

Table 15.310.040. Residential-based uses.

Use	R-S	R-L	R-M	R-H	R-O	C-N	C-T	C-H	C-C	C-C II	I-L	I-H	P-R	MHP
RESIDENTIAL, GENERAL														
Dwelling, single-family*	P	P	P		P									P
Dwelling, cottage*	P	P	P		P								A ⁶	
Dwelling, duplex*	P ⁺	P ^{1,2}	P		P				P ⁷	P ⁷			A ⁶	
<u>Dwelling, triplex* (Division V)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P³</u>			<u>P⁷</u>	<u>P⁷</u>				
Dwelling, townhouse*	P ^{1,5}	P ⁺	P	P	P	P ³			P ⁷	P ⁷			A ⁶	
<u>Four or more dwellings on one lot</u> <u>Dwelling, multifamily* (Division V)</u>	P ^{1,5}	<u>P^{1,5}</u>	P	P	P	P ³			P ⁷	P ⁷			A ⁶	
Dwelling, live-work*	P ^{1,4}	<u>P⁴</u>	P ⁴	P ⁴	P ⁴	P			P ⁷	P ⁷				
Manufactured home park*	<u>C</u>	<u>C</u>	C	P	C								A ⁶	P
GROUP RESIDENCES														
Boarding houses, lodging houses, sororities, fraternities*		C	P	P	C				P ⁷	P ⁷			A ⁶	
Adult family home*	P	P	P	P	P	P			P ⁷	P ⁷			A ⁶	
Community residential facility*			C	C	C	C			P ⁷	P ⁷			P/A ⁶	
Senior citizen assisted housing*			P	P	P	P			P ⁷	P ⁷			A ⁶	
RESIDENTIAL ACCESSORY USES														
Accessory dwelling unit*	P	P	P	P	P				P ⁷	P ⁷				
Home occupations*	P	P	P	P	P	P	P	P	P ⁷	P ⁷	P	P	P ⁶	P
Yard sale use	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸
TEMPORARY LODGING														
Bed and breakfast	<u>P</u>	<u>P</u>	P	P	P				P ⁷	P ⁷				

Residential Uses Development conditions:

1. Subject use may be permitted subject to density bonus incentives set forth in Table 15.320.030 and Chapter 15.330 ECC.
- ~~2. Duplexes are permitted in the R-L zone per the following conditions:
 - a. Lots at least 10,890 square feet in area; or
 - b. Corner lots where building entries are provided on separate streets.~~
3. Residential uses are permitted ~~in the C-N zone~~ provided nonresidential uses occupy the ground floor of all buildings fronting on the street. For example, residential uses could be on upper levels of buildings fronting on the street or, for deep lots, subject residential uses may occupy any buildings away from the street and behind the buildings that front onto the street.
4. Nonresidential uses may be permitted within live-work dwellings subject to the ~~use provisions for the applicable permitted uses in the underlying~~ zoning district ~~in Table 15.310.040 below~~.
5. Townhouses and multifamily dwelling units shall not be located adjacent to existing single-family dwellings, except where such uses were approved on an individual plat.
6. 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).
7. Except for lobbies or similar entrances, all permitted residential uses in the C-C and C-C II zones are prohibited within 30 feet of the sidewalk on the ground floor of properties fronting on storefront streets per ECC 15.510.050(E).
8. 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 and utilities 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.

Table 15.310.040. Nonresidential uses.

Use	R-S	R-L	R-M	R-H	R-O	C-N	C-T	C-H	C-C	C-C II	I-L	I-H	P-R
RETAIL													
Auto sales, new and used							P ¹	P	P ²	P			
Automobile fueling						<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
Farmers' markets*						P			P	P			
Fruit stands*	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
Heavy retail							<u>P</u>	P ¹⁰	P ²	P	P	P	
Heavy service								<u>P¹⁰</u>	<u>P²</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Nurseries and greenhouses that are ancillary to a retail use*	P						<u>P</u>	P	P ²	P	P	P	
Restaurants, bars, and brewpubs*	<u>C</u>	<u>C</u>	P ³	P ³	P ³	P	P	P	P	P	P ¹¹		A ⁹
Coffee house, espresso bar	<u>P⁸C</u>	<u>C</u>	P ³	P ³	P ³	P	P	P	P	P	P ¹¹		A ⁹
Retail, small scale (<2,000 sf floor area)	<u>P⁸C</u>	<u>C</u>	P ³	P ³	P ³	P	P	P	P	P			A ⁹
Retail, medium scale (2,000 – 20,000 sf floor area)						P	<u>P</u>	P	P	P			A ⁹
Retail, large scale (20,001 – 60,000 sf floor area)						P ⁴	<u>P</u>	P	P	P			
Retail, super scale (>60,000 sf floor area)							<u>P</u>	<u>P</u>	C	C			
Outlet center								<u>P</u>					
Regional retail commercial projects*	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³			P ¹³		
Marijuana retailer*						P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴			
PERSONAL AND GENERAL SERVICE													
Day care I facilities*	P	P	P	P	P	P		P	P	P	P		A ⁹
Day care II facilities*	C	C	C	C	P	P		P	P	P			A ⁹
General service establishments						<u>P⁵</u>	<u>P⁶</u>	<u>P</u>	<u>P²</u>	<u>P</u>	<u>P</u>		
Heavy services*							<u>P</u>	P ¹⁰	P ²	P	P	P	
Hotels/motels*							P	P	P	P			
Hospitals*	C	C	C		P		<u>C</u>		C	P			P ⁹
Offices, medical*	<u>P⁸</u>				P	P	<u>P</u>	P	P	P			P/A ⁹

Nonresidential Uses Development conditions:

1. Sales of used vehicles in this zone are limited to uses that include sales of new vehicles as the primary use.
2. Use must be enclosed entirely within a building.
3. Use is permitted if located ~~adjacent to a street corner and~~ within a mixed-use building or within a live-work dwelling. Such uses shall be subject to secondary street frontage standards as set forth in ECC 15.510.060.
4. Grocery stores shall be the only retail uses permitted with more than 20,000 square feet of gross floor area.
- ~~5. Except for gas service stations, the use must be enclosed entirely within a building.~~
- ~~6. Includes gas service stations with truck stop facilities only. No other general service uses are permitted.~~
7. Except for office uses that are accessory to a permitted use, office uses may be permitted through the purchase of transferable development rights, subject to the adoption of a TDR program by the city.
8. Subject nonresidential uses may be permitted in the R-S zone subject to the following conditions:
 - a. The location for planned nonresidential uses shall be designated on the plat.
 - b. Nonresidential uses may be integrated into subdivisions provided the subdivision encompasses at least five acres in gross land area and the planned uses are at least 1,200 feet from an existing C-N zone or commercial use.
 - c. Nonresidential uses shall not be located adjacent to existing single-family dwellings, except where such uses were approved on an individual plat.
 - d. For the purpose of identifying appropriate site orientation standards for future nonresidential development, the plat shall indicate the street frontage type designation for streets fronting planned nonresidential uses as either storefront, secondary, or landscaped street (see Chapter 15.510 ECC).
9. 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.
10. Heavy retail and service uses are limited to buildings no larger than 50,000 gross square feet in area.
11. Includes light industrial activities that result in the production of goods placed for on-site retail sale. Special restrictions:
 - a. No power tools or equipment are allowed which by their decibel, frequency, and/or other feature of their operation would negatively impact the surrounding area by reason of decibel levels, light (see Chapter 15.580 ECC for standards), dust or other physical effect; and
 - b. Production or manufacturing activity shall not occur between the hours of 10:00 p.m. and 6:00 a.m.
12. Subject use is permitted in the district only when accessory to a permitted use (see accessory use definition in ECC 15.130.010).
13. 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 ECC 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.
14. All marijuana retail, production and processing facilities are subject to the requirements of Chapter 15.370 ECC.
15. All marijuana cooperatives are subject to the requirements of ECC 15.370.030, Chapter 314-55 WAC and Chapter 69.51A RCW.
16. Permitted as part of a mixed use building

Table 15.310.040. Special uses.

Use	R-S	R-L	R-M	R-H	R-O	C-N	C-T	C-H	C-C	C-C II	I-L	I-H	P-R
PARK, OPEN SPACE, AND RECREATIONAL													
Cemeteries, columbarium or mausoleums	P	P											
Golf course	P												P ¹¹
Golf driving range (not associated with a golf course)	C						C	C					P ¹¹
Recreation – outdoor (commercial)*							P	P			C		A
Recreation – indoor (commercial)*							P	P	P	P	C		A
<u>Recreation – small scale indoor studios (commercial)</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>		
Recreational vehicle parks							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
CULTURAL AND ENTERTAINMENT													
Adult entertainment establishment*							P ²						
Art, performing arts, and recording studios	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	<u>P</u>		P/A ⁷
Museums							<u>P</u>	<u>P</u>	P	P	<u>P</u>		P/A ⁷
<u>Theater</u>					<u>P</u>	<u>P</u>	<u>C</u>		<u>P</u>	<u>P</u>	<u>C</u>		
EDUCATIONAL													
Schools	C	C	C	C	C			C	C	C			P ⁵
GOVERNMENTAL													
Court								P	P	P			P
Fire facility								P					P
Police facility						P ³		P	P ³	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 ⁴	P		P	C ⁴	P	P	P	P/A
Utility facility* ⁸	P	P	P		P	P	P	P	P	P	P	P	P
Fairgrounds													P
Public transportation passenger terminals							P	P	P	P			P

Special Uses Development conditions:

1. Lighting for structures and fields shall be directed away from residential areas 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-T 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 NC zone); or
 - c. Long-term storage of stolen properties.
4. Public agency or utility yard conditions:
 - a. Utility yards 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, 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.
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 approval.
11. Subject use shall be permitted only if it is a public facility.