lighting requirement. Revises callbox requirement to add objective standard. ^Revises B(5): Changed from “should” to “shall” to require standard. Adds objective standard of applicability (100 spaces); clarifies locational requirement. Adds objective standard for screening with ECC reference. ^+Strikes C: Relocated with revisions as 15.530.030(G) to clarify applicability. INSERTS NEW SECTION HEADER FOR PREVIOUS D – SEE NEXT. ^*Strikes E: Relocated with revisions as 15.530.030(H).
15.390A.060 – Building design	^+Inserts new Section header: Previous applicability was to “parking lots and structures” per 15.390A.050. Change clarifies intent and applicability of standards for all non-parking buildings. Renumbers previous 050(D) as 060(A). ^Strikes previous 050(D)(1) including all subsections: Unclear and non-objective standards. Renumbers remaining subsections. ^Revises new A(1)(a): Adds “shall” to require standard; clarifies applicability. Strikes all subsections i through vi (non-objective standards). ^Revises new A(1)(b): Adds “should” to clarify voluntary measure. ^Strikes previous 050(D)(2)(b)(i): Non-objective standard. Renumbers remaining subsections. ^Revises new A(1)(b)(i): Strikes non-objective elements. Limits applicability to mansard roofs. ^Strikes previous 050(D)(2)(b)(iii): Non-objective standard. ^+Revises new A(1)(c) from “should” to “shall” to require standard. Strikes screening element height restriction: would reduce max height otherwise allowed by underlying zones (15.320 and exceptions apply). ^Revises new A(1)(d): Changes from “shall” to “should” to make measure voluntary. Clarifies applicability to storefront and entries. Strikes non-objective elements.

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	Strikes previous 050(D)(2)(e): Non-objective standards. Renumbers remaining subsections. ^Revises new A(1)(e): Clarifies applicability to commercial or mixed-use buildings. Adds applicability to multiple attached storefronts. Provide objective implementing standards. ^Strikes previous 050(D)(2)(g),(h): Non-objective standards. Renumbers remaining subsections. ^Revises new A(1)(f): Changed from “should” to “shall” to require standards. Strikes non-objective elements; clarifies at least one treatment option is required per storefront. Revises retained subsections’ syntax and clarifies applicability re. <u>door</u> bases. ^Strikes previous 050(D)(2)(i)(i): Recessed entry option (reduces potential bulk/scale from underlying zone). Renumbers remaining subsections. ^Revises new A(1)(g): Adds “shall” to require standard. Establishes applicability to min. 8% of the façade area of each story above ground level facing a street. ^Strikes previous 050(D)(2)(j)(i),(ii),(iii): Non-objective standards. ^Revises new A(1)(h): Strikes non-objective terms; adds objective ECC standard references. Strikes windows and recesses as treatment options. ^Revises new A(1)(i): Clarifies prohibitive standards; strikes non-objective elements. ^Strikes previous 050(D)(2)(l)(iii): Non-objective standard. ^Revises new A(2)(a): Adds “shall” to require standard. Strikes non-objective elements; clarifies applicability. Strikes previous 050(D)(3)(a)(i): Recessed entry (reduces potential bulk/scale below underlying zone). Renumbers remaining subsections. ^Strikes previous 050(D)(3)(a)((ii),(vi),(ix): Non-objective standards. Renumbers remaining subsections. ^Revises new A(2)(a)(i): Clarifies standard’s locational applicability. ^Revises new A(2)(a)(iv),(v),(vi): Clarifies standards with greater specificity (including objective ECC landscape reference in vii). ^Revises new A(2)(b): Adds “shall” to require standard. Clarifies at least one subsection option is required; and clarifies applicability to each façade. Revises syntax of all subsections (clarifies standard). ^Revises new A(2)(b)(i): Strikes step-back option from standard (reduces bulk/scale below underlying zone). ^Revises new A(2)(b)(ii): Clarifies applicability. ^+Revises new A(2)(b)(iii): Clarifies standards. Strikes patio option. ^Revises new A(2)(b)(iv): Establishes objective standard to clarify applicability; strikes unclear elements. ^Revises new A(2)(b)(v): Strikes non-objective and unclear standards and unclear; clarifies applicability.
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	^Revises new A(2)(b)(vi): Clarifies applicability. ^Revises new A(2)(b)(vii): Clarifies applicability; provides objective ECC standard reference. ^Strikes previous 050(D)(3)(c) including all subsections: Non-objective standards; recessed entry reduce potential bulk/scale below underlying zone. ^#Strikes previous 050(D)(4) including all subsections: Unclear and non-objective standards. Exterior cladding materials requirements/prohibitions fail to comply with RCW 35A.21.443.
15.395.050 – Location considerations [Wireless Communication Facilities]	^Revises “shall” to “should” to clarify voluntary applicability.
15.395.070 – Development standards for wireless communication facilities other than small wireless facilities	^Revises A: Clarifies applicability of buffer requirement. ^#Revises A(1): Strikes director’s discretion to increase buffer. Strikes buffer easement requirement (Nolan/Dollan). ^Revises A(3): Strikes non-objective elements; clarifies screening standards’ applicability. ^Revises B(1): Strikes non-objective standards; clarifies applicability of color match standard. Strikes B(2): Impractical enforceability. Renumbers remaining subsections. ^+Revises new B(2): Clarifies timing requirement for courtesy notice. Clarifies applicability of standards. ^Revises new B(3): Clarifies applicability. ^Revises C(1): Strikes non-objective elements; clarify applicability of color match standard. #Revises C(2): Strikes standards preempted by FAA regulations. ^+#Revises E: Clarifies applicability with consistent terminology. Strikes required collocation.
15.395.080 – Administrative use findings	^Revises C: Strikes non-objective standards; clarifies concealment alternatives.
15.395.090 – Aesthetic design and concealment standards for small wireless facilities deployments	^Revises subsection A(1): Strikes non-objective elements. ^Revises subsection A(1): Strikes non-objective elements; provides objective standards. ^Strikes A(4): Non-objective standards. Renumbers remaining subsections. ^Revises new A(4): Clarifies applicability. ^Revises B(3): Strikes “shall” to clarify options. ^Strikes B(4): Non-objective standards. Renumbers remaining subsections. ^Revises new B(5): Strikes non-objective elements from standard. ^Revises new B(6): Strikes non-objective elements. ^Revises new B(8): Clarifies pole owner approval is required for relaxation of standard.

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	Revises new B(9): Requires screening of equipment by existing signs unless using other screening. ^Revises new B(10): Strikes non-objective elements; replaces with objective standards. Clarifies pole owner approval is required. ^Strikes previous B(12): Non-objective standards. Renumbers remaining subsections. ^Revises C(1): Permits building mounting of equipment to a roof. Strikes non-objective elements. ^Strikes C(2): Non-objective standards. Renumbers remaining subsections. ^Revises new C(2): Strikes non-objective elements. ^Strikes previous C(4): Non-objective standards. Renumbers remaining subsections. ^Revises new C(3): Strikes non-objective elements. ^Revises new C(4): Strikes unclear standard. ^+Revises new C(5): Clarifies requirement for landmarks approval on applicable buildings. ^Revises D(3): Strikes non-objective elements. Revises D(4): Extends strand mounted equipment prohibition above walkways/bikeways. ^Revises D(7): Strikes non-objective elements. ^Revises E(5): Strikes non-objective standards. Requires pole owner approvals. ^Revises E(6): Clarifies standard and applicability. ^Revises E(7): Strikes non-objective elements. ^Strikes E(10),(11),(12): Non-objective standards. Renumbers remaining subsection. ^Revises E(10): Strikes non-objective standards; clarifies concealment alternatives. ^Revises F(1): Clarifies applicability and concealment alternatives; strikes non-objective standards. Revises F(1)(a): Adds reference other standard in Chapter. Strikes attachment types (unnecessary specificity). ^Revises F(3)(a): Strikes non-objective standards; clarify applicability of conforming standards. ^Revises F(3)(b): Changes from “shall” to “may” to make measure voluntary. Strikes unclear elements. Strikes redundant standards. ^Strikes F(4): Unclear and non-objective standards. Renumbers remaining subsections. ^Revises new F(4): Changes approval from a site-specific agreement with reference to unrelated project applicability, to an objective public works approval requirement. ^+Revises new F(5): Clarifies landmarks approval applicability.
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	^Revises new F(6): Strikes non-objective standards; clarifies concealment alternatives.
15.395.100 – Independent technical review of wireless communication facilities applications	^Clarifies when independent technical expert is required. +Strikes reference to conditions of approval: utility facilities are regulated as a Permitted use in 15.310, allowed in most zones.
15.395.120 – Appeals	^Clarifies eligible wireless facility appeal types.
15.400.020 – Applicability and compliance [Community Design]	^Revises C: Clarifies applicability for site specific project streetscape improvements.
15.400.030 – How the provisions of this division are applied	Clarifies all standards are quantifiable, whether required or voluntary.
15.410.010 – Purpose [Streetscape Design]	+Strikes reference to parcel areas: clarifies applicability.
15.410.020 – Arterial street design	Revises B(1): Changes applicability: where only one existing street abuts the project. Revises B(2): Changes applicability: projects infilling between multiple existing street stubs must meet current standard. Adds new B(2)(a): Clarifies departure eligibility allowing new projects to meet street standards of existing abutting stub segments. Revises C(1): Strikes reference to zones and uses re. on-street parking lane eligibility to clarify applicability. Revises D(1): Strikes reference to zones and uses re. on-street parking lane eligibility to clarify applicability.
15.410.030 – Collector street design	Revises B(1): Changes applicability: projects where only one existing street abuts the project. Revises B(2): Changes applicability: projects infilling between multiple existing street stubs must meet current standard. Adds new B(2)(a): Clarifies departure eligibility allowing new projects to meet street standards of existing abutting stub segments.
15.410.040 – Local access street design	Revises B(1): Changes applicability: projects where only one existing street abuts the project. Revises B(2): Changes applicability: projects infilling between multiple existing street stubs must meet current standard. Adds new B(2)(a): Clarifies departure eligibility allowing new projects to meet street standards of existing abutting stub segments. +Revises C: Clarifies width applies to street pavement sections. Revises C(2): Strikes references to off-street parking and development parking calculation standards. Revises “travel lane” reference to “pavement section” to clarify standard. +Strikes 24’-wide street image from Figure 15.410.040. Replaces with new 26’-wide street image to conform with existing public works development standard.
15.410.050 – Multi-use pathways	Revises C: Strikes non-objective elements.
15.420.020 – Block design and connectivity standards	Revises A(1): Clarifies lands requiring street stubs.

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	+Revises A(2): Clarifies standard; strikes non-objective elements. Requires aligned intersections. Adds requirement clarify street connections must meet public works development standards. Revises A(3): Strikes non-objective purpose language. Revises A(3)(a): Strikes qualification of applicability to only private easements. Revises A(3)(b): Strikes reference to nonmotorized plan. Adds requirement for public works approval of alternative designs. Strikes A(3)(c): Non-objective standards. Renumbers remaining subsections. Revises new A(3)(c): Strikes redundant applicability language to clarify standard. Strikes A(3)(e): Unclear applicability and non-objective standards. Renumbers remaining subsection. Revises B: Changed to prohibit loop and cul-de-sac dominated developments. Revises B(2)(a) Strikes unclear and non-objective elements. Revises B(2)(b): Clarifies limitations of departure relaxations. Establishes objective standards for required bicycle or pedestrian connectivity. Revises C: Clarify applicability ECC zone classification reference. +Revises C(1): Strikes C-N reference (zone deleted); replaced with NC-MU. +Revises C(2): Strikes specific zone references; replaced with "All other nonresidential zones". Revises C(2)(b): Clarifies internal private road block standard applicability, with ECC reference revisions to Figure 15.420.020(C) caption to clarify applicability of examples. Revises C(3) Establishes objective standards for required bicycle or pedestrian connectivity.
15.420.030 – Community design provisions	Revises A: Changes from voluntary to "shall" to require standard. Adds provisions to clarify required connections between separate subdivisions and allows exception where constrained. Strikes unclear elements. Revises B: Require a subdivision create pedestrian access to adjacent existing or planned parks and opens spaces. Strikes non-objective standards. Revises C: Strikes unclear terms including in Figure to clarify applicability. *+Revises D: Strikes non-objective elements and terms. Eliminates Type C landscaping eligibility for reverse frontage lot street improvements (will require Type A or B), and prohibits departure eligibility. Prohibits townhouse lots from exemption eligibility; references 15.540.060 building design standard. +Revises E: Strikes filler language and reference to struck Figure.

	*Revises E(1): Changes “setbacks” to “yard depths” (voluntary construction measure vs. requirement of plat). Strikes suggested plat designation of lot-specific setbacks (discouraged subdivision design complexity requirements further housing goals). *Revises E(2): Strikes non-subjective guideline. Strikes suggested plat designation or subdivision covenants for design diversity (discouraged subdivision design complexity requirements further housing goals). +Revises Figure 15.420.030(E)(1) caption: Strikes non-objective guideline. Adds reference to yard area. +Strikes Figure 15.420.030(E)(2): Suggested subdivision plat requirements struck from Section; redundant with retained guidelines in Figure 15.420.030(E)(1) and caption as revised.
15.420.040 – Open space/parks	Revises A: Strikes non-objective standards including in Figure caption to clarify limited requirement for accessibility. Revises B: Adds “should” to clarify voluntary applicability; strikes non-objective standards. Adds additional amenity examples. +Revises C: relocates purpose statement from subsection 1 to description. +Revises C(1): Strikes non-objective purpose statement (relocated above). Adds requirement that open spaces incorporated into a site development must face a façade with transparency. Revises C(2): Requires lighting with objective ECC reference. Strikes non-objective elements. Revises C(3): Strikes non-objective standards; adds objective standards. Revises C(4): Changes from “should” to “shall” to require standard. Strikes non-objective elements. Revises C(5): Changed from “shall” to “should” to make measures voluntary. Clarifies applicability; strikes unclear standards. Strikes subsection D: Non-objective standards. Renumbers remaining subsection.
15.420.050 – Lot design	Revises “recitals”: Strikes unclear and non-objective elements; replaced with objective standards that reinforce ECC. Strikes several voluntary provisions. Revises small lot development standards to clarify voluntary applicability and strike unclear elements. +Revises A(1): Strikes minimum opposite side yard min. 10-ft requirement to clarify internally consistent ECC standards; lesser permitted by 15.320. +Strikes A(2): Subdivision does not regulate buildings. Renumbers remaining subsections. +Revises B(1): Clarifies applicability/eligibility of reciprocal use easements for all types of residential use with updated ECC references. +Strikes B(2): Subdivision does not regulate buildings. Renumbers remaining subsection. Revises new B(2): Clarifies all open space is required to be met under reciprocal easement calculations. Revises C(1): Adds “road” to clarify standard. Changes to prohibit more than 1 driveway per courtyard access lot cluster.

* = Comp Plan Consistency ^ = RCW 36.70.630 Compliance + = Internal Clean-Up # = Other Statute (Preemption/Requirement)

	*Adds new C(1)(a): Establishes exception to lot limitation for townhouse building lots (flexibility for “middle housing” design furthers housing goals). References 15.540.060. Revises C(2): Adds “road” to clarify standard. Strikes fire code official determination for courtyard access length: Non-ascertainable standard (development must still meet applicable fire code). Adds reference to fire code re. 150-foot eligibility. Revises C(3): Adds “road” to clarify applicability. Strikes reference to ambulances (unnecessary specificity), and to snow and vegetation (unrealistic ComDev enforcement). +Revises C(4): Clarifies 20-foot access easement is min., and must coincide with the 15-foot driveway. Strikes C(5): Design standard reduces height otherwise permitted by zone; subdivision does not regulate site development. Fire codes will still apply. +Revises D: Clarifies applicability to subdivisions (vs. cottage housing, regulated by 15.540.050). Adds applicability for lots not abutting courtyard access roads. Clarifies off-site parking eligibility in these subdivisions. +Revises D(1): Clarifies standard. Adds applicability for lots not abutting courtyard access roads. Revises D(2): Permits easements to coincide with common open space. *+Revises D(3): Strikes specific sprinkler standard (subdivision does not regulate building construction; could potentially result in more flexible residential design outcomes that further housing goals). Replaces with general reference to applicable fire code standards. Strikes D(5): Design standard reduces height otherwise permitted by zone; subdivision does not regulate site development. Fire codes will still apply. +Strikes D(5): Subdivision does not regulate building construction. Fire codes will still apply. #Strikes D(6): Garages cannot be required for residential uses per RCW 36.70A.622. +Revises E: Clarifies applicability to lots that only provide vehicular access from a fronting alley. Strikes Figure; replaced with a re-cropped version with right-side example only; revises Figure caption with updated ECC section, strikes reference to struck image example, and clarifies image references to dwellings on individual lots. +Revises F: Strikes non-objective elements; replaced with simplified language requiring review of easements and covenant agreements for developments regulated by this Section.
15.420.60 – Access, services and utilities	Revises A(2): Strikes references to snow and vegetation (unrealistic ComDev enforcement). Adds new A(3): Re-formats an existing floating paragraph to clarify applicability.
15.500.020 – Applicability and compliance [Project Design]	^+Revises intro paragraphs: Clarifies applicability. Changes design review: conducted with other required permits per ECC revisions. Clarifies projects where Division standards apply. ^Revises A: Clarifies applicability of Level I project reviews.

* = Comp Plan Consistency ^ = RCW 36.70.630 Compliance + = Internal Clean-Up # = Other Statute (Preemption/Requirement)

	^Revises B: Clarifies applicability of Level II project reviews. ^+Revises B(1): Relocates parking lot and landscaping to B(2) per referenced ECC relocations. ^+Revises B(2): Relocates parking lot and landscaping from B(1) per referenced ECC relocations. ^Revises C: Clarifies applicability of Level III project reviews. ^+Adds new D: Clarifies that any other changes may not create new non-conformances or increase existing non-conformances, with reference to Departures. ^+Adds new E: References Landmarks ECC Chapter applicability. +Strikes second sentence from hanging paragraph: design review permits repealed.
15.500.030 – How the provisions of this division are applied	^Clarifies all standards are quantifiable, whether required or voluntary.
15.510.030 – How to use this chapter	^Strikes filler language from introductory paragraph. +Revises A: Strikes redundant filler to clarify standards. Strikes reference to I-L, I-H & P-R properties: repealed (would reduce height below t ^+Revises B: Replaces “five” with “four” to reflect existing number of street frontage types. Strike redundant filler language. Revises Table 15.510.030: • ^+Clarifies residential use is prohibited ground level w/in 30 feet of sidewalk (vs. commercial use required) along Storefront Streets: Consistent with ECC Table 15.310.040-1, Note 6 as revised. • ^+Clarifies that ground level residential uses are not restricted along Secondary, Gateway or Landscaped Streets. • ^Strikes parking location standard for all frontage types: Site standard potentially reduced bulk/scale untethered to underlying zone; relocated to 15.520.065.
15.510.040 – Street frontage type maps	*Strikes Figure 15.510.040(A). Replaced with Figure that revises downtown frontages: Changes 300-500 blocks of N Water St and 600-700 blocks of N Pearl Street from Storefront Streets to Secondary Streets (will permit ground-floor residential w/in 30-feet of sidewalk). Strikes Figure 15.510.040(B). Replaced with Figure that revises downtown frontages: Changes 300-500 blocks of N Water St and 600-700 blocks of N Pearl Street from Storefront Streets to Secondary Streets (will permit ground-floor residential w/in 30-feet of sidewalk). Strikes Figure 15.510.040(D); replaces with Figure with revisions: Replaced with Figure that revises E University Wy frontage: Changes 800 Block of E University Wy from Storefront Street to Secondary Street (will permit ground-floor residential w/in 30-feet of sidewalk).
15.510.050 – Storefront street standards	*+Revises A: Adds reference to housing types governed by ECC 15.540 per revised 15.510.100. *Revises B: Changes to allow maximum building setback of 10 feet along Storefront Streets.

* = Comp Plan Consistency ^ = RCW 36.70.630 Compliance + = Internal Clean-Up # = Other Statute (Preemption/Requirement)

	^+Strikes C & D: Site standard; could reduce bulk/scale untethered to underlying zones. Relocated as 15.520.065(A)(1),(2) with compliant ECC zone applicability. Renumbers remaining subsections. ^+Revises new C: Clarifies only dwellings are prohibited within 30 feet of sidewalk on ground floors. ^+Revises new E: Strikes non-objective purpose language. Adds requirement for public works approval of right-of-way projections. ^Revises new F: Clarifies applicability to façades facing streets (vs. all façades). *Strikes previous I(1): Could preclude adaptive reuse of existing building envelopes. Renumbers remaining subsection. ^+Strikes Figure 15.510.050(A). Replaced with Figure reflecting text revisions to 15.510.050. ^+Strikes Figure 15.510.050(B): Site standard. Relocated with revisions as Figure 15.520.065(A). ^Strikes non-objective purpose language from Figure 15.510.050(C) caption.
15.510.060 – Secondary street standards	*+Revises A: Adds reference to housing types governed by ECC 15.540 per revised 15.510.100. *^+Revises B: Clarifies applicability of storefront standards along secondary streets by adding objective metric (buildings within 10 feet of sidewalk). Adds exception to permit ground level dwellings along Secondary Streets meeting Storefront standards. ^+Revises subsection C: Clarifies applicability to all projects aside from subsection B. *^Revises C(1): Changes minimum setback to <u>lesser</u> of 10-ft or zoning minimum (“greater” reduces bulk/scale) ^+Strikes C(5): Site standard; relocated with revisions as new 15.520.015. ^+Strikes D: Site standard; could reduce bulk/scale untethered to underlying zones. Relocated in 15.520.065(B) with compliant ECC zone applicability. ^+Strikes Figure 15.510.060(A). Replaced with Figure reflecting text revisions to 15.510.060. ^+Strikes Figure 15.510.060(B): Site standard. Relocated with text revisions as Figure 15.520.065(B).
15.510.070 – Gateway street standards	*^+Revises A: Changes applicability to nonresidential and multifamily uses (matching all other frontage types). Adds reference to housing types governed by ECC 15.540 per revised 15.510.100. *^+Revises B: Changes setback to that of underlying zone (“greater of” standard reduces bulk/scale). ^+Strikes F: Site standard; relocated with revisions as new 15.520.015. Renumbers remaining subsection. ^+Strikes G: Site standard; could reduce bulk/scale untethered to underlying zones. Relocated in 15.520.065(B) with compliant ECC zone applicability. ^+Strikes Figure 15.510.070(A). Replaced with Figure reflecting text revisions to 15.510.070.
15.510.080 – Landscaped street standards	^+Revises A: Adds reference to housing types governed by ECC 15.540 per revised 15.510.100.

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	*^+Revises B: Strikes superseding min. 15-ft setback requirement so zone will apply (“greater of” standard reduces bulk/scale). *+Revises E: Strikes transparency departure eligibility for only nonresidential uses (no similar limitation for other frontage types). ^+Strikes F: Site standard; relocated with revisions as new 15.520.015. Renumbers remaining subsection. ^+Strikes G: Site standard; could reduce bulk/scale untethered to underlying zones. Relocated in 15.520.065(B) with compliant ECC zone applicability. ^+Strikes Figure 15.510.080(A). Replaced with Figure reflecting text revisions to 15.510.080.
15.510.090 – Site orientation standards for properties in the light industrial (I-L), heavy industrial (I-H), and public reserve (P-R) zones	^+Strikes in entirety: Relocated for clarity of applicability as 15.520.065(B)(3)(a).
15.510.100 – Site orientation standards for properties in all residential zones	+Revises Section heading to clarify exemption applicability of 15.540. ^*+Strikes existing content (unclear applicability re. mapped street frontages). Replaces with superseding site orientation and building standard for residential uses identified by 15.540.
15.510.110 – Where properties front onto multiple streets	^Revises A(1): Clarifies primary entry location requirement along storefront streets. ^Revises A(2): Uses “shall” language to clarify requirement with consistent term. ^+Revises B: Clarifies min. transparency reduction only eligible on a façade without entry. Requires departure request. ^Revises C: Clarifies parking location departure eligibility along storefront streets.
15.510.120 – Site orientation departures.	Revises applicability terminology: Establishes that City consideration of subsection elements must be in a written determination of a site orientation departure request. ^Revises A: Strikes non-objective elements. Strikes references to comp plan and zoning (no necessity for policy analysis). Revises B: Qualifies that analysis of special site challenges must not be applicable to other properties in the immediate area. ^Revises C: Clarifies applicability to parking departures only. ^Revises D: Adds public transportation elements consideration. Clarifies limited applicability to project’s street frontage. ^+Revises E: Clarifies proposal must otherwise comply with Division V. Strikes last sentence (conflict supremacy language inconsistent with departure eligibility).
15.510.130 – Civic building frontages	^Clarifies applicability to properties owned or occupied by a state or local agency with objective WAC standards reference. ^Strikes design requirements including all subsections: non-objective standards.
15.520.010 – Purpose and applicability [Site Planning and Design Elements]	*^Revises B: Replaces “section” with “chapter” to clarify applicability. Adds exception reference for housing types identified in Chapter 15.540 ECC.

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15.520.020 – Side/rear yard design	Strikes subsection B(1): Non-objective terms; reduces bulk/scale. Renumbers remaining subsection. ^Revises new B(1): Adds applicability rear property lines. Strikes non-objective terms and purpose language; replaces with objective materials transparency standard. +Strikes Figure 15.520.020(B) (standards revised). ^+Revises C: Strikes existing content. Replaces with applicability clarification per revised 15.500.020. Requires at least one subsection option. Adds relocated street/alley property line exception of C(1) to clarify applicability to whole subsection. ^+Revises C(1): Strikes applicability based on abutting property zoning; design can only apply limitations per underlying zone. Strikes Departures paragraph: relocated with revisions as replaced C(3). Relocates parenthetical to C to apply to entire subsection. ^+Revises C(2): Clarifies standard. Adds “Or” at the end to clarify treatment options. +Revises C(3): Strikes existing content. Replaces with revised standards relocated from C(1) to require departure requests for other designs. ^Strikes C(3)(a),(b),(c),(d),(e): Departure examples contain non-objective standards and terms. Strikes Figure 15.520.020(C): primarily contains design examples of struck C(3) subsections. Replaces with cropped image only showing two standard design treatment examples.
15.520.030 – Open space for nonresidential and multifamily uses	^Revises B: Extends exception to I-L zone (previously I-H only). Clarifies applicability to portions of mixed-use development (consistent with D). Strikes non-objective intent language. Strikes exception for storage use buildings (reduced bulk/scale for all other zoned uses). Revises C(1): Changes so non-required sidewalks may count toward open space, but required pedestrian accesses or rights-of-way may not. ^Revises C(2): Strikes “pedestrian oriented” qualification of open space to clarify applicability. ^Revises C(2)(a): Strikes non-objective standards. ^+Revises C(2)(b): Clarifies paved walking surfaces must meet development standards. ^Revises C(2)(c): Strikes non-objective terminology; clarifies applicability. ^+Revises C(2)(d): Clarifies objective seat measurement standard. Expands eligible seating types. Strikes “plazas” to clarify applicability. Strikes relaxation/waivers; replaced with Departure eligibility. ^Revises C(2)(e): Strikes non-objective standards. ^Revises C(2)(f): Strikes non-objective elements. Establishes voluntary measure encouraging trees and planters. ^+Strikes Figure 15.520.030(C): Relocates with revisions at section end D to clarify applicability. ^Revises C(3): Strikes “pedestrian oriented” qualification of open space to clarify applicability.

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	^Revises C(3)(a): Strikes non-objective elements. ^Strikes existing content from C(3)(b): Replaces with objective standards. ^Strikes existing content from C(3)(c): Replaces with objective elements shown in Figure 15.520.030(C). ^Revises C(3)(d): Strikes non-objective elements; replaces with objective standards. ^Strikes C(3)(e): only eligible via departure under subsection 2(d) as revised. Renumbers remaining subsections. ^Revises new C(3)(e) Strikes unclear elements. ^Revises new C(3)(f): includes objective treatment examples. ^Revises C(4): Strikes “pedestrian oriented” qualification of open space to clarify applicability. ^Revises C(4)(b): Strikes “adjacent” to clarify applicability to space. ^Revises C(4)(c): Strikes “adjacent” to clarify applicability to space; adds objective ECC standard reference. ^Revises C(4)(d): Strikes “adjacent” to clarify applicability to space. ^Revises relocated Figure 15.520.030(C): Clarifies applicability with text reflecting revisions to subsection. Revises Caption to strike “pedestrian oriented” qualification, add “and elements.” ^Revises D: Clarifies applicability to multifamily uses in all permitted zones. Strikes example. Clarifies one or eligible combination of subsections must be met. ^Revises D(1): Strikes “front” qualification for porch eligibility. Clarifies applicability. ^Revises D(2): Clarifies applicability. ^Revises D(3): Strikes “recreation” qualification for shared indoor space. Clarifies applicability. ^Revises D(4),(5),(6): Clarifies applicability. ^Revises E(1): Strikes examples including unclear elements that could limit potential open space types/features. +Revises E(1)(a) from prohibitive to permissive syntax (no effective change to standard). ^Revises E(1)(b) Re-formats dimensional standard. Strikes non-objective elements. Strikes ineligibility of front porches spaces. ^Revises E(1)(c): Clarifies applicability. ^Revises E(1)(d): Strikes several required elements. Adds objective ECC standard reference. ^Revises E(1)(e): Clarifies applicability; strikes non-objective standards. ^Strikes E(1)(f): Unclear applicability. Renumbers remaining subsections.
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	^Revises new E(1)(f): Strikes non-objective purpose language; adds objective terms to clarify eligibility of voluntary measures. Strikes E(1)(h): Non-objective guideline. Renumbers remaining subsections. Revises new E(1)(g): Qualifies applicability to stair landings open to the air; strikes applicability to above grade walkways. Changes such stairs are permitted in open space areas when net minimum open space is maintained. Strikes qualification that atriums are only permitted when providing weather protection. Strikes atrium prohibition on natural light obstruction; replaces with requirement to contain transparency. Revises E(1)(h): Strikes “shared front” qualification for porches; adds qualification “enclosed.” Adds covered decks and patios as eligible. ^Revises E(1)(h)(i): Re-formats dimensional standard to clarify requirement. ^+Revises E(1)(h)(ii): Clarifies applicability as revised per E(1)(h); clarifies resident availability requirement. ^+Revises E(2): Clarifies applicability only when provided to meet D. Re-formats dimensional standard. Strikes non-objective purpose language. Clarifies ADA accessibility needed only as required. Strikes front porch townhome applicability (separately governed by 15.540.060). ^+Revises E(3): Clarifies applicability only when provided to meet D. Strikes “recreation” qualification for indoor common space. ^Revises E(3)(a): Clarifies ADA accessibility needed only as required. Strikes non-objective locational standard. ^Strikes existing content from E(3)(b): Non-objective standards. Replaces with requirement to be available for all residents. Adds new subsection E(3)(c): Encourages space to include indoor recreation elements. ^+Revises subsection E(4): Clarifies applicability only when provided to meet D. Revises subsection E(4)(a): Adds requirement for roof deck to be available for all residents. ^Revises subsection E(4)(b): Strikes unclear standards; adds objective ECC standard reference. ^Revises E(4)(c): Strikes non-objective standards. ^Revises E(4)(d): Strikes non-objective standards; provides objective ECC standard references for railings and lighting. ^+Revises E(5): Clarifies applicability only when provided to meet D. Strikes subsection E(5)(a): Impractical to implement. Renumbers remaining subsections. Revises new E(5)(a): Replaces “irrigation” with “source of water.” Strikes E(5)(c): Impractical for roofs or planter boxes. Renumbers remaining subsections. ^Revises new E(5)(b): Strikes eligibility of private yards. Clarifies locational standards.
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	^+Revises new E(5)(c): Strikes “management program” requirement and all subsections. Replaces with ECC common space maintenance standard reference. Strikes previous E(5)(f) including all subsections: Could preclude other reasonable designs.
15.520.040 – Internal pedestrian access and design	^+Revises B: Replaces “use” with “building” for clear and consistent applicability of standard. Changes applicability from “2” to “multiple” streets. Replaces “road” with “street” for internal consistency of terms. Strikes non-objective and unclear terms. ^Revises C: Strikes non-objective elements. ^Strikes non-objective term from Figure 15.520.040(C) caption. ^Revises D: Strikes non-objective terms and purpose language. Strikes separation standard. Re-orders and qualifies remaining provisions to clarify objective paving material requirements. Clarifies ineligibility for speed bumps to meet requirement. Strikes tree requirement. Strikes “pedestrian-scaled” qualification for lighting: unclear standards; replaces with objective ECC standard reference. ^Revises E(1): Strikes reference to uses; replaced with zone classifications. Clarifies applicability. Establishes objective standard. ^Revises E(1)(a): Revises tree separation language to clarify standard. Clarifies applicability. Establishes maximum separation requirement from entries. Strikes non-objective terms and purpose language. ^Revises E(1)(b): Clarifies applicability. ^Revises E(1)(c): Strikes non-objective terms; replaces with objective standards. ^+Strikes Figure 15.520.040(E)(1): ^Strikes E(2): Unclear applicability.
15.520.050 – Internal vehicular circulation	^Revises B: Strikes non-objective elements. Changes “adjacent” to “abutting.” ^Adds subsection numbering C for Large site circulation to clarify applicability. Renumbers remaining subsections. ^Revises new C(1): Strikes block design standards (unclear applicability; retains connectivity standards of 15.420.020). ^Revises new C(2): Clarifies applicability. ^Revises new C(3): Clarifies applicability. Changes “adjacent” to “abutting.” Strikes unclear standards. ^Revises new C(4): Clarifies exception. ^Strikes previous B(4)(a): Non-objective standards. ^Strikes previous B(4)(b): Unclear applicability (“unlikely”). ^Revises new E: Clarifies applicability with objective ECC standard reference.

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	^+Revises new E(2)(a): References relocated “parking lot location” ECC Section. Adds parking lot design reference to clarify applicability of standard. ^+Revises new E(2)(b): Establishes a “greater than” design standard re. “drive through as parking lot” standard of revised E(2)(a). Strikes non-objective alternative standard with unclear applicability; Replaces with Departure eligibility (consistent design alternative approval standards). ^Revises new E(2)(c): Strikes unclear elements and non-objective standards.
15.520.060 – Service areas and mechanical equipment	^Strikes “mechanical equipment” from header: elements relocated. ^Revises B(1): Strikes non-objective standards; clarifies applicability. Strikes applicability to adjacent residents and uses. ^Revises B(3): Strikes non-objective element. ^#Revises B(3)(a): Strikes non-objective standards. Strikes materials requirements that do not comply with RCW 35A.21.443. ^Revises B(3)(b): Strikes non-objective purpose language. Clarifies applicability to on-site uses. ^Strikes B(3)(d): Unclear applicability. Renumbers remaining subsection. ^Revises new B(3)(d): Clarifies voluntary measure. ^+Strikes C & D in entirety. Relocated as 15.530.045 to clarify applicability to buildings.
15.520.065 – Parking lot location	^+Adds new Section: Relocated with revisions from previous 15.510.050(C),(D), 15.510.060(D), 15.510.070(G) and 15.510.080(G). +Newly applies drive-through location/separation standards to all developments (vs. varying applicability re. frontage type). Distinguishes by zone: C-C & historic downtown overlay in A, all others in B. ^+Relocates Figures 15.510.050(A) and 15.510.060(B) with text revisions as Figures 15.520.065(A) and 15.520.065(B), respectively.
15.520.070 – Parking lot design	^+Revises (B)(1): Clarifies applicability. ^#Revises (B)(1)(a): Strikes non-objective height standard; replaces with objective standards. Strikes materials requirements to comply with RCW 35A.21.443. Strikes unclear design standard elements. ^#Revises (B)(1)(b): Strikes materials elements that do not comply with RCW 35A.21.443. Strikes unclear design standard elements. ^+Revises 15.520.070(B)(2): Clarifies applicability. Adds limitation of applicability to internal side lines. ^+Strikes existing content from B(3), including subsections: Renumbers as B(5). Replaces with existing standards relocated from 15.570.050(A)(2)(b). Changes “commercial areas” to “commercial and mixed-use zone” to clarify applicability. ^+Adds new B(4): Relocated from 15.570.050(A)(3); clarifies applicability.

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	+Adds new B(5): Relocated from B(3).
15.520.080 – Special features and amenities	^Revises B: Strikes non-objective standards. ^+Revises C: Clarifies required and voluntary applicability, including clarification of objective standards. Strike non-objective standard. Changes “adjacent” to “abutting.” Clarifies accessibility requirement. ^Revises C(1): Strikes non-objective standard; clarifies applicability. ^Revises C(2): Clarifies applicability. ^Revises C(3): Strikes non-objective standard. ^Revises C(4): Strikes non-objective standard; clarifies applicability and approval. ^Revises C(6): Strikes non-ascertainable standard (discretionary approval). ^Strikes C(7): Non-objective element and non-ascertainable standard (discretionary approval). Renumbers remaining subsections. ^Revises new C(7): Strikes non-ascertainable standard (discretionary approval). ^Strikes previous C(9): Non-objective standard. Renumbers remaining subsection. ^+Revises new C(8): Clarifies alternatives with consistent departure language. ^Revises Figure 15.520.080: Strikes non-objective element from caption.
15.530.010 – Purpose and applicability [Building design]	*^Revises B: Replaces “section” with “chapter” to clarify applicability. Adds exception reference for housing types identified in Chapter 15.540 ECC.
15.530.030 – Architectural scale	^+Revises B: Clarifies applicability to building facades abutting storefront streets with storefront entries. ^Revises B(1): Strikes non-objective standards; replaces with objective standards. ^+Revises B(2): Strikes non-objective standards; replaces with objective standards and voluntary guideline. +Revises B(4): Adds columns and pillars as eligible features; requires the features to be structural. Adds standard qualifications matching new C(4). ^+Revises B(5): Adds standard option with qualification matching new C(6). Strikes unclear standard. ^+Strikes B(6): Next paragraph clarifies alternatives with consistent departure language. ^Strikes floating criteria for departure consideration: Non-ascertainable standards. ^+Revises C: Clarifies applicability. Changes “and” to “or”: standards will apply to facades facing streets, and separately to facades facing customer building entries (existing requires both to be true). ^+Revises C(1): Clarifies applicability. ^Strikes C(2): Could reduce height/bulk/scale below standards applicable to zone. Renumbers remaining subsections.

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	^+Revises new C(2): Strikes non-objective standards; replaces with objective standards using consistent terminology. ^Revises new C(3): Clarifies standard. ^Revises new C(4): Adds columns and pillars as eligible features; requires the features to be structural. ^Revises new C(7): Clarifies standard. Strikes eligibility of landscape features: Unclear. ^+Strikes previous C(9): Next paragraph clarifies alternatives with consistent departure language. ^Strikes floating criteria for departure consideration: Non-ascertainable standards. ^Revises Figure 15.530.030(C) caption: Clarifies applicability. *^+Revises D: Clarifies applicability, including by striking reference to conflicting C standard. Changes required elements from 3 to 2: several elements struck (see below). ^+Revises D(1): Strikes non-objective standards; replaces with objective standards using consistent terminology. ^Revises D(2): Clarifies vertical modulation standard is “upward” (downward modulation reduces height below otherwise permitted by underlying zone). Strikes qualification of balcony recess for modulation eligibility (could reduce bulk/scale below standards applicable to zone). Strikes non-objective standards. ^Strikes D(4): Could reduce height/bulk/scale below standards applicable to zone. Renumbers remaining subsection. ^Strikes D(5): Unclear and non-objective standards. ^+Strikes D(6): Next paragraph clarifies alternatives with consistent departure language. ^Strikes floating criteria for departure consideration: Non-ascertainable standards. ^+Clarifies other residential design requirements by adding objective ECC standard reference. +Strikes Figure 15.530.030(D)(2): Overhead perspective, small text, non-prescriptive notes. ^Revises E(2): Strikes non-objective standard. Strikes use qualification for I-H and I-L zone exemption in floating paragraph. ^Revises Figure 15.530.030(E)(1) caption: Strikes filler language to clarify examples. ^Revises F: Strikes non-objective term; replaces with objective standard. ^+Revises F(1): Clarifies applicability. ^+Revises (G): Clarifies applicability and required standards. Adds applicability to mixed-use buildings. Strikes non-objective standards. Clarifies existing I-H exemption. ^Revises G(1): Clarifies vertical modulation standard is “upward” (downward modulation reduces height below otherwise permitted by underlying zone). Newly establishes that the vertical modulation option also requires outward horizontal modulation.
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	^Revises G(2): Replaces “vertical modulation” (unclear; may reduce height below underlying zone) to “articulating” to clarify standard. Revises G(2)(a): Changes upper floor setbacks to be ineligible for feature (vs. exempt). Revises G(2)(b): Qualifies applicability to horizontally articulated building materials. ^Revises G(2)(c): Changes modulation requirement from “vertical” to “horizontal” with “outward” qualification (existing standard unclear); revises “average” of 6 inches to “minimum” (objective implementation). ^Revises G(2)(d): Strikes unclear applicability language. ^Revises G(3): Strikes unclear standard; clarifies applicability. ^Revises G(3)(a): Clarifies applicability to articulation intervals. Adds example. Revises G(3)(b): Adds additional design options; permits combination. Clarifies applicability to articulation intervals. ^Strikes floating criteria for departure consideration: Non-ascertainable standards. ^Revises Figure 15.530.030(G) caption: Strikes non-objective departure standards. Clarifies image examples.
15.530.040 – Building elements and details	^+Revises C: Strikes non-objective standards. Clarifies applicability per revised 15.500.020. ^Strikes C(1)(d): Non-objective standard; unclear applicability vs. Departures. Renumbers remaining subsections. ^Strikes previous C(1)(e): Recessed entry (reduces potential bulk/scale below underlying zone). Renumbers remaining subsections. ^Strikes previous C(1)(f): Non-objective standard. Renumbers remaining subsections. ^+Revises new C(1)(e): Strikes non-objective qualifying terms for trellises; changes “near” to “abutting” to clarify eligibility; provides objective ECC reference for landscaping. ^Strikes previous C(1)(i): Non-objective standard; unclear applicability vs. Departures. ^Revises C(2)(a): Strikes non-objective standards and qualifiers. ^Revises C(2)(b): Strikes non-objective standards and qualifiers. ^Revises C(2)(c): Strikes non-objective qualifier. ^Revises C(2)(d): Strikes eligibility for “similar elements” (unclear standard). ^Strikes existing content from C(2)(e): Non-objective standard, unclear applicability vs. Departures. Replaces with objective standard using consistent ECC terms, including relocated elements from struck C(3)(c). ^#Strikes C(3) in entirety including all subsections: All contain non-objective standards or unclear applicability. External cladding materials of a and d cannot be required per RCW 35A.21.443.

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	^Strikes paragraph defining terms used in C in entirety: Non-subjective standards with infeasible implementation (“distinctive,” “one-of-a-kind,” “unusual,” “high level of craftsmanship”). ^Strikes floating criteria for departure consideration: Non-ascertainable standards. ^Revises Figure 15.530.040(C) caption: Strikes non-objective terms consistent with Section revisions. ^Revises D: Strikes non-objective standards. +Revises D(2)(a): Strikes “cropped corner” option (reduces bulk/scale from underlying zone). Adds ECC figure reference for example of standard. +Revises D(2)(d): Syntax amendment for clarity. ^Revises D(2)(e): Strikes eligibility of “artwork elements” (unclear). ^Strikes D(2)(f): Non-subjective standard. ^Strikes D(2)(g): Non-objective standard; unclear applicability vs. Departures. +Adds paragraph permitting Departures: consistent with other subsections. ^Revises Figure 15.530.040(D)(1) caption: Clarifies example applicability; strikes non-objective term. ^+Revises E: Strikes unclear standards; clarifies applicability. Strikes criteria for departure consideration: Non-ascertainable standards; replaced with consistent ECC standard. ^Revises Figure 15.530.040(E): Replaces non-objective standard with clearer terms. Adds clarification re. un-recessed window trim color contrast standard. ^Revises F: Replaces non-objective location requirement with objective standard. Strikes specific materials types to permit year etching into exterior regardless of type. Strikes size requirement (unnecessary specificity). ^+Adds new G: Relocated with revisions from 15.570.050(C) to clarify applicability. Changes applicability only to exposed foundations only 5+ feet beyond sidewalk/property line. ^+Revises relocated Figure 15.540.050(G) caption: Clarifies referenced standard.
15.530.045 – Utility apparatus design treatments	^+Adds new Section: Relocates A & B from 15.520.060(C),(D). Clarifies applicability to buildings. ^+Revises 15.530.045(A): Strikes non-objective guidelines; clarifies applicability. ^+Revises Figure 15.530.045(A) caption: Clarifies standard examples. ^+Revises 15.530.045(B): Strikes non-objective standards. Changes “adjacent” to “abutting.”
15.530.060 – Blank wall treatment	Revises C: Changes “can” to “shall” to require standard. Adds qualification that at least one treatment is required. ^Revises C(2): Strikes non-objective elements. Strikes 3-year plant materials timeline. ^+Revises C(4): Clarifies standard with ECC reference.

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	^Strikes C(5): Non-objective standard. +Revises C paragraph: Changes multiple treatment requirement to voluntary guideline; adds encouragement when facades exceed 120-ft. Adds Departure eligibility: consistent with Division. ^Revises D: Strikes non-objective standards; replaces with objective articulation standard. ^Revises Figure 15.530.060(D) caption: Clarifies example standards. Strikes non-objective terms.
15.540.010 – Purpose and applicability [Housing type standards]	^+Revises A: Clarifies applicability of standards. ^+Revises B: Clarifies applicability, including addition of objective ECC standards references.
15.540.020 – Single-family design standards	*Revises Section heading: Applies standards to common entry housing of 2-6 dwellings (relaxed “middle housing” design furthers housing goals). *Revises A: Adds applicability to cover common entry housing of 2-6 dwellings (relaxed “middle housing” design further housing goals). ^Revises B(1): Strikes non-objective standards. Strikes applicability to new projects only (redundant). ^+Revises B(2): Clarifies applicability per Section revisions. Strikes projection: Redundant with referenced 15.320 permissions. ^Revises B(3): Clarifies applicability. ^+Strikes Figure 15.540.020(B). Replaced with image reflecting revised garage setback standard. Revises caption to add applicability to common entry housing of 2-6 dwellings. ^Revises C(1): Clarifies guideline discouraging new curb cuts for alley abutting lots. ^+Revises C(2): Clarifies min. 5-foot garage setback from dwelling front façade standard. Changes “Departure” to design “Exception”. Clarifies applicability. ^Revises C(2)(a): Strikes non-objective standard for trellis; replaced with objective standard. ^Revises C(2)(b): Clarifies standard. ^Revises C(2)(c): Clarifies standard. Adds optional features consistent with ECC. ^Revises C(2)(d): Changes standard to limit to a single garage. Establishes object maximum width; strikes non-objective standards. ^Revises C(2)(e): Strikes non-objective element; clarifies standard. ^Strikes C(2)(f): Non-objective standard. Renumbers remaining subsections. ^Revises new C(2)(f): Changes standard from “matching” to require “contrasting” garage door color. Strikes non-objective standards; clarifies applicability. ^Strikes C(2)(h): Non-ascertainable standard (discretionary approval).

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	+Strikes C(3): Redundant with 15.320 standards (revised herein). ^+Revises D(1): Clarifies applicability to Section as revised. +Strikes D(3): Redundant with permissions of 15.550. ^+Revises E: Strikes non-objective standard. Clarifies Section applicability and standard. Strikes redundant ROW calculation reduction. Establishes short patios may be in open space. Clarifies driveway disqualification for open space. Revises Figure 15.540.020 caption: Strikes filler language.
15.540.030 – Duplex design standards	^Revises A: Adds applicability to clarify standards for 2 attached dwellings with separate street-facing unit entries. Strikes guideline language. Revises private open space: Clarifies guideline encouragement. *^Revises B(1): Clarifies standards. Adds applicability to buildings (vs. only to “lots” – permits additional design flexibility). +Strikes B(2): Redundant with permissions of 15.550. Renumbers remaining subsection. ^+Revises new B(2): Clarifies standard. Strikes applicability note: Redundant with 15.240. *Adds new C: Establishes alternative design standards for duplex configurations (“middle housing”). *Adds new C(1): Establishes standards for corner lot duplexes (flexible “middle housing” design furthers housing goals). *Adds new C(2): Establishes standards for interior lot duplexes (relaxed “middle housing” design furthers housing goals). *Adds new C(3): References newly established applicability of revised 15.540.020 for common entry duplexes (relaxed “middle housing” design furthers housing goals). ^+Strikes Figure 15.540.030. Replaced with image reflecting revised garage setback standard.
15.540.050 – Cottage housing standards	^+Revises C: Clarifies applicability. Adds reference to separate subdivision design standards for courtyard access lots. ^+Revises D: Strikes non-objective purpose language. Strikes parking standard (regulated by 15.550). *^Revises Table 15.540.050(A): Strikes height standards (reduces height otherwise permitted by zones). Strikes min. structure separation standard (fire/building code applies; flexible “middle housing” design furthers housing goals). *^Revises F: Changes to allow min. 3 units per cluster (vs. 4; flexible “middle housing” design furthers housing goals). Strikes non-objective purpose language. *^Revises G: Changes transparency Departure eligibility: from standard applicability to “2 or more” facades, to “more than 2” facades (flexible “middle housing” design furthers housing goals). Clarifies Departure eligibility. *+Revises H(3): Strikes prohibition on interior setback parking areas. Establishes side yard screening requirement for cottage housing side setback parking areas with objective ECC standards reference (flexible “middle housing” design furthers housing goals). ^Revises H(4): Clarifies applicability.

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	^Revises H(5): Strikes qualification to meet all other standards (redundant). Strikes location separation standard for garages from open space: Unclear. Replaces with qualification that garages and driveways may not be calculated as common open space. Revises H(6): Strikes eligibility for multiple cottage cluster driveways when fronting multiple streets. ^Revises I(3): Strikes specific open space element and use-specific dimensional requirements. Replaced with objective ECC standard reference. ^Strikes K, including all subsections: Non-objective standards.
15.540.060 – Townhouse standards	*Revises Section heading: Applies standards to separate entry attached housing of 2-6 dwellings (relaxed “middle housing” design furthers housing goals). +Revises A(1),(2),(4): Adds reference to similar attached multifamily. *Inserts replacement B: Adds applicability. Establishes that townhouse standards also apply to attached multifamily with shared walls and separate ground-level unit entries up to 6 units, i.e. “townhouse style multifamily” (flexible “middle housing” design furthers housing goals). Renumbers remaining subsections (e.g., previous B now C). ^+Revises new C(1): Clarifies standard. Adds applicability of standard to facades without an entry. References townhouse lot subdivision design standards of 15.420.030(D). ^Revises new C(3): Strikes non-objective and unclear standards. ^Revises new D(1): Changes “should” to “shall” to require alley access when applicable. Adds clarification of alley access requirement to eligible shared driveway configurations. ^Revises new D(2): Clarifies standard, including relocated/revised applicability to garages from previous C(3). ^Strikes previous C(3): Relocated to new D(2) (consolidations clarifies standard). Renumbers remaining subsection. ^+Revises new D(3): Changes “Internal” to “Shared” (allows flexible driveway configuration). Adds minimum applicable fire code widths required: Relocated from previous C(4)(a). +Strikes previous C(4)(a): Relocated to new D(4). *+Strikes previous C(4)(b): Unclear necessity of building separation requirement; fire and building codes will still apply (flexible “middle housing” design furthers housing goals). *+Strikes previous C(4)(c): Unclear necessity of projection limitations; fire code, building code, and zoning projection limitations will still apply (flexible “middle housing” design furthers housing goals). +Revises new E: Relocates specific open space element limitations from subsections 2, 3 and 4 (organizational clarity). Strikes use-specific dimensional requirements (objective ECC standard reference as relocated will apply). ^+Strikes previous D(1): Includes non-objective standards; unclear necessity of use-specific dimensional requirements (objective ECC standard reference as relocated to new E will apply).

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	+Strikes previous D(2),(3),(4): Relocated to new E. ^Revises new F(1): Clarifies applicability.
15.550.040 – Computation of required off-street parking spaces	*Revises A: Changes calculation to round down all fractional spaces (reduced parking requirements further housing goals). Revises Table 15.540.040(A) • ^+Clarifies applicability to single-family dwelling (vs. structure). • *Revises duplex additional space requirement: from each bedroom beyond 6 per structure, to each bedroom beyond 4 per dwelling; standardized increment (reduced parking requirements further housing goals.) • *Changes townhouse requirement: Limits to 1 space per unit; changes applicability to dwelling (vs. structure). Strikes 2.0 per dwelling requirement for 3-4-bedroom units. (For all: reduced parking requirements further housing goals.) • Revises use lines: ○ *+Adds reference to Table Note B re. no requirements in C-C zone within historic district. Consolidates all multifamily uses in C-C zone outside of historic downtown district: all subject to 0.7 spaces per unit (reduced parking requirements further housing goals). Adds standardized increment of 1 additional space required for each bedroom above 4. ○ ^*Clarifies applicability of standard to studio & 1-bedroom multifamily. ○ *Revises requirement for 2+ bedroom multifamily in all other zones: from 1.0 space per bedroom, to 1.5 spaces per dwelling (reduced parking requirements further housing goals). Adds standardized increment for 1 additional space required for each bedroom above 4. ○ *Strikes line item for 2+ bedroom multifamily in C-C outside historic district (relocated as revised above). • *Strikes additional space requirement for each bedroom beyond 4 for adult family homes (reduced parking requirements further housing goals). +Revises A: Adds ECC code interpretation reference. ^Revises C: Strikes existing non-objective and non-ascertainable standards, including example paragraph. Replaces with objective 1 space per 1,000 square foot standard. Clarifies applicability to nonresidential uses only. *+Revises I: Permits off-site parking for pedestrian access lots per revised 15.420.050(D) (flexible parking location standard for residential uses furthers housing goals). ^*+Revises K(1): Strikes “rear yard” qualification and references to residential zones (permits parking in all setbacks in all zones). Adds existing cottage housing front yard parking prohibition per 15.540.050(H)(3) and location limitations of 15.520.065. Clarifies open space parking prohibition. Strikes alley setback requirements. Strikes 2-space setback and open space exception for single-family in residential zones, and qualifier re. spaces beyond 2 (other revisions extend exception to all uses and zones). Flexible parking location can further housing goals.

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	*+ #Strikes K(2): Eliminates minimum 22-ft sidewalk setback for single-family parking in setbacks or open space (15.320 standards will apply). Consistent with parking stall size limitations of RCW 36.70A.622; more flexible residential parking location can further housing goals. #Revises L: Tandem parking must be permitted for all residential dwellings per RCW 36.70A.622. #Revises O: Addition of residential dwellings within existing buildings cannot require parking per RCW 35A.21.440.
15.550.080 – Parking lot design and construction standards	+Revises C(2): Updates code reference to new 15.520.065. +Revises C(5): Updates code reference to revised 15.520.070 including relocated provisions. +Adds new C(6): References regional retail parking standards of revised 15.390A.050.
15.570.030 – Plant material standards	^+Revises A: Revises header to clarify applicability of revisions. Replaces “waterwise” with “drought-tolerant” (consistent terminology with added references). Adds “fire-resistant” plant options. Clarifies decorative annuals not required by Division V are exempt from this Section. Strikes dead hyperlink (informal horticulture guide covering Palouse region of Eastern WA); replaces with references to active and regionally appropriate published native plant guides, a hardy plant guide (none previously referenced), drought-tolerant plant guide (none previously referenced), fire-resistant plant guide (new), and County noxious weed list (previously unreferenced). ^+Revises D(1): clarifies standard. Adds objective ECC reference. Changes “three” years to “five” (consistent with next Section). ^Revises D(1)(c): Adds qualification that permitted flower beds must be perennial. Adds objective ECC reference. ^Revises D(2): Clarifies standard; strikes unclear eligibility language. Adds objective guideline for preferred species. ^+Revised D(3): Strikes existing content: redundant with E(1). Replaces with exposed rock as permitted ground cover; establishes requirement to meet native, arid climate, drought-tolerant, fire-resistant, or non-invasive species requirements for plant materials, and prohibit landscaping design Departures from eligibility. +Revises E(2): Adds exception reference to D(3) as revised. ^Revised E(3): Clarifies standard. Adds fences, foundations, and paved walkways/driveways to consideration for plant materials interference.
15.570.040 – Landscaping types	^Revises A: Revises applicability language relocated from A(1). ^Revises A(1): Clarifies standard by striking vague terms. Relocates applicability language to A. ^Revises A(2)(a): Strikes non-objective elements. Clarifies standard. ^Revises A(2)(b): Strikes non-objective standard; replaces with objective standard. ^Revises A(2)(d): Strikes non-objective standard; replaces with objective standard. ^+Revises A(2)(e): Adds objective ECC reference to clarify standard. ^Revises A(2)(f): Adds objective clear view height standard. Strikes non-objective standard. ^Revises B: Revises applicability language relocated from B(1).

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	^Revises B(1): Clarifies standard by striking vague terms. Relocates applicability language to A. ^Revises B(1)(a): Strikes non-objective elements and vague terms. Clarifies standard. ^Revises B(1)(b): Clarifies standard. ^Revised B(1)(e): Adds objective ECC reference. ^Revises C: Revises applicability language relocated from C(1).. ^Revises C(1): Clarifies standard by striking vague terms and purpose language. Relocates language to A. ^Revises C(2)(a): Strikes vague terms and non-objective standards; add objective canopy coverage standard. ^Revises C(2)(b): Clarifies standard. ^Revises C(2)(e): Adds objective ECC reference. ^Revises C(2)(f): Strikes vague standard; clarifies applicability. ^Revises D(1): Clarifies applicability, including objective ECC standard references. Adds guideline options for preferred ground covers. ^Revises D(2): Clarifies standards, including objective ECC references.
15.570.050 – Landscape site design standards	^+Strikes Section in entirety: Largely redundant and organizationally unclear with 15.520.020 and 15.520.070; some elements relocated: • A(2)(a) redundant/inconsistent with 15.520.070(B)(1). A(2)(c) redundant/inconsistent with 15.520.070(B)(2) as revised. B redundant/inconsistent with 15.520.020. • A(2)(b) relocated to revised 15.520.070(B)(3). A(3) relocated to new 15.520.070(B)(4). C relocated to new 15.530.040(G): Clarifies applicability to buildings.
15.580.040 – Lighting standards and guidelines	^Revises F: Strikes allowance for sports fields' partial uplighting and exemption from prohibited light trespass (unclear necessity). Strikes non-objective standards. ^Revised G(1)(a): Strikes non-objective applicability. ^Strikes G(1)(b): Unclear applicability. Renumbers remaining subsection. ^Revises new G(1)(b): Strikes non-objective applicability. ^Revises G(2): Changes "shall" to "should" to make measures voluntary. Strikes non-objective term and unclear applicability. ^Revises G(3): Strikes non-objective purpose language. ^Revises G(4): Clarifies guideline by striking unclear terms and applicability. Changes "shall" to "should."
15.580.060 – Approved materials and methods of construction or installation/ operation	^Revises A: Replaces "purpose and intent" with "standards and guidelines" (alternatives must meet minimum provisions of chapter).

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COMMUNITY DEVELOPMENT DEPARTMENT
501 N. Anderson St., Ellensburg WA 98926

MEMORANDUM

TO: Planning Commission & Affordable Housing Commission
FROM: Mark Rud, Associate Planner
RE: Airport Overlay (A-O) Zoning – Status and Discussion
DATE: August 20, 2026

The Community Development Department has an update on the Airport Overlay Zone (A-O) as found in Ellensburg City Code (ECC) 15.350, to discuss its status and impacts on residential development opportunities in Ellensburg and its Urban Growth Area (UGA).

BACKGROUND

Bowers Field Airport is a General Aviation Airport owned and operated by Kittitas County. The airport's runways and all related facilities are located on county-owned lands outside of the incorporated Ellensburg city limits, but inside the Ellensburg UGA. A map of the A-O and its Airport Safety Zones is below, impacting the UGA and extending into the City:



Both RCW 35A.63.270 and 36.70A.510 require that “Adoption and amendment of comprehensive plan provisions and development regulations under this chapter affecting a general aviation airport are subject to RCW 36.70.547” (emphasis added). RCW 36.70.547 in turn requires every county, city and town containing a General Aviation Airport to “discourage the siting of incompatible uses adjacent to” the airport.

Kittitas County and the City of Ellensburg jointly adopted the A-O in 2001, recodified as ECC Chapter 15.350 per Ordinance 4656 (2013). This established both the boundaries of the A-O, its Airport Safety Zones, and all restrictions on uses and residential densities.

EXISTING RULES

A general summary of A-O restrictions was published as Table 8-2 in Kittitas County’s 2018 Bowers Field Airport Master Plan, included below for reference:

TABLE 8-2: SUMMARY OF AIRPORT SAFETY ZONES (BOWERS FIELD)

Airport Safety Zones	Kittitas County Use & Density Limits (a)		City of Ellensburg Use & Density Limits (a)	
	Inside UGA	Outside UGA	In City Limits	In UGA
Zone 1—Runway Protection Zone	Restricted to unoccupied uses	Restricted to unoccupied uses	Restricted to unoccupied uses	Restricted to unoccupied uses
Zone 2 – Inner Safety Zone	1 DU Per Acre	1 DU Per 3 Acres	n/a	Maintain underlying county zoning density when annexed
Zone 3 – Inner Turning Zone	1 DU Per 3 Acres (b) 1 DU Per Acre (c)	1 DU Per 3 Acres	6 DU Per Acre (d)	Maintain underlying county zoning density when annexed, except as noted (e)
Zone 4 – Outer Safety Zone	1 DU Per Acre (c)	1 DU Per 3 Acres	n/a	Maintain underlying county zoning density when annexed
Zone 5 – Sideline Zone	1 DU Per Acre (c)	1 DU Per 3 Acres	n/a	n/a
Zone 6 – Airport Operations Zone	1 DU Per Acre	1 DU Per 3 Acres	6 DU Per Acre (d)	3 DU Per Acre; Minimum lot size (f)
(a) Average density within development (b) For lands zoned AG-3 at date of adoption (7/17/2001) (c) For lands zone Urban Residential or Rural Residential at date of adoption (d) Maximum residential density per gross acre with no density bonuses available (e) Properties with frontage on Sanders Road will be allowed to maintain a maximum residential density of 1 DU per acre (f) Minimum lot size for future subdivisions after annexation is 7,000 gross square feet, however when any future subdivision creates a lot smaller than 14,520 sf, a plat note is required indicating that no further subdivision will be allowed for property within the airport overlay (g) Schools, play fields, hospitals, nursing homes, and churches prohibited in safety zones 1-5 DU = Dwelling Unit				

All incorporated A-O lands, and most likely UGA annexation areas, are in Zones 3 or 6:

- In Zone 3: Parcels incorporated prior to adoption may develop up to 6 DU/acre. UGA parcels must maintain county density limitations even after annexation.
- In Zone 6: Parcels incorporated prior to adoption may develop up to 6 DU/acre. UGA development may average max 3 DU/acre after annexation: no lots smaller than 7,000 sf; and all lots smaller than 14,520 sf require a plat note prohibiting re-subdivision.

ISSUES

Community Development staff, as well as members of both the Planning Commission and Affordable Housing Commission, have identified various limitations that A-O regulations place on urban development patterns in northern Ellensburg, particularly housing densities. There is also general confusion for the continued inclusion of inoperable Crosswind Runway 7/25, the east-west running southerly runway (parallel with E Bowers Rd), which substantially expands the footprint of the A-O and its associated residential restrictions into both the City and potential annexation areas of the unincorporated UGA:

- Zone 3 restricts residential density to a maximum of 6 DU/acre, but only for parcels annexed prior to the A-O effective date. Prohibited density bonuses per Note (d) are inconsistent with RCW 35A.63.300, and 36.70A.540 & .545.
- Annexing Zone 3 properties in the UGA are required to “maintain underlying county zoning density”. This requires City administration of County standards after the County no longer has land use authority, requiring perpetual retroactive enforcement of another jurisdiction’s regulations. Note (e)’s rationale, for E Sanders Rd to maintain maximum 1 DU/acre and for Zone 3 only, is unclear.
- Zone 6 restricts residential density to a maximum of 6 DU/acre, and only for parcels annexed prior to the A-O effective date. Prohibited density bonuses per Note (d) are inconsistent with RCW 35A.63.300, and 36.70A.540 & .545.
- Annexing Zone 6 properties in the UGA are restricted to 3 DU/acre, with a minimum lot size. Note (f)’s prohibition of re-subdivision as a plat note requirement based on lot size is inconsistent with RCW 58.17.060, and with pending adoption of preemptive Unit Lot Subdivision and Administrative Residential Lot Splitting regulations per RCW 58.17.060(3) and 58.17.145.
- Density limitations are incompatible with WA infill housing legislation, including preemptions that require GMA cities and UGA’s to allow at least 2 accessory dwelling units per lot that would permit a single-family home per RCW 36.70A.681.
- The effectiveness of distinguishing permitted densities by previously incorporated vs. newly annexing parcels is unclear: resulting development patterns mix and “leapfrog” densities across the City’s A-O geography based on date of incorporation, vs. normalizing based on proximity to a runway.
- Regulating airport area land use based on density (vs. height) appears atypical.
- Low-density residential developments resulting from the A-O are typical of sprawl: they are antithetical to the GMA and other RCW laws, and poorly perform in revenue recovery relative to the urban services provided and facilities extended. Requiring City development to maintain unincorporated densities in perpetuity is not a responsible use of scarce urban land, taxpayer funds, or public infrastructure, and is retrograde to housing goals. For developers, it may limit ability to recoup investment for a project and thus engage in construction of needed housing at all.

STATUS

Kittitas County undertook the 2025 Bowers Business Park Feasibility Study, which included information on Runway 7/25 previously unknown to City Planning staff (p.83):

The county has submitted a 7480 [Notice for Construction, Alteration and Deactivation of Airports] to the FAA for the permanent closure of Runway 7/25. However, the FAA has indicated that an additional step is required to remove the associated airspace protections... This step may involve a complete Master Plan Update or an [Airport Layout Plan] and narrative update. Until this is completed, the county should coordinate with the FAA before permitting any development along the flight line of Runway 7/25.

Currently, the [State Capital Improvement Program] schedules a Master Plan Update for 2027, though this timeline is tentative and may change. The county has no plans to reopen Runway 7/25, as the cost to rehabilitate the pavement is far beyond the available budget. Additionally, the main runway, 11/29, already meets FAA standards for providing adequate crosswind coverage.

CODE CHANGE PROCEDURAL COMPLEXITY

RCW 35A.63.270 and 36.70A.510 require that amendments of development regulations affecting general aviation airports are subject to RCW 36.70.547. While current regulations were jointly adopted into both City and County codes, Staff do not believe there is any requirement for neighboring jurisdictions to adopt the same use or intensity regulations re. airports. From limited research, consider Grant County and Moses Lake have adopted distinct standards for the Grant County International Airport's safety areas. Moses Lake does not uniquely restrict land uses or residential densities from underlying zone surrounding the Port-operated airport, which sees substantially more traffic from larger aircraft than Bowers Field; added restrictions are solely based conical height limits.

Local airport code amendments are not a standard zoning ordinance adoption procedure. WSDOT's 2011 Airports and Compatible Land Use Guidebook details a 6-step planning process for airport land use compatibility. Per the Guidebook, any such planning also requires an update to a jurisdiction's Comprehensive Plan. Note, the City's current 2017 Comprehensive Plan contains Transportation and Economic Development Goals and Action Items re. coordinating Bowers Field into the transportation system, and implementing the Airport Master Plan; the 2026 Comprehensive Plan Periodic Update contains no airport related policies as drafted.

Airport related goals and action items could be incorporated into the 2026 Periodic Update, including re. potential A-O land use amendments. Otherwise, Plan amendments would be limited to future annual docket cycles. Logically, revisions the A-O boundary or use regulations should occur following any required FAA actions (Master Plan Update or Airport Layout Plan amendments) removing Runway 7/25. Note that these precedent actions are County-driven, as the Airport's owner/operator.

A-O boundary revisions are not **required** following Runway 7/25 removal or Comp Plan changes. City staff are also not aware of any requirement that the County include the City in any process limited to updating its own Airport Master Plan or Airport Layout Plan.

Any revision to the City's A-O regulations by law would require extensive coordination/consultation with the County as the Airport operator, and per RCW 36.70.547 must additionally include WSDOT's Aviation Division, private airport operators, and general aviation pilots – who may have competing concerns or interests from those of the City's

Commissions. That is to say, Commissions' desired scope of ECC A-O changes may be limited based on required consultations and Council's final consideration.

City staff do not believe anyone associated with Kittitas County's Community Development Services or Airport Management is aware of Ellensburg Commissions' concerns re. existing A-O regulations' housing limitations within City limits and the UGA upon parcels' annexation, or of any City interest in being involved in Airport updates which may ultimately facilitate revision of the A-O boundary or amending its residential density limitations within the City. Absent such clearly communicated City interest, the County is unlikely to independently initiate or collaborate for changes to existing joint A-O boundaries or residential density regulations. Finally, the County may not be considering reducing its A-O mapped Safety Zone boundaries as part of Runway 7/25 removal from facilities plans, or know of City interest in any collaborative or consulted amendments.

Note that while the City may possess authority to unilaterally initiate ECC A-O revisions, doing so uncoordinated with the County (as both principal land use authority for the airport, and its owner-operator) may not be advisable for a number of reasons.

CONCLUSION

A-O regulations were adopted a quarter century ago. Circumstances have changed re. runway use, local population growth, and housing needs that justify re-visiting A-O zone boundaries and housing regulations if the County removes Runway 7/25 from its facility Plans. While City Commissions have expressed strong interest in revising A-O zone regulations, WSDOT guidance and statute require certain procedures be undertaken.

RECOMMENDED ACTIONS (BY STAFF)

1. Draft land use goals and Action Items for the 2026 Periodic Update, to include exploring revisions to A-O boundaries and density limitations re. Runway 7/25.
2. Communicate with Kittitas County Community Development Services and Bowers Field Airport management, requesting substantial City Planning consultation and involvement in any process that:
 - a. Removes Runway 7/25 from the Airport Master Plan or Airport Layout Plan;
 - b. Amends County Comprehensive Plan policies re. Airport land use compatibility, or otherwise engages in 2011 WSDOT Guidebook processes;
 - c. Initiates County amendments to the A-O map boundary or regulations.
3. Express strong support from the Commissions regarding the County's current efforts to remove Runway 7/25 from airport facilities plans, and specifically indicate that the City intends to pursue commensurate reductions in its respective A-O Safety Zone boundary for that Runway, with encouraged County collaboration.
4. Communicate concerns re. existing A-O limitations on development toward meeting Conference of Governments-established GMA population/housing projections and City Comprehensive Plan housing goals. More directly, express Commissions' interest in revising A-O regulations for City and UGA residential densities concurrent with any Airport Safety Zone boundary reductions.

JOINT MEETING AFFORDABLE HOUSING AND PLANNING COMMISSION

August 27, 2026

Hybrid Meeting In-person and via Zoom



Zoom Webinar Registration Link:

https://us02web.zoom.us/webinar/register/WN_D_DNXtRXS0mEis9jm2peIA

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- Members of the public who do not speak English or who have limited proficiency may request an interpreter if they wish to participate in public meetings.
- The City will provide reasonable accommodation for members of the public with disabilities.

Rules for Public Comment

Any person engaging in conduct that disrupts, disturbs, or otherwise impedes the orderly conduct of the meeting including but not limited to:

1. Unduly repetitive or irrelevant remarks;

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2. Use of intimidating, threatening, or abusive language;
3. disobedience of an order to be seated or to discontinue further comments;
4. and/or engaging in violent behavior,

will be deemed out of order and may be removed from the meeting and/or have his or her virtual microphone muted.

**CITY OF ELLENSBURG
PLANNING COMMISSION AGENDA
Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom
Thursday, August 27, 2026
5:45 AM - Regular Meeting**

- 1. Call to Order and Roll Call**
- 2. Approval of Agenda (No Public Comment)**
- 3. Approval of Minutes**
 - 3.A July 9, 2026 Planning Commission regular meeting minutes
 - 3.B June 3, 2026 Affordable Housing Commission regular meeting minutes
- 4. Public Comment**
- 5. New Business**
 - 5.A Comprehensive Plan Periodic Update- December Land Development Code Amendments Overview & Draft Review (Public Comment Opportunity)
 - 5.B Airport Overlay (A-O) Zone- Discussion (Public Comment Opportunity)
- 6. Unfinished Business**
- 7. Staff Update/Discussion Items**
 - 7.A Special PC Meeting: October 15, 2026
 - 7.B AHC Staff Update
- 8. Commission Representative Update**
- 9. Adjournment**



For more information on the Ellensburg Planning Commission, contact Planning Manager, Stacey Henderson,
at 509-962-7232.

The Contents of this agenda have been photocopied on recycled paper.