Article 5: Project Design

Public Hearing Draft, November 2013

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15.500 Introduction

15.500.010 Purpose.

This article was authorized by the city council as a major implementation tool of Ellensburg's comprehensive plan. Overall, this article intends to:

A. Provide clear objectives for those embarking on the planning and design of development projects in Ellensburg;

B. Preserve and protect the public health, safety, and welfare of the citizens of Ellensburg;

C. Promote and accomplish the goals, policies, and objectives of the Ellensburg comprehensive plan;

D. Preserve and enhance downtown's historic resources and character;

E. Ensure that new mixed-use and commercial development is of high quality and appropriate to Ellensburg's character;

F. Upgrade the visual appearance of Ellensburg's principal vehicular corridors;

G. Ensure that new developments within existing neighborhoods are compatible with, and enhance the character of Ellensburg's neighborhoods;

H. Promote increased pedestrian, bicycling, and transit use downtown, and in the residential areas;

I. Promote compact and energy efficient development patterns throughout Ellensburg;

J. Enhance the livability of Ellensburg's residential developments;

K. Increase awareness of design considerations among the citizens of Ellensburg; and

L. Maintain and enhance property values within Ellensburg.

15.500.020 Applicability and compliance.

The project design provisions in this article generally apply to all new development within the city, including building additions, site improvements, 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 only apply to specific housing types.

It's also important to note that these standards are intended to supplement other provisions of Title 15 and other existing city codes applicable to developments. Where there is a conflict between the provisions of this article and other codes, the provisions herein shall apply.

For building additions, remodels, and site improvements, 3 different thresholds have been established to gauge how the standards herein are applied to such projects. See Figure

15.500.020 below 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 exterior remodels, building additions, and/or site improvements commenced within a 3 year period (based on the date of permit issuance) that affect the exterior appearance of the building/site and/or increase the 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 façade'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 improvements commenced within a 3 year period (based on the date of permit issuance) that increase the 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 shall apply:

1. The location and design of the addition/remodel shall be consistent with the Site Orientation Standards (Chapter 15.510), which address building frontages, 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 non-conformity and generally bring the project closer into conformance with the standards. (see Chapter 15.550 Off-Street Parking)
2. Comply with applicable site planning and design elements (Chapter 15.520).
3. Comply with all building design provisions of Chapter 15.530, 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 15.550-570 that relate to proposed improvements.

C. Level III Improvements include all improvements commenced within a 3 year period (based on the date of permit issuance) that increase the building's footprint by more than 100 percent. Such developments shall conform to ALL applicable standards.

The application review procedures for new development are addressed in Article 2 of this title. For procedures associated with new developments requiring a building permit, see ECC 15.250.030, Design review.

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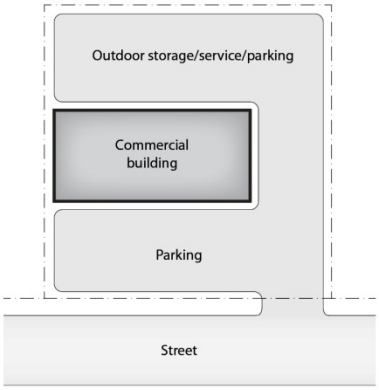
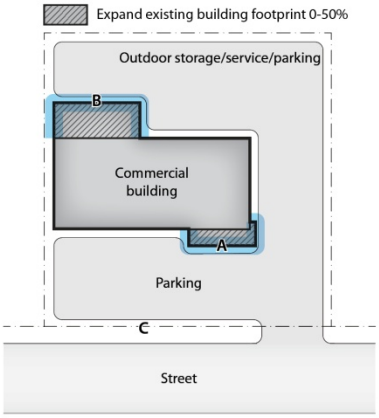
Existing



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

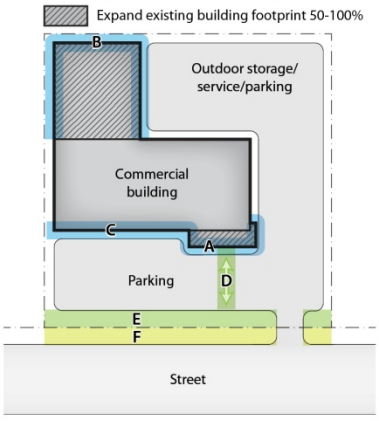


A. Entry addition meets facade and building design/ materials standards (15.53)

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)

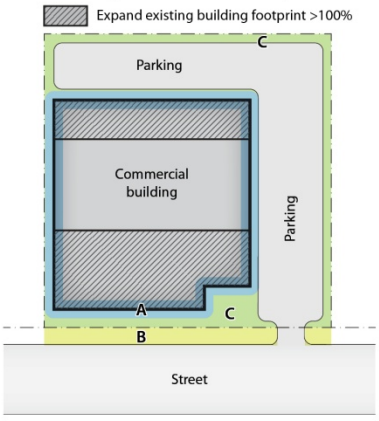
C. Facade upgraded to meet applicable facade, building design/materials standards (15.53)

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) 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.

15.500.030 How the provisions of this article 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 article contains some specific standards that are easily quantifiable, while others provide a level of discretion in how they are complied with. In the latter case, the applicant must demonstrate to the director, in writing, how the project meets the purpose of the standard or standards.

15.500.040 Administrative variance.

A. Purpose. To apply limited flexibility in the application of the development standards herein.

B. Applicability. The director may allow an administrative variance for proposals that are within 10 percent of compliance of applicable dimensional standards within Article 5. For example, ECC 15.530.030(D) requires articulation features at intervals no more than 30 feet along facades. The applicant could request an administrative variance to allow the articulation interval to be increased by up to 10 percent (to 33 feet).

C. Procedures. An administrative variance is subject to the Type II review process set forth in ECC Chapter 15.210.

D. Decision criteria. Proposals shall meet the purpose(s) of the applicable development standards.

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15.510 Site Orientation

15.510.010 Purpose.

A. To reinforce the historic storefront character of Ellensburg's downtown core area;

B. To enhance the pedestrian environment throughout Ellensburg;

C. To minimize potential negative impacts of parking lots and garages on the streetscape;

D. To promote "eyes on the street" for security for pedestrians and to create a more welcoming and interesting streetscape; and

E. To reinforce and enhance the streetscape character of Ellensburg's established residential neighborhoods.

15.510.020 Applicability.

The provisions of this chapter shall apply to all non-residential and multifamily development.

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 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 below includes a summary of the 5 street frontage type designations along with links to the appropriate 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.

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Table 15.510.030. Street frontage type descriptions.

Street Frontage Type & link to standards	Intention	Key Design/Use Provisions
Storefront Street *15.510.050*	To emphasize a "Main Street" setting with storefronts adjacent to the sidewalk	Buildings placed at back edge of sidewalk; Non-residential use required on ground floor facing street; Parking located to side or rear of buildings.
Secondary Street *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 use restrictions; Parking located to side or rear of buildings, except in some districts.
Gateway Streets *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 use restrictions; Parking located to side or rear of buildings
Landscaped Street *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 use restrictions; Parking located to side or rear of buildings, except in some districts.

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15.510.040 Street frontage type maps.

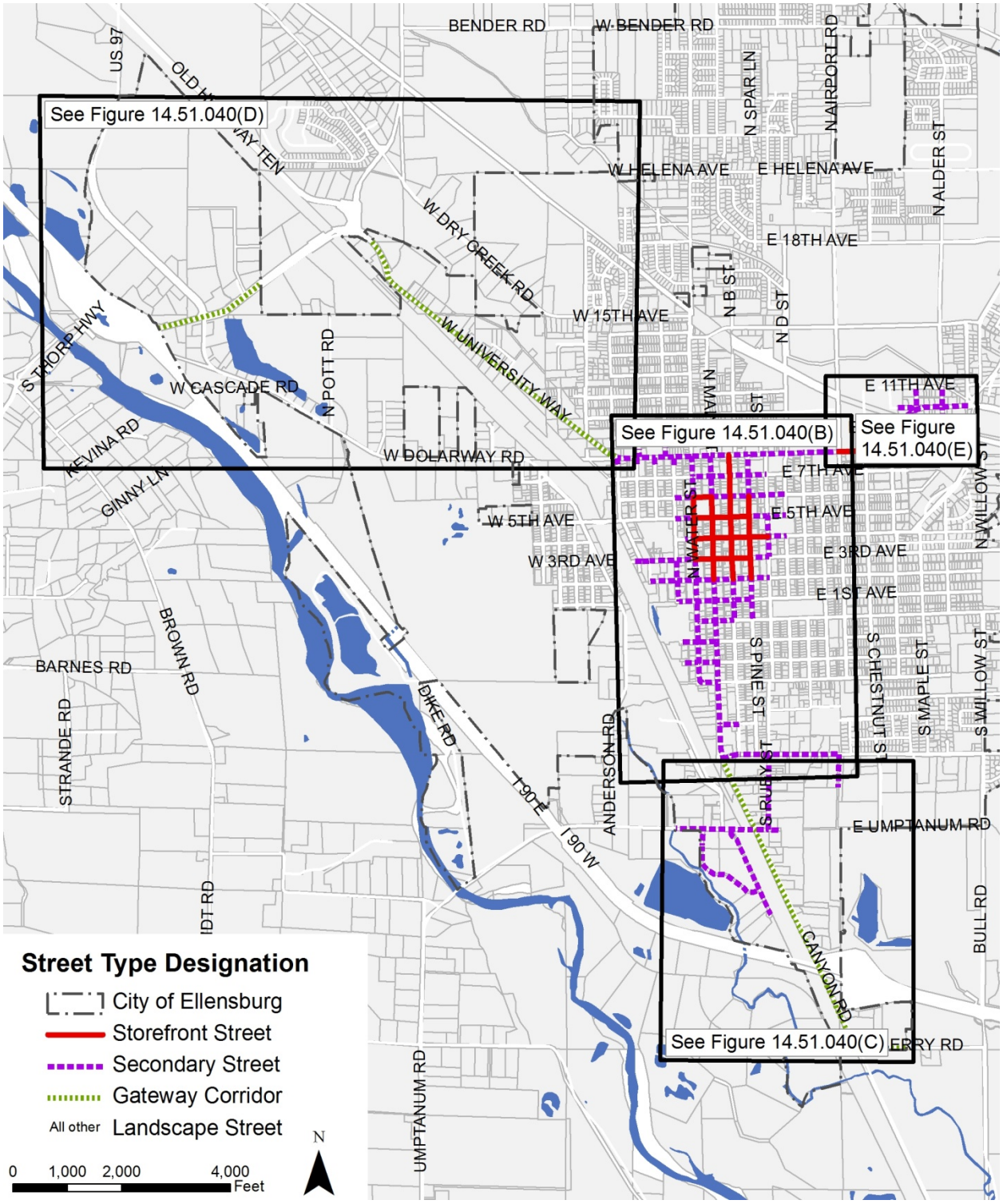

Figure 15.510.040(A). Index map for street frontage type designations.

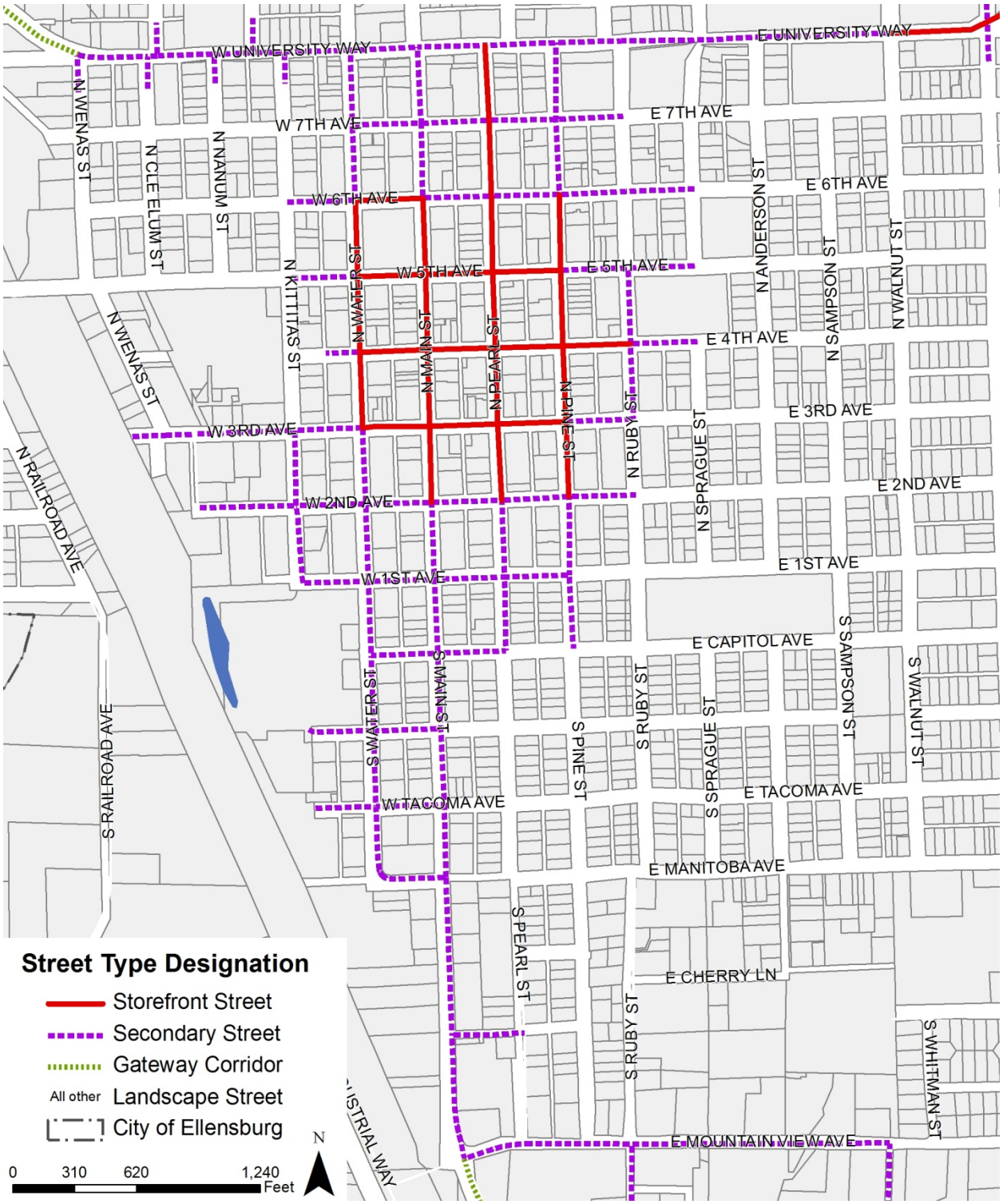

Figure 15.510.040(B) sets forth street frontage type designations for the greater Downtown area, which is roughly bounded by West 9th Avenue in the north, the railroad in the west, Mountain View Avenue in the south, and Walnut Street in the east.

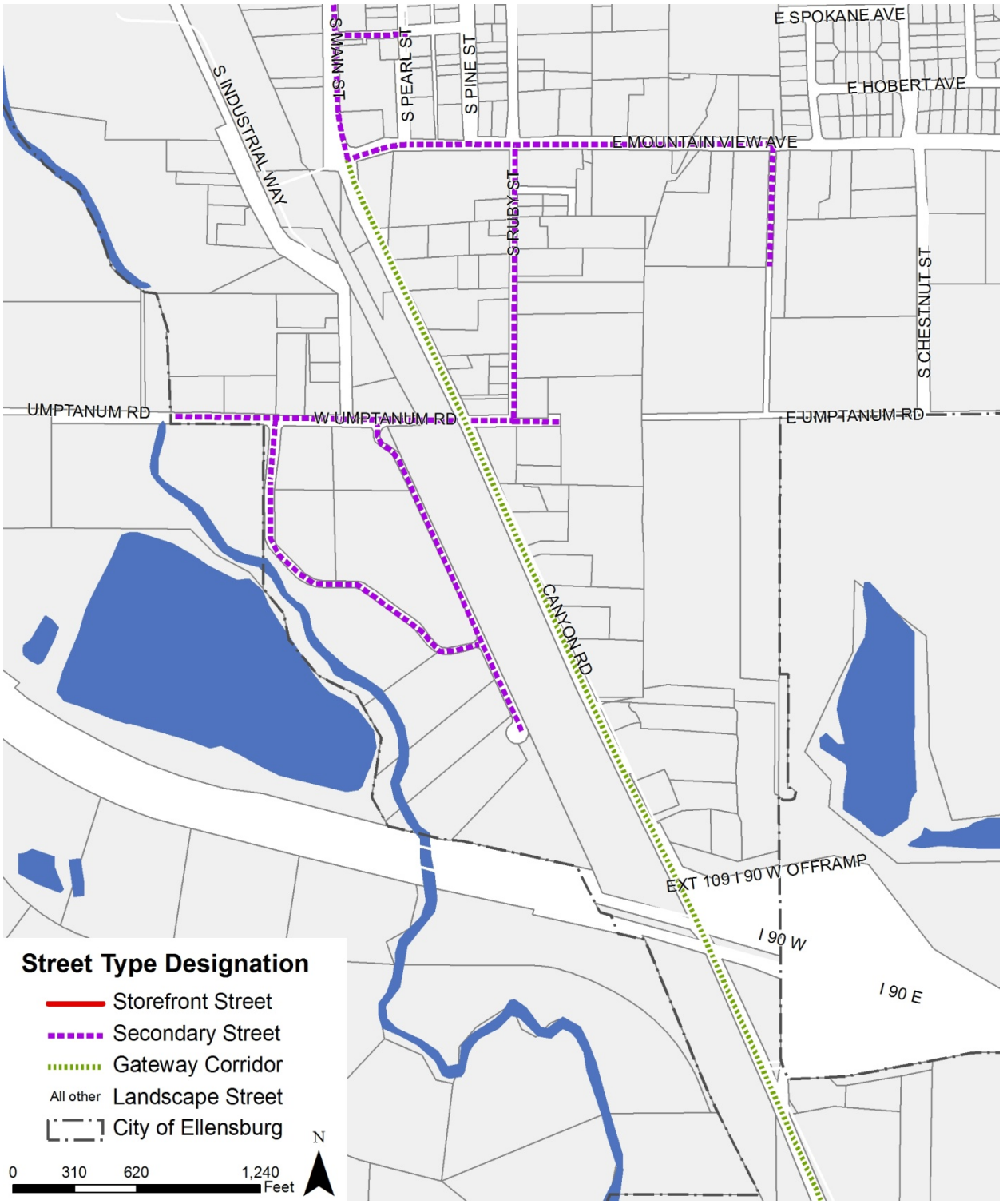

Figure 15.510.040(C) sets forth street frontage type designations for the Canyon Road corridor/south interchange area.

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

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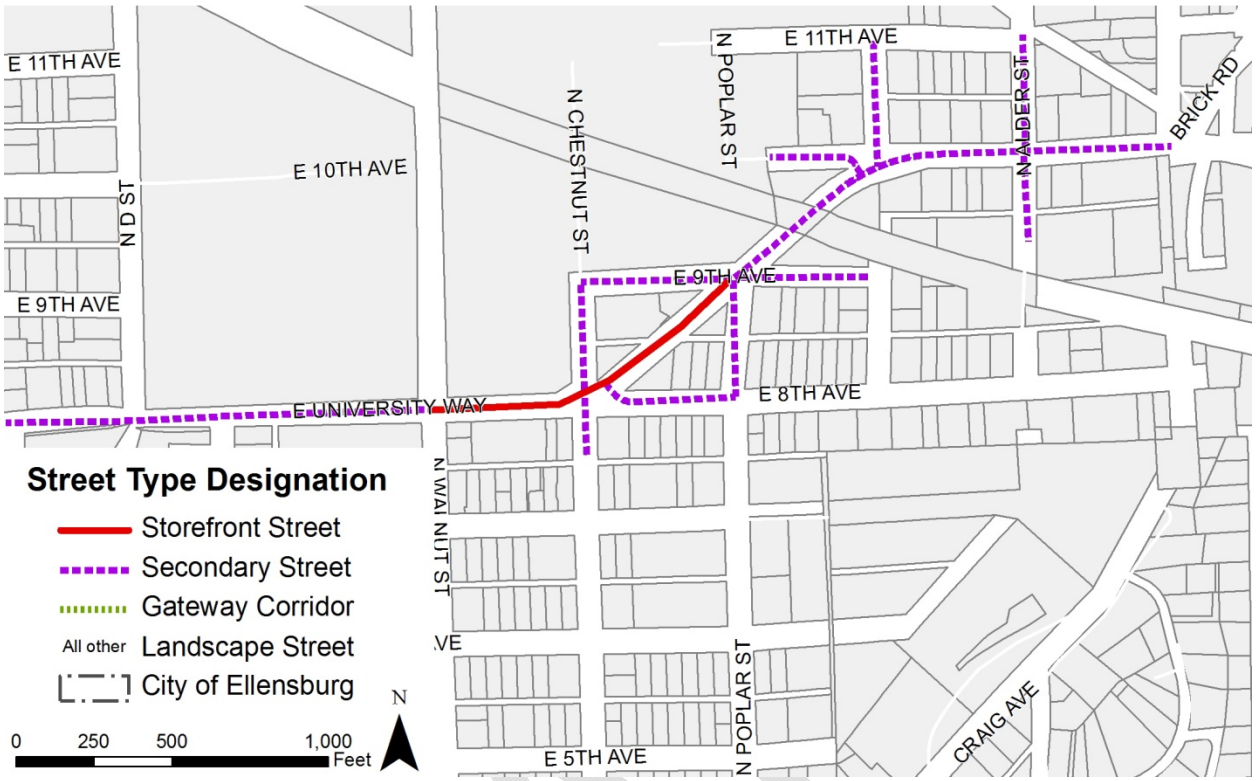

Figure 15.510.040(E). Street frontage type designations for the campus area.

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15.510.050 Storefront Street standards.

The intent is to emphasize and/or reinforce a "Main Street" setting with storefronts placed adjacent to sidewalks.

A. Applicability. The standards herein shall apply to all designated Storefront Streets per ECC 15.510.040.

B. Building frontage. Buildings shall be located adjacent to the sidewalk. Building setbacks from the public right-of-way 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 unavoidable, no more than one curb cut shall be allowed.

E. Ground floor use. Except for lobbies or similar entrances, residential uses are prohibited within 30 feet of the sidewalk on the ground floor of designated Storefront Streets.

F. Building entry. Building entries shall face the sidewalk.

G. Weather protection. Weather protection at least 3 feet deep is required over all primary entries. For south and west facing facades, weather protection at least 6 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 8 feet of clearance over the sidewalk.

H. Storefront transparency. Transparent window area along at least 70 percent of the ground floor façade between 30 inches and 8 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 ECC 15.510.120 below. 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 8 feet above grade.

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I. Ground floor and façade heights.

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

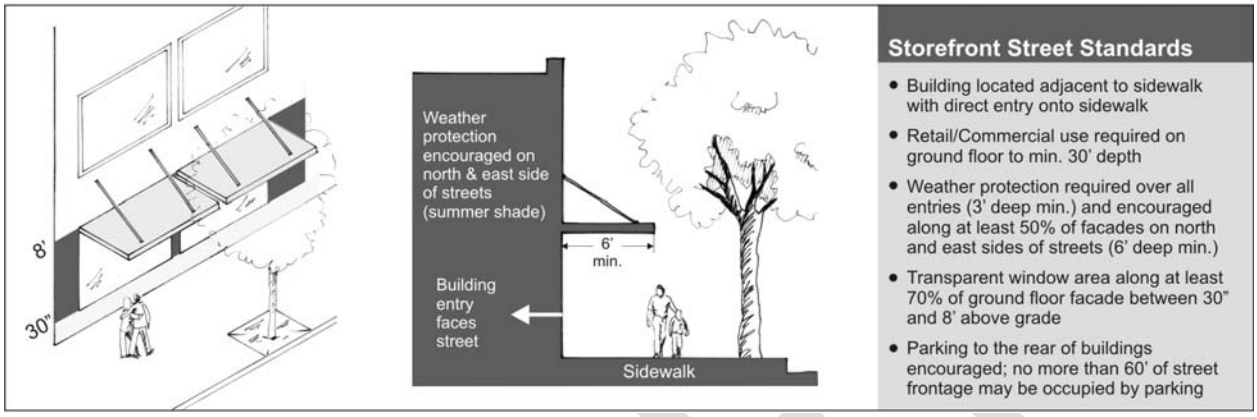

Figure 15.510.050(A). Summary of key Storefront Street standards.

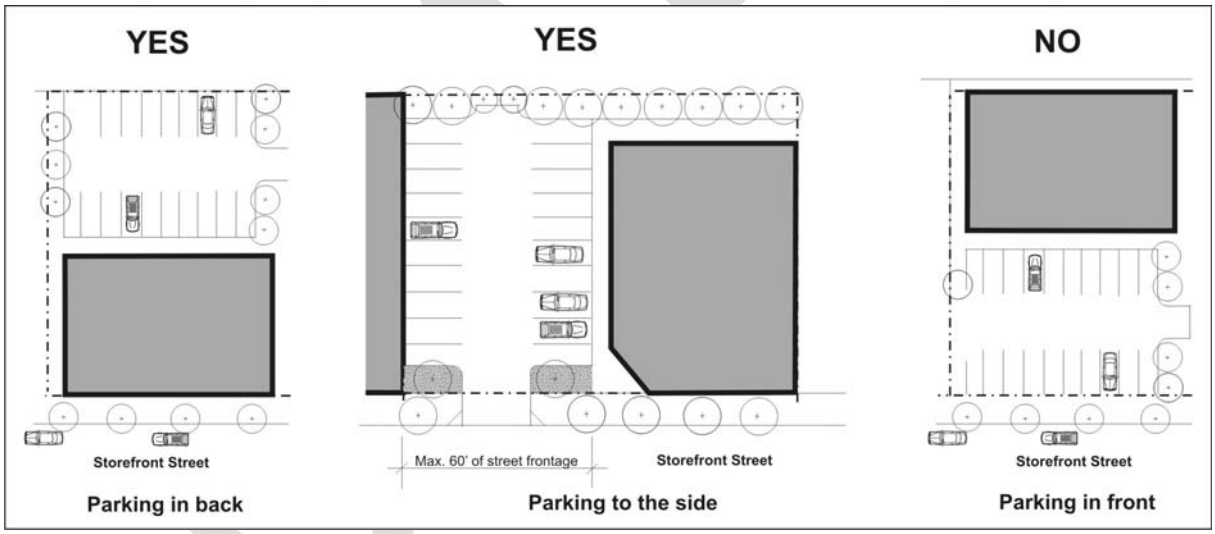

Figure 15.510.050(B). Parking location standards for designated Storefront Streets.

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.

15.510.060 Secondary Street standards.

For all designated Secondary Streets, development frontages may either be storefronts [see subsection (B) below], landscaped frontages [see subsection (C) below], or a combination of both.

A. Applicability. The standards herein shall apply to all non-residential and multifamily development on designated Secondary Streets per ECC 15.510.040.

B. Storefront standards. All storefront buildings along designated Secondary Streets shall comply with all building-related Storefront Street standards set forth in ECC 15.510.050 above.

C. Landscaped frontage standards for Secondary Streets.

1. Building setbacks. 10 feet minimum or consistent with minimum requirements of the applicable zoning district (see ECC 15.320.030 and .040), whichever is greater. Covered entries and other weather protection features may extend into this setback by up to 6 feet.
2. Building entry. At least one building entry shall be visible from the sidewalk.
3. Weather protection. Weather protection at least 3 feet deep shall be provided over all primary entries.
4. Transparency. Transparent window area shall be provided along at least 15 percent of the façade of the building (all vertical surfaces of the façade). DEPARTURES will be considered pursuant to ECC 15.210.060 and ECC 15.510.120 below.
5. Landscaping. Pursuant to ECC 15.320.030(C), 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 ECC 15.510.120 below.

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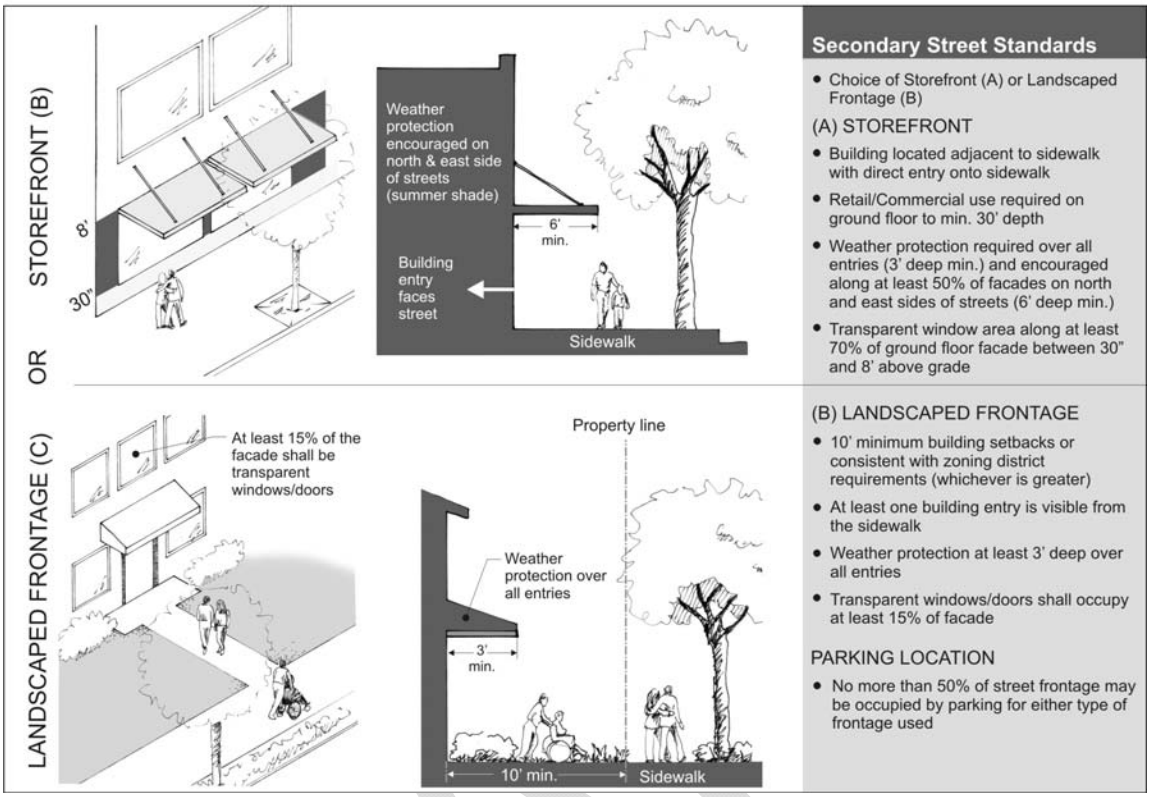

Figure 15.510.060(A). Summary of key Secondary Street standards.

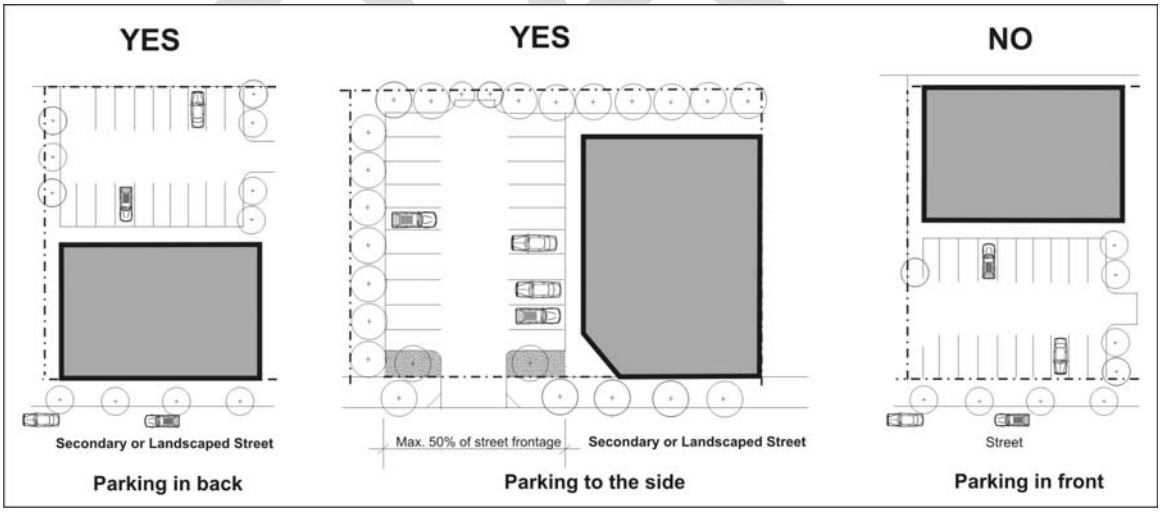

Figure 15.510.060(B). Parking location standards for designated Secondary Streets.

15.510.070 Gateway Street standards.

A. Applicability. The standards herein shall apply to all designated Gateway Streets per ECC 15.510.040.

B. Building setbacks. 15 feet minimum, or consistent with minimum requirements of the applicable zoning district (see ECC 15.320.040), whichever is greater.

C. Building entry. At least one building entry shall be visible from the sidewalk.

D. Weather protection. Weather protection at least 3 feet deep shall be provided over all primary entries.

E. Transparency. Transparent window area shall be provided along at least 15 percent of the façade of the building (all vertical surfaces of the facade). DEPARTURES will be considered pursuant to ECC 15.210.060 and ECC 15.510.120 below.

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 ECC 15.510.120 below.

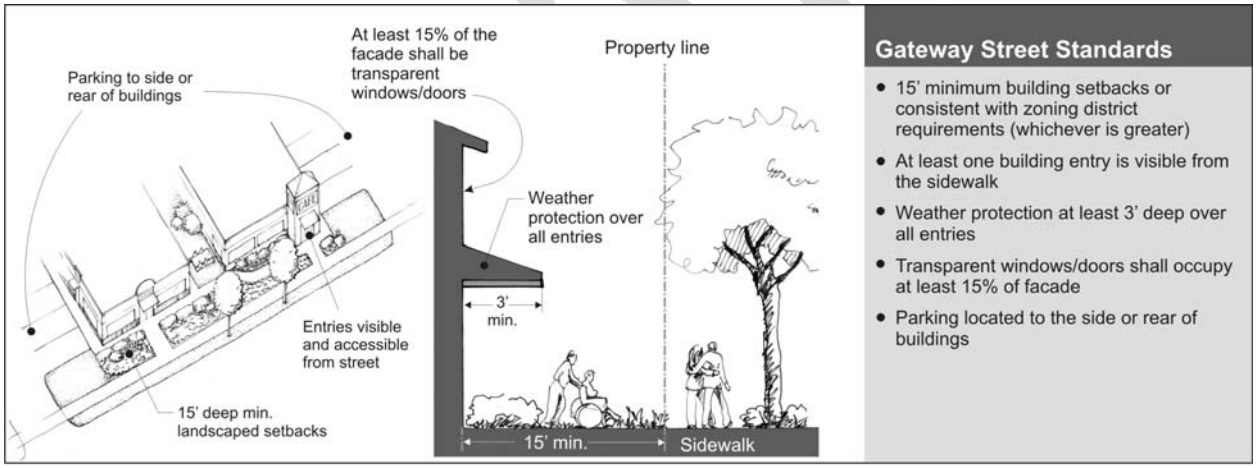

Figure 15.510.070. Summary of key Gateway Street standards.

15.510.080 Landscaped Street standards.

A. Applicability. The standards herein shall apply to all non-residential and multifamily development on designated Landscaped Streets per ECC 15.510.040.

B. Building setbacks. 15 feet minimum, or consistent with minimum requirements of the applicable zoning district (see ECC15.320.030 and .040), whichever is greater.

C. Building entry. At least one building entry shall be visible from the sidewalk.

D. Weather protection. Weather protection at least 3 feet deep shall be provided over all primary entries.

E. Transparency. Transparent window area shall be provided along at least 15 percent of the façade of the building (all vertical surfaces of the façade). DEPARTURES for non-residential uses will be considered pursuant to ECC 15.210.060 and ECC 15.510.120 below.

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 ECC 15.510.120 below.

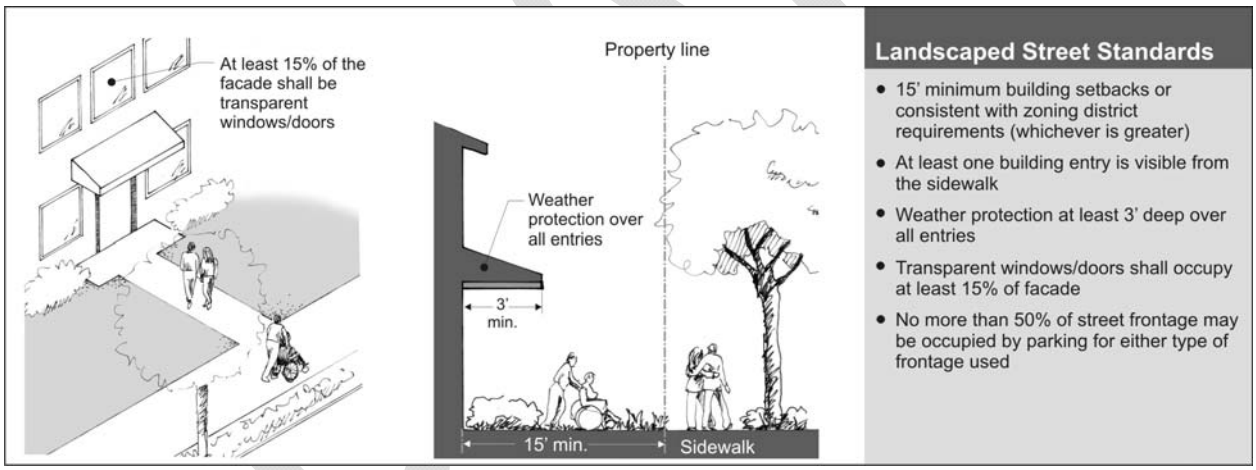

Figure 15.510.080. Summary of key Landscaped Street standards.

15.510.090 Site orientation standards for properties in the light industrial (I-L), heavy industrial (I-H), and public reserve (P-R) zones.

Unless otherwise designated on a map within ECC 15.510.040, sites within the I-L, I-H, and P-R zones shall comply with the standards for Secondary Streets (see ECC 15.510.060), except there are no limitations as to the location of parking along street frontages. Parking lot landscaping and buffer provisions set forth in ECC 15.520.070 are applicable.

15.510.100 Site orientation standards for properties in all residential zones.

All non-residential and multifamily development within residential zones shall comply with the frontage standards for Landscaped Streets as set forth in ECC 15.510.080.

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. For properties fronting 3 or more streets, direct pedestrian entries shall be required on at least 2 street frontages. DEPARTURES will be considered pursuant to ECC 15.210.060 and ECC 15.510.120 below.
2. For dual frontage properties, a pedestrian entry needs to be visible from both streets. DEPARTURES will be considered pursuant to ECC 15.210.060 and ECC 15.510.120 below.

B. Transparency. For street corner properties and other properties fronting on multiple streets, the minimum required transparency percentage may be reduced by 50 percent on secondary facades (facades where no entry is included). DEPARTURES will be considered pursuant to ECC 15.210.060 and ECC 15.510.120 below.

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 for developments adjacent to Storefront Streets, except where the site fronts onto 3 or more Storefront Streets.

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15.510.120 Site orientation departures.

Select departure opportunities are provided pursuant to ECC 15.210.060 for each of the street type designations set forth in Sections 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 whether an alternative design meets the purposes of the standards include:

A. Current and future context. Consider both the current context of the site and the possible future context of the surrounding 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.

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.

D. Impacts to non-motorized traffic. Consider whether the proposed design addresses or impacts non-motorized transportation elements along the street frontage.

E. Conformance with Ellensburg Design Standards (ADD DIRECT WEB LINK)**.** Consider whether the proposed design conforms to applicable provisions of the Design Standards, which includes chapters on multifamily, commercial, and industrial development. If there is a conflict between the Ellensburg Design Standards and the provisions in this article, the provisions herein shall apply.

15.510.130 Civic building frontages.

Public buildings 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).

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15.520 Site Planning & Design Elements

15.520.010 Purpose & 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 apply to all new non-residential and multifamily development within the city.

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) below.
2. Balconies or rooftop decks within 15 horizontal feet of a side property line must utilize opaque guard rails to minimize privacy impacts to adjacent properties.

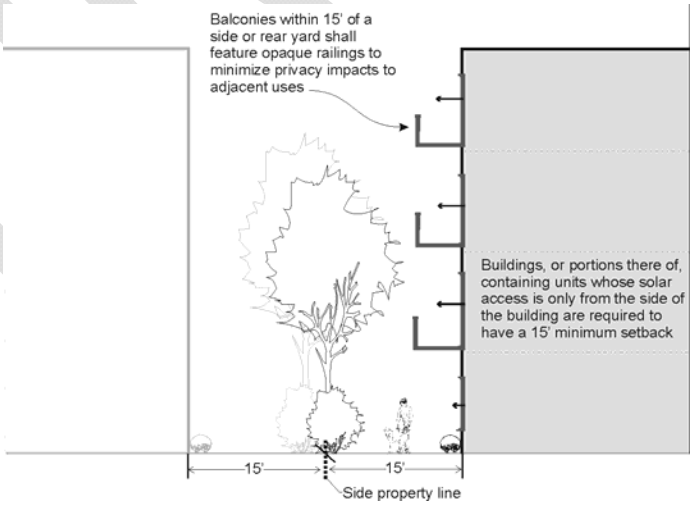

Figure 15.520.020(B). Solar access and privacy standards for multifamily residential buildings along side/rear yards.

C. Side/rear yard design/options.

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 10 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 10 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 5 feet if used in conjunction with a screen fence between 6-8 feet tall.
3. Other treatments that meet the purpose of the standards. 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 non-residential 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 8 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.

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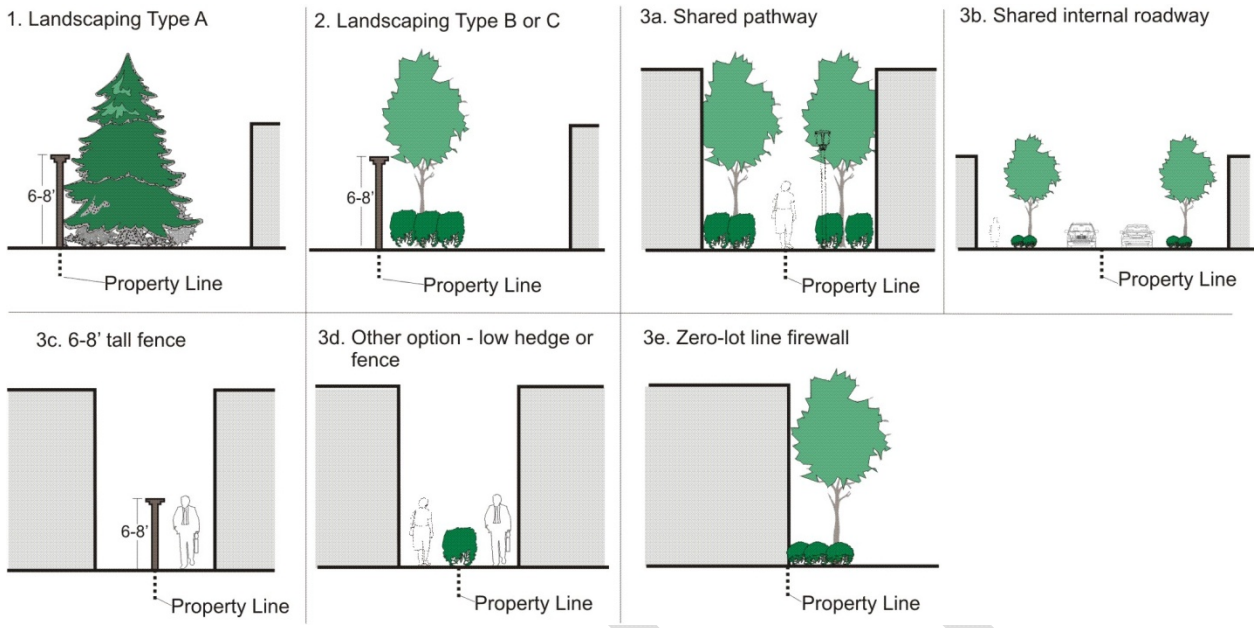

15.520.020(C). Illustrating the various side and rear yard design treatment standards and options.

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15.520.030 Open space for non-residential 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 non-residential uses. [see Figure 15.520.030(B)]
All non-residential development on sites outside of the I-H zone more than one acre in size, including commercial portions of mixed use development, shall provide pedestrian-oriented space equal to at least one percent of the net project area plus one percent of the gross non-residential 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 space shall comply with the design provisions of paragraph (C) below. The applicable open space(s) shall be maintained by the property owner.

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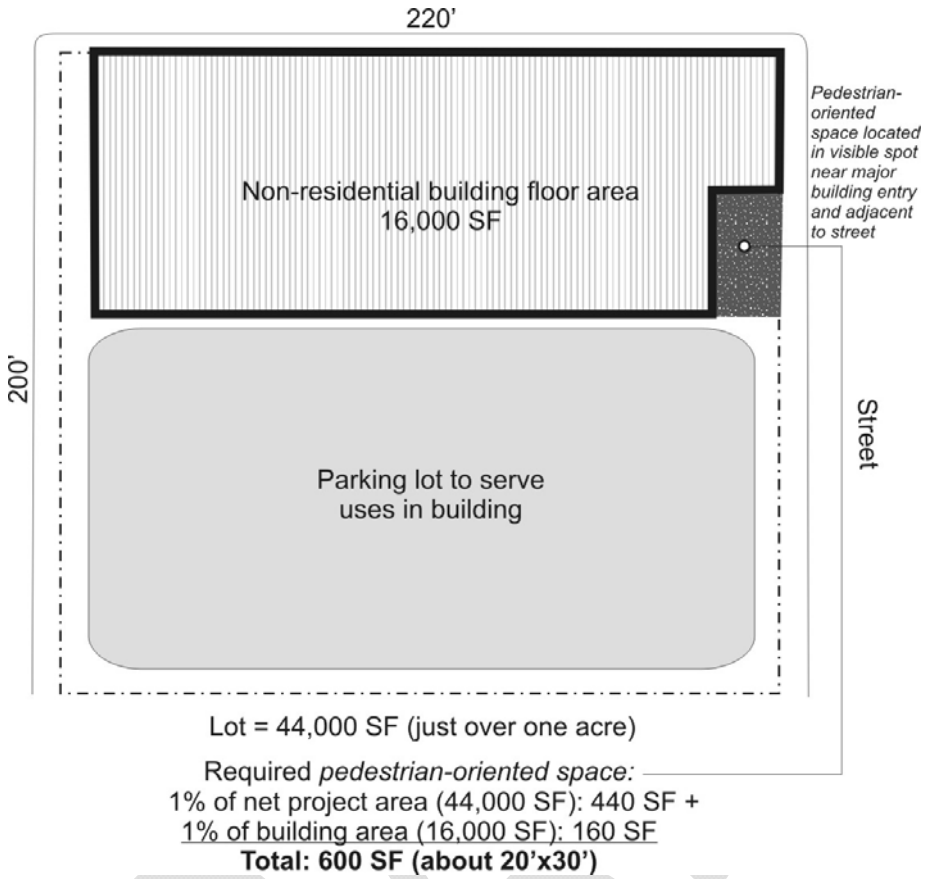

Figure 15.520.030(B). Illustrating the amount of open space required for non-residential development.

C. Pedestrian-oriented space design criteria.

These spaces, as required per paragraph (B) above, 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, where widened beyond minimum requirements, shall count as pedestrian-oriented open space. The additional sidewalk area may be used for outdoor dining and temporary display of retail goods. The standards in paragraphs (2) through (4) below shall not apply to sidewalks, 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 from the adjacent 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 of either concrete or approved unit paving;
   c. Pedestrian-scaled lighting (no more than 14 feet in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting; (see ECC Chapter 15.580 Outdoor Lighting for additional lighting requirements.)

d. At least 3 feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space. This provision may be relaxed or waived where there are provisions for movable seating that meet the purpose of the standard;

e. Spaces shall be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry; and

f. Landscaping that adds visual or seasonal interest to the space.

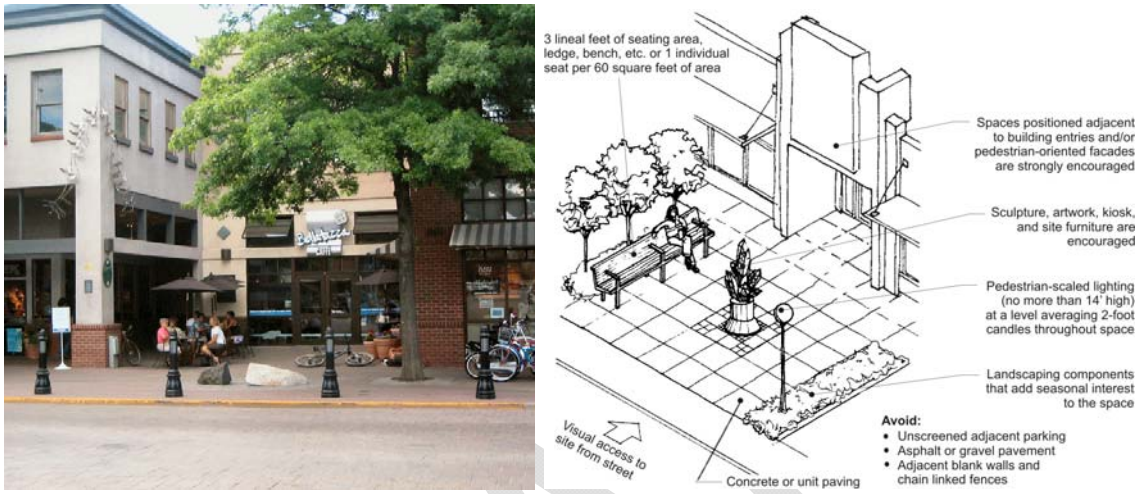

Figure 15.520.030(C). Examples of pedestrian-oriented open spaces.

3. The following features are encouraged in pedestrian-oriented space:

   a. Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork;

   b. Provide pedestrian-oriented facades on some or all buildings facing the space;

   c. Consideration of the sun angle at noon and the wind pattern in the design of the space;

   d. Transitional zones along building edges to allow for outdoor eating areas and a planted buffer;

   e. Movable seating;

   f. Incorporation of water treatment features such as rain gardens or the use of an area over a vault as a pedestrian-oriented space; and

   g. Weather protection, especially weather protection that can be moved or altered to accommodate conditions.

4. The following features are prohibited within pedestrian-oriented space:

   a. Asphalt or gravel pavement, except where continuous gravel or asphalt paths intersect with the space;

   b. Adjacent chain link fences;

   c. Adjacent unscreened blank walls; and

   d. Adjacent dumpsters or service areas.

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D. Open space requirements for multifamily uses.

All multifamily development, including multifamily portions of mixed use development, shall provide open space at least equal to 10 percent of the building living space, not counting corridors, lobbies, etc. For example, for an 8-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 15.290.020. The required open space may be provided in a combination of the following ways:

1. 100 percent of the required open space may be in the form of common open space available to all residents and meeting the requirements of subsection (E)(1) below. Common open space may be in the form of courtyards, front porches, patios, play areas gardens or similar spaces;
2. Up to 50 percent of the required open space may be provided by private or common balconies meeting the requirements of subsection (E)(2) below;
3. For mixed-use buildings up to 50 percent of the required open space may be provided by common indoor recreation areas meeting the requirements of subsection (E)(3) below;
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 and meet the requirements of subsection (E)(4) below; and/or
5. Up to 25 percent of the required open space may be provided by community garden areas meeting the requirements of subsection (E)(5) below.

E. Multifamily open space design criteria.

1. Common open space includes 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 common open spaces include the following:
   a. Required setback areas shall not count towards the open space requirement unless 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 15 feet in width (except for front porches);
   c. Spaces (particularly children's play areas) shall be visible from at least some dwelling units and positioned near pedestrian activity;
   d. Spaces shall feature paths, landscaping, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable;
   e. Individual entries may be provided onto common open space from adjacent ground floor residential units, where applicable. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are encouraged to enliven the

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space. Low walls or hedges (less than 3 feet in height) are encouraged to provide clear definition of 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);

g. Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible;

h. Space should sited to minimize impacts from prevailing winds;

i. Stairways, stair landings and above grade walkways shall not encroach into minimum required common open space areas. An atrium roof covering may be built over a courtyard to provide weather protection provided it does not obstruct natural light inside the courtyard; and

j. Shared front porches qualify as common open space provided:

   i. No dimension is less than 8 feet; and

   ii. The porches are accessible to all residents.

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

2. Private balconies and decks. Such spaces shall be at least 35 square feet, with no dimension less than 4 feet, to provide a space usable for human activity. The space shall meet ADA standards. This standard also applies to individual front porches if counted toward townhouse open space requirements.

3. Indoor recreational areas. Such spaces shall meet the following conditions:

   a. The space shall meet ADA standards 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 use by residents.

4. Shared rooftop decks. Such spaces shall meet the following requirements:

   a. Space shall be ADA accessible to all dwelling units;

   b. Space shall provide amenities such as seating areas, 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, and appropriate lighting levels.

5. Community gardens. [see Figure 15.520.030(D(2)] Such spaces shall meet the following conditions:

a. All spaces shall be located to receive at least 6 hours of natural sunlight per day in summer months;

b. All spaces shall have access to irrigation;

c. All spaces shall have tillable soil to a depth of 1 foot, minimum;

d. Spaces may be provided in shared or private yard areas, at ground level, on balconies, or on rooftop decks;

e. Where some or all of the community garden is within shared common open space, 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; and

f. Standards where community garden space is provided within shared common open spaces.

i. Walkways between planting beds shall be at least 2 feet wide; and

ii. Planting beds shall be raised above surface level. For ground level spaces, planting beds shall be raised at least 6 inches. For rooftop spaces, planting beds shall be raised by at least 18 inches.

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

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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 fronts 2 streets, access shall be provided from the road 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.

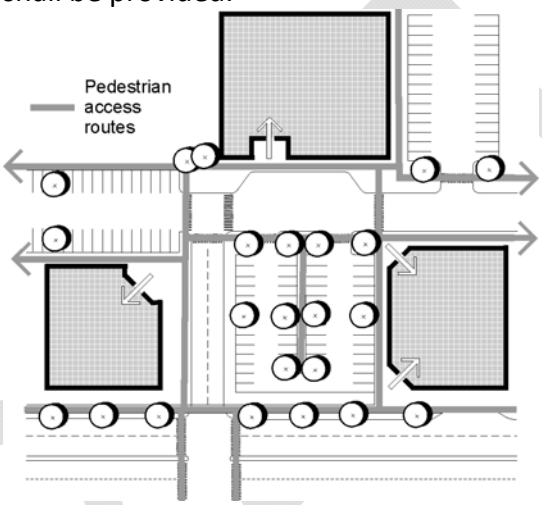

Figure 15.520.040(C). Good internal pedestrian circulation. Note connections from the street, between buildings and through parking lots.

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D. Parking lot pathways.

A hard-surfaced walkway with 6 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 3 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, which may be raised above the vehicular pavement. Speed bumps may not be used to satisfy this requirement. Trees and pedestrian-scaled lighting (maximum 15 feet in height) shall be used to clearly define pedestrian walkways or other pedestrian areas within the parking area.

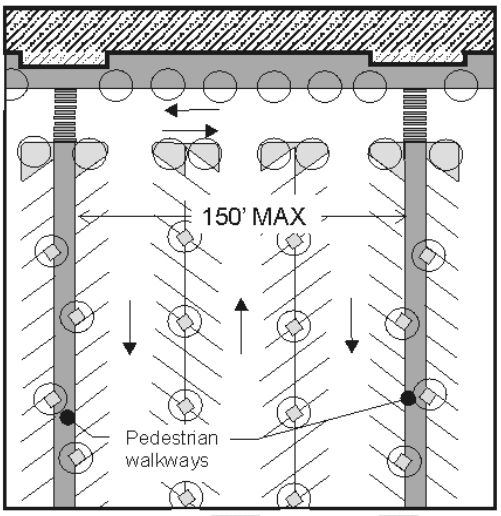

Figure 15.520.040(D). Parking lot pathway standards and example.

E. Internal walkway widths and design.

1. Pathways along the front facade of mixed-use and retail buildings 100 feet or more in length (measured along the facade) that are not located adjacent to a street must be at least 12 feet wide with 8 feet minimum unobstructed width and include the following:

   a. Street trees shall be placed at an average of 30 feet on-center and placed in planting pits (except where trees are placed in continuous planting strips). Breaks in the tree coverage will be allowed near major building entries 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 between any vehicular access or parking area and the pathway, provided that the required trees are included and the pathway is at least 8 feet in width and the combined pathway and planting strip is at least 14 feet in width; and

   c. Pedestrian-scaled lighting may be used as a substitute to the required street trees, provided they are used at the same intervals.

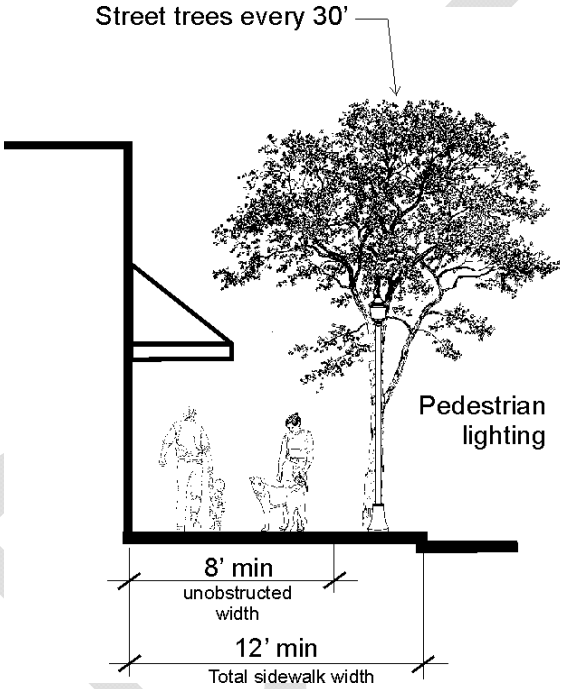

Figure 15.520.040(E)(1). Internal walkway standards and an example along retail or mixed-use buildings.

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.

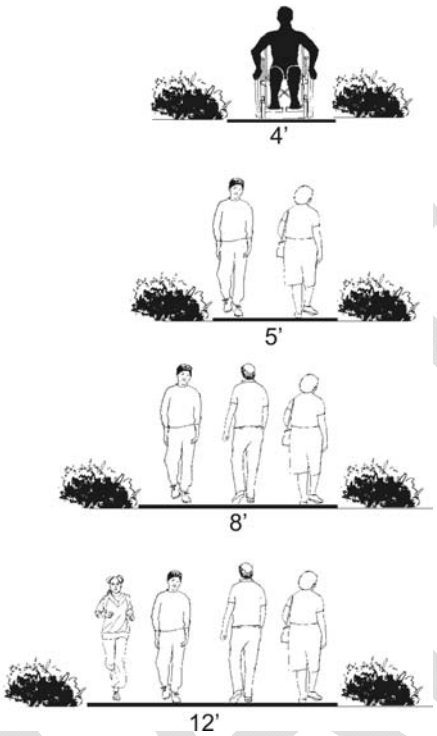

Figure 15.520.040(E)(2). Considerations for pathway walking widths.

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.

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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 parcels, where applicable.

Large site circulation: Sites larger than 2 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 non-residential 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, 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 sites to connect to the project's internal roads. Examples include internal road stubouts, "T" intersections near the property line, or the capability of constructing a new vehicular connection based on the location and design of buildings.

Exceptions to (2) and (3) above:

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.

B. Driveways. See Section 3, driveway standards (public works development standards) (ADD LINK).

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C. Drive-through lanes.

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 site orientation standards in ECC Chapter 15.510, drive through lanes between a street and a parking 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 5 feet in width. 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 be utilized to enhance the safety and visual appearance of the pedestrian crossing.

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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 the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas;
2. The designated spot for service elements shall be paved with concrete;

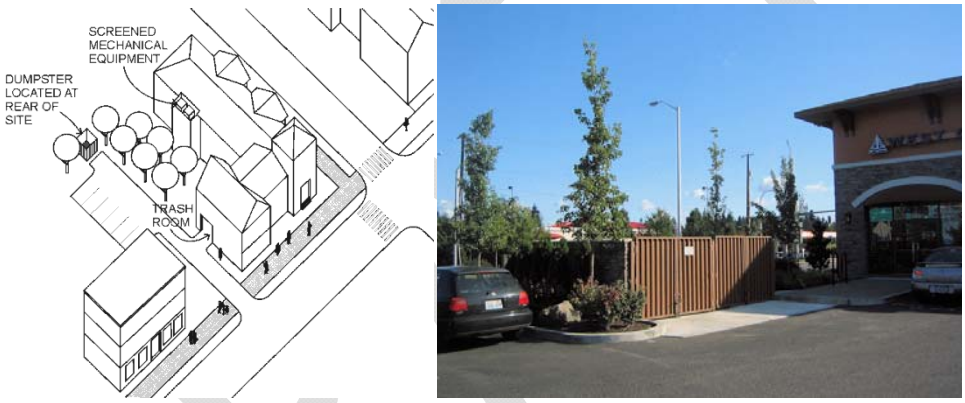

Figure 15.520.060(B). Appropriate service area location and enclosure example.

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 6 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 5 feet deep in locations visible from the street, dwelling units, customer parking areas, or pathways 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
   e. Preferably, service enclosures are 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 townhomes.

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.

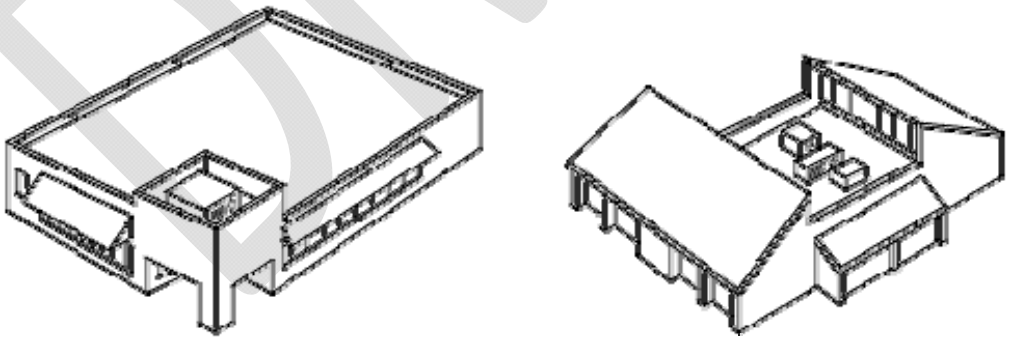

Figure 15.520.060(D). Screening examples of rooftop mechanical equipment.

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 lots associated with new construction or Level III Improvements (see 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 5-foot wide planting bed that incorporates a continuous low wall (approximately 3 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 that provides visual interest and helps to define the street edge; [see Figure 15.520.070(B)(1)(a)] or

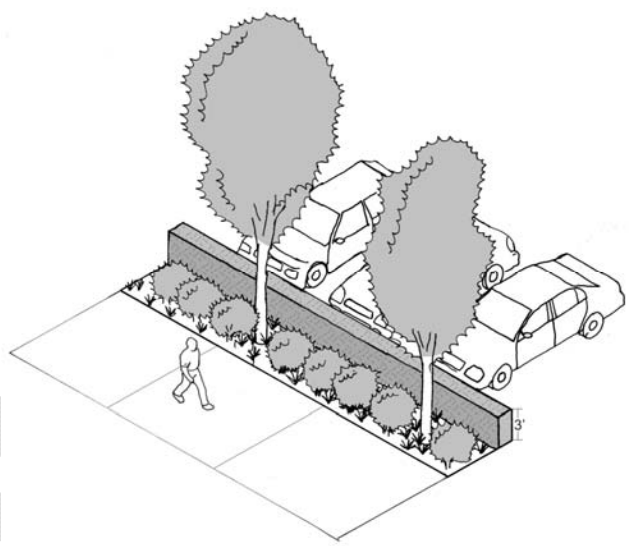

Figure 15.520.070(B)(1)(a). Parking lot planting buffer with low wall.

   b. Provide an elevated planter which is a minimum of 5 feet wide and between 2 and3 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 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)] or

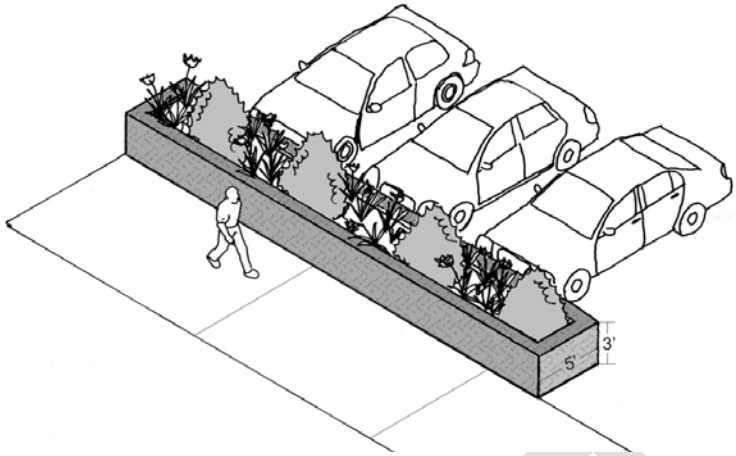

Figure 15.520.070(B)(1)(b). Elevated parking lot planting buffer.

c. Provide at least 10 feet of Type C landscaping [ECC 15.570.040(C)]. [see Figure 15.520.070(1)(c)]

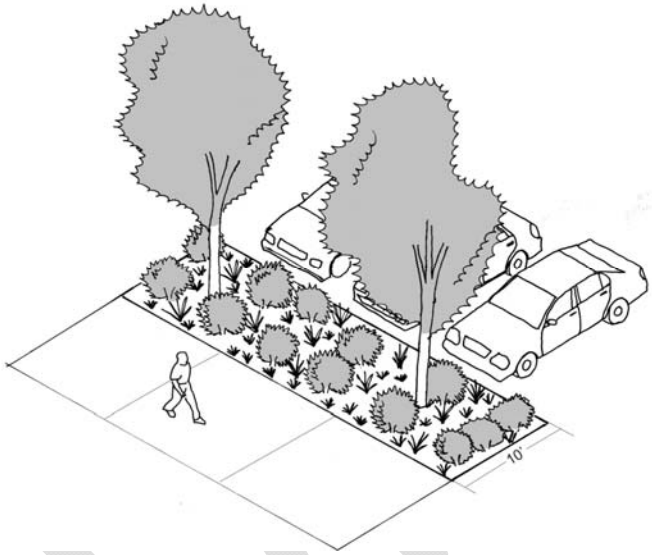

Figure 15.520.070(B)(1)(c). Example of a 10-foot parking lot buffer with Type C landscaping.

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 3 feet in height while trees (once they achieve taller heights) should generally have their crowns raised up to the 8-foot level. [see Figure 15.520.070(B)(1)(c)]

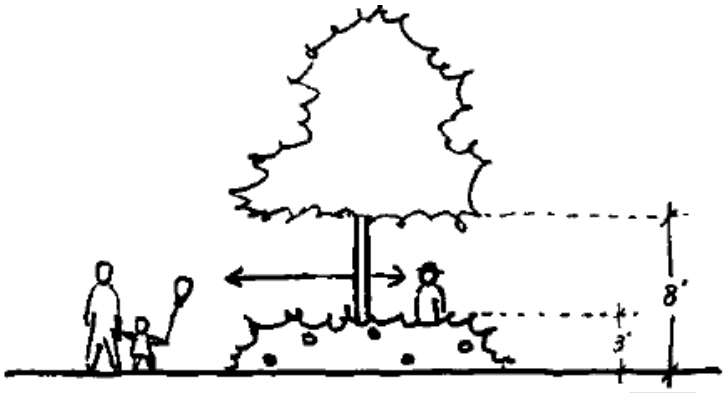

Figure 15.520.070(B)(1)(c). Parking lot planting buffers shall emphasize the 3:8 rule for visibility and safety.

d. Where new surface parking lots or parking lots associated with new construction or Level III Improvements (see 15.500.020) are located along side property lines, a 6-8 foot screen fence shall be required on the property line with at least 5 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.

2. Other relevant code sections.

a. Section 6 (parking standards) of the city's public works development standards (ADD LINK) and ECC Chapter 15.550 (off-street parking);

b. Parking lot pathway standards set forth ECC 15.520.040(C); and

c. Internal parking lot landscaping standards set forth in ECC 15.570.050(A)(3).

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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 in conjunction with new development and Level III Improvements [see 15.500.020(C)] along all designated Storefront and Secondary Streets. Level I and II Improvements [see 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 as determined by the director. For each 100 cumulative lineal feet of Storefront Street frontage, at least 2 of the desired amenity elements listed below shall be included. Along designated Secondary Streets, at least one amenity element shall be included. 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 property owner. Amenities below that are publicly funded, already required by code, and/or that obstruct pedestrian movement shall not qualify as an amenity to meet this standard.

Desired amenities include:

1. Seating. Each 6 feet of seating area or 4 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;
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 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 tree grates;
5. Bicycle racks;
6. Informational kiosks (may count as 2 amenity elements at the discretion of the permit review authority);
7. Decorative clocks (may count as 2 amenity elements at the discretion of the permit review authority);
8. Artwork as approved by the arts commission (may count as 2 amenity elements at the discretion of the arts commission);
9. Special lighting; and

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10. Other amenities that meet the purpose of the standards.

Figure 15.520.080. Examples of desirable streetscape amenities for Ellensburg.

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15.530 Building Design

15.530.010 Purpose & 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 apply to all non-residential and multifamily development.

15.530.020 Historic buildings and districts.

A. Purpose. To preserve and reinforce the historic character of Ellensburg's downtown and older residential areas.

B. Historic buildings and districts standards and guidelines.

1. All development projects identified on the Ellensburg Landmarks Register are subject to review by the Ellensburg landmarks and design commission per ECC Chapter 15.280 and conformance with the following design standards for rehabilitating existing buildings.
   a. Retain and preserve the overall historic character of the building;
   b. Ensure that proposed alterations are compatible with the building's own architectural character, and do not create a false historical appearance;
   c. Retain and preserve early alterations which have architectural significance in their own right;
   d. Treat distinctive original features, finishes, and examples of skilled craftsmanship with sensitivity;
   e. Repair rather than replace deteriorated architectural features whenever possible;
   f. Use the gentlest means possible when surface cleaning exterior masonry;
   g. Protect and preserve significant archaeological sites affected by the project, or provide mitigation for their disturbance; and
   h. Design new additions to existing buildings and new infill construction to be compatible with the massing, scale, materials, and architectural features of adjacent historic structures.

   These standards are supplemented and further defined or explained by that document entitled "Design Standards for the City of Ellensburg (ADD LINK)," as currently enacted.

2. Property owners of historic district buildings shall use the Secretary of Interior's Standards for the Treatment of Historic Properties (web: http://www.nps.gov/hps/tps/standguide/) (hard copy also available at City Hall) as a guide to preserve, rehabilitate, restore, reconstruct, or add to historic properties. These standards provide detailed recommendations on restoration, maintenance, repair, replacement, design, alterations, building materials, roofs, interiors, etc.

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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 buildings adjacent to Storefront Streets (see ECC15.510.040 for maps) or meeting the definition of a storefront (see ECC 15.130.190 must 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 2 of the following methods must be employed:

1. Use of window and/or entries that reinforce the pattern of small storefront spaces;
2. Use of weather protection features that reinforce small storefronts. For example, for a business that occupies 120 feet of frontage, use 3 separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well;
3. Change of roofline per ECC 15.530.030(F) below;
4. Use of vertical piers that reinforce the storefront pattern;
5. Change in building material or siding style; and/or
6. Other methods that meet the purpose of the standards.

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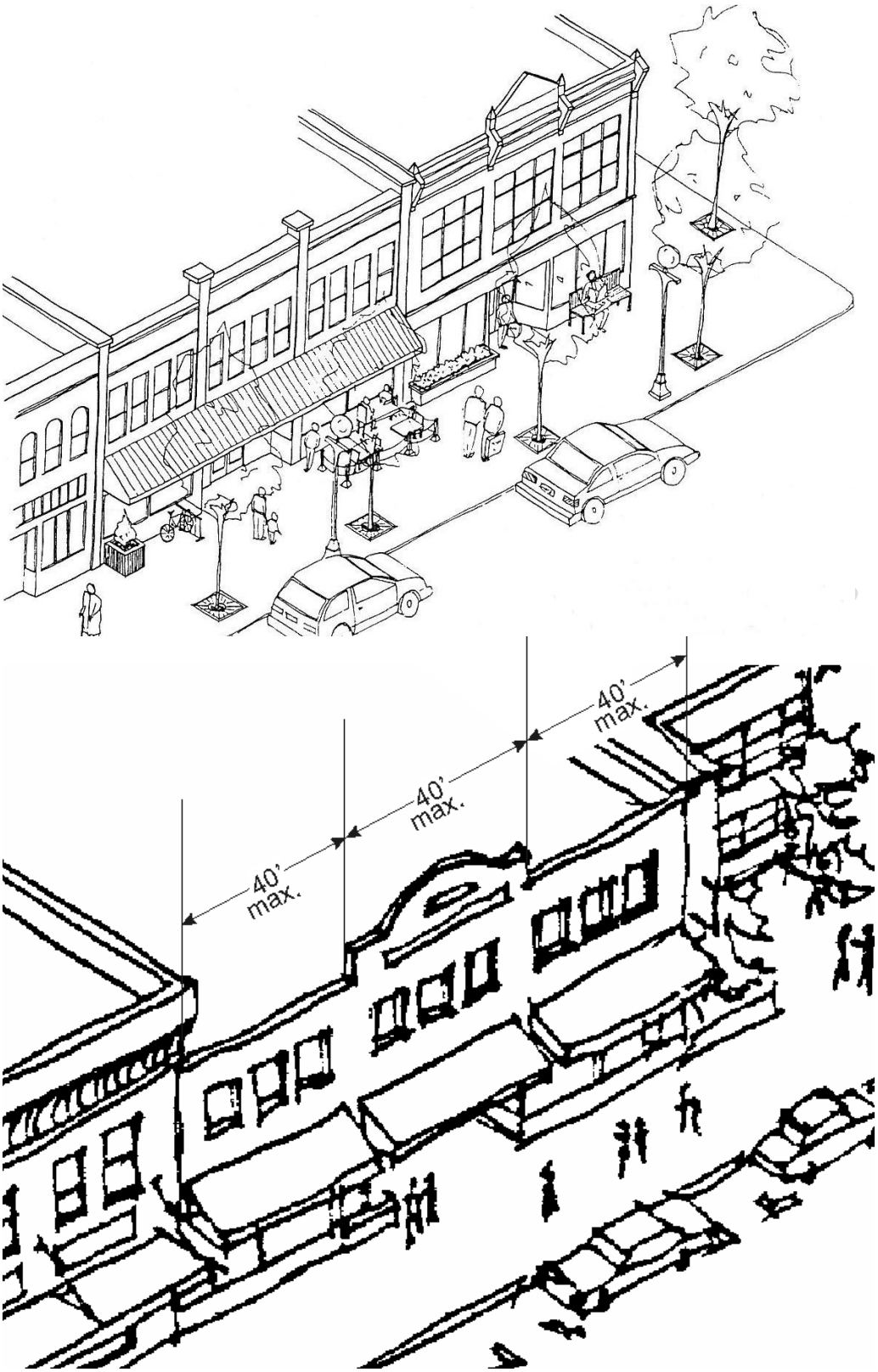

Figure 15.530.030(B). Storefront articulation examples.

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 non-residential /mixed-use buildings.
All other buildings featuring non-residential uses on the ground floor [not covered in ECC 15.530.030(B) above] shall include at least 3 of the following articulation features along all facades facing a street and 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 2 feet in depth and 4 feet in width if combined with a change in siding materials and/or roofline modulation per ECC 15.530.030(F) below. Otherwise, the vertical modulation shall be at least 10 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 5 feet and the treatment shall be used consistently with other articulation elements or utilized along at least 75 percent of the façade;
3. Repeating distinctive window patterns at intervals less than the articulation interval;
4. Providing a covered entry or separate weather protection feature for each articulation interval;
5. Use of vertical piers that reinforce storefront pattern. To qualify for this measure, the piers must project at least 2 inches from the façade and extend from the ground to the roofline;
6. Change of roofline per ECC 15.530.030(F) below;
7. Changing materials and/or color with a change in building plane;
8. Providing lighting fixtures, trellis, 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.

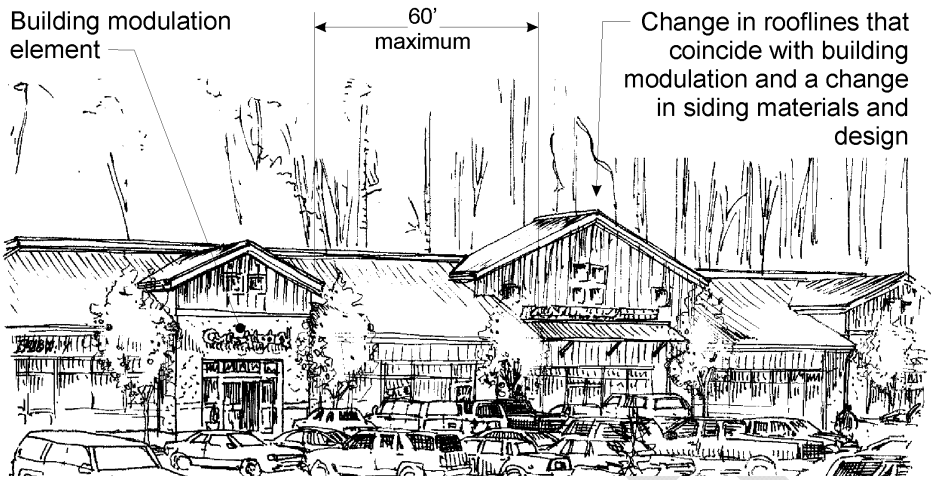

Figure 15.530.030(C). Building articulation example for other non-storefront commercial facades.

D. Building articulation – Multifamily buildings.

All multifamily buildings and residential portions of mixed-use buildings shall include at least 3 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 window patterns at intervals less than the required interval;
2. Providing vertical building modulation. Minimum depth and width of modulation is 18 inches and 4 feet (respectively) if tied to a change in color or building material and/or roofline modulation as defined in ECC 15.530.030(F) below. Otherwise, minimum depth of modulation is 10 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 façade and integrated with the building's architecture. For example, "cave" balconies or other balconies that appear to be "tacked on" to the façade will not qualify for this option;
3. Change of roofline per ECC 15.530.030(F) below;
4. Providing horizontal modulation (upper level step-backs). To qualify for this measure, the minimum upper level stepback shall be at least 5 feet and the treatment shall be used consistently with other articulation elements or utilized along at least 50 percent of the façade;
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.

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For articulation of townhouses, see ECC 15.540.060(E).

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

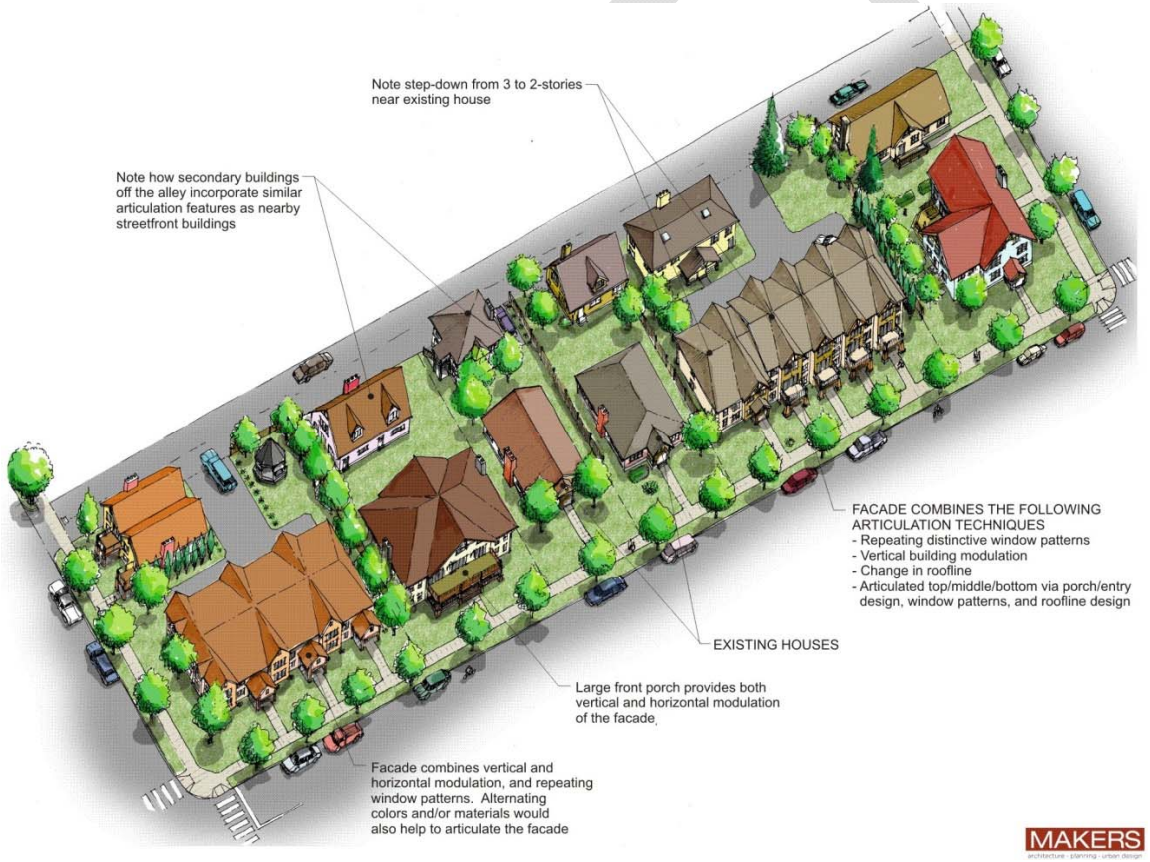

Figure 15.530.030(D)(2). Illustrating desirable multifamily building articulation compatible with the design of older neighborhood homes.

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 ECC 15.530.030(F) below;
2. Provide a decorative building cornice that projects at least 6 inches from the face of the building. The cornice line must extend along at least 75 percent of the façade; or
3. Any combination of the options above.

Buildings in the I-H zone and buildings in the I-L zone 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.

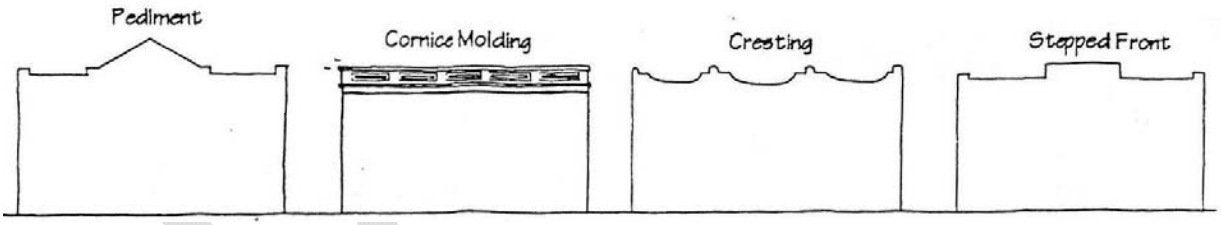

Figure 15.530.030(E)(2). Acceptable roof forms for commercial buildings.

F. Roofline modulation.

In order to qualify as a roofline modulation treatment in the standards herein, rooflines shall be varied by emphasizing dormers, chimneys, stepped roofs, gables, or a broke or articulated roofline consistent with the required articulation interval. Modulation shall consist of either:

1. For flat roofs or facades with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of 2 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 paragraphs (C)(2) above. Otherwise, the minimum vertical dimension of roofline modulation is the greater of 4 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.

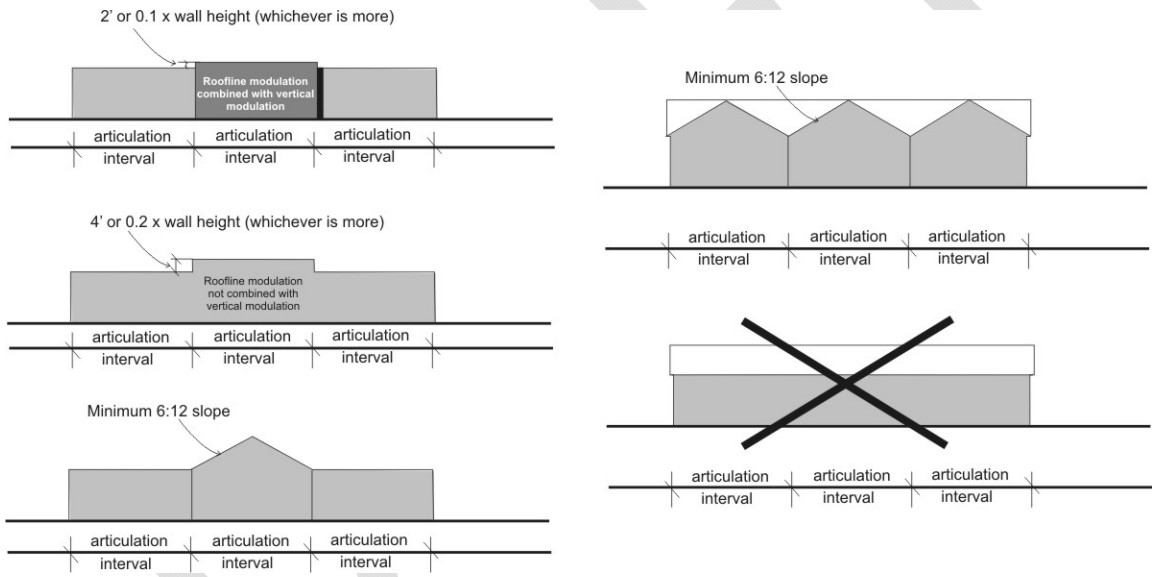

Figure 15.530.030(F). Roofline modulation standards.

G. Maximum façade width.

The maximum façade width (facades facing the street or customer parking lot) for commercial and residential buildings is 120 feet (buildings in the I-H zone are exempt from this standard). Exceptions: Buildings exceeding 120 feet in width 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 incorporate at least one of the following design elements:

1. Provide vertical building modulation at least 10 feet deep and 20 feet wide. For multi-story buildings the modulation must extend through more than one-half of the building floors;
2. Use of a contrasting vertical modulated design component 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 more than 10 feet from the façade are exempt;
   b. Utilizes a change in building materials that effectively contrast from the rest of the façade;
   c. Component is modulated vertically from the rest of the façade by an average of 6 inches; and
   d. Component is designed to provide roofline modulation per ECC 15.530.030(F) above; or
3. Façade employs building walls with contrasting articulation that make it appear like 2 distinct buildings. To qualify for this option, these contrasting facades must employ both of the following:
   a. Different building materials and/or configuration of building materials; and
   b. Contrasting window design (sizes or configurations).

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).

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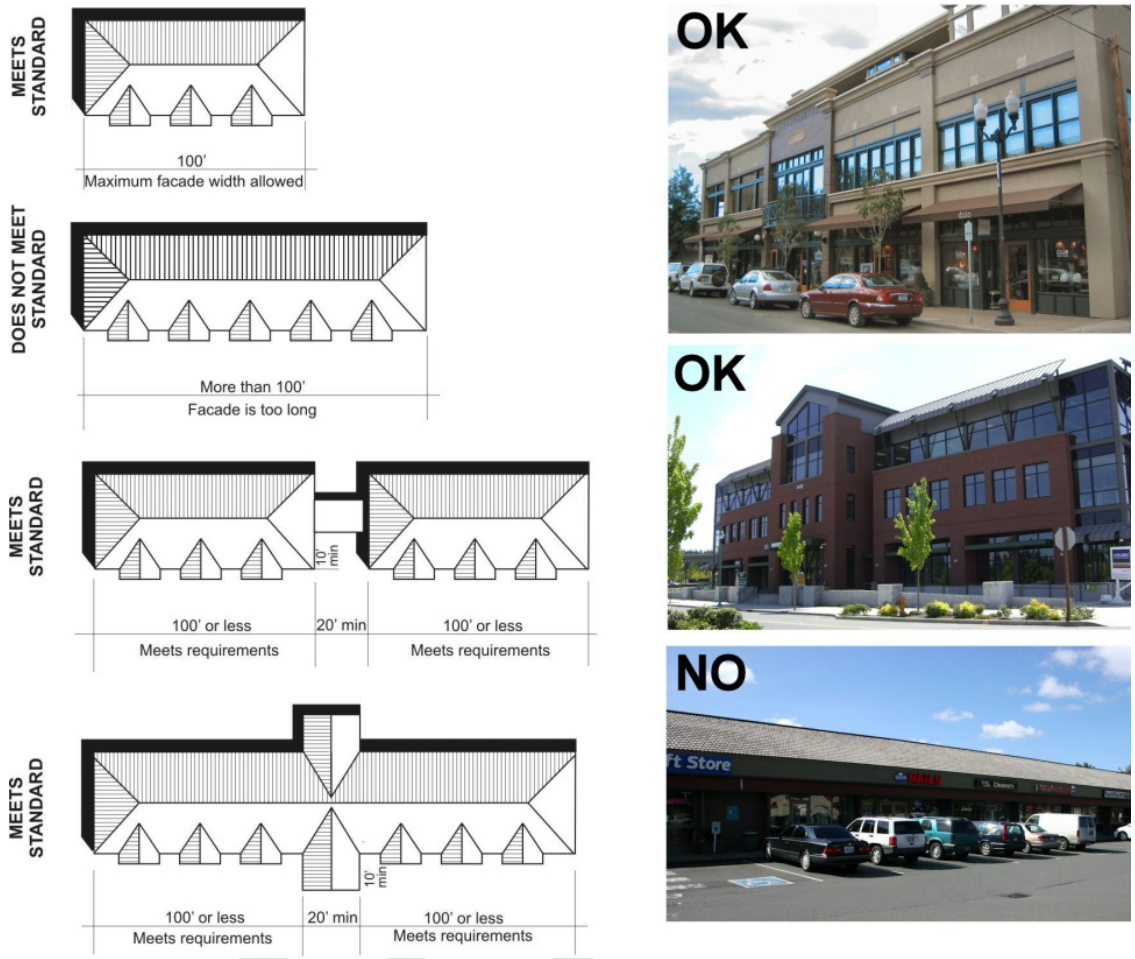

Figure 15.530.030(G). Maximum façade width standards and acceptable/unacceptable departure examples. The upper right examples uses a chance in materials, façade articulation (window styles), and roofline change. The middle right image uses substantial façade and roofline modulation. The lower right doesn't include any notable articulation or modulation.

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 non-residential and mixed-use buildings shall comply with the building elements and details standards herein unless otherwise noted.

C. Façade details toolbox.
All non-residential and mixed-use buildings shall be enhanced with appropriate details. 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 3 categories below for each façade facing a street, featuring a customer entry, or featuring the primary residential entry for each façade articulation interval (see ECC 15.530.030). For example, a building with 120 feet of street frontage with a façade articulated at 40-foot intervals will need to meet the standards for each of the 3 façade 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;
   g. Arcade;
   h. Landscaped trellises or other decorative element that incorporates landscaping near the building entry; or
   i. Other decorative or specially designed entry treatment that meets the purpose of the standards.
2. Building elements and façade 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, towers, and similar elements; or
   e. 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;

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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 number, quality, and mix of details meet the purpose of the standards in this section.

Figure 15.530.040(C). Façade 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 (1) below] shall provide one or more of the elements listed in subsection (2) 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 15.300.060) and other street corners illustrated in Figure 15.530.040(D)(2) below.

2. Street corner design element options:

   i. A cropped building corner with corner pedestrian entry;

   ii. A bay window or turret;

   iii. A clock or bell tower;

   iv. Balconies above the ground floor;

   v. Sculpture or artwork element; Must be a one-of-a-kind design element;

   vi. Distinctive use of facade materials; and/or

vii. 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.

Figure 15.530.040(D)(1). Desirable building corner examples.

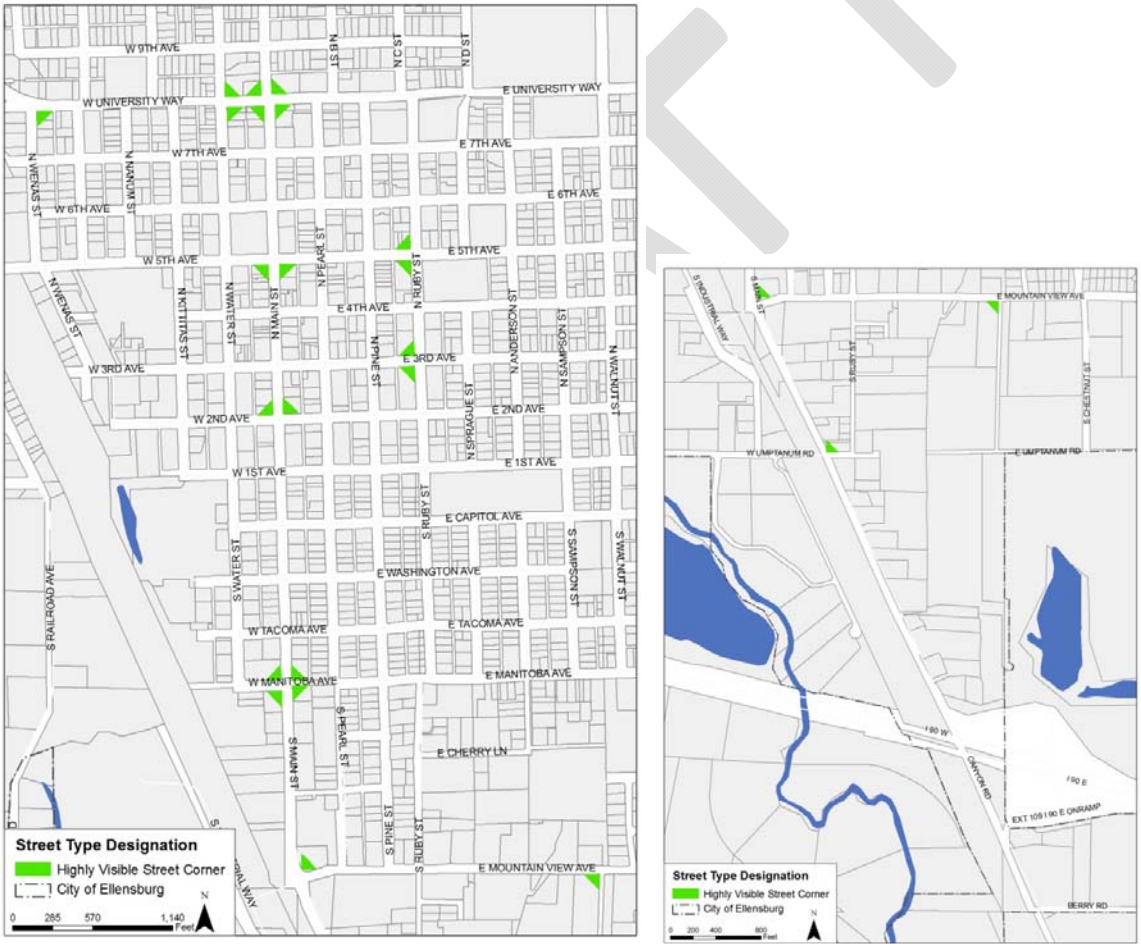

Figure 15.530.040(D)(2). Designated high visibility street corners. All street corners within the Downtown Historic District are considered a High Visibility Street Corner.

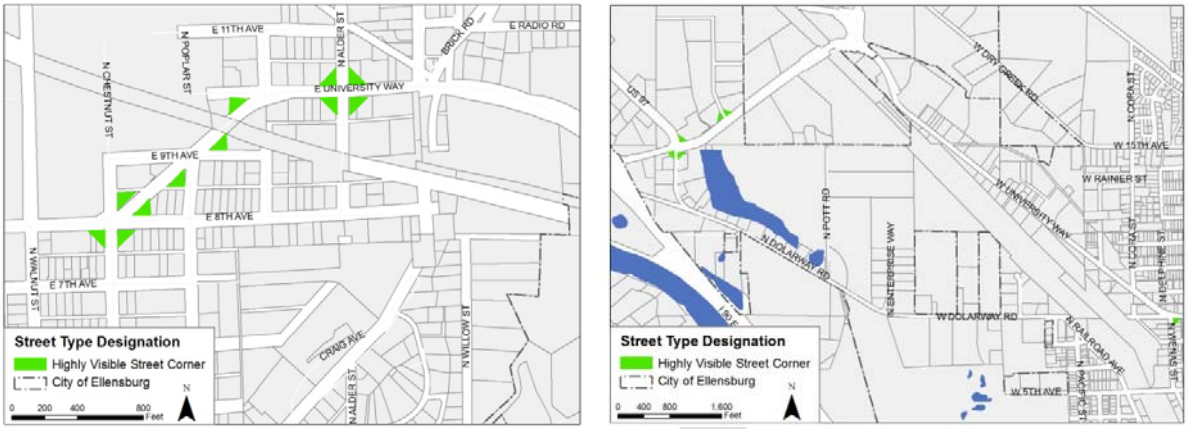

Figure 15.530.040(D)(2). Designated high visibility street corners, cont.

E. Window design.

Buildings shall employ techniques to recess or project individual windows above the ground floor at least 2 inches from the façade or incorporate window trim at least 4 inches in width that features 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 where buildings employ other distinctive window or facade treatment that adds a sense of depth to the facade and/or visual interest to the building.

Figure 15.530.040(E). Acceptable and unacceptable (far right image) window design on upper floors. Note that the windows in the brick building on the left are recessed from the façade. The windows in the middle images include trim. 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 near the main entrance. Numbers etched into 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 6 inches high nor more than 12 inches high. Other information associated with the building that may be of public interest may be included.

15.530.050 Building materials.

A. Purpose.

1. To encourage high-quality building materials that reinforce the historic small town character of Ellensburg.
2. To discourage poor materials with high life-cycle costs.
3. To encourage the use of materials that reduce the visual bulk of large buildings.

B. Applicability. All non-residential and mixed-use buildings shall comply with the materials standards herein. Exception: Buildings in the I-H zone and buildings in the I-L zones that do not face a street or contain a customer entrance are exempt from these standards.

C. Metal siding standards.
Metal siding may be used if it is incorporated with other permitted materials and it complies with the following:

1. It features visible corner molding and trim and does not extend lower than 2 feet above grade. Masonry, concrete, or other durable material must be incorporated between the siding and the ground plane;
2. Metal siding shall be factory finished, with a matt, non-reflective surface; and
3. The use of metal siding is prohibited on all landmark register properties and within all historic districts.

Figure 15.530.050(C). Acceptable and unacceptable metal siding examples. Notice the corner and window trim and use of concrete block near the ground level on the left image. The circled area on the right includes metal siding all the way to the ground, which is prohibited.

D. Concrete block standards.

Concrete block may be used if it is incorporated with other permitted materials and it complies with the following:

1. When used for the primary façade, buildings must incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-façade units with smooth blocks can create distinctive patterns; and
2. Concrete block may comprise no more than 50 percent of a façade facing a public right-of-way or open space. DEPARTURES to this standard will be considered pursuant to ECC 15.210.060 provided design treatments are included to enhance the visual character of the building at all observable scales.

Figure 15.530.050(D). Acceptable and unacceptable concrete block examples. The left example uses a mixture of split-faced colored concrete block and smooth-faced concrete block, together comprising just under 50 percent of the whole façade. The large expanse of smooth-faced concrete block on the right is not desirable for Ellensburg facades.

E. Standards for EIFS or other similar synthetic stucco finishes.

EIFS refers to "Exterior Insulation Finishing System". Such material/finishes (including other similar synthetic stucco materials) may be used if it is incorporated with other permitted materials and it complies with the following:

1. EIFS must be trimmed in wood, masonry, or other material and must be sheltered from extreme weather by roof overhangs or other methods and are limited to no more than 50 percent of the façade area facing a public right-of-way or open space. DEPARTURES to this standard will be considered pursuant to ECC 15.210.060 provided design treatments are included to enhance the visual character of the building at all observable scales;
2. Horizontal surfaces exposed to the weather must be avoided; and
3. EIFS and similar surfaces should not extend below 2 feet above the ground plane. Concrete, masonry, or other durable material must be used for wall surfaces within 2 feet of grade to provide a durable surface where damage is most likely.

Figure 15.530.050(E). Acceptable and unacceptable stucco examples. The left image uses concrete block near the sidewalk, while the Petco maintains EIFS to the base of the façade.

F. Prohibited materials.

1. Mirrored glass where used on more than 10 percent of the façade;
2. T-111 siding and similar processed sheet products;
3. Chain-link fencing (except for temporary fencing and for parks);
4. Fiberglass products and similar sheet products; and
5. Back-lit vinyl awnings used as signs.

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15.530.060 Blank wall treatment.

A. Purpose.

a. To avoid untreated blank walls.

b. To retain and enhance the character of Ellensburg's streets, business districts, and neighborhoods.

B. Blank wall definition. A wall (including building façades and retaining walls) is considered a blank wall if:

1. A ground floor wall or portion of a ground floor wall over 6 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.

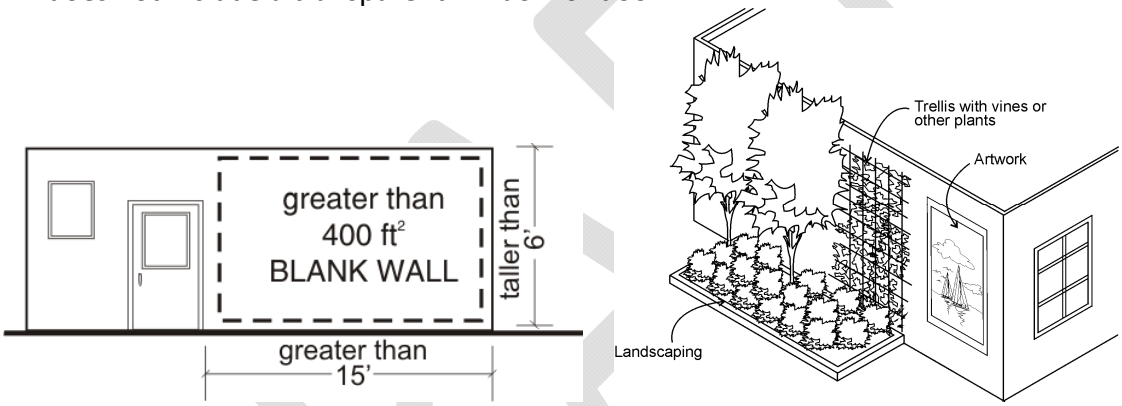

Figure 15.530.060(B). Blank wall definition and treatment examples.

C. Blank wall treatment standards.
Untreated blank walls visible from a public street or pedestrian pathway are prohibited. Methods to treat blank walls can include:

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 5 feet wide or a raised planter bed at least 2 feet high and 3 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 3 years;

3. Installing a vertical trellis in front of the wall with climbing vines or plant materials;

4. Installing a mural as approved by the reviewing authority; and/or

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 treatments may be required to meet the purpose of the standards.

D. 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 banding or other design treatments to add visual interest to the wall.

Figure 15.530.060(D). Acceptable and unacceptable fire wall treatments. Note the use of horizontal banding in the left image. Plain concrete block as in the right image is not allowed.

15.530.070 Energy efficient building design.

The following provisions are intended to encourage energy efficient building design within Ellensburg.

A. Purpose.

1. To reduce greenhouse gas emissions resulting from buildings; and
2. To encourage high quality energy efficient construction that reduces long term maintenance costs.

B. Residential buildings. New and remodeled buildings should be designed to meet the Northwest ENERGY STAR Homes Certification Requirements for Single Family Homes or Multifamily Homes (link: http://www.northwestenergystar.com/partner-resources/bopmulti/index.html).

C. Commercial or mixed-use buildings. New and remodeled buildings should be designed to earn the ENERGY STAR rating by achieving the rating of 75 or higher using the EPA Energy Target Finder tool (link: http://www.energystar.gov/index.cfm?c=new_bldg_design.bus_target_finder).

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15.540 Housing Type Standards

15.540.010 Purpose and applicability.

A. Purpose. This section 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. Like all other standards in this article, the provisions herein supplement other relevant standards set forth in ECC, most notably the zoning provisions and dimensional standards set forth in ECC Chapter 15.320. Triplexes and townhouses are also subject to all other provisions in this article unless otherwise noted.

15.540.020. Single family design standards.

A. Purpose.

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 façade transparency.

1. Clear and obvious pedestrian access between the sidewalk and the building entry is required for new homes (the driveway may be used to help meet this requirement) ;
2. All new houses shall provide a covered entry. Covered entries may project up to 6 feet into the front yard per ECC Chapter 15.320; and
3. At least 10 percent of the façade (all vertical surfaces facing the street) shall include transparent windows or doors. For facades facing north, at least 8 percent of the facade shall include transparent windows or doors.

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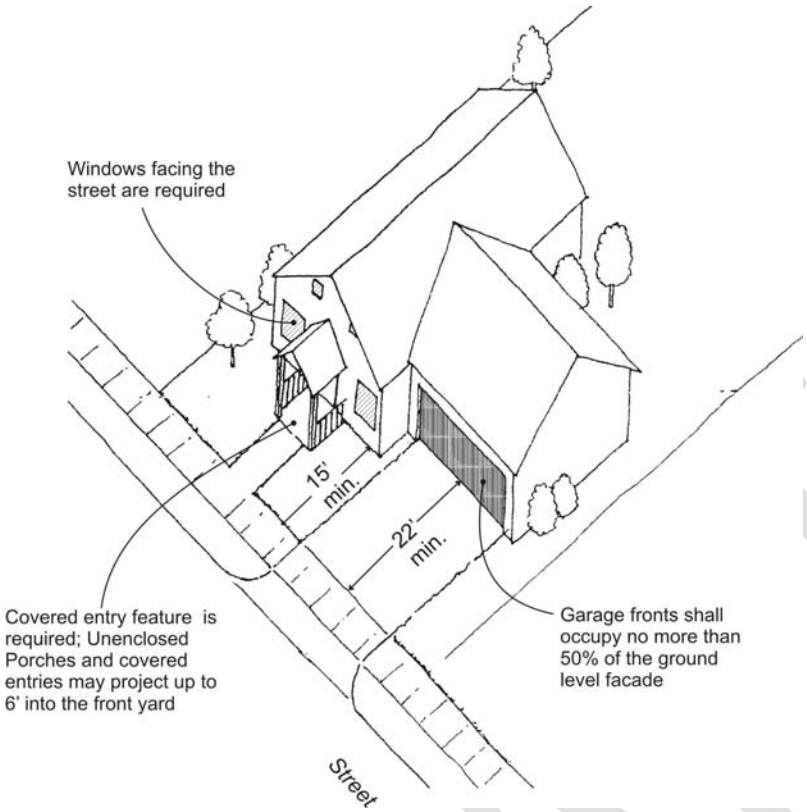

Figure 15.540.020(B). Single-family design requirements.

C. Garages placement and design.

1. Where lots abut an alley, the garage or off-street parking area are encouraged to take access from the alley;
2. The garage doors shall occupy no more than 50 percent of the ground-level façade facing the street. DEPARTURE: garage doors may exceed this limit up to a maximum of 65 percent of the ground level façade facing the street provided at least 2 of the following design details are utilized. For front loaded lots where the garage faces the street and the garage is even with the façade of the house or less than 5 feet behind the front façade of the house, at least one of the following design details shall be utilized:
   a. A decorative trellis over the entire garage;
   b. A window or windows are placed above the garage on a second story or attic space under roofline;
   c. A balcony that extends out over the garage and includes columns;
   d. Utilizing all single vehicle car doors as an alternative to wider garage doors suitable for two car garages;
   e. Decorative windows on the garage door;
   f. Decorative details on the garage door. Standard squares on a garage door will not qualify as a decorative detail;

g. A garage door color (other than white) that matches or complements the color of the house; and/or

h. Other design techniques that meet the intent, as determined by the director; and

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 dwelling unit;
2. Driveways for individual lots 50 feet or wider may be up to 24 feet in width; and
3. Driveways for individual lots less than 50 feet wide may be up to 12 feet in width. Tandem parking configurations may be used to accommodate 2-car garages for single family and duplex structures pursuant to ECC 15.550.040(A).

Also see Section 3, street standards, of the city's public works development standards for additional driveway standards (ADD LINK).

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E. Minimum useable open space.

All new single-family residences shall provide a contiguous open space equivalent to 10 percent of the lot size (excluding area within an adjacent alley or public right-of-way). Such open space shall not be located within the front yard. The required open space shall feature a minimum dimension of 15 feet on all sides. 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 additions shall not create or increase any non-conformity with this standard.

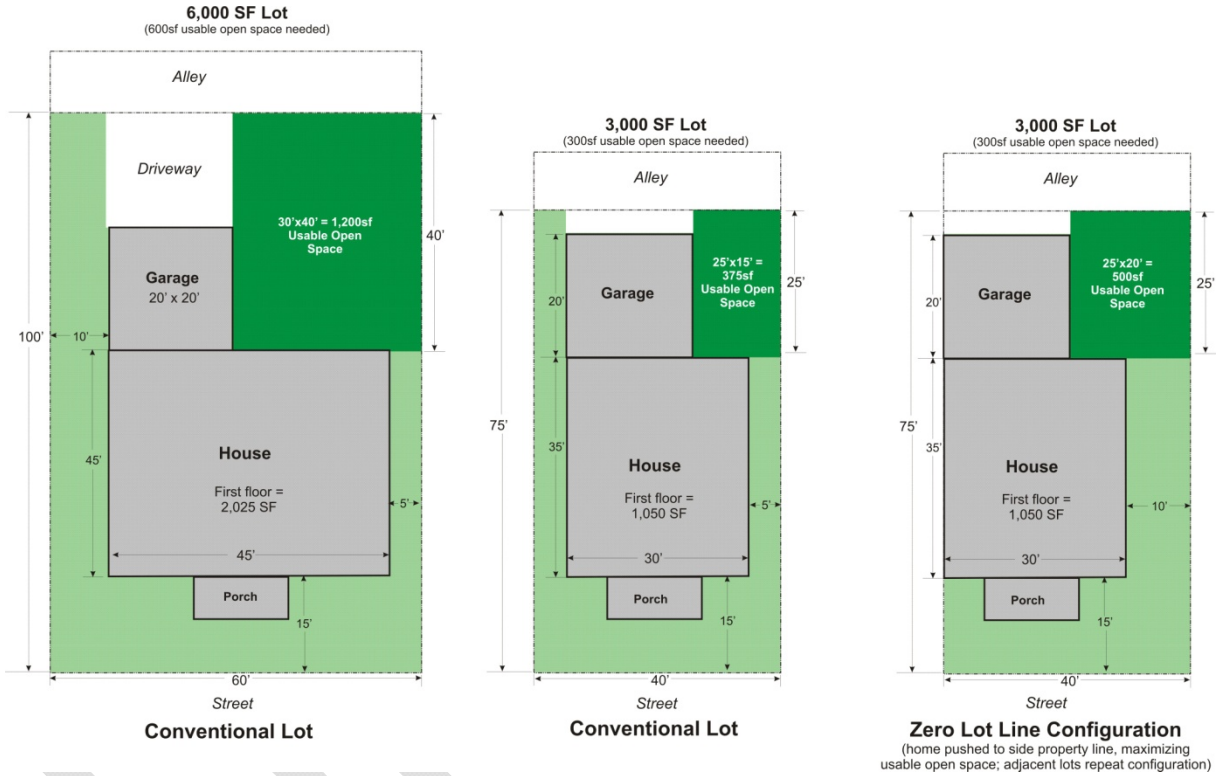

Figure 15.540.020. Examples of how to meet open space requirements for alley-loaded lots.

F. Energy efficiency. Single family homes and accessory buildings are encouraged to meet the energy efficiency guidelines set forth in ECC 15.530.070.

15.540.030 Duplex and triplex design standards.

A. Purpose. Duplexes and triplexes should be designed similar in nature to single-family homes and shall feature a visible entry and windows facing the street. The visibility of driveways and garages should be minimized and sufficient private open space should be provided.

B. Design provisions. Specifically, duplexes and triplexes shall comply with the single family design provisions set forth in ECC 15.540.020 above with the following exceptions and additional provisions:

1. Duplexes and triplexes may include a 24-foot wide shared driveway or two 12-foot driveways on opposite ends of the lot;
2. Tandem parking to accommodate 2-car garages may be used for duplex structures but not for triplex structures pursuant to ECC 15.550.040(A);
3. Separate covered entries for each unit are required (applicable to new buildings only);
4. Duplexes on corner lots shall place pedestrian entries on opposite streets (applicable to new buildings only); and
5. Duplexes and triplexes shall use articulated roof forms to help break up the massing of buildings and distinguish individual units. Duplexes on corner lots may be exceptions, where it is often desirable for a duplex to appear as one home (but with entries on opposite streets).

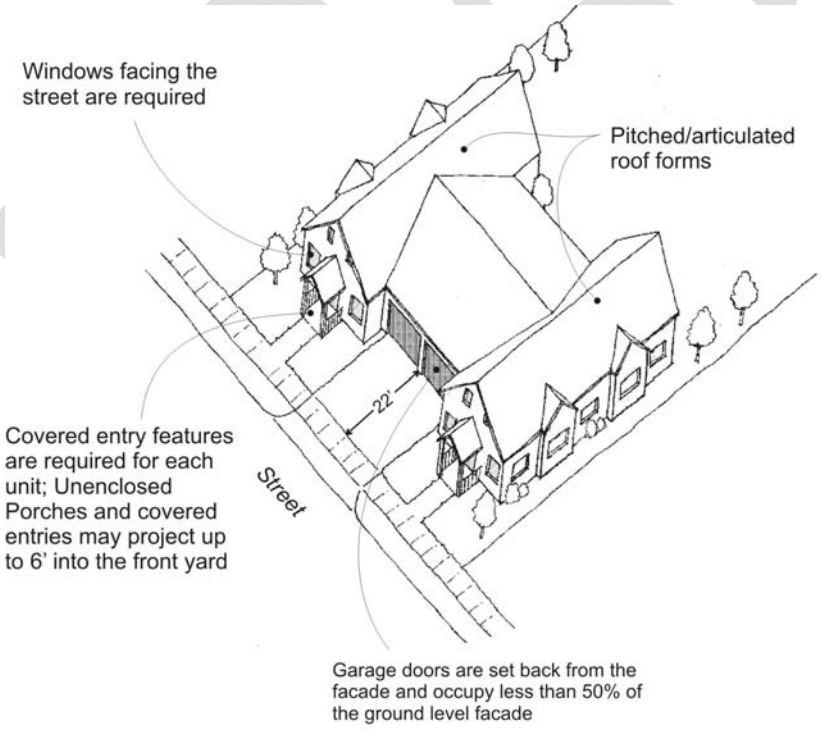

Figure 15.540.030. Diagram illustrating duplex design provisions.

15.540.040 Accessory dwelling unit design standards (ADU).

A. Purpose.

1. To provide infill housing opportunities throughout residential zones in Ellensburg;
2. To provide affordable housing options; and
3. To provide an opportunity for rental income for property owners.

B. Standards for all ADUs. ADUs are prohibited on any lot of record that is currently developed with a single family dwelling unit that has been converted to a multi-family use. For example, this would include a single family dwelling unit that has a defined "Unit A" and a "Unit B."

Subject to the prohibition above, one accessory dwelling unit is permitted on any lot of record that is currently developed with a single family dwelling unit provided all of the following conditions are met:

1. No more than 2 bedrooms shall be provided in an accessory dwelling unit;
2. ADUs shall contain a minimum of 300 square feet in floor area, exclusive of stairways or garage area;
3. One additional off-street parking space shall be required for an ADU;
4. ADUs must be screened from neighboring properties with a 6 to 8 foot height solid visual barrier where necessary to protect abutting property owners' privacy; and
5. The presence of an accessory dwelling unit must be clearly identified on each entrance by proper numbering.

C. Standards for an attached ADU.

1. ADUs may not exceed 40 percent of the floor area of a primary dwelling unit or 1,000 square feet, whichever is less. Exception: The city may allow increased size for an attached ADU in order to efficiently use all floor area on one floor or a portion of an existing house constructed as of INSERT ADOPTION DATE OF THIS ORDINANCE, as long as all other standards herein are met; and
2. Additions to existing homes. The ADU shall be architecturally consistent with the principal unit. Specific standards:
   a. Exterior materials. The exterior finish material must be the same or visually match in type, size and placement the exterior finish material of the primary dwelling;
   b. Roof pitch. The roof pitch must be similar to the predominant roof pitch of the primary dwelling;
   c. Trim. Trim must be the same in type, size, and location as the trim used on the primary dwelling;
   d. Windows. Windows must match those in the primary dwelling in proportion (relationship of width to height) and orientation (horizontal or vertical). This standard does not apply when it conflicts with building code regulations; and

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e. Front façade. The front façade of the principal dwelling shall not be significantly altered to accommodate an ADU, except where the whole structure is being remodeled.

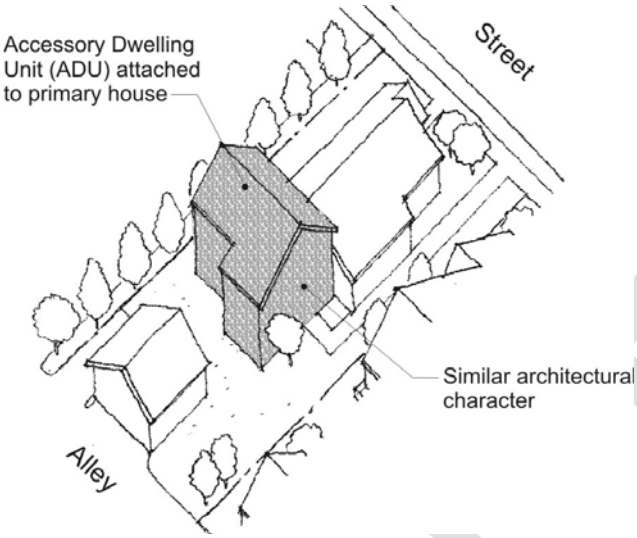

Figure 15.540.040(C). Attached ADU example.

D. Standards for a detached ADU (DADU)

1. DADUs may not exceed 40 percent of the floor area of a primary dwelling unit or 1,000 square feet, whichever is less;
2. Detached DADUs may be separate free standing structures located to the side or rear of a primary dwelling unit or may be placed next to and/or above a garage;
3. DADUs are subject to the building placement standards set forth for garages for the applicable land use district in ECC Chapter 15.320;
4. The site coverage of the DADU and accessory buildings shall not exceed 40 percent of the rear yard area;
5. There shall be a minimum separation of 15 feet between the existing dwellings and the DADU, except where the DADU is built on top of and/or next to an existing garage; and

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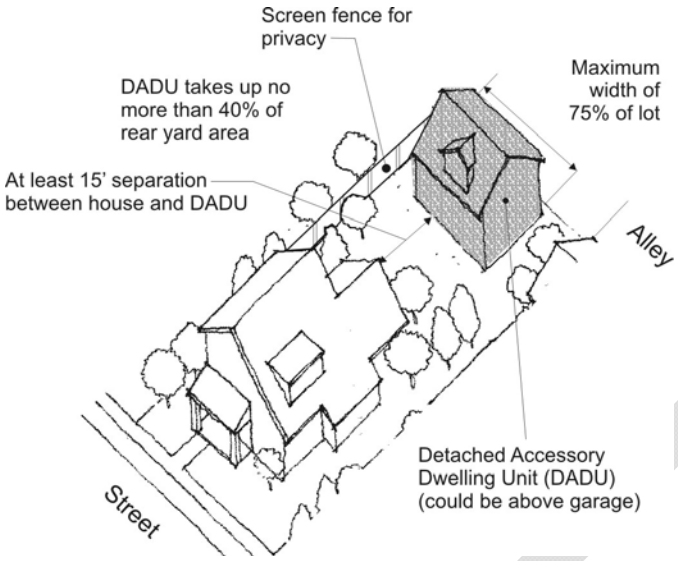

Figure 15.540.040. DADU example/standards.

6. The maximum width of the DADU shall be 75 percent of the width of the lot, including all projecting building elements such as bay windows and balconies.

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 fee-simple lots provided they meet the standards herein.

D. Density bonus.

Due to the smaller relative size of cottage units, each cottage shall be counted as one-half a dwelling unit for the purpose of calculating density. For example, a cluster of 6 cottages would be equivalent to 3 dwelling units.

E. Dimensional standards.

Table 15.540.050 Dimensional standards for cottages:

Standard	Requirement
Maximum floor area	1,200SF
Minimum common space (See subsection (I) below for more info)	400 SF/unit
Minimum private open space (See subsection (J) below for more info)	200 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 cottages accessory structures	18 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 4 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 development.

G. Windows on the street.

Transparent windows and/or doors are required on at least 10 percent of the facades (all vertical surfaces) of all cottages facing the street and common open space. For facades facing north, at least 8 percent of the facade shall include transparent windows or doors. DEPARTURES will be considered pursuant to ECC 15.210.060 for cottages where that standard applies to 2 or more facades, provided the 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;

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3. Parking areas shall be located to the side or rear of cottage clusters and not between the street and cottages. Parking is prohibited in the front and interior setback areas;
4. Parking and vehicular areas shall be screened from public street and adjacent residential uses by landscaping or architectural screens. For parking lots adjacent to the street, at least 10 feet of Type C landscaping [see ECC 15.570.040(C)] shall be provided between the sidewalk and the parking area. For parking lots along adjacent residential uses, at least 5 feet of Type A, B, or C landscaping (see ECC 15.570.040) shall be required. The city will consider alternative landscaping techniques provided they effectively mitigate views into the parking area from the street or adjacent residential uses and enhance the visual setting for the development;
5. Parking shall be located in clusters of not more than 5 adjoining uncovered spaces (except where adjacent to an alley). DEPARTURES will be considered pursuant to ECC 15.210.060 provided alternative configurations improve the visual setting for development;
6. Garages may be attached to individual cottages provided all other standards herein are met and the footprint of the ground floor, including garage, does not exceed 1,000 square feet. Such garages shall be located away from the common open spaces; and
7. No more than one 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 abut at least 50 percent of the cottages in a cottage housing development;
2. Open space shall have cottages abutting on at least 2 sides;
3. Cottages shall be oriented around and have the main entry from the common open space;
4. Cottages shall be within 60 feet walking distance of the common open space; and
5. Open space shall include at least 1 courtyard, plaza, garden, or other central open space, with access to all units. The minimum dimensions of this open space are 15 feet by 20 feet.

J. Required private open space.

Private open space shall be required adjacent to each dwelling unit, for the exclusive use of the cottage resident(s). The space shall be usable (not on a steep slope) and oriented toward the common open space as much as possible, with no dimension less than 10 feet.

K. Porches.

Cottage facades facing the common open space or common pathway shall feature a roofed porch at least 80 square feet in size with a minimum dimension of 8 feet on any side.

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L. Covered entry and visual interest. Cottages located facing a public street shall provide:

1. A covered entry feature (with a minimum dimension of 6 feet by 6 feet) visible from the street;
2. At least 10 feet of landscaped open space between the residence and the street; and
3. At least 2 architectural details, such as:
   a. Decorative lighting;
   b. Decorative trim;
   c. Special door;
   d. Trellis or decorative building element; and/or
   e. Bay window.

   Alternative design treatments will be considered as DEPARTURES pursuant to pursuant to ECC 15.210.060 provided the design treatments provide visual interest to the pedestrian.

M. Character and diversity.

Cottages and accessory buildings within a particular cluster shall be designed within the same "family" of architectural styles. Examples 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.

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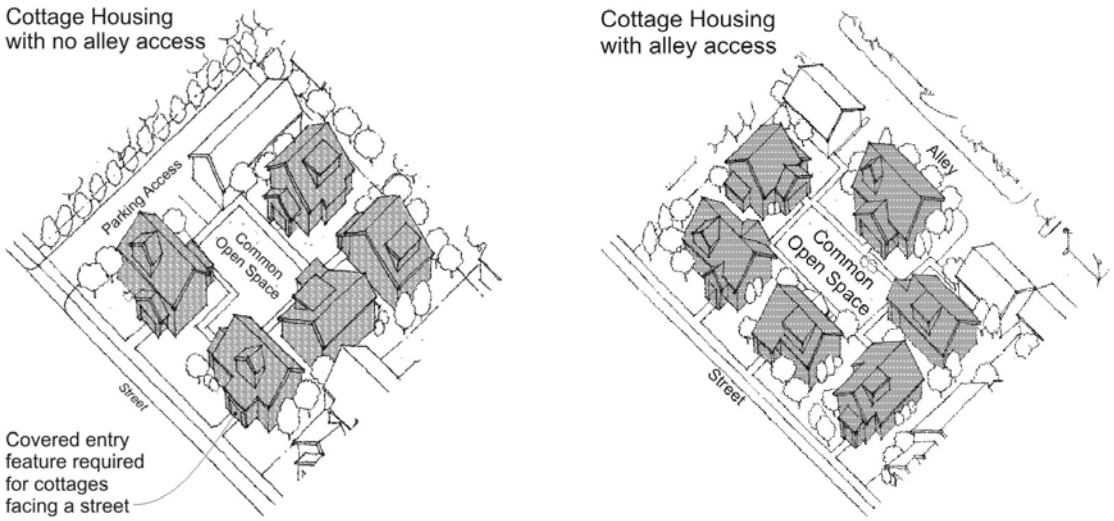

Figure 15.540.050. Typical cottage housing layouts.

Figure 15.540.050(M). Cottage housing examples.

N. Energy efficiency. Cottages and accessory buildings are subject to energy efficiency guidelines and standards set forth in ECC 15.530.070.

15.540.060. Townhouse design standards.

A. Purpose.

1. To ensure that townhouse developments enhance the pedestrian-oriented character of downtown streets;
2. To provide adequate open space for townhouse developments;
3. To reduce the impact of garages and driveways on the pedestrian environment;
4. To reduce the apparent bulk and scale of townhouse buildings compatible with adjacent uses; and
5. To promote architectural variety that adds visual interest to the neighborhood.

Figure 15.540.060(A). Desirable townhouse example. With units fronting on the street and garages placed to the rear accessible from an alley or shared driveway.

B. Entries.

1. Townhouses fronting on a street must all have individual ground-related entries accessible from the street. Configurations where enclosed rear yards back up to a street are prohibited;
2. Separate covered entries at least 3 feet deep are required for all dwelling units;
3. For sites without alleys or other rear vehicular access, new buildings must emphasize individual pedestrian entrances over private garages to the extent possible by using both of the following measures:
   a. Enhance entries with a trellis, small porch, or other architectural features that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling; and
   b. Provide a planted area in front of each pedestrian entry of at least 20 square feet in area, with no dimension less than 4 feet. Provide a combination of shrubs or groundcover and a tree (refer to city arborist or street tree list if available); and
4. Planting strips with no dimension less than 4 feet are required adjacent to the primary entry of all dwelling units. This includes townhouses located to the rear of lots off an alley or private internal drive.

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C. Garages and driveways.

1. Where lots abut an alley, the garage or off-street parking area should take access from the alley;
2. For lots without alleys, individual driveways off of the street are prohibited (shared driveways are required);
3. Garages facing a public street are prohibited;
4. Internal drive 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 3 feet, and must comply with provisions in (b) above.

Figure 15.540.060(C). Good and bad examples of garage/entry configurations. The left example features a landscaped area and a trellis to highlight the entry. In the middle image, the balconies and landscaped areas deemphasize the garage. In the right image, the lack of landscaping is a glaring omission.

D. Open space. Townhouse residential units shall provide open space at least equal to 10 percent of the building living space, not counting automobile storage. The required open space may be provided by a 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).

E. 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 units in the building. Thus – if individual units are 15 feet wide, the building shall include at least 3 articulation features per ECC 15.530.030(D) for all facades facing a street, common open space, and common parking areas at intervals no greater than 15 feet.

2. Repetition with variety. [see Figures 15.540.060(E)(2) and 15.540.060(E)(3)] Townhouse developments shall employ one or more of the following "repetition with variety" guidelines:

   a. Reversing the elevation of 2 out of 4 dwellings for townhouses;

   b. Providing different building elevations for external townhouse units (versus internal units) by changing the roofline, articulation, windows, and/or building modulation patterns;

   c. Adding a different dwelling design or different scale of the same design, such as adding a one-story version of the basic dwelling design where 2 stories are typical (or a 2 story design where 3 stories are typical); and/or

   d. Other design treatments that add variety of provide special visual interest. While the variable use of color on buildings can be effective in reducing the perceived scale of the building and adding visual interest, color changes alone are not sufficient to meet the purpose of the guidelines.

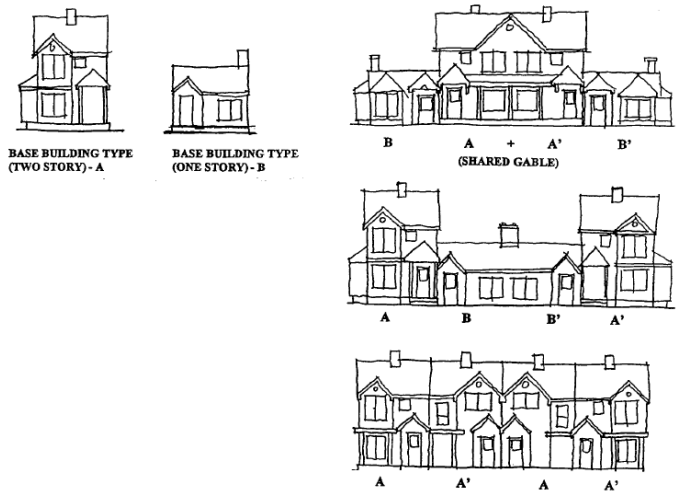

Figure 15.540.060(E)(2). Acceptable townhouse configuration employing the repetition with variety concept.

Figure 15.540.060(E)(3). An acceptable townhouse building. Note the landscaped front yards and individual walkways and entries. The internal units each have distinct, but identical windows and roof forms. The outside unit is differentiated through the use of building materials, window design, unit size, and facade detailing.

F. Energy efficiency. Townhouses are subject to energy efficiency provisions set forth in ECC 15.530.070.

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15.550 Off-Street Parking

15.550.010 Purpose.

The purpose of this chapter is to provide adequate parking for all uses allowed in this title, to reduce demand for parking by encouraging alternative means of transportation including public transit and bicycles, and to increase pedestrian mobility by:

A. Setting minimum off-street parking standards for different land uses and districts that assure safe, convenient and adequately sized parking facilities;

B. Recognizing that developed properties are likely to support a variety of different uses over time; and

C. Providing for parking and storage of bicycles.

15.550.020 Authority and application.

A. The regulations of this chapter apply to all off-street parking areas in all zoning districts within the city of Ellensburg.

B. The regulations of this chapter apply to all new development applications, all new parking lot construction or enlargement. In addition, these regulations shall apply at the time of enlarging, moving or increasing the capacity of existing structures by creating or adding dwelling units, commercial or industrial floor space, or seating facilities, and shall also apply when an existing land use within an existing structure is changed to a category of land use as set forth below that is different than the category of land use (as set forth in Table 15.550.040) for which the existing parking facility was designed and installed.

C. Whenever a building or use is expanded, enlarged or altered, additional off-street parking will be required for such expansion, enlargement or alteration based on the additional square footage of the expansion, enlargement or alteration, not on the total square footage of the building. However, in the event of enlargement or alteration of a structure, no additional off-street parking need be provided where the number of parking spaces required for such expansion, enlargement, or alteration is less than 10 percent of the off-street parking requirement specified in this chapter.

D. Before an occupancy permit may be granted for any new or enlarged building or for a change of use in any existing building, the use shall be required to meet the provisions of this chapter.

E. If this chapter does not specify a parking requirement for a land use, the director shall establish the minimum requirement based on a study of anticipated parking demand. Transportation demand management actions taken at the site shall be considered in determining anticipated demand. In the study the applicant shall provide sufficient information to demonstrate that the parking demand for a specific land use will be satisfied. Parking studies shall be prepared by a professional engineer with expertise in traffic and parking analyses, or an equally qualified individual as authorized by the director.

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15.550.030 Parking plan – building permit, surety bond, and occupancy requirements.

A. Building Permit. No building permit nor parking lot construction or enlargement shall be issued until a parking plan showing provisions for the required off-street parking, as specified in this chapter, has been submitted and approved by the director. The plan shall clearly indicate the proposed development, including parking lot location, size, shape, design, number of spaces, curb cuts, lighting, landscaping, and other features and appurtenances required by this chapter. The landscaping requirements for parking areas shall also meet the requirements of ECC Chapter 15.570. The parking plan shall show/state the number of parking spaces and handicap spaces required and provided.

B. Surety. Before a building permit is issued for any building or structure for which this chapter requires off-street parking and where such off-street parking is not to be contained within the building for which the building permit is requested, the director may require that the applicant provide the city with a surety bond or other sufficient security approved by the city attorney guaranteeing to the city the installation and improvement of the required off-street parking within a time not to exceed 6 months following the completion of the building(s) for which such off-street parking is to be provided.

C. Occupancy. All required off-street parking areas must be completed and landscaped prior to occupancy of any structure EXCEPT as provided in ECC Chapter 15.570 (landscaping).

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	Minimum Parking Spaces Required
RESIDENTIAL/LODGING	
Dwelling, single family/duplex/ townhouse	2.0 per dwelling unit; For structures containing more than 4 bedrooms, one additional space for each bedroom in excess of 4 shall be provided. NOTE: Tandem parking to accommodate 2-car garages are permitted for single family and duplex dwelling units.
Accessory dwelling unit	1.0 per unit
Apartment:	

Category of Land Use	Minimum Parking Spaces Required
Studio units Studio units in C-C zone outside of theDowntown Historic District	1.2 per dwelling unit 0.7 per dwelling unit
One bedroom units One bedroom units in C-C zone outside of the Downtown Historic District	1.5 per dwelling unit 0.7 per dwelling unit
2 bedroom units or larger	1.0 per bedroom
Cottage housing	1.5 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, one additional space for each bedroom in excess of 4 shall be provided. NOTE: Tandem parking to accommodate 2-car garages are permitted
Senior citizen assisted housing	1.0 per 2 dwelling or sleeping units
Community residential facilities	1.0 per 2 bedrooms
Boarding houses, lodging houses, sororities, fraternities	1.0 per bedroom
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 & 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 & 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 & 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

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Category of Land Use	Minimum Parking 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 & LAND CONSUMPTIVE USES	
Wholesale trade, warehousing (including miniwarehouse facilities), processing and manufacturing facilities, heavy equipment repair, lumber yard, car sales, or similar land consumptive but low traffic generation uses	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 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 & 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

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 shall provide at least 0.7 parking spaces per bedroom (studio apartments shall be considered a 1 bedroom apartment).

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C. Shell building permit applications. When the city has received a shell building permit application, off-street parking requirements shall be 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 result 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 & service uses in Table 15.550.040(A) which requires 1 space per 300 square feet of gross floor area. Restaurants require more parking (1 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 & 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 1 space per 275 square feet of gross floor area would be reasonable in this instance.

D. Other provisions of code. Where other provisions of this code stipulate reduced minimum parking requirements, those provisions shall apply.

E. Bicycle parking. Multifamily and non-residential 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: Non-residential 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. Bicycle parking shall be protected from

weather by a building overhang or covered walkway. Proper lighting of area is required per ECC Chapter 15.580.

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, covered, visible areas that do not impede pedestrian or vehicle traffic flow. Proper lighting of area is required per ECC Chapter 15.580.
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) above. 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 sub-section G below that addresses accessory uses. When there are 2 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% of total) and a 10,000 square foot accessory office space (25% 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% of total) and a 5,000 square foot accessory office space (12% 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).

H. On-street parking. On-street parking immediately adjacent to the property may be counted towards the parking requirement for non-residential 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). For non-residential 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 article, including site orientation standards in Chapter 15.510, site planning and design elements in Chapter 15.520, and landscaping standards in Chapter 15.570;
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 the such encumbrance; and
   c. Clearly state that the terms of the covenant cannot be modified or revoked without the written consent of the city council.

   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.

15.550.050 Continued use of required parking spaces.

A. Continued use. Required off-street parking spaces must be available for the continued use of residents, customers, or employees of the use and the continued use of a building or structure or property for which off-street parking is required shall be conditioned upon the continued existence of such off-street parking.

B. Assignment prohibited. Required off-street parking spaces may not be assigned in any way to another use on another site EXCEPT as provided in the section below relating to cooperative parking facilities.

C. Use for non-parking purposes prohibited. Required off-street parking spaces shall not be used for the parking of equipment or for storage of materials or goods or inoperable vehicles. Use of required off-street parking for commercial or other purposes in conjunction with special events of a limited and specific duration shall require separate review and approval by the director in conjunction with the special event function.

D. Maintenance required. The off-street parking required by this chapter shall be maintained in a good and functioning condition as determined by the director based on a review and recommendation by the public works department.

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15.550.060 Cooperative parking facilities.

Cooperative parking facilities may be provided subject to the approval of the director where 2 or more land uses can be joined or coordinated to achieve efficiency of vehicular and pedestrian circulation, economy of space, and a superior grouping of buildings or uses. When cooperative parking facilities can be provided, the director may reduce the on-site parking requirements based on the following criteria:

A. Peak demand occurs at distinctly different times.

B. The minimum required parking for a multi-tenant facility shall be based upon the minimum amount necessary to satisfy the highest average daily peak demand generated by the uses at a single time period. In no case shall the minimum required parking for a multi-tenant facility be less than 60 percent of the total required for all uses in the facility.

C. The continuation of the cooperative facility shall be assured by a sufficient legal document, such as a covenant or reciprocal easement agreement, or by participation in a local improvement district or parking cooperative or association. If a covenant is used, the owner of the off-site parking property shall execute a covenant in a form acceptable to the city attorney that shall clearly:

   1. Identify the legal description of the properties that are to benefit from the cooperative parking facilities and the legal description of the property that is to be encumbered in whole or in part by the covenant;

   2. Specify the terms and conditions of the such encumbrance; and

   3. Clearly state that the terms of the covenant cannot be modified or revoked without the written consent of the city council.

   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. A copy of the recorded covenant shall be provided to the community development department.

D. Shared parking associated with multi-tenant retail and commercial facilities will be considered to be a cooperative parking facility. Lease agreements recorded per paragraph (C) above will satisfy the requirement for a sufficient legal document.

E. In the event that the uses subject to the cooperative parking facility agreement change to different categories of use than the original uses, the new uses must be reviewed by the director to ensure that there is adequate on-site parking for the new use combined with the other uses subject to the cooperative parking facility agreement.

15.550.070 Loading space requirements.

A. Every nonresidential building engaged in retail, wholesale, manufacturing, or storage activities, excluding self-service storage facilities, shall provide loading spaces in accordance with the standards listed below:

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Table 15.550.070(A). Loading space requirements for retail, wholesale, manufacturing, or storage activities, excluding self-service storage facilities.

Gross Floor Area	**Required Number of Loading Spaces**
10,000 to 40,000 square feet	1
40,001 to 96,000 square feet	2
96,001 to 160,000 square feet	3
160,001 to 196,000 square feet	4
For each additional 70,000 square feet	1 additional

B. Every building engaged in hotel, office building, restaurant, hospital, auditorium, convention hall, exhibition hall, sports arena/stadium or other similar use shall provide loading spaces in accordance with the standards listed below:

Table 15.550.070(B). Loading space requirements for hotel, office building, restaurant, hospital, auditorium, convention hall, exhibition hall, sports arena/stadium or other similar uses.

Gross Floor Area	Required Number of Loading Spaces
40,000 to 120,000 square feet	1
120,001 to 264,000 square feet	2
264,001 to 520,000 square feet	3
520,001 to 784,000 square feet	4
784,001 to 920,000 square feet	5
For each additional 200,000 square feet	1 additional

C. For storefronts and other similar buildings sited adjacent to a street without individual businesses over 10,000 square feet and no alley access, loading space may be provided by on-street designated loading zones upon approval of the public works director as a Type I decision based on access and safety considerations. A site plan, proposed conditions, and reason for on-street loading facilities shall be included in the application.

D. Each loading space required by this section shall be a minimum of 10 feet wide, 30 feet long, and have an unobstructed vertical clearance of 14 feet 6 inches, and shall be surfaced, improved and maintained as required by this chapter. Loading spaces shall be located so that trucks shall not obstruct pedestrian or vehicle traffic movement or project into any public right-of-way. All loading space areas shall be separated from parking areas and shall be designated as truck loading spaces.

E. Any loading space located within 100 feet of areas zoned for residential use shall be screened and operated as necessary to reduce noise and visual impacts. Noise mitigation measures may include architectural or structural barriers, beams, walls, or restrictions on the hours of operation.

F. Multi-story self-service storage facilities shall provide 2 loading spaces, and single story facilities one loading space, adjacent to each building entrance that provides common access to interior storage units. Each loading berth shall measure not less than 25 feet by 12 feet with an unobstructed vertical clearance of 14 feet 6 inches, and shall be surfaced, improved and maintained as required by this chapter. Any floor area additions or structural alterations to a building shall be required to provide loading space or spaces as set forth in this chapter.

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 (ADD LINK).

B. Parking stall and aisle dimensions. See Section 6, parking standards of the city's public works development standards (ADD LINK).

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 (ADD LINK). 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 ECC Chapter 15.510 (site orientation standards);

3. For pedestrian access provisions within parking lots, see ECC 15.520.040 (internal pedestrian access and design).

4. For lighting standards, see ECC Chapter 15.580 (outdoor lighting).

5. For parking lot screening and internal landscaping, see subsection ECC 15.570.050(A) (surface parking lot landscaping).

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15.570 Landscaping

15.570.010 Purpose.

A. Promote well-conceived and attractive landscaping that reinforces the architectural and site planning concepts in response to site conditions and context;

B. To enhance environmental conditions;

C. To maintain and enhance the character of the area;

D. To reduce negative potential impacts between adjacent and neighboring uses;

E. To encourage the use of attractive and drought tolerant plant materials native to eastern Washington;

F. To ensure that plants will quickly achieve their intended visual objectives;

G. To promote tree retention and the protection of existing native vegetation;

H. To define, break up, and screen parking areas to reduce potentially negative impacts on adjacent uses;

I. To provide for the long-term establishment and health of new landscape plantings; and

J. To ensure the long term maintenance and attractiveness of landscape plantings.

15.570.020 Applicability.

The standards herein apply to non-residential and multifamily development unless otherwise noted herein.

15.570.030 Plant material standards.

A. Native and naturalized plant species.

New landscaping materials shall include species native to eastern Washington or hardy, waterwise, and non-invasive species appropriate in the climatic conditions of eastern Washington (decorative annuals are an exception). Washington State University maintains a list of trees, shrubs, vines, ground covers, perennials, grasses, bulbs, and annuals that are appropriate for eastern Washington (link: http://public.wsu.edu/~lohr/wcl/). The selection of plant species should include consideration of 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 1 inch (as measured 6 inches above the root ball) and a minimum height of 10 feet at the time of planting.

2. Required deciduous trees (other than street trees) shall be fully branched, have a minimum caliper of 1 1/2 inches (as measured 6 inches above the root ball), and a minimum height of 6 feet at the time of planting.
3. Required evergreen shall be fully branched and a minimum of 6 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 1-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 coverage of the required landscape area within 3 years, or as per recommendations by a licensed Washington landscape architect or CHP as follows:
   a. 4 inch pots at 18-inches on-center.
   b. One-gallon or greater sized containers at 24-inches on-center.
   c. A bed of flowers in place of ground cover plants. A reduction in the minimum size may be permitted if certified by a registered landscape architect or CHP that the reduction shall not diminish the intended effect or the likelihood the plants will survive;
2. Grass is acceptable as ground cover in landscaped areas, but generally not preferred for water conservation and maintenance purposes. (Lawn areas designed as play areas are an exception); and
3. Ground cover areas shall contain at least 2 inches of composted organic material at finished grade.

E. Soil augmentation and mulching.

1. Existing soils shall be augmented with a 2 inch layer of fully composted organic material tilled a minimum of 6 inches deep prior to initial planting.
2. Landscape areas shall be covered with at least 2 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 can also be used as a mulch.
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

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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 to avoid interference with windows, decks or lighting.

15.570.040 Landscaping types.

Below are described 4 landscaping types. These landscaping types may be required by different sections of code within this chapter and elsewhere in this article.

A. Type A landscaping.

1. Type A landscaping shall function as a full screen 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;
   b. Predominately evergreen trees;
   c. Trees provided at the rate of 1 tree per 300 square feet or 1 tree per 30 linear feet, whichever is greater, of landscape strip;
   d. Predominately evergreen shrubs provided at the rate of 1 shrub per 20 square feet of landscape strip;
   e. Groundcover; and
   f. The selected plant materials and configuration will be able to completely screen 70 percent of the unwanted views within 5 years of planting and fully screen the unwanted view within 6 years. This requirement will account for the size of materials planted and their typical growth rate;

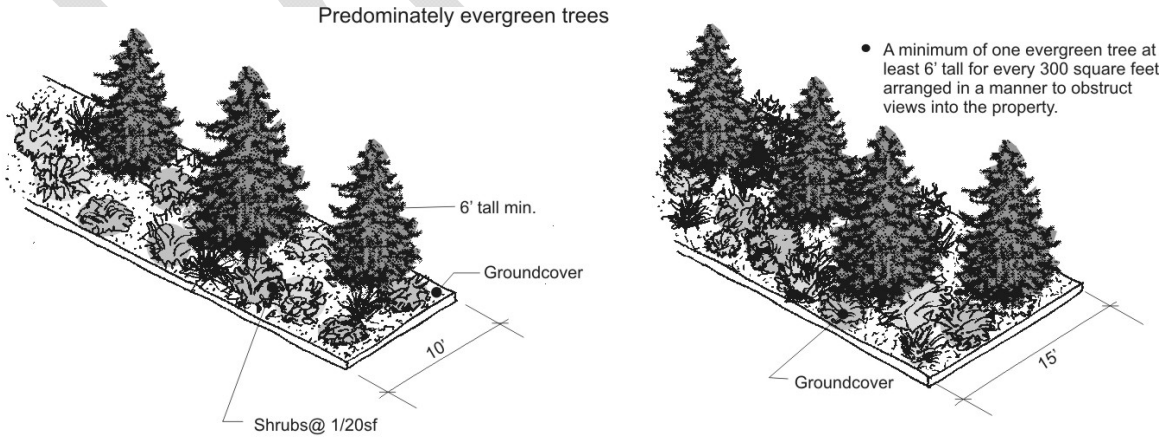

Figure 15.570.040(A). Type A landscaping standards.

B. Type B landscaping.

1. Type B landscaping is a "filtered screen" that functions as a visual 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 filtered screen;

   b. At least 50 percent deciduous trees and at least 30 percent evergreen trees;

   c. Trees provided at the rate of 1 tree per 300 square feet or 1 tree per 30 linear feet, whichever is greater, of landscape strip;

   d. Shrubs provided at the rate of 1 shrub per 20 square feet of landscape strip and spaced no more than 8 feet apart on center;

   e. Groundcover; and

   f. The selected plant materials and configuration will meet the purpose of the standards within 5 years of planting. This requirement will account for the size of materials and the growth rate;

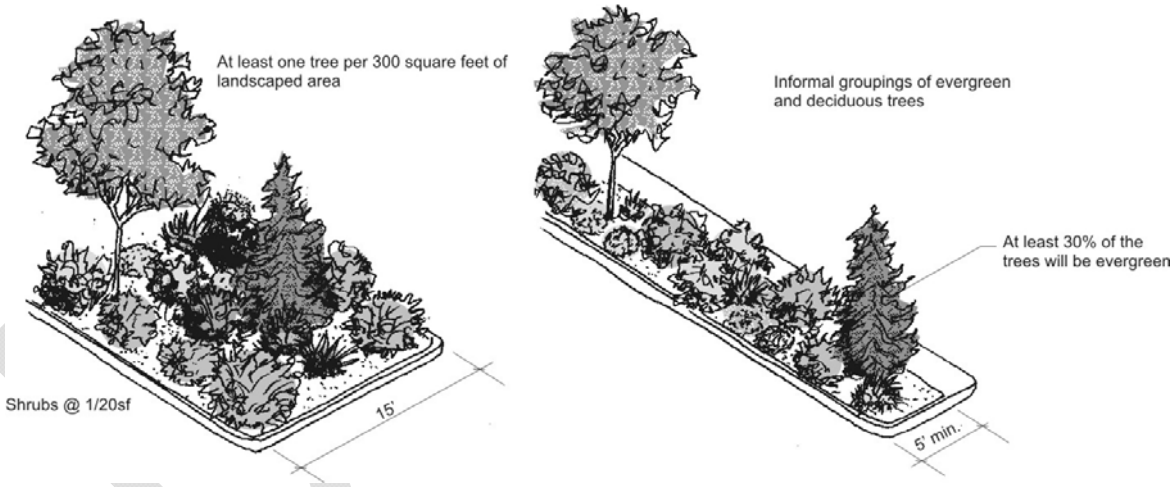

Figure 15.570.040(B). Type B landscaping standards.

C. Type C landscaping.

1. Type C landscaping is a "see-through screen" that functions as a partial visual separator 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 landscaped area;
   b. At least 70 percent deciduous trees;
   c. Trees provided at the rate of 1 tree per 300 square feet or 1 tree per 30 linear feet, whichever is greater, of landscape strip;
   d. Shrubs provided at the rate of 1 shrub per 20 square feet of landscape strip and spaced no more than 8 feet apart on center;
   e. Groundcover;
   f. Maintain trees and shrubs to maximize pedestrian visibility (generally between 3 and 8 feet above grade); and
   g. The selected plant materials and configuration will meet the purpose of the standards within 5 years of planting. This requirement will account for the size of materials and the growth rate.

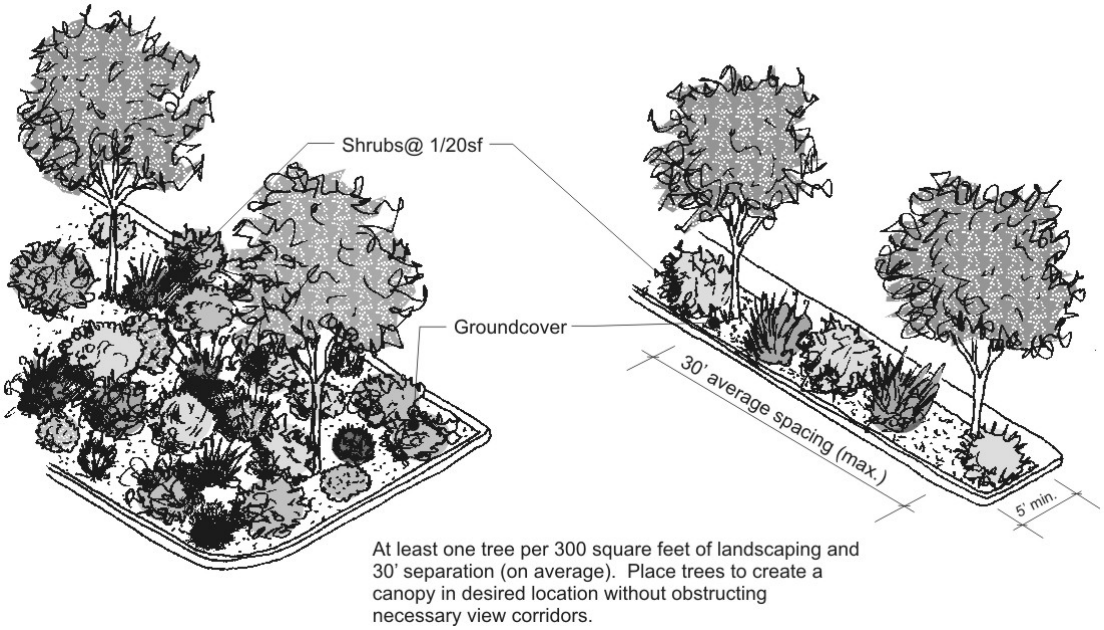

Figure 15.570.040(C). Type C landscaping standards.

D. Type D landscaping.

1. Type D landscaping refers to all other landscaped areas that do not qualify as Type A-C landscaping. While native and low maintenance trees and shrubs are encouraged in these areas, lawn areas may be used for recreational or design purposes. These areas also could include flower beds and perennial beds.
2. Type D landscaping may include any combination of plant materials provided they comply with ECC 15.570.030.

15.570.050 Landscape site design standards.

A. Surface parking lot landscaping.

1. Purpose. To minimize potential negative impacts of parking lots on downtown's visual character, pedestrian environment, local water quality conditions, and adjacent uses.
2. Parking lot perimeters.
   a. For parking lots adjacent to public streets, use Type C landscaping at least 6 feet deep and no less than the minimum applicable building setback (whichever is more).
   b. For parking lots along internal private roadways in commercial areas, provide a planting strip at least 6 feet wide with Type C landscaping.
   c. For parking lots along internal lot lines, use Type A or B landscaping at least 10 feet deep. DEPARTURES to the landscaping standard will be considered pursuant to ECC 15.210.060 provided the alternative landscaping design meets the purposes of the standards in this section.
3. Internal parking lot landscaping.
   a. 20 square feet of planting area utilizing Type C landscaping is required for each parking space. Parking lots containing less than 40 spaces are exempt from this standard;
   b. At least 1 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 6 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)(ADD LINK); and
   h. DEPARTURES to the landscaping standard will be considered pursuant to ECC 15.210.060 provided the alternative landscaping design meets the purposes of the applicable standards.

B. Side/ rear yard screening. See ECC 15.520.020 for applicable standards.

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C. Foundation planting.

All street-facing elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

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

Figure 15.570.050(D). Foundation plantings would be required along the exposed concrete foundation.

15.570.060 Installation and maintenance.

A. Timing of installation.

The applicant shall install landscaping and screening required by this title consistent with the approved site plan or an approved modification thereto before the city issues an occupancy permit or final inspection for the development in question; provided, the reviewing authority may defer installation of plant materials for up to 6 months after the city issues an occupancy permit or final inspection for the development in question if the reviewing authority finds doing so increases the likely survival of plants.

B. Installation standards.

The applicant shall show and comply with the following:

1. Plant materials will be installed to current nursery industry standards.
2. Plant materials shall be properly supported to ensure survival. Support devices such as guy wires or stakes shall not interfere with vehicular or pedestrian movement.
3. Existing trees and plant materials to be retained shall be protected during construction, such as by use of chain link or other sturdy fence placed at the dripline of trees to be

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retained. Grading, topsoil storage, construction material storage, vehicles and equipment shall not be allowed within the dripline of trees to be retained.

C. Verification of the installation of landscape.

Required planting/irrigation shall be installed within 6 months of the date of final construction permit approval or the issuance of a certificate of occupancy, whichever is later. For development sites 20,000 square feet in area (this includes the entire lot or parcel or applicable portion of site being developed including buildings, parking and storage areas, landscaping, etc.) or larger, the applicant shall submit a copy of the approved landscape plan(s) with a letter signed and stamped by a Washington-licensed landscape architect or CPH certifying that the landscape and irrigation (if any) have been installed in accordance with the attached approved plan(s) and verifying that any plant substitutions are comparable to the approved plantings and suitable for the site. Any substituted plants shall be no smaller than those shown on the approved plan(s) and shall have similar characteristics in terms of height, drought tolerance and suitability for screening.

D. Maintenance standards.

All landscape areas shall be maintained in accordance with the following standards:

1. All landscaping shall be maintained with respect to pruning, trimming, mowing, watering, insect control, fertilizing, or other requirements to create a healthy growing condition and attractive appearance and to maintain the purpose of the landscape type. Vegetation shall be controlled by pruning, trimming or otherwise so that it will not interfere with the maintenance or repair of any public utility, restrict pedestrian or vehicular access, or obstruct sight distance at intersections;
2. Dead, diseased, stolen, vandalized, or damaged plants shall be replaced within 3 months with the plants indicated on the approved landscape plan;
3. All landscaped areas shall be maintained reasonably free of weeds and trash; and
4. All required landscaping that is located within public rights-of-way shall be maintained by the abutting property owner.

E. Irrigation standards.

The purpose of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering.

All required landscaped areas in the city must comply with at least one of the following:

1. A permanent built-in irrigation system with an automatic controller will serve the landscape area in question, and the system will be installed and operational before the city grants an occupancy permit or final inspection for the development in question.
2. A temporary irrigation system will serve the landscape area in question; provided the applicant can successfully demonstrate that the proposed temporary irrigation system will provide sufficient water to ensure that the plant materials to be planted will survive installation and, once established, will survive without watering other than natural rainfall.

3. A permanent or temporary irrigation system will not serve the landscape area in question (c); provided:
    a. The reviewing authority finds the landscape area otherwise fulfills the requirements of this section, and
    b. The applicant submits the following with the site plan application:
        i. A statement from a Washington-licensed landscape architect or CPH certifying that the materials to be planted will survive without watering other than natural rainfall, and
        ii. A plan for monitoring the survival of required vegetation on the approved site plan for at least one year and for detection and replacement of required vegetation that does not survive with like-kind material or other material approved by the reviewing authority, and
        iii. A statement from the applicant agreeing to install an irrigation system if the reviewing authority finds one is needed to ensure survival of required vegetation, based on the results of the monitoring plan.

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15.580 Outdoor Lighting

15.580.010 Purpose.

A. To encourage the judicious use of lighting in conjunction with other security methods to increase site safety;

B. To encourage the use of lighting as an integral design component to enhance buildings, landscaping, and other site features and for the enjoyment of property;

C. To encourage night sky visibility and to reduce the general illumination of the sky in Ellensburg;

D. To promote energy conservation;

E. To reduce the horizontal glare and vertical light trespass from a development onto adjacent parcels and natural features; and

F. To discourage the use of lighting for advertising purposes.

15.580.020 Applicability.

A. All outdoor lighting fixtures that are to be installed on private and public property in association with any building permit application or subdivision application shall comply with this chapter. This chapter does not apply to interior lighting. Types of outdoor lighting to which this chapter applies include, but are not limited to, lighting for:

   1. Building and structures including, but not limited to, overhangs and canopies;
   2. Recreational areas;
   3. Parking lot lighting;
   4. Landscape and architectural lighting.

B. The city's building official shall administer and enforce this chapter.

15.580.030 Exemptions.

The following are exempt from the provisions of this chapter:

A. Traffic control signals and devices;

B. Public street lights; provided, however, public street lights must conform to the most current version of the city's public works development standards (ADD LINK);

C. Temporary emergency lighting (i.e., fire, police, medical personnel, repair workers) or warning lights;

D. Moving vehicle lights;

E. Navigation lights (e.g., on radio/television towers, microwave towers) or any other lights where state or federal statute or other provision of the Ellensburg City Code requires lighting that cannot comply with this chapter. In such situations, lighting shall be shielded to

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the maximum extent possible, and lumens shall be minimized to the maximum extent possible, while still complying with state or federal statute;

F. Seasonal decorations;

G. Outdoor lighting approved by the building official for temporary or periodic events (e.g., fairs, nighttime construction);

H. Outdoor lighting fixtures installed prior to the effective date of the ordinance codified in this chapter;

I. Fossil fuel lights.

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 5 percent uplighting. Sports field lighting shall be exempt from the light trespass provisions of this chapter; provided, however, such light 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.

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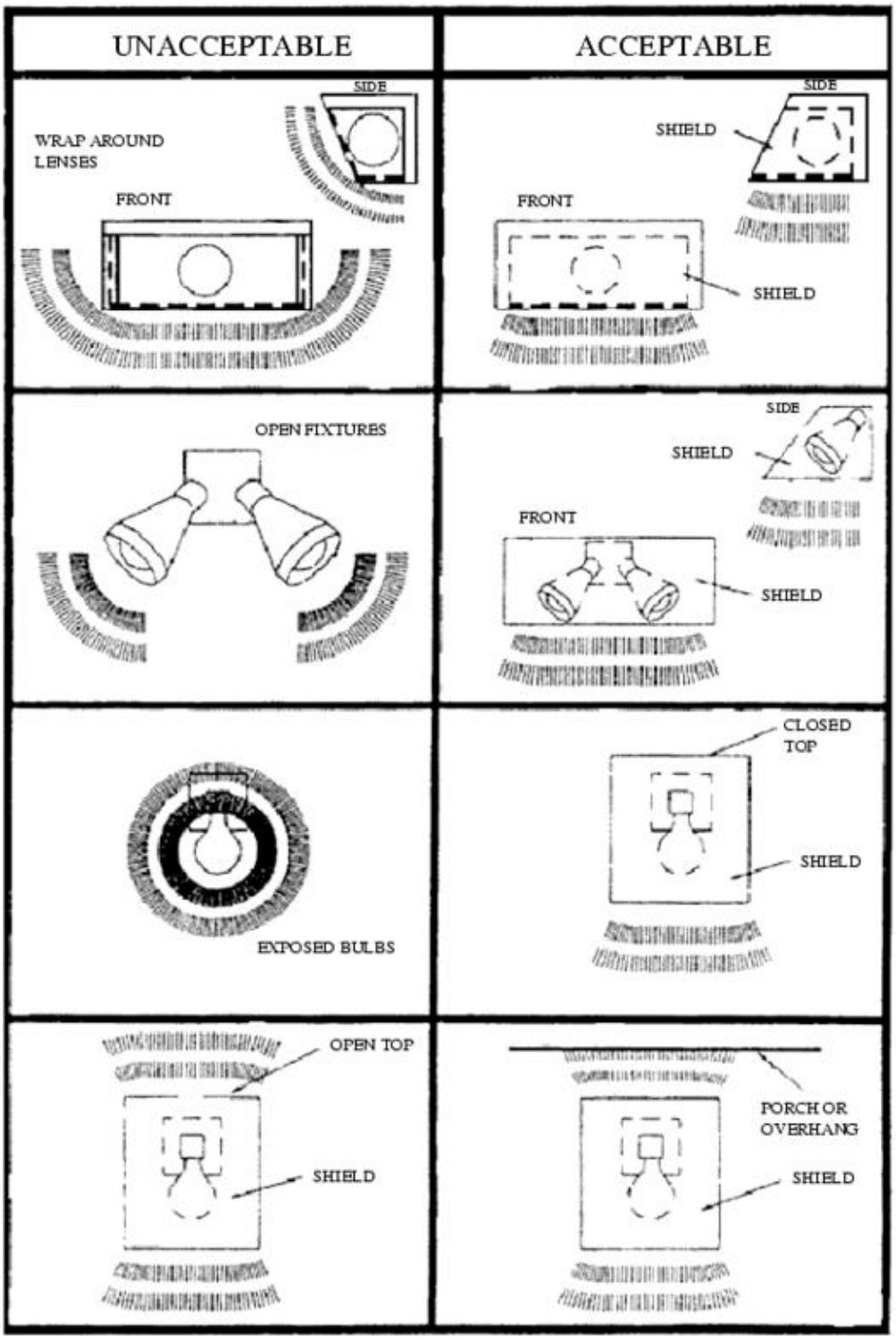

Figure 15.580.040(B)(1). Wall-mounted lights.

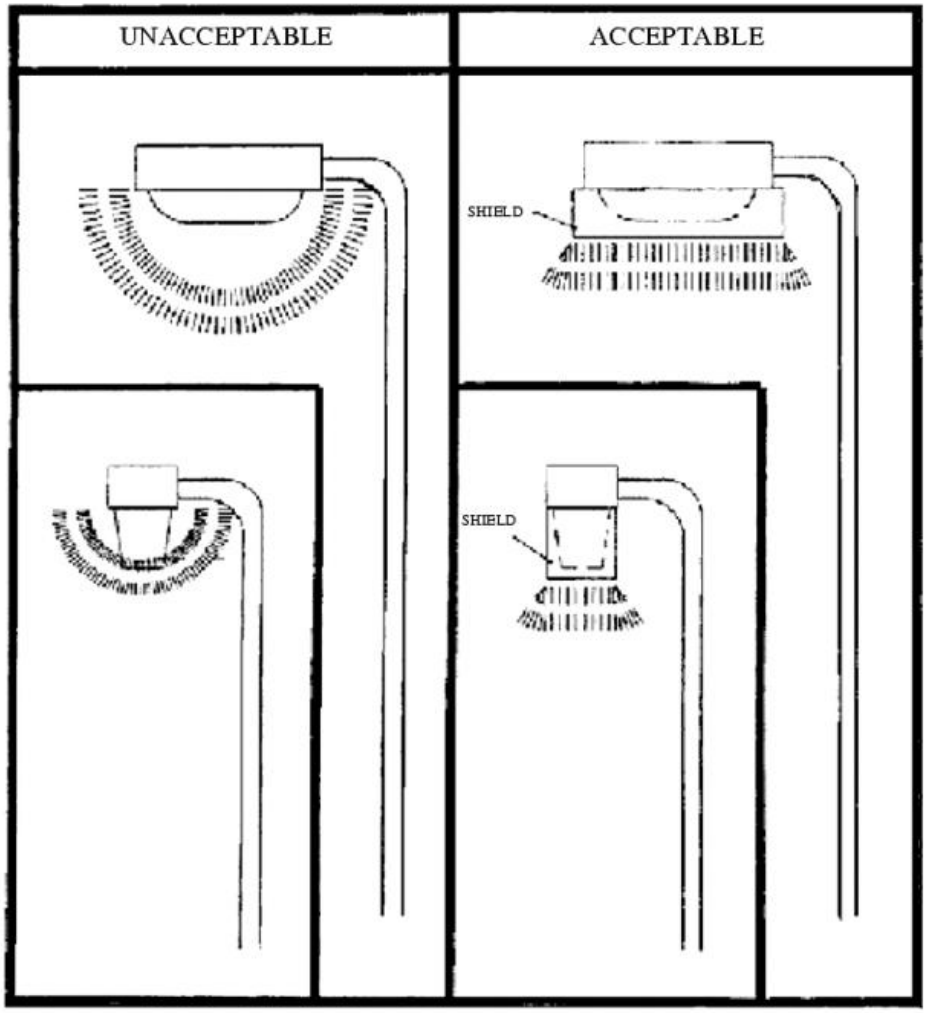

Figure 15.580.040(B)(2). Freestanding outdoor lighting fixtures.

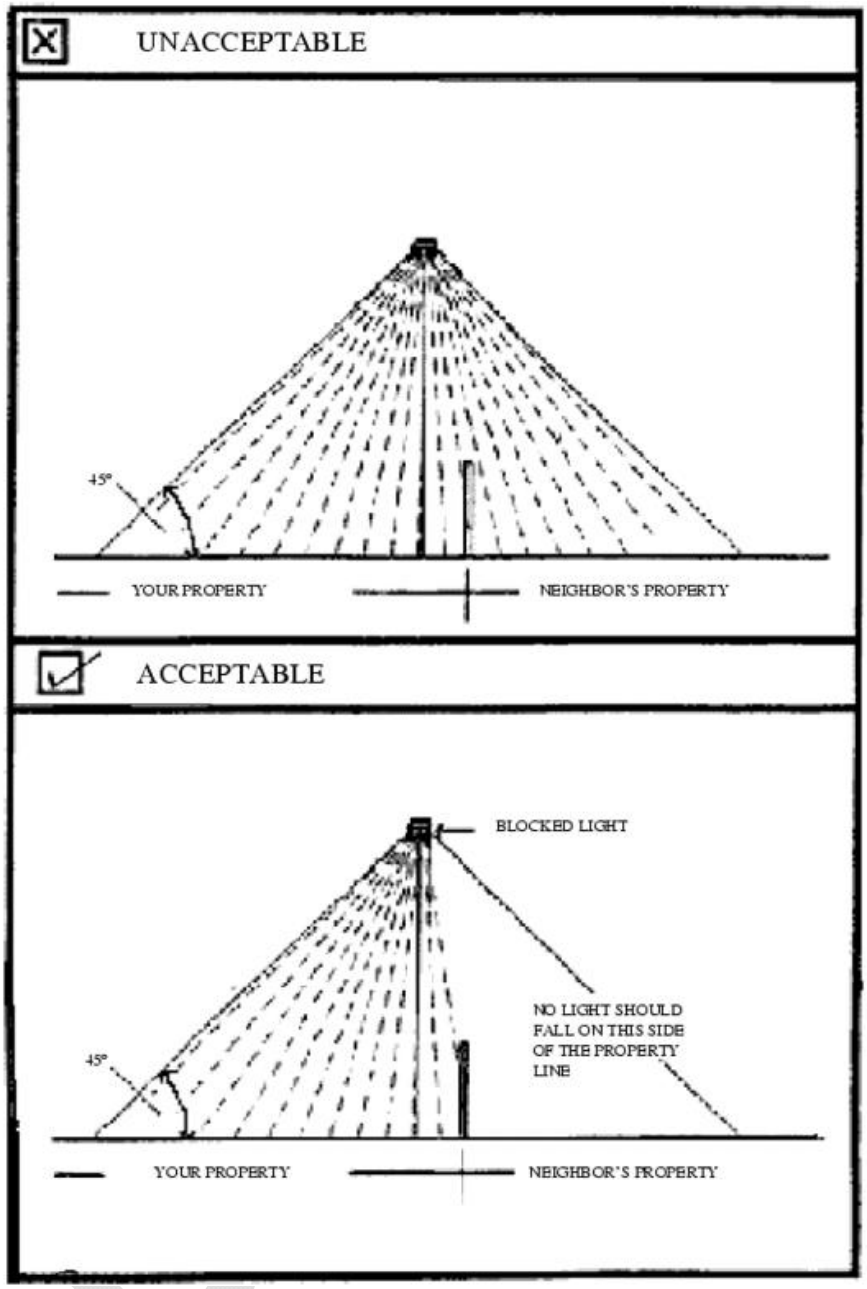

Figure 15.580.040(B)(3). Outdoor lighting fixtures – street and lot light cut-off at property line.

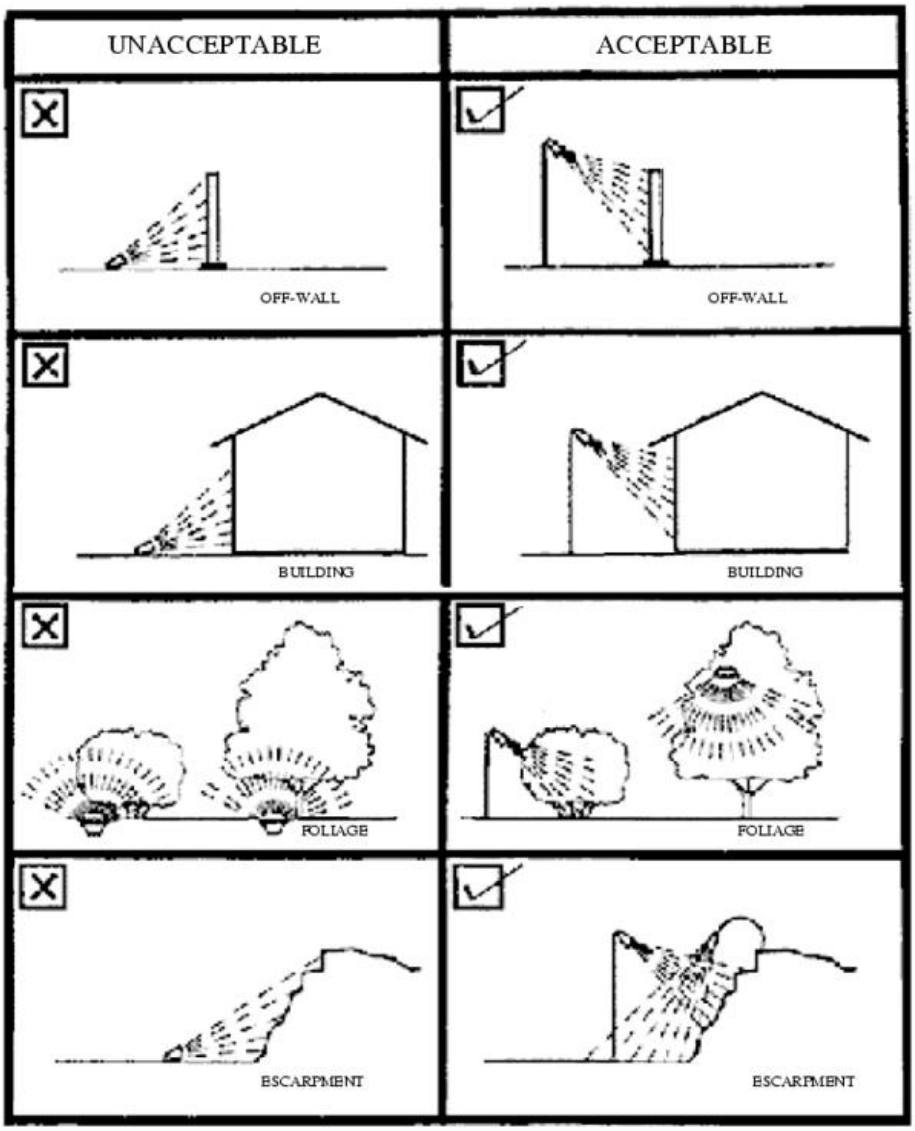

Figure 15.580.040(B)(4). Accent lighting.

G. Lighting standards for all new non-residential 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 non-pedestrian and vehicular traffic areas) of 0.5 foot candles;
   b. Moderate (for moderate or high volume pedestrian areas) of 1 to 2 foot candles; and
   c. Maximum (for high volume pedestrian areas and building entries) of 4 foot candles;

2. Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall 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 encouraged in areas with high anticipated pedestrian activity. Lighting shall 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.

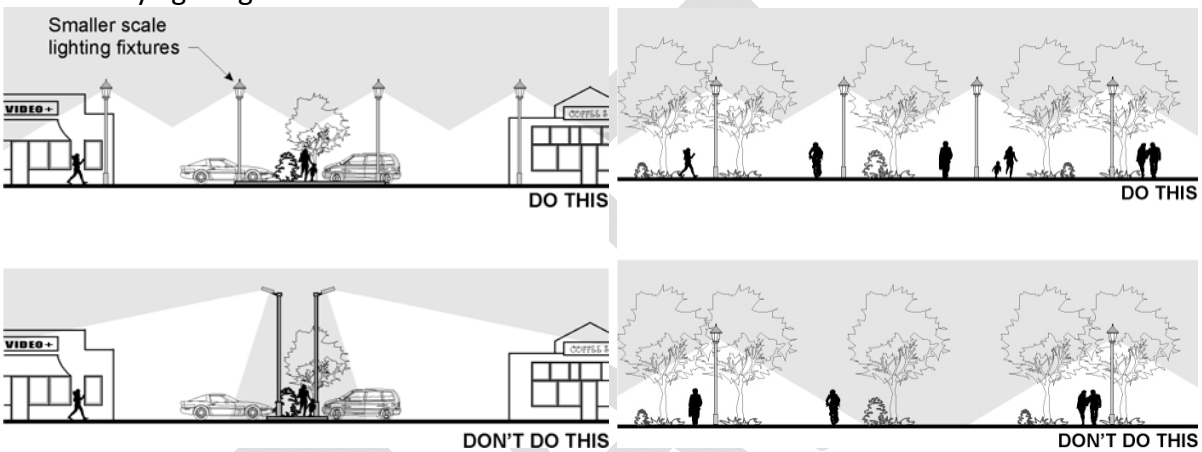

Figure 15.580.040(G). Lighting guidelines.

15.580.050 Submission of plans and evidence of compliance with code.

A. Submission contents. The applicant for any building permit or subdivision approval required by any provision of the laws of this jurisdiction in connection with proposed work involving outdoor lighting fixtures shall submit (as part of the application for permit or subdivision approval) evidence that the proposed work will comply with this chapter. The submission shall contain but shall not necessarily be limited to the following, all or part of which may be part of or in addition to the information required elsewhere in the laws of this jurisdiction upon application for the required permit or subdivision approval:

1. Plans indicating the location on the premises of all proposed newly installed or relocated outdoor lighting fixtures;
2. Description of all proposed newly installed or relocated outdoor lighting fixtures. The description may include, but is not limited to, catalog cuts and illustrations by manufacturers (including sections where required), lamp types, wattages and initial lumen outputs; and
3. Photometric data, such as that furnished by manufacturers, or similar showing the angle of cut-off of proposed newly installed or relocated outdoor light emissions.

B. Additional submission. The above required plans, descriptions and data shall be sufficiently complete to enable the building official to readily determine whether compliance with the requirements of this chapter will be secured. If such plans, descriptions and data cannot enable this ready determination, the applicant shall additionally submit as evidence of compliance to enable such determination such certified reports of tests as will do so; provided, that these tests shall have been performed and certified by a recognized testing laboratory.

C. Subdivision plats. If any subdivision proposes to have installed street or other common or public area outdoor lighting, submission of the information as described in subsection (A) of this section shall be required for all such lighting, and the lighting shall comply with the most current version of the city's public works development standards (ADD LINK).

D. Lamp or fixture substitution. Should any outdoor light fixture approved through the imposition of the requirements of this chapter, or the type of light source therein, be changed after the permit has been issued, a change request must be submitted to the building official for approval, together with adequate information to assure compliance with this chapter, which must be received prior to substitution.

15.580.060 Approved materials and methods of construction or installation/operation.

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 of this chapter.

15.590 Regional Retail Commercial Design Standards

15.590.010 Purpose.

To establish design criteria for the review and approval of master site plans for regional retail commercial projects pursuant to ECC 15.250.070(D)(10).

15.590.020 Applicability.

The provisions herein apply to all master site plans for regional retail commercial projects pursuant to ECC 15.250.070 and subsequent development activity within the master site plan area. Such master site plans and subsequent development are exempt from the standards in ECC Chapters 15.510 through 15.580 unless otherwise noted herein.

15.590.030 Site planning.

A. Responding to the site characteristics.

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

   Design techniques:

   a. Commercial development should 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. Coordinate adequate public services and utilities in the design phase to serve the proposed uses.

B. Transitions to surrounding neighborhoods.

Link proposed development to 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 barriers, designing with consistent materials, widths and locations, and providing safe, easy and clearly identifiable access to and along the linkages. Safe, convenient and attractive connections to downtown linkages should be provided.

C. Streetscape compatibility.

Develop the site plan in response to safety, interaction/activity, informal surveillance.

Design techniques:

1. Ensure shared access and coordination of internal driveways and parking areas.

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.

1. Design of building massing, height, and scale should provide a sensitive transition to adjoining residential neighborhoods.
2. New commercial developments, whose bulk and scale may negatively impact adjacent residential areas, should mitigate the effect through careful 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.

Orient the building toward the principal street frontage, and face the primary entrance toward that frontage.

Design techniques:

1. Commercial architecture in Ellensburg has traditionally maintained a strong relationship to the street.
2. Buildings in the mixed use retail and office park areas should abut the sidewalks on at least one side.
3. Orienting the building's formal facade and primary entrance toward the 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.
5. Site entrances shall be emphasized with landscape treatments to 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 project to human scale in order to provide pedestrian interest and facilitate pedestrian activity.

   Design techniques:

   a. Use setback areas for pedestrian activities such as outdoor seating or dining, for a plaza or recessed entity, or for landscaping.

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b. Arcades, colonnades, or awnings at ground floor level provide pedestrian interest and can provide protection.

c. Create clear and safe pedestrian pathways from the sidewalks to the building's entrance.

d. Include public gathering spaces throughout the site, locating smaller retail buildings close to streets, and developing quality landscaping along street frontages.

e. Appropriate pedestrian amenities could include benches, planters, decorative paving, artwork, lighting, 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 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 should 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.

15.590.040 Landscaping and hardscape features.

A. Reinforcing design continuity with neighboring and adjacent sites.

1. Select plant materials that are suitable to the site and to Ellensburg's climate zone, and provide a viable stationary irrigation system.

Design techniques:

a. Choice of plant materials and their placement on the site are critical to the valley's windy, semi-arid climate.

b. Install a stationary irrigation system that provides full coverage of the landscaped area.

2. Building entries, primary vehicular entries and building perimeters should be enhanced with landscaping which could include ornamental vines, groundcovers, shrubs and/or trees selected for their screening, canopy, spatial enclosure and seasonal variation.
3. Benches, kiosks, signs, bollards, waste receptacles, street vending carts, water fountains, lighting standards, perch walls, sidewalks, pathways, trails and special water features should be designed to be compatible elements of like materials and design.
4. Streetscape plantings should be simplified to allow adequate visibility from automobiles to businesses.
5. The use of potted plants and flowers as well as street trees are encouraged, but should not impede pedestrian traffic.
6. The landscape design character of Ellensburg should be reinforced by using:

   Design techniques:

   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.
   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, 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.
8. Provide landscaping of appropriate scale in the area of the required setbacks, in conformance with city code.

   Design techniques:

   a. Incorporate landscape materials into the design of setbacks 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.
   c. Use landscaping to soften the effect of blank walls.

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

1. Enhance the site with landscaping.

   Design techniques:

   a. Softening the form of the building by screening blank walls, terracing retaining walls, etc.
   b. Providing a framework such as a trellis or arbor for plants to grow on.
   c. Incorporating a planter guard or low planter wall as part of the architecture.
   d. Distinctively landscaping open areas created by building modulation.
   e. Incorporating upper story planter boxes or roof planters.
   f. Including a special feature such as a courtyard, fountain or pool.
   g. Emphasizing entries with special planting in conjunction with decorative paving and/or lighting.
   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:

   a. Where service elements cannot be located away from the street front, they should be screened from view and not encroach upon the pedestrian right-of-way.
   b. Use an effective combination of landscape materials with fencing to screen the service area, and locate its opening away from the sidewalk.

C. Landscaping to Address Special Site Conditions.

1. High bank front yard. Where the building's ground floor is elevated above a sidewalk pedestrian's eye level, landscaping can help make the transition between grades.

   Design techniques:

   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.
   d. Stone or brick masonry walls with vines or shrubs.

2. Barrier-free access. Where wheelchair ramps must be provided on a street front, the ramp structure might include a planting strip on the sidewalk side of the elevated portions of the ramp.
3. Steep banks or stream bed topography. Special plantings or erosion control measures may be necessary to prevent site destabilization and/or to enhance the visual qualities of the site in connection with neighboring improvement programs.
4. Boulevards. Incorporate landscaping which reflects and reinforces the sense of streetscape.
5. Greenbelt or other natural setting. Protect or preserve greenbelts and other settings by:

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Design techniques:

a. Minimizing the removal of significant trees.

b. Replacing trees that were removed with new trees.

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.

15.590.050 Parking lots and structures.

Reduce the visual impact of parking lots and parking structures.

A. Parking – Surface.

1. Where possible, break-up or divide large parking lots. Employee and overflow parking may be located behind buildings and away from areas of high public visibility. Handicap stalls should be located throughout the development.

   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.

   b. Parking must not dominate the street front.

2. Parking areas should include landscape areas. The size and location of parking areas should be minimized and related to the group of buildings served.

   Design techniques:

   a. All parking lots visible from public rights-of-way, or located within 20 feet of residential property, should be screened using a combination of trees, shrubs, 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.

3. Pedestrian access from parking areas and vehicle circulation through parking areas should be safe and clearly defined.

4. Landscaped medians are encouraged where access and traffic allow.

5. Open space and landscaping should be coordinated and linked wherever possible, particularly in relation to public areas and the pedestrian system.

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6. Design and locate parking areas in a manner that will break up large areas of parking and provide for shared parking among businesses.
7. Locate off-street parking to the rear or side of the building, whenever possible.

   Design techniques:

   a. The site plan should minimize the number and width of driveways and curb cuts along the street and should consider alleyway access.
   b. Various parking lot configurations may be possible, depending upon site constraints; large lots may be broken into several smaller lots.
8. Minimize the visual impact of parking surface run-off treatments, and incorporate them into landscaping where possible.
9. 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.

1. The presence and appearance of garage or large door entrances should be minimized so that they do not dominate the street or building frontage.

   Design techniques:

   a. Recess the portion of the facade where the entry is located to help conceal it.
   b. Extend portions of the structure over 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, setbacks, and lowering the first level below the existing grade (where the water table allows) to reduce total height.
3. Facades of parking structures should include a landscape treatment in addition to architectural screening.

   Design techniques:

   Parking structures should have landscaping around the ground level perimeter 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 parking floors with barriers to protect pedestrians from vehicles.

   Design techniques:

   For security, pedestrian routes should be visible and avoid enclosed, hidden areas. Emergency call boxes should be available.

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5. Parking structures should be enclosed with retail or office uses on the exterior or where this enclosure is not feasible, the visual impact should be softened with landscaping or screening.

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.

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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.

D. Architectural design.

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.

2. Architectural Elements and Materials.

a. The building as an individual structure or as part of a series of buildings 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. Design roof lines to reflect traditional commercial roof configurations.

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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, 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 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 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.

f. Organize multi-story commercial building facades with three-part horizontal division and vertical column division.

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.

i. Facade designs should include some contemporary translations of traditional commercial facade elements, such as:

Design techniques:

i. Recessed entries.

ii. Kick plates as bases.

iii. Plate glass display windows, commercial in scale.

iv. Transoms.

v. Canopies, marquees, and awnings.

j. Include windows on the second-floor levels of street-facing facades.

Design techniques:

a. Second-story windows create an important rhythm of solid-to-void.

b. Alignment, proportions, and groupings of second-floor windows should relate to first-floor building elements.

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c. Provide second-story windows with architectural detailing of appropriate scale.

k. Modulate, or break up, blank street-facing walls over 40 feet in width with windows, artwork, recesses, columns, bands, textural treatment, landscaping, or a combination of these techniques.

l. Avoid design features of incompatible scale such as:

Design techniques:

i. Residential design features, such as wood-frame porches.

ii. Blank second-story walls;

iii. Box-like design, especially on large buildings;

3. Architectural features.

a. Give special architectural treatment to primary building entrances and corner entrances. 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. Windows above entry.

iv. Canopy, marquee, or awning above entry.

v. Head molding or decorative lintel above doorway.

vi. Contrasting, decorative finish materials.

vii. Beveling.

viii. Roof accentuation or height increase.

ix. Sculptural relief.

x. Landscape emphasis.

b. Create building articulation by:

Design techniques:

i. Modulating the facade by stepping back or extending forward a portion of the façade.

ii. Repeating the window patterns at an interval that equals the articulation interval.

iii. Providing features such as a marquee, patio, deck or covered entry.

iv. Providing a balcony or bay window for each interval.

v. Changing the roofline by alternating dormers, stepped roofs, gables or other roof elements to reinforce the modulation or articulation interval.

vi. Changing the materials with a change in the building plane.

vii. Providing a lighting fixture, trellis, tree or other landscape feature with each interval.

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

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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 façade.

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.

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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.)

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