



# Summary of Land Development Code Update Strategies

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- 1. Create a single unified land development code with user friendly language and format.** This will likely include permitting and procedures for land development permits (now in several different titles), all zoning related provisions (Title 13), subdivision provisions (Title 12), design standards (Chapter 1.45), sign provisions (Title 3), parking standards (Title 4 and Public Works Standards), and landscaping standards (Title 4). Coordination with Public Works will be needed to determine which provisions belong in this unified land development code versus in the Public Works Development Standards. The code will employ a clear organization and layout with the extensive use of graphics. A major emphasis will be placed on clear minimum standards and approval criteria to aid applicants and decision-makers.
- 2. Emphasize a street-based system of development frontage standards to reinforce and enhance the character of Ellensburg.** This takes a form-based approach that ties the sidewalk and private development frontage standards to the type of street that properties front onto. For example, this will likely include between three to five different street type designations. One street type will emphasize commercial storefronts built up to the sidewalk edge. Other street types will emphasize landscaped setbacks (residential streets) or a combination of storefronts and landscape setbacks. The street design provisions are drawn from the work of the Non-Motorized Transportation Committee and include reduced street widths in residential areas, use of planting strips and street trees to provide for shade, community design, environmental, and snow removal benefits, sufficient sidewalk design, bicycle provisions, and other provisions that encourage walking, bicycling, and transit use. The development frontage standards will likely address setbacks, building frontages (including entry location and window transparency), ground floor use/height, parking location/design and vehicular access provisions along streetfronts, and landscaping along street fronts. Again, graphics will be heavily emphasized here for usability.
- 3. Update zoning district provisions to meet community objectives.** This will include changes to implement Comprehensive Plan policies, plus other provisions pursuant to staff coordination, community outreach, and consultant expertise. Likely changes will involve density provisions (to promote desirable residential development), dimensional standard changes (balancing provisions for flexibility with provisions to promote desirable and energy efficient design), and minor permitted use changes.
- 4. Update subdivision standards to promote compact and coordinated development.** Provide design standards that emphasize the creation of “neighborhoods” and promote energy efficient design. Consider provisions in the standard subdivision process (not just PUD) that allow for lot clustering and design flexibility. Also consider provisions for minimum average density and density bonuses for desirable site design and/or energy efficient design.