Land Development Code Update: Preliminary First Draft

May 9, 2011

Meeting Objective

- Get to know organization & key elements of code
- Discuss rationale for key proposals
- Present/discuss case studies
- Ask questions
- ID red flags
- Provide direction

Four Key Strategies

1. User-friendly code
2. Focus on frontages –
   what you see from the street
3. Update zoning district provisions
4. Update subdivision standards

Integrate Energy Efficiency

Title 15: Ellensburg Unified Land Development Code

City of Ellensburg WASHINGTON

Article 1: General Provisions

NOTE – ALL BUT DEFINITIONS CHAPTERS ARE COMPELETE

15.10 User Guide
15.11 Purpose//Authority//Interpretation
15.12 Comprehensive
15.13 Definitions

Article 2: Permits and Procedures

NOTE – OUTLINE ONLY WITH THIS DRAFT – DRAFT IN THE WORKS BUT MEETING WILL FOCUS ON OTHER ARTICLES

15.20 Purpose//Administration
15.21 Permit Review/ Process Types
15.22 Permit Review/ Procedures
15.23 General Provisions for Land Use Hearings & Appeals
15.24 Non-Conforming Uses, Temporary Uses, and Re-Use of Facilities
15.25 Review and Decision Criteria
15.26 Subdivision Procedures
15.27 Environmental Procedures
15.28 Ellensburg Landmark Register & Procedures
15.29 Code Enforcement

Article 3: Zoning Districts & Land Uses

NOTE – FIRST HALF OF ARTICLE IS LARGELY COMPLETE – A MAJOR FOCUS OF DISCUSSIONS AT MAY 9 MEETING

15.30 Zones, maps & designations
15.31 Permitted uses
15.32 Dimensional standards
15.33 Density bonus incentives
15.34 Index of Supplemental Use Criteria
15.35 Master Site Plans for Regional Retail Commercial Projects
15.36 Airport Overlay Zone
15.37 Annexations

Article 4: Community Design

NOTE – PRELIMIANRY DRAFT COMPELETE

15.40 Streetscape Design
15.41 Subdivision Design & Block Structure

Article 5: Project Design

NOTE – PRELIMIANRY DRAFT COMPELETE EXCEPT FOR OFF-STREET PARKING AND FENCES

15.50 Introduction/Applicability
15.51 Site Orientation Standards
15.52 Site Planning & Design Elements
15.53 Building Design
15.54 Housing Type Standards
15.55 Off-Street Parking
15.56 Signage
15.57 Landscaping
15.58 Fences, Walls & Hedges

Article 6: Environmental Standards

NOTE – OUTLINE ONLY – VERY LIMITED CHANGES FROM CURRENT ARE ANTICIPATED

15.60 Critical Areas - General Provisions
15.61 Critical Areas - Applicability, Exemptions and Exceptions
15.62 Critical Areas - Wetlands
15.63 Critical Areas - Placeholder
15.64 Critical Areas - Frequently Flooded Areas
15.65 Critical Areas - Geologically Hazardous Areas
15.66 Critical Areas - Fish and Wildlife Habitat Conservation Areas
15.67 Critical Areas - Critical Aquifer Recharge Areas
15.68 Placeholder for Shoreline Management Provisions

Most Critical Elements

- Article 3 - Form and intensity standards
  - Notably single family areas
  - Density bonus provisions
- Article 4 – Streetscapes, block structure, fences
- Article 5 – Project Design
  - Site orientation
  - Building design
  - Housing type standards
  - Signage

Article 1

Contents:

15.10 User Guide *(NEW)*

15.10.010 How to use this code *(NEW)*

15.11 Purpose/Authority/Interpretation

15.11.010 Title *(NEW)*

15.11.020 Purpose *(Replaces EMC 13.02.020)*

15.11.030 Authority *(NEW)*

15.11.040 Scope *(NEW)*

15.11.050 Roles and responsibilities *(New+ refined from various Title 1 Chapters)*

15.11.060 Interpretation of terms *(replaces EMC 13.02.040)*

15.11.070 Vesting *(NEW)*

15.11.080 Relationship to other codes *(NEW)*

15.11.090 Interpretation of terms *(replaces 13.04.020 Interpretation)*

15.11.100 Abbreviations *(NEW)*

15.12 Comprehensive Plan *(replaces EMC Chapter 3.32 in Building & Fire Title)*

15.13 Definitions *(updates EMC Chapter 13.04)*

How to Use This Code

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ID Five Steps:

Step 1: What zoning district am I located in?

- See zoning map (imbed link)

Step 2: What type of development can I do on my property?

- See Article 3 (imbed link), which addresses permitted uses and density/dimensional standards.

Step 3: What design standards apply?

- First, see **Article 4** (imbed link), which addresses standards for larger scale community design elements such as subdivisions (if applicable) and streetscape design (for streets adjacent to and/or within property).
- Second, see **Article 5** (imbed link) for individual project design standards. For non-residential and multifamily projects, most of the chapters in this article apply (such as site orientation standards, site planning and design elements, and building design). For detached single family uses, there are special standards in Chapter 15.58. Plus, there are some specialized uses that feature their own unique standards in Chapter 15.59. It's important to read the applicability sections at the beginning of each chapter in Article 5.

Step 4: Are there designated "Critical Areas" on my property?

- First check City Critical Areas Maps (imbed link)
- Second, see Article 6 for provisions related to the particular type of critical area (such as wetlands or geologically hazardous areas).

Step 5: How do I get a permit to develop?

- First, see Article 2 for permits and procedures provisions.
- Second, determine what "Type" of review process applies for the particular development by reviewing EMC 15.21.050 (imbed link).
- Third, review the requirements for each permit type starting with EMC 15.21.040, then looking at Chapter 15.22 for the actual procedures for each "Type" of review process.

Article 2: Permits & Procedures

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- Definitions – just a partial list – focus on land use

A. **Heavy industry.** "Heavy industry" means construction, mining, manufacturing, transportation, and public utilities due to the land use intensity impacts typically associated with large industrial uses, their accessory outdoor storage uses, and large building areas. The following uses are permitted:

NOTE – "NAICS" REFERS TO THE NORTH AMERICAN INDUSTRIAL CLASSIFICATION SYSTEM, WHICH CLASSIFIES LAND USES INTO CATEGORIES – WE'LL DISCUSS WITH STAFF AND LEGAL WHETHER OR NOT TO INCLUDE THESE REFERENCES

1. Animal food, meat product, seafood product manufacturing (NAICS 3111, 3116, 3117)
2. Slaughterhouses, meat processing (NAICS ___)
3. Tobacco manufacturing (NAICS 3122)
4. Breweries, wineries, distilleries (NAICS 31212, 31213, 31214)
5. Sawmills (NAICS 3211)
6. Manufactured home manufacturing (NAICS 321991)
7. Pulp, paper and paperboard mills (NAICS 3221)
8. Petroleum refining and related industries (NAICS 324)
9. Chemical manufacturing, including compost operations (NAICS 325)

Article 2: Permits & Procedures

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NOTE – OUTLINE ONLY WITH THIS DRAFT – DRAFT IN THE WORKS BUT MEETING WILL FOCUS ON OTHER ARTICLES

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15.21 Permit Review Process Types

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15.24 Non-Conforming Uses, Temporary Uses, and Re-Use of Facilities

15.25 Review and Decision Criteria

15.26 Subdivision Procedures

15.27 Environmental Procedures

15.28 Ellensburg Landmark Register & Procedures

15.29 Code Enforcement

Article 2: Permits & Procedures

City of Ellensburg WASHINGTON

15.21.040 Requirements by permit review process types. (NEW)

Table 15.21.040 Requirements by permit review process types.

	Type I	Type II	Type III	Type IV
Pre-application meeting required?	No	Yes	Yes	Yes
Recommendation made by:	N/A	Landmarks & Design Commission	Director	Director/Planning Commission (?)
Final decision made by:	Director	Director	City Council or Hearings Examiner	City Council
Notice of permit application:	No	Yes	Yes	Yes
Notice of decision:	No	Yes	Yes	Yes
Open record public hearing:	No	No	Yes	Yes
Closed record appeal hearing:	No			
Judicial appeal:				

Article 2: Permits & Procedures

15.21.050 Projects under permit review process types. (NEW)

Table 15.21.050 Projects under permit review process types. NOTE – MIKE – THIS IS JUST A CRUDE FIRST STAB – THIS IS WHERE YOUR HELP/COUNCIL DISCUSSION WILL BE MOST USEFUL.

Type I	Type II	Type III	Type IV
Building Permit (___) Grading Permit (___) Boundary Line Adjustment (___) Right-of-Way Use Permit (___) Design and Construction Standards Deviation (___) Code Interpretation (___) Miscellaneous Administrative Decisions (___)	Design review (REFINE NAME) (___) (THIS INCLUDES LANDMARKS AND OTHER C/MF PROJECTS OVER CERTAIN THRESHOLD + IT COULD INCLUDE PROJECTS BELOW THRESHOLD WHO PROPOSE ONE OR MORE DEPARTURES) Short Plat (Including Revisions and Alterations) (___)	Preliminary Plat (___) Plat Alterations (___) Preliminary Plat Revisions (___) Zoning Variance (___) Conditional Use Permits (___) Final Subdivision (___) Plat or Short Plat Vacations (___) Street Vacations (___) (AGAIN – THIS COULD BE SPLIT INTO TWO TYPES BASED ON WHICH SHOULD GO TO HEARING EX VS COUNCIL)	Comprehensive Plan Amendments (___) Zoning Code Amendments (___) Zoning Map Amendments (___) Annexations (___)

Article 3 – Zoning & Land Uses

City of Ellensburg WASHINGTON

Article 3: Zoning Districts & Land Uses

NOTE – FIRST HALF OF ARTICLE IS LARGELY COMPLETE – A MAJOR FOCUS OF DISCUSSIONS AT MAY 9 MEETING

15.30 Zones, maps & designations

15.31 Permitted uses

15.32 Dimensional standards

15.33 Density bonus incentives

15.34 Index of Supplemental Use Criteria

15.35 Master Site Plans for Regional Retail Commercial Projects

15.36 Airport Overlay Zone

15.37 Annexations

Development Case Studies

- RS zone – site, current , 50%, 100%

Permitted Use Charts

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13.12.040 Permitted uses.

In the R-S zone, the following uses shall be permitted:

A. All agricultural uses, subject to the following restrictions:

1. The raising of swine, poultry or goats shall be restricted to youth educational projects or limited household consumption occurring on the same lot, or lots of record;

2. No nuisances, such as noise, odor, air pollution, wastes, vibration, traffic or physical hazards, shall result therefrom;

3. Fencing and housing adequate to certain livestock shall be provided where livestock are kept, and all livestock shall be kept and maintained in accordance with applicable laws and regulations;

B. Single family dwellings, including manufactured homes that meet the provisions of Chapter 13.47 EEC;

C. Parks, playgrounds, golf courses and similar public or private uses;

D. Public utilities;

E. Commercial nurseries and greenhouses;

F. Home occupations, except that public notice of application and the appeal procedure be sent to property owners within 300 feet of the requesting property 10 days prior to any staff decision or interpretation. Such notice shall include the applicable appeal procedures, and a statement the request may be approved by the community development department if no substitute objections are received before the 10-day review period expires;

G. Accessory buildings, such as are ordinarily appurtenances to single family dwellings or necessary as described in subsection (A) of this section, provided, that any such building must be located on the lot in accordance with EEC 13.12.100; and provided also, that all such buildings shall have exteriors compatible with those of the primary dwellings in the R-S zone. In addition, such exteriors must be completed and finished within 90 days following issuance of a building permit for such building, or within 90 days of date of beginning of construction of such building, whichever may be the earlier. One private garage structure shall also be specifically permitted, provided, that it meets the requirements of EEC 13.12.100;

H. Gardening or fruit raising;

I. Family day care homes [(Ord. 4420 § 2, 2005; Ord. 4286, 2001; Ord. 4096, 1997; Ord. 3106 § 2, 1976; Ord. 2810 § 6.02, 1970)]

13.12.060 Conditional uses.

Table 15.31.020 Residential-based uses.

Use	R-S	R-L	R-M	R-H	R-O	C-N	T-C	C-H	C-C	C-CII	I-L	I-H
RESIDENTIAL, GENERAL												
Dwelling, single family* (EMC)	P	P	P		P				P	P		
Dwelling, cottage * (EMC)	P	P	P		P				P	P		
Dwelling, duplex* (EMC)	P[1]	P[1,2]	P		P				P	P		
Dwelling, townhouse* (EMC)	P[1]	P[1]	P	P	P	P[3]			P	P		
Dwelling, multifamily* (EMC)	P[1]		P	P	P	P[3]			P	P		
Dwelling, live-work* (EMC)			P	P	P	P			P	P		
Manufactured home park* (EMC)			C	P	C							
GROUP RESIDENCES												
Boarding houses, lodging houses, sororities, fraternities*		C	~~C~~P	~~C~~P	C				P	P		
Community residential facility I*	C	C	P	P	P	P			P	P		
Community residential facility II*			C	C	C	C			P	P		

Land Development Code Update

Table 15.31.020 Residential-based uses.

Use	R-S	R-L	R-M	R-H	R-O	C-N	T-C	C-H	C-C	C-CII	I-L	I-H
RESIDENTIAL, GENERAL												
Dwelling, single family* (EMC)	P	P	P		P				P	P		
Dwelling, cottage * (EMC)	P	P	P		P				P	P		
Dwelling, duplex* (EMC)	P[1]	P[1,2]	P		P				P	P		
Dwelling, townhouse* (EMC)	P[1]	P[1]	P	P	P	P[3]			P	P		
Dwelling, multifamily* (EMC)	P[1]		P	P	P	P[3]			P	P		
Dwelling, live-work* (EMC)			P	P	P	P			P	P		
Manufactured home park* (EMC)			C	P	C							
GROUP RESIDENCES												
Boarding houses, lodging houses, sororities, fraternities*		C	~~C~~P	~~C~~P	C				P	P		
Community residential facility I*	C	C	P	P	P	P			P	P		
Community residential facility II*			C	C	C	C			P	P		

Table 15.31.020 Non-residential uses.

Use	R-S	R-L	R-M	R-H	R-O	C-N	T-C	C-H	C-C	C-CII	I-L	I-H
RETAIL												
Auto sales, new & used							P[1]	P	P[2]	P		
Commercial use providing drive-through service							P	P		P		
Farmers markets*						P			P	P		
Fruit stands*						P	P	P	P	P	P	
Heavy retail*								P	P[2]	P	P	P
Nurseries & greenhouses (commercial)*	P							P	P[2]	P	P	~~C~~P
Restaurants, bars, and lounges*			P[3]	P[3]	P[3]	P	P	P	P	P	P	
Retail, small scale (<2,000sf floor area)			P[3]	P[3]	P[3]	P	P	P	P	P		
Retail, medium scale (2,000-20,000sf floor area)						P		P	P	P		
Retail, large scale (20,001-60,000sf floor area)						P[5]		P	P	P		
Retail, super scale (>60,000sf floor area)						~~P~~	C		C	C		

Use	R-S	R-L	R-M	R-H	R-O	C-N	T-C	C-H	C-C	C-CII	I-L	I-H
PERSONAL AND GENERAL SERVICE												
Day care I facilities ~~family day care homes~~ (EMC)	P	P	P	P	P	P	P	P	P	P	P	
Day care II facilities ~~child day care center~~ (EMC)	C	C	C	C	P	P	P	P	P	P		
[illegible]						[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
Heavy services (see Heavy retail and services definition)*								P	P[2]	P	P	P
[illegible]*	[illegible]	[illegible]	[illegible]		[illegible]				[illegible]	[illegible]		
Kennels or cattery* (EMC)								P		P	P	
Nursing homes*	C	C	C	~~C~~P	~~C~~P				P	P		
Personal service establishments*			P[3]	P[3]	P[3]	P	P[4]	P	P	P		
Places of worship*	C	C	C	C	P	P			P	P		
Radio station ((commercial))		C										
BUSINESS SERVICE												
Convention center*									P	P		
Offices*						P	P	P	P	P	P[8]	
[illegible]								[illegible]			[illegible]	[illegible]
INDUSTRIAL												
Light industry*										P[2]	P	P
[illegible]							[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
treatment ((on-site))*												
Heavy industry*												C

2. Use must be enclosed within a building

3. Use is permitted if on a street corner and in a mixed-use building

NOTE: EXISTING COMMERCIAL USES – THE CHART BELOW INCLUDES USES CURRENTLY ADDRESSED IN CODE THAT HAVE BEEN CONSOLIDATED INTO MORE GENERALIZED USE CATEGORIES LISTED IN THE CHART ABOVE. FOR EACH USE, WE'VE INDICATED WHAT PROPOSED USE CATEGORY THEY FIT INTO, AND WHAT PERMITTED USE CHANGES ARE PROPOSED, IF ANY.

Use	R-S	R-L	R-M	R-H	R-O	C-N	T-C	C-H	C-C	C-CII	I-L	I-H
~~Equipment sales and service ((farm and construction))~~ Heavy retail and service								P		C		
~~Agriculture supply sales~~ Heavy retail and service								P				
~~Lumber sales~~ Heavy retail and service								P				
~~Equipment yards~~ Heavy retail and service											P	
~~Grocery store~~ Retail							C		P			
~~Hair care/beautician~~ Personal service establishments							C		~~P~~			
~~Hardware stores~~ Retail									P			
~~Laundromat~~ Personal service establishments									P			
~~Repair and construction service~~ Heavy retail and service								P				
~~Veterinary offices and clinics~~ General service establishments					C*	P[4]		~~C~~P	P[2]	P	P	
~~Warehouse/ mini-storage~~								C			C	

#'s correspond with conditions in previous charts

Table 15.31.030 Special uses. NOTE – DEFINITIONS MAY BE NEEDED FOR SOME OF THE USES.

Use	R-S	R-L	R-M	R-H	R-O	C-N	T-C	C-H	C-C	C-CII	I-L	I-H
PARK, OPEN SPACE & RECREATIONAL												
Cemeteries, columbarium or mausoleums	P	P										
Gardening or fruit raising (non-commercial)	P	P	P	P	P	P	P	P	P	P	P	P
Gun clubs and rifle ranges												
Golf course	P											
Recreation – outdoor (commercial)*	C						P	P			C	
Recreation – indoor (commercial)*							P	P	P	P	C	
Recreational vehicle parks (EMC)							P	P				
Resorts*												
Golf driving range	C						C	C				
Parks, Playgrounds (public or private)	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	
CULTURAL & ENTERTAINMENT												
Adult entertainment**							P[2]					
Art, performing arts, and recording studios							P	P	P	P		
Museums							P		P	P		
EDUCATIONAL												
Schools	C	C	C	C	C			C	C	C		
GOVERNMENTAL												
Court								P	P	P		
Fire facility								P				
Interim recycling facility	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P
Police facility						P[4]	P	P	P[4]	P	P	
Public agency or utility office						P	P	P	P	P	P	P
Public agency or utility yard	P[5]	P[5]	P[5]	P[5]	P[5]	P	P	P	C[5]	P	P	P
Utility facility*	P	P	P		P	P	P	P	P	P	P	P
RESOURCE												
Agriculture*	P1											

Form & Intensity Standards

~~13.32.080 Building site area.~~

~~Every building hereafter constructed or structurally altered in an R-S zone shall have a lot area of not less than 7,000 square feet with a minimum frontage of 60 feet on a public street or highway. Sixty percent of the area of all sites must be left in open spaces free from buildings or structures, except where a lot has less than the required area or frontage as described above as shown by the last conveyance of record prior to March 16, 1970, then this chapter shall be deemed to permit a single-family dwelling and its accessory buildings, unless such lot has less than 5,000 square feet, in which event no buildings or structures shall be permitted. [(Ord. 2810 § 6.05, 1970)]~~

~~13.32.090 Maximum and minimum allowable residential densities.~~

~~All residential development after March 13, 1999, in an R-S zone shall not exceed a maximum density of six dwelling units per acre, based upon the gross amount of square footage contained in the lot or lots of record for which such development is proposed. There is no minimum density for residential development in the R-S zone. [(Ord. 4296, 1999)]~~

~~13.32.100 Yards.~~

~~A. Front Yards. There shall be a front yard minimum depth of 15 feet. On corner lots which abut alleys, the side yard on the flanking street along all but the front 30 feet may be reduced to a minimum depth of five feet, except where carports or garages are entered from the flanking street, the carport or garage shall be set back a minimum distance of 15 feet from the property line.~~

~~B. Rear Yard. There shall be a rear yard minimum depth of 10 feet.~~

~~C. Side Yard Abutting Interior Lot Lines. There shall be a side yard of not less than five feet in width on one interior side lot line, and a side yard of not less than 10 feet in width on the opposite interior side lot line; provided, however, that on a lot presently having a width of less than 60 feet as shown on a conveyance of record March 16, 1970, there shall be a side yard on each interior side lot line of not less than five feet in width. Lots having access on a dedicated and improved alley contiguous with the rear lot line may provide a minimum side yard of five feet on each side of the lot.~~

~~D. Interior Side Yard of Corner Lots. The interior side yard of a corner lot shall be not less than five feet in width. [(Ord. 2962 § 3, 1973); (Ord. 2810 § 6.08, 1970)]~~

~~13.32.120 Height limit.~~

~~No buildings shall exceed a height of 35 feet. [(Ord. 2810 § 6.10, 1970)]~~

Table 15.32.030 Form and intensity standards table – Residential zones.

Topic	R-S	R-L	R-M	R-H	R-O
DEVELOPMENT INTENSITY AND CONFIGURATION					
Minimum lot area (EMC)	~~7,000sf~~ None[1]	~~7,000sf~~ None[1]	~~7,000sf~~ None[1]	~~10,000sf~~ None[1]	~~7,000sf~~ None[1]
Minimum frontage (EMC)	~~60 ft~~ None[1,2]	~~60 ft~~ None[1,2]	~~50 ft~~ None[1,2]	~~60 ft~~ None[1,2]	~~50 ft~~ None[1,2]
Density, minimum (EMC)	NA 6/du/acre[3]	NA 6/du/acre[3]	NA 8/du/acre[3]	~~8~~ 15 du/acre	NA 8/du/acre[3]
Density, maximum (base) (EMC)	6 du/acre	8 du/acre	~~12 du/acre~~ No limit	~~12 du/acre~~ No limit	~~12 du/acre~~ No limit
Density, maximum with bonus (see EMC Chapter 15.33)	12 du/acre[4]	16 du/acre[4]	No limit	No limit	No limit
~~Maximum Lot Coverage~~	~~40%~~	~~40%~~	~~50%~~	~~85% of non setback area~~	~~50%~~
Maximum floor area ratio (FAR)[6] (EMC)	0.5[5]	0.5[5]	1.0[6]	1.5[6]	1.0[6]
Maximum impervious area (EMC)	X%[7]	X%[7]	X%[7]	X%[7]	X%[7]
Maximum building height (EMC)	35 ft	35 ft	35 ft[8]	~~40~~ 45 ft[8]	35 ft[8]
BUILDING PLACEMENT (EMC)[10]					
Minimum front yard (EMC)	15 ft[9]	15 ft[9]	15 ft[9]	15 ft[9]	15 ft[9]
Minimum rear yard (EMC)	~~10 ft~~ 20ft	~~10 ft~~ 20ft	~~10 ft~~ 20ft	~~10 ft~~ 20ft	~~10 ft~~ 20ft
Minimum interior side yard (EMC)	5 ft/10 ft	5 ft/10 ft	5 ft/10 ft	5 ft/10 ft	5 ft/10 ft
Minimum interior side yard (corner) (EMC)	5 ft	5 ft	5 ft	5 ft	5 ft

Table 15.32.030 Form and intensity standards table – Residential zones.

Topic	R-S	R-L	R-M	R-H	R-O
DEVELOPMENT INTENSITY AND CONFIGURATION					
Minimum lot area (EMC)	~~7,000sf~~ None[1]	~~7,000sf~~ None[1]	~~7,000sf~~ None[1]	~~10,000sf~~ None[1]	~~7,000sf~~ None[1]
Minimum frontage (EMC)	~~60 ft~~ None[1,2]	~~60 ft~~ None[1,2]	~~50 ft~~ None[1,2]	~~60 ft~~ None[1,2]	~~50 ft~~ None[1,2]
Density, minimum (EMC)	NA 6/du/acre[3]	NA 6/du/acre[3]	NA 8/du/acre[3]	~~8~~ 15 du/acre	NA 8/du/acre[3]
Density, maximum (base) (EMC)	6 du/acre	8 du/acre	~~12 du/acre~~ No limit	~~12 du/acre~~ No limit	~~12 du/acre~~ No limit
Density, maximum with bonus (see EMC Chapter 15.33)	12 du/acre[4]	16 du/acre[4]	No limit	No limit	No limit
~~Maximum Lot Coverage~~	~~40%~~	~~40%~~	~~50%~~	~~85% of non setback area~~	~~50%~~
Maximum floor area ratio (FAR)[6] (EMC)	0.5[5]	0.5[5]	1.0[6]	1.5[6]	1.0[6]
Maximum impervious area (EMC)	X%[7]	X%[7]	X%[7]	X%[7]	X%[7]
Maximum building height (EMC)	35 ft	35 ft	35 ft[8]	~~40~~ 45 ft[8]	35 ft[8]
BUILDING PLACEMENT (EMC)[10]					
Minimum front yard (EMC)	15 ft[9]	15 ft[9]	15 ft[9]	15 ft[9]	15 ft[9]
Minimum rear yard (EMC)	~~10 ft~~ 20ft	~~10 ft~~ 20ft	~~10 ft~~ 20ft	~~10 ft~~ 20ft	~~10 ft~~ 20ft
Minimum interior side yard (EMC)	5 ft/10 ft	5 ft/10 ft	5 ft/10 ft	5 ft/10 ft	5 ft/10 ft
Minimum interior side yard (corner) (EMC)	5 ft	5 ft	5 ft	5 ft	5 ft

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Emphasis on flexibility, lot size avg.

3. Use is permitted if on a street corner and in a mixed-use building

4. Net-zero energy exempt from this max.

5. Max FAR for townhouses and mf may be increased

6. See FAR bonus prov.

15.32.040 Form and intensity standards – Non-residential Zones (NEW)

Table 15.32.040 Form and intensity standards table – Non-residential zones.

Standard	C-N	T-C	C-H	C-C	C-CII	I-L	I-H
DEVELOPMENT INTENSITY AND CONFIGURATION							
Minimum lot area (EMC)	~~5,000sf~~ None[1]	None[1]	None[1]	None[1]	None[1]	None[1]	None[1]
Density, minimum (EMC)	NA	NA	NA	NA	NA	NA	NA
Density, maximum (EMC)	None	None	None	None	None	NA	NA
~~Maximum Lot Coverage~~	~~50%~~	~~None~~	~~None~~	~~None~~	~~None~~	~~None~~	~~None~~
Maximum floor area ratio (FAR) (EMC)	TO BE COMPLETED						
Maximum impervious area (EMC)	TO BE COMPLETED						
Maximum building height (EMC)	~~35 ft~~	~~35 ft[2]~~	~~35 ft[2]~~	~~None 35~~ ft[3]	~~None~~ 70 feet	~~None35~~ feet[2,4]	~~None~~
FOR YELLOW HIGHLIGHTED BOXES – CONSIDER BONUS INCENTIVES FOR ENERGY EFFICIENCY AND TDRs							
BUILDING PLACEMENT (EMC)							
Minimum front yard (EMC)	~~15 ft~~ 10 ft[5]	10 ft[5] ~~15 ft~~	10 ft[5] ~~15 ft~~	None[5]	None[5]	~~None~~ 10 ft[5]	~~None~~ 10 ft
Minimum rear yard (EMC)	~~None~~20 ft	10 ft	10 ft	None	None	None	None
Minimum side yard (EMC)	~~None~~5 ft/10 ft	None	None	None	None	None	None

Density Bonus Incentives - Overview

- This is just the first draft
- Goal to find the "sweet spot"
- Equity and balance in bonus elements
- Not all developers will choose to do density bonuses
- Net Zero Energy projects are VERY HARD to do
- Encourage multiple bonus elements
- Case studies to test

- We expect there to be some refinements

15.33.020 Density bonus system for the R-S and R-L zones (NEW)

Table 15.33.020 below summarizes the types of bonus elements and the range of density bonuses by percentages for each element. Details and conditions for each bonus element are provided in paragraphs (A) through (F) in this section. Developments may use a combination of bonus elements provided they comply with the maximum density provisions set forth for the zone in Table 15.32.030. An exception to the maximum density provisions are only provided for projects complying with Net Zero Energy standards as set forth in paragraph (A) below.

Table 15.33.020. Density bonuses for the R-S and R-L zones.

Bonus element	Density bonus % increase	Special conditions
Energy efficient construction/Built Green, LEED or other similar environmental certification	25-150%	See (A) below for details.
Greater mix of housing types/uses	15- 45%	See (B) below for details. This option may be applied to all development sites with at least 5 acres.
Off street trails	15-50%	See (C) below for details.
Dedicated parkland and/or other permanent open space	Up to 50%	See (D) below for details.
Investment in public facilities	Up to 50%	See (E) below for details.
Transfer of development rights (TDR)	Up to 50%	See (F) below for details.

Table 15.33.020(A). Energy efficiency Density bonuses for the R-S and R-L zones.

Energy Performance Thresholds & Density Bonus % Increase	15% Energy Savings = 20% Density Bonus Increase	30% Energy Savings = 50% Density Bonus Increase	60% Energy Savings = 100% Density Bonus Increase	Net Zero Energy = 150% Density Bonus Increase
Compliance Paths for Single Family, Cottages, Duplexes, and Townhouses				
Outcome-Based			Passive House	Living Building Challenge
Prescriptive or Modeled Performance-Based	Built Green 4-star*	Built Green 5-star*		
	LEED-Homes** Min. 2 points EAc1	LEED-Homes** Min. 13 points EAc1	LEED-Homes** Min. 26 points EAc1	
	Northwest Energy Star (13%***)			
	Prescriptive compliance through WSEC**** 2 additional credits beyond code	Prescriptive compliance through WSEC**** 4 additional credits beyond code	Prescriptive compliance through WSEC**** 7.5 additional credits beyond code	
Compliance Paths for Multifamily				
Outcome				Living Building Challenge
Performance	LEED-NC certified** w/min 3 points earned for EA c1 (16% energy savings)	LEED-NC certified** w/min 10 points earned for EA c1 (30% energy savings)		

Density Bonus: Energy Efficiency

- Placeholder for Katie

B. **Mix of housing types/uses.** Up to a 50 perce
providing a diversity of housing types and/or
all development sites at least five acres in are

1. Housing mix density bonus table.

Table 15.33.020(B). Housing mix density bon

Housing mix
At least 33% of the dwelling units are "alternativ below. At least two alternative housing types m type accounting for no less than 5% of the total
At least 50% of the dwelling units are "alternativ below. At least two alternative housing types m type accounting for no less than 10% of the total
At least 67% of the dwelling units are "alternativ below. At least three alternative housing types type accounting for no less than 10% of the total

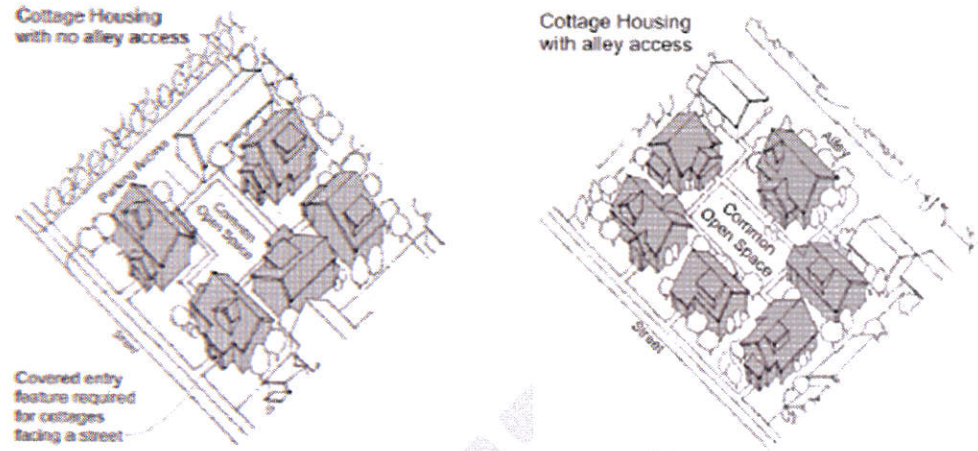


Figure 15.54.050. Typical cottage housing layouts.

(Danielson Grove - Kirkland, WA)

(Greenwood Cottages - Seattle, WA)

(Conover Commons - Redmond, WA)

as all other st

2. Additions to principall unit

LDCU-ARTICLE 5 DRAF
Prepared by MAKERS

Alternative housing types includ

- ADU's
- Small SF homes (<1,400sf)
- Cottages
- Duplexes or Triplexes
- Townhomes
- Multifamily
- Non-residential*

C. Off-street trails.

1. Density bonus. The density bonus percentage is based on the type and length of off-street trail with respect to the size of the development.

Table 15.33.020(C). Off-street trail density bonuses.

Trail Type	Trail Extent
Walking, soft surface	>1lf of trail/4lf of s perimeter length
	>2lf of trail/4lf of s perimeter length
Walking, hard surface	>1lf of trail/4lf of s pe
	>2lf pe
Multi-use	>1lf pe
	>2lf pe

D. Parkland and Open Space.

1. Density bonus. The density bonus percentage is based on the amount of additional dedicated parkland and/or permanently protected open space on-site as set forth below.

Table 15.33.020(D). Parkland and open space density bonuses.

Increase in the amount of park/open space	Density bonus %
10-19% increase over base requirements.	10%
20-34% increase over base requirements.	15%
35-49% increase over base requirements.	20%
50% or more increase over base requirements.	30%

Development Case Studies

- RS zone – site, current , 50%, 100%

Development Case Studies

- R-M example, graphic, FAR..

Article 4: Community Design

Contents

15.40 Streetscape Design *(current Section 3 of Public Works Development Standards)*

- 15.40.010 Purpose *(NEW)*
- 15.40.020 Relationship with Public Works Development Standards *(NEW)*
- 15.40.030 Arterial Street design *(updated from Section 3 of PWDS)*
- 15.40.040 Collector Street design *(updated from Section 3 of PWDS)*
- 15.40.050 Local Street design *(updated from Section 3 of PWDS)*
- 15.40.040 Collector Street Design *(updated from Section 3 of PWDS)*

15.41 Subdivision Design & Block Structure *(related subdivision material now in Title 12, block design addressed in Public Works Development Standards)*

- 15.41.010 Purpose *(NEW)*
- 15.41.020 Block & Connectivity Standards *(NEW)*
- 15.41.030 Community design provisions *(NEW)*
- 15.41.040 Open space/parks *(NEW)*
- 15.41.050 Lot Design *(NEW)*

Streetscape Design

- Direction from public workshop and NMTC
- Keep in mind that these standards apply to new streets

  + improvements to existing streets
- Ongoing coordination with Public Works

Principal Arterial Streets – C, MF, I

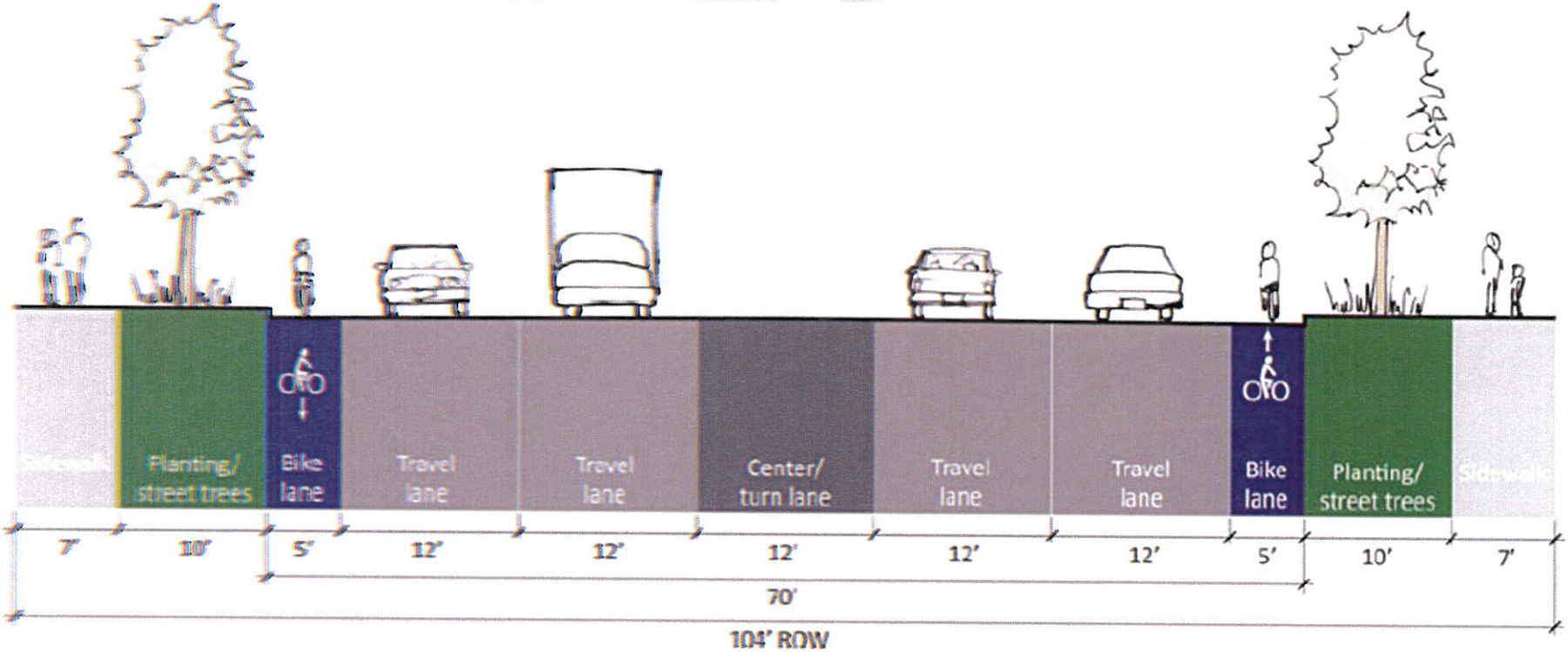


Figure 15.40.050(B)(1). Cross-section of standards for new Principal Arterial streets located in commercial, industrial, and multifamily zones.

Principal Arterial Streets – SF

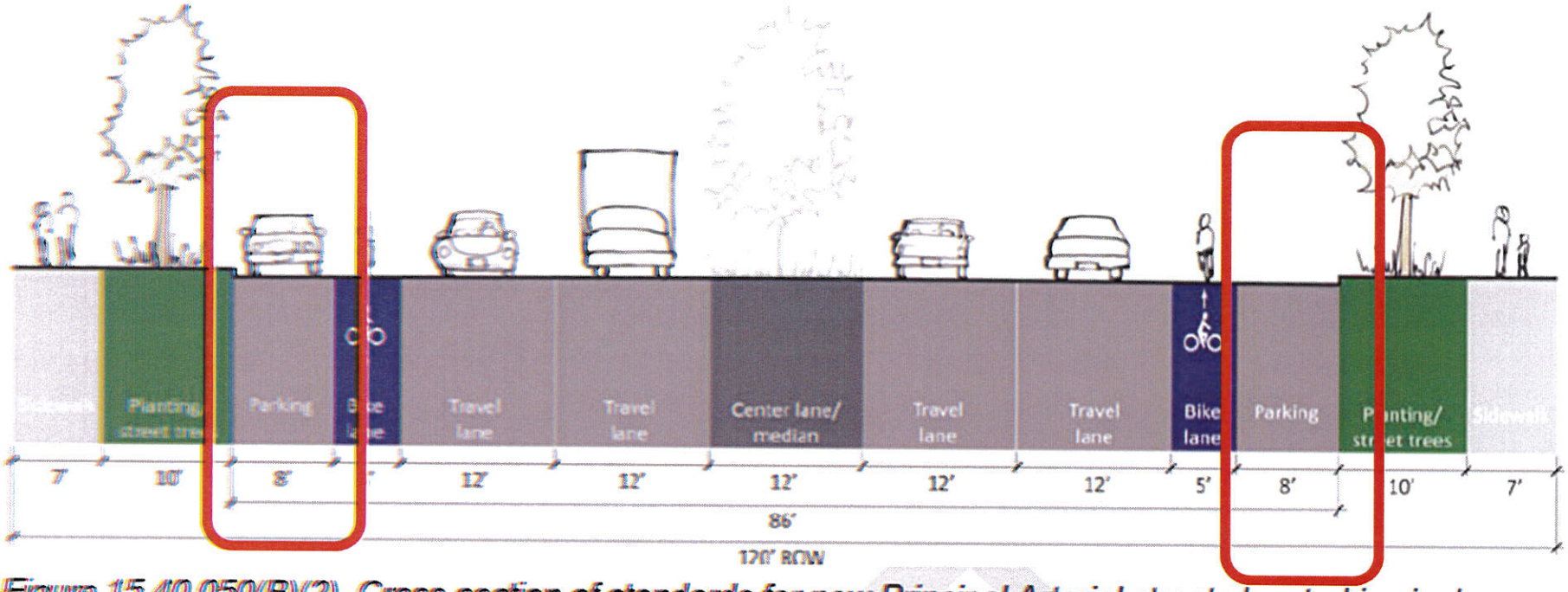
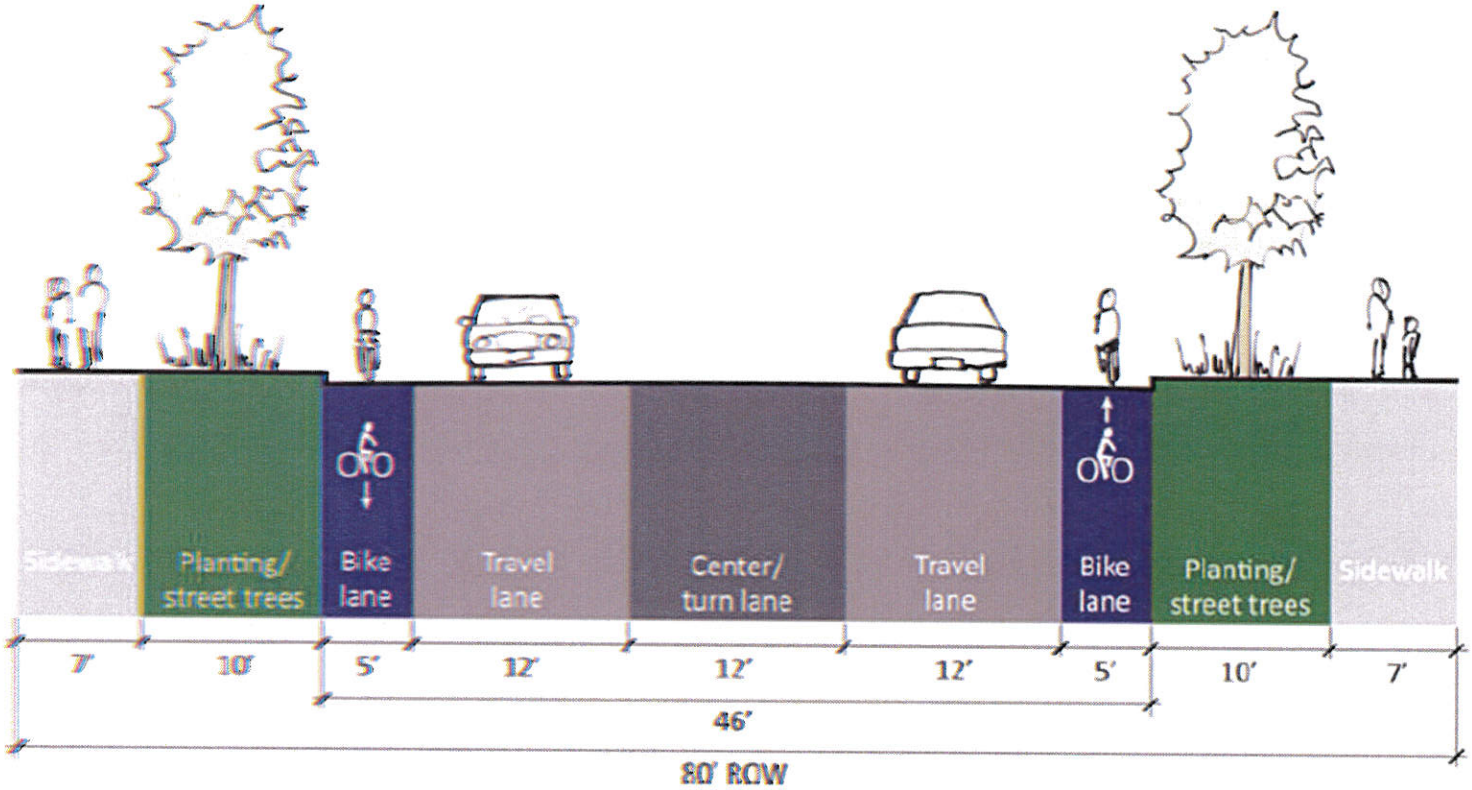


Figure 15.40.050(B)(2). Cross-section of standards for new Principal Arterial streets located in single family zones.

Minor Arterials, C, MF, I



Minor Arterials, SF

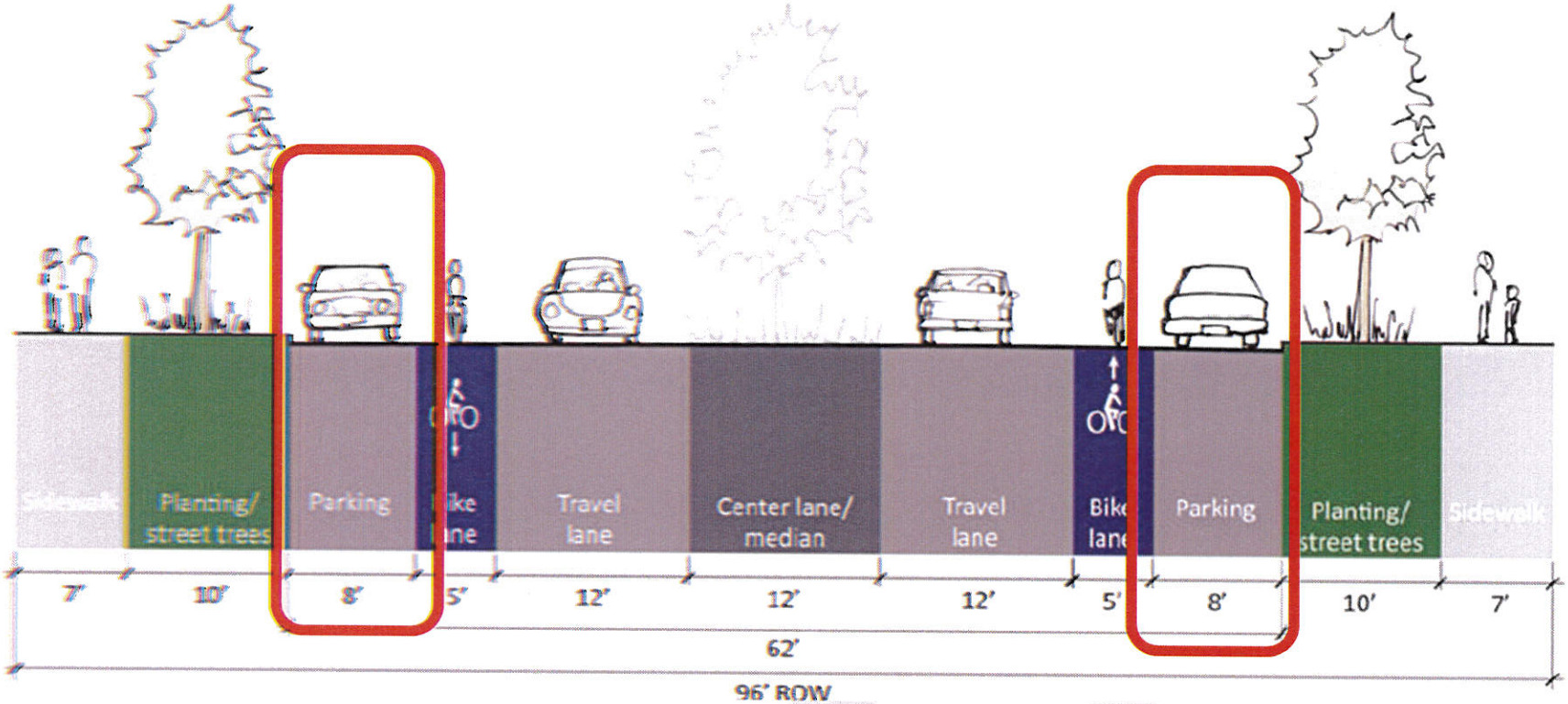


Figure 15.40.050(C)(2). Cross-section of standards for new Minor Arterial streets located in commercial, industrial, and multifamily zones.

Collector Streets

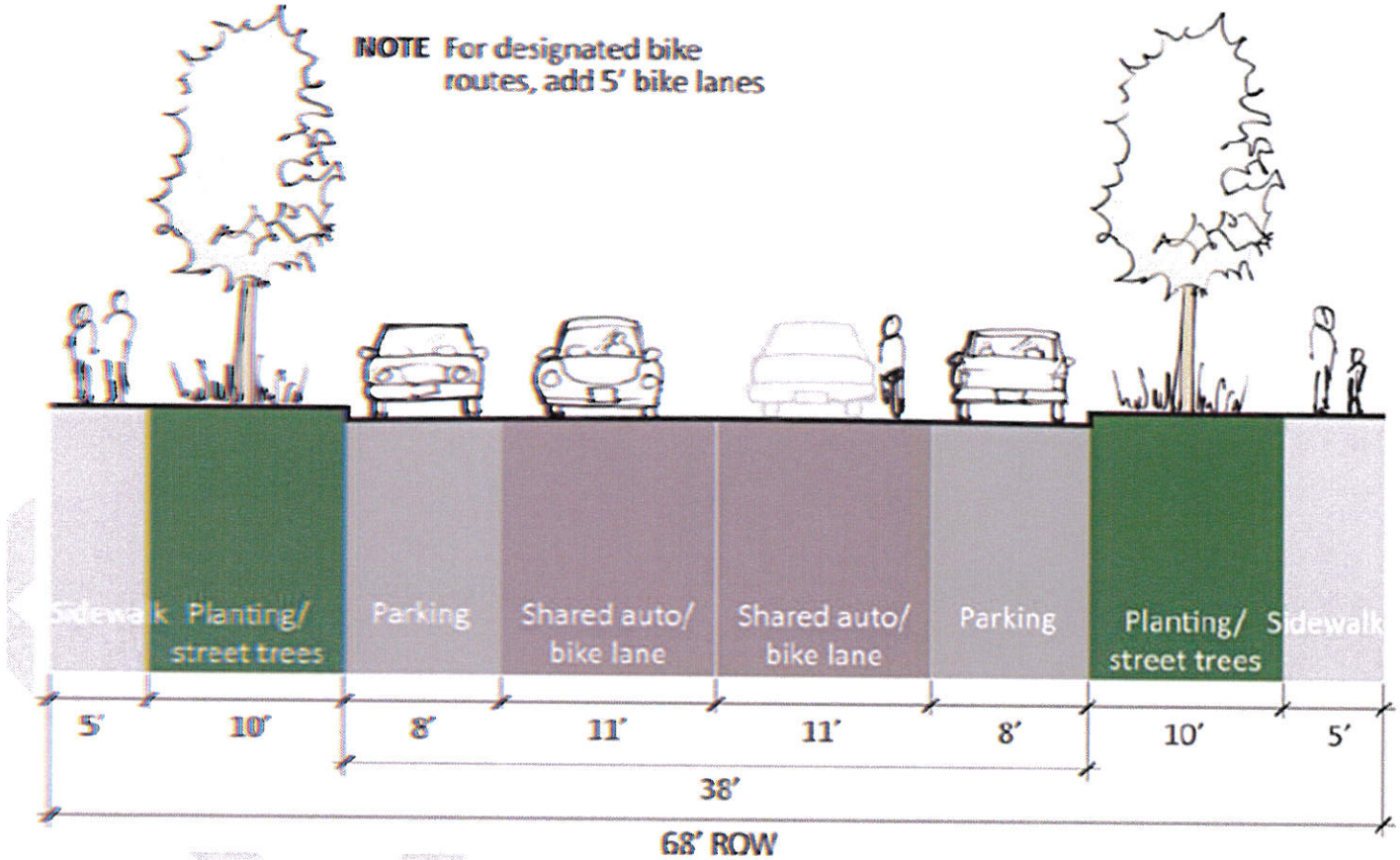


Figure 15.40.060. Cross-section of standards for Collector Streets.

Local Streets – Res – 3 options

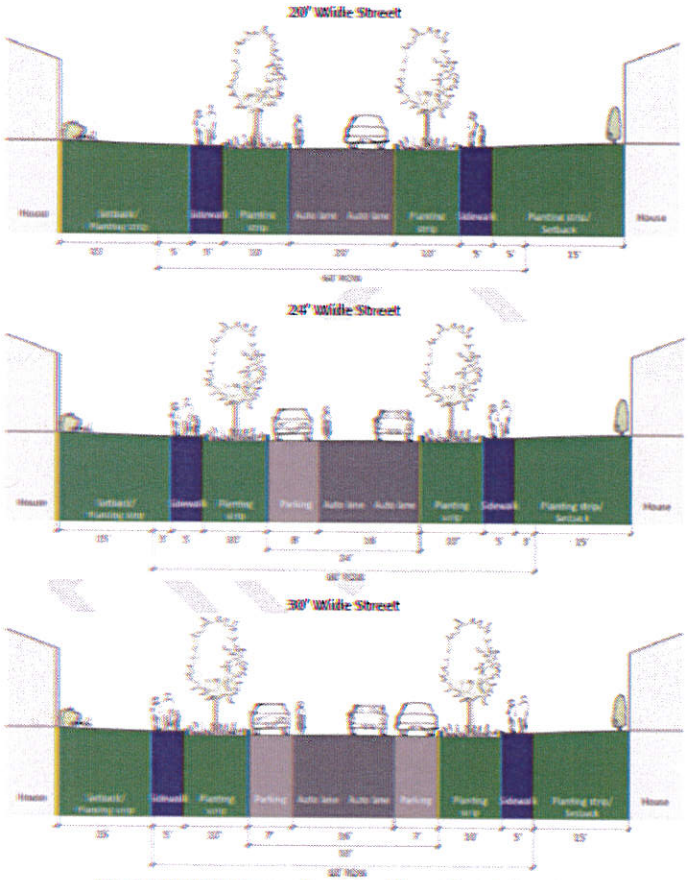
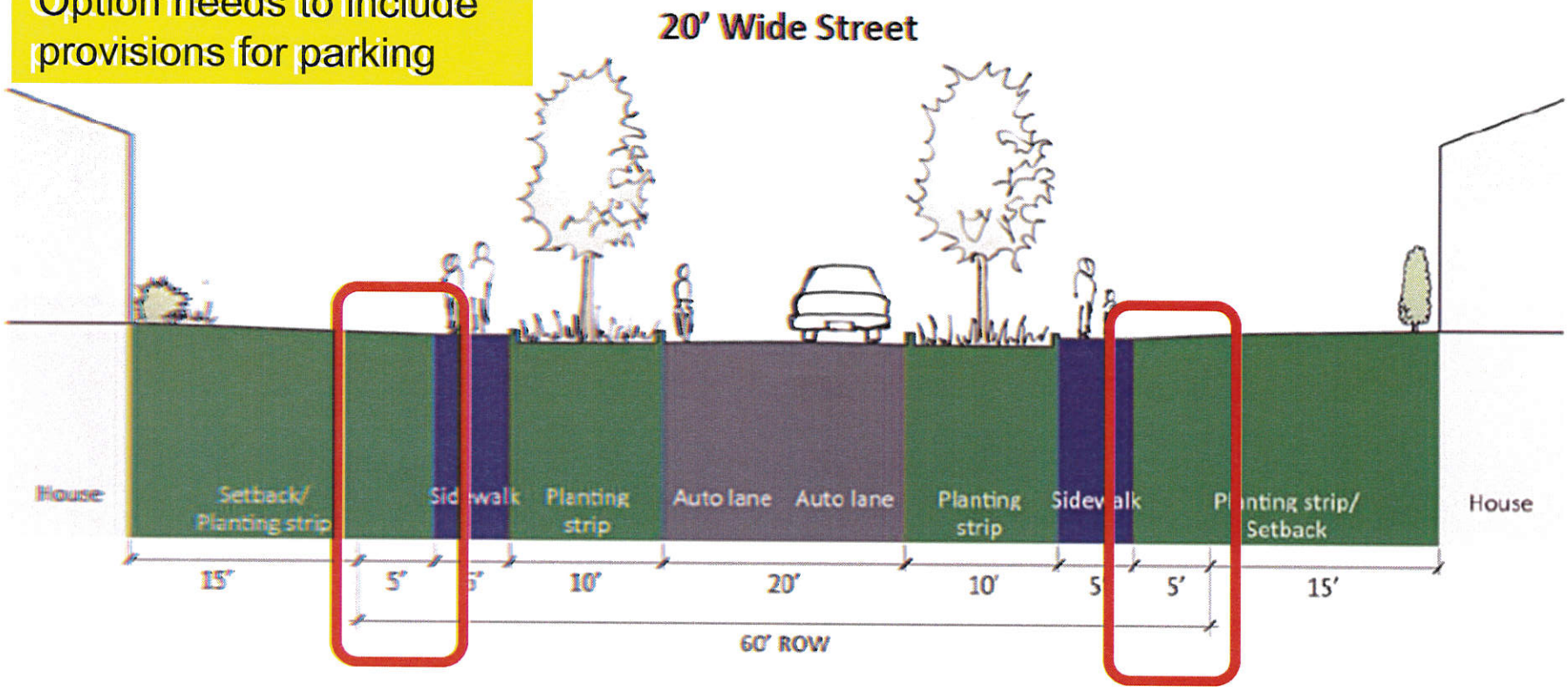


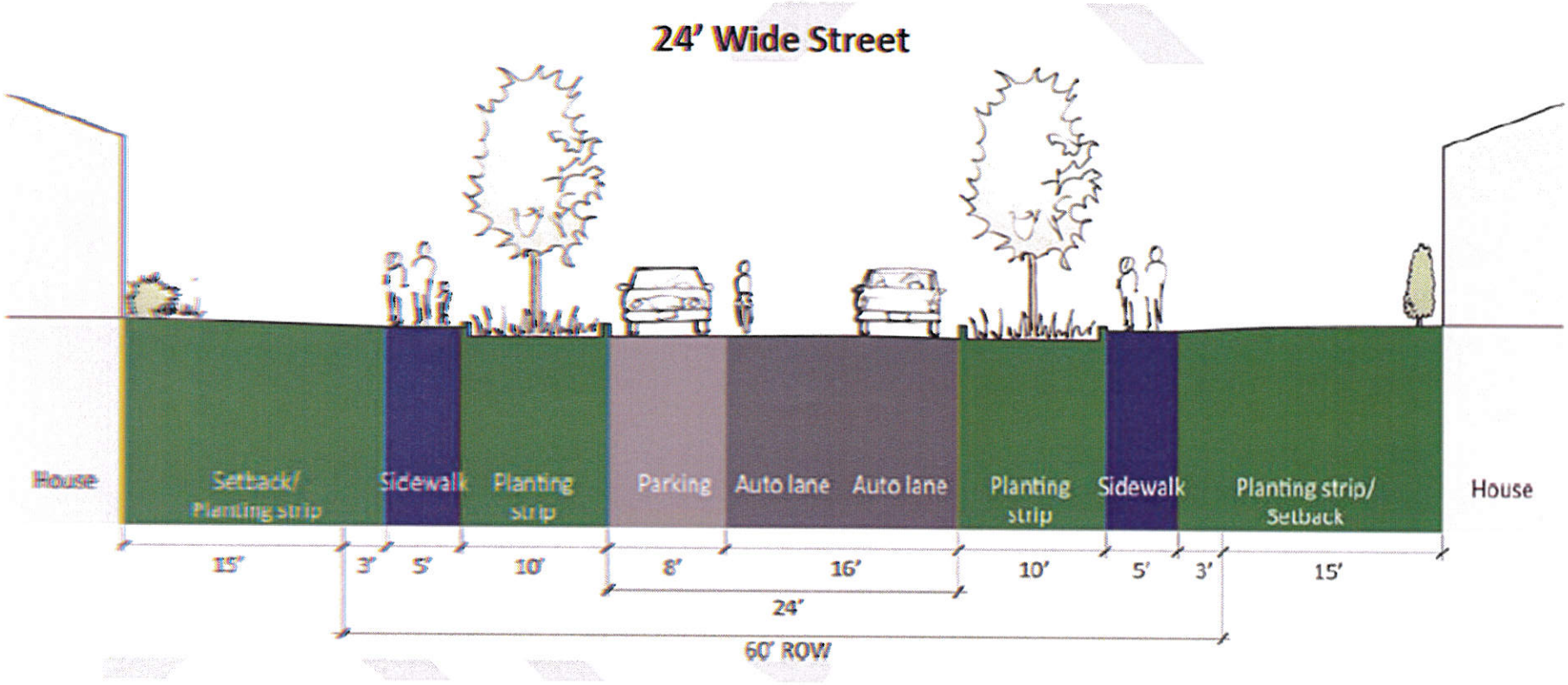
Figure 15.40.070(A) Cross-sections for Local Access Street design options.

Local Streets – 20'

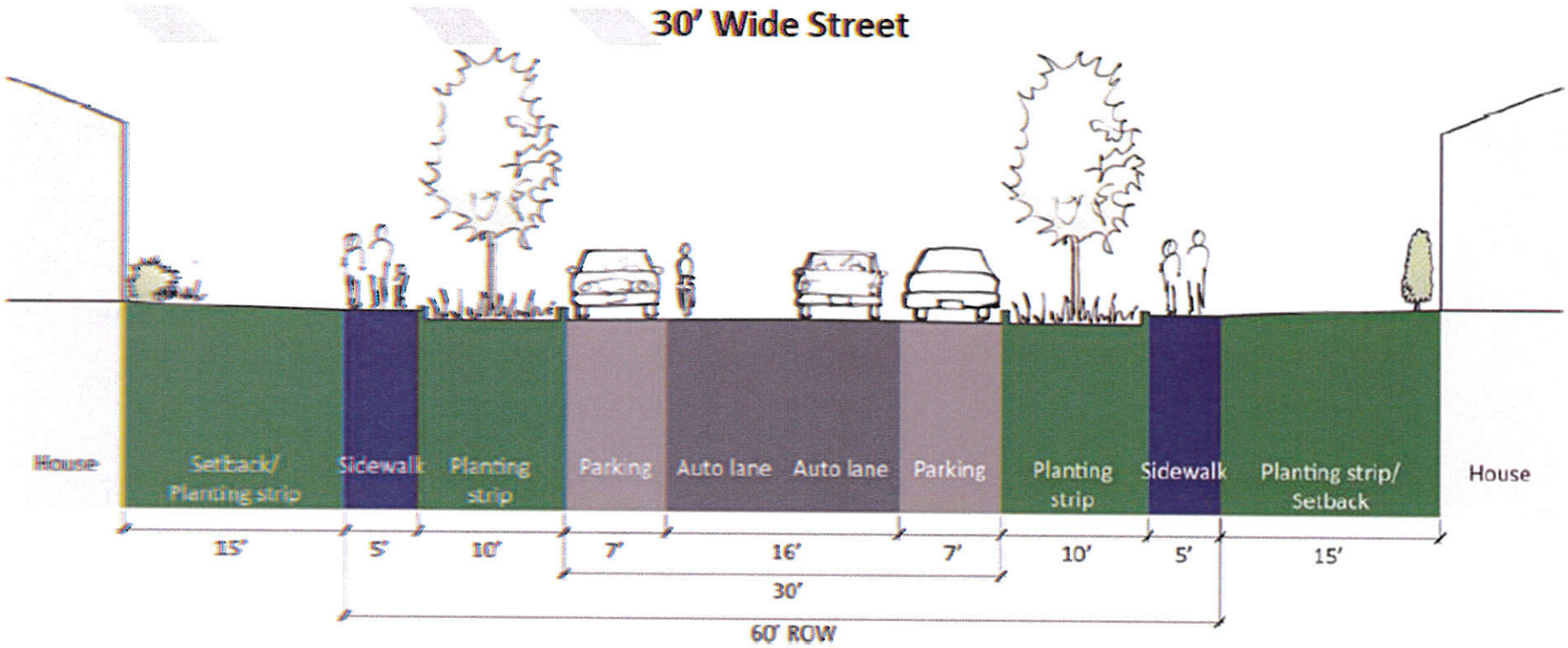
Option needs to include provisions for parking



Local Streets – 24'

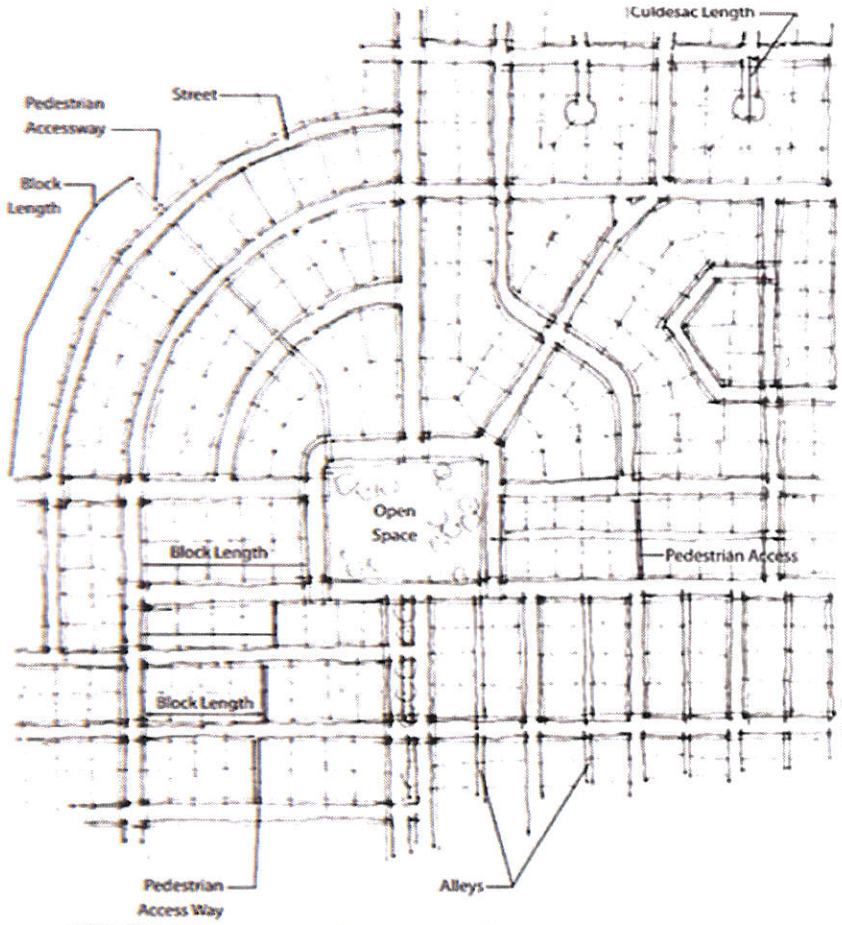


Local Streets – 30'



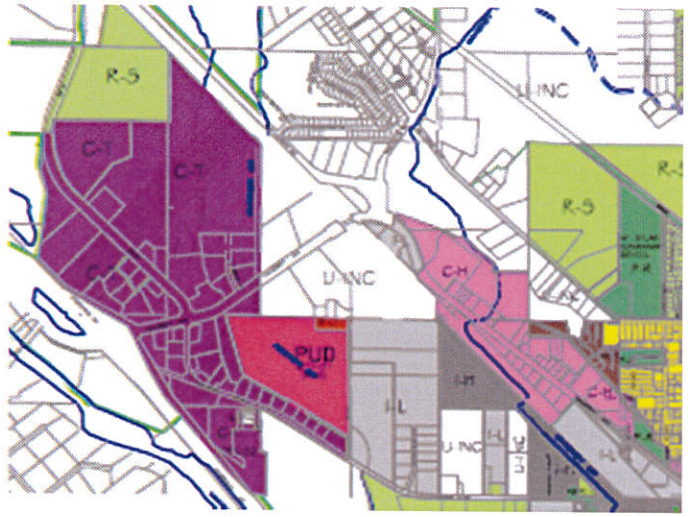
Block Structure/Connectivity

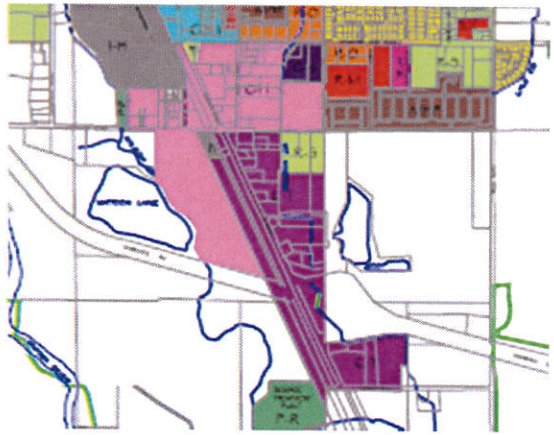
- Residential Zones
  - Pedestrian: connections at 400' intervals max
  - Vehicular connections at 660' intervals max
  - Exceptions & departures



Block Structure/Connectivity

- CC +NC Zones
  - Same as res zones.
- TC+ HC Zones (+IH?)
  - Pedestrian: 660’ max
  - Vehicular: 1,320’ max
  - Exceptions & departures
- IH Zone
  - Vehicular: 1,320’ max





Subdivisions – Community Design

- Development of neighborhoods
- Integration with existing/planned open space & natural areas
- Edges & fences
- Park design guidelines
- Alternative lot configurations

Edges & Fences

- No more than 50% of arterial (and collector?) may be occupied by lots that back up to the street *(reverse frontage lots)*

Would you want to walk on these sidewalks?

Fences adjacent to sidewalks also create snow storage problems.

Some trees in front help, but....

Examples

Example of a busy street where adjacent lots front onto street and vehicular access is provided by alley

Townhouses fronting an arterial street rather than fences; garages are in back.

In cases where fences are adjacent to sidewalk, provide some landscaping between sidewalk and fence.

Article 5: Project Design

City of Ellensburg WASHINGTON

Article 5: Project Design

NOTE – PRELIMIANRY DRAFT COMPELETE EXCEPT FOR OFF-STREET PARKING AND FENCES

15.50 Introduction/Applicability

15.51 Site Orientation Standards

15.52 Site Planning & Design Elements

15.53 Building Design

15.54 Housing Type Standards

15.55 Off-Street Parking

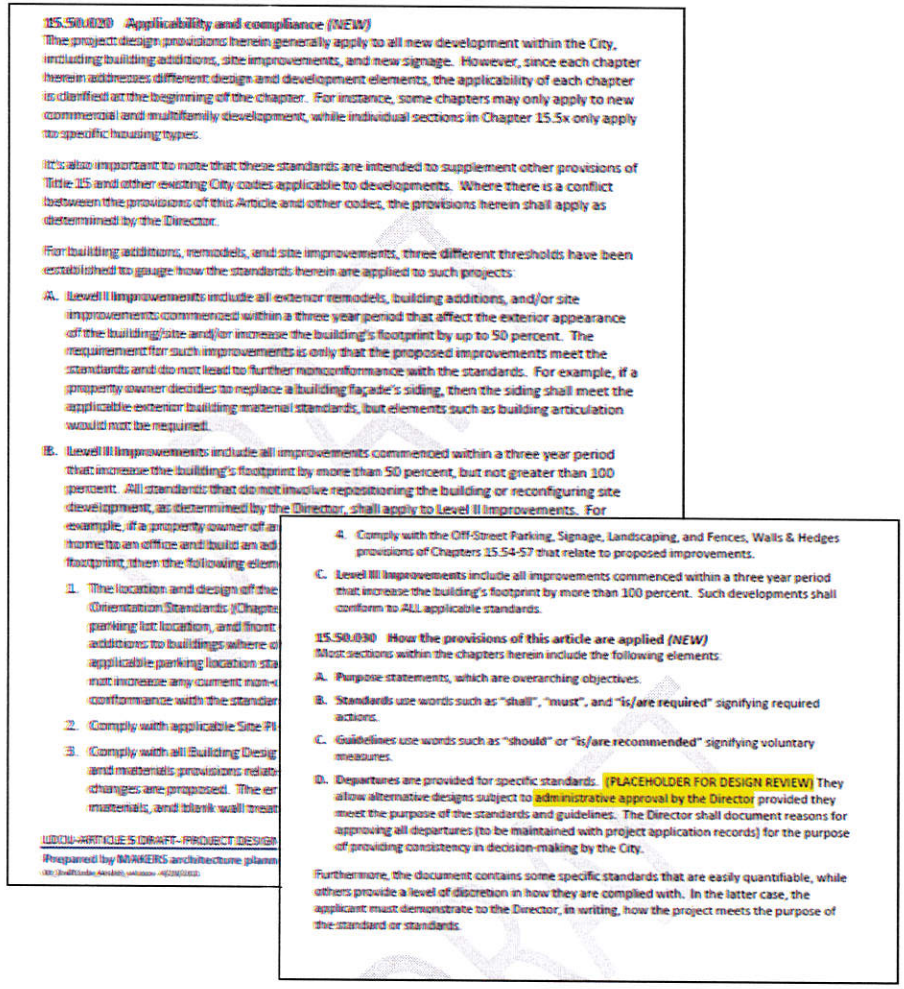
15.56 Signage

15.57 Landscaping

15.58 Fences, Walls & Hedges

Article 5: Project Design

- Applicability
- Remodels
- Departures



15.50.020 Applicability and compliance *(NEW)*

The project design provisions herein 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 15.5x 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 as determined by the Director.

For building additions, remodels, and site improvements, three different thresholds have been established to gauge how the standards herein are applied to such projects:

A. **Level I Improvements** include all exterior remodels, building additions, and/or site improvements commenced within a three year period 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 three year period 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, as determined by the Director, shall apply to Level II Improvements. For example, if a property owner of a
home to an office and build an ad
footprint, then the following elem

1. The location and design of the
Orientation Standards (Chapte
parking lot location, and front
additions to buildings where o
applicable parking location sta
not increase any current non-c
conformance with the standar
2. Comply with applicable Site Pl
3. Comply with all Building Desig
and materials provisions relate
changes are proposed. The er
materials, and blank wall treat

UDCU-ARTICLE 5 DRAFT - PROJECT DESIGN
Prepared by MAKERS architecture plann

4. Comply with the Off-Street Parking, Signage, Landscaping, and Fences, Walls & Hedges provisions of Chapters 15.54-57 that relate to proposed improvements.

C. **Level III Improvements** include all improvements commenced within a three year period that increase the building's footprint by more than 100 percent. Such developments shall conform to ALL applicable standards.

15.50.030 How the provisions of this article are applied *(NEW)*

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. (PLACEHOLDER FOR DESIGN REVIEW) They allow alternative designs subject to administrative approval by the Director provided they meet the purpose of the standards and guidelines. The Director shall document reasons for approving all departures (to be maintained with project application records) for the purpose of providing consistency in decision-making by the City.

Furthermore, the document 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.

Site Orientation

1. See Maps
2. Go to Standards

15.51.040 Street Frontage Type Maps (NEW)

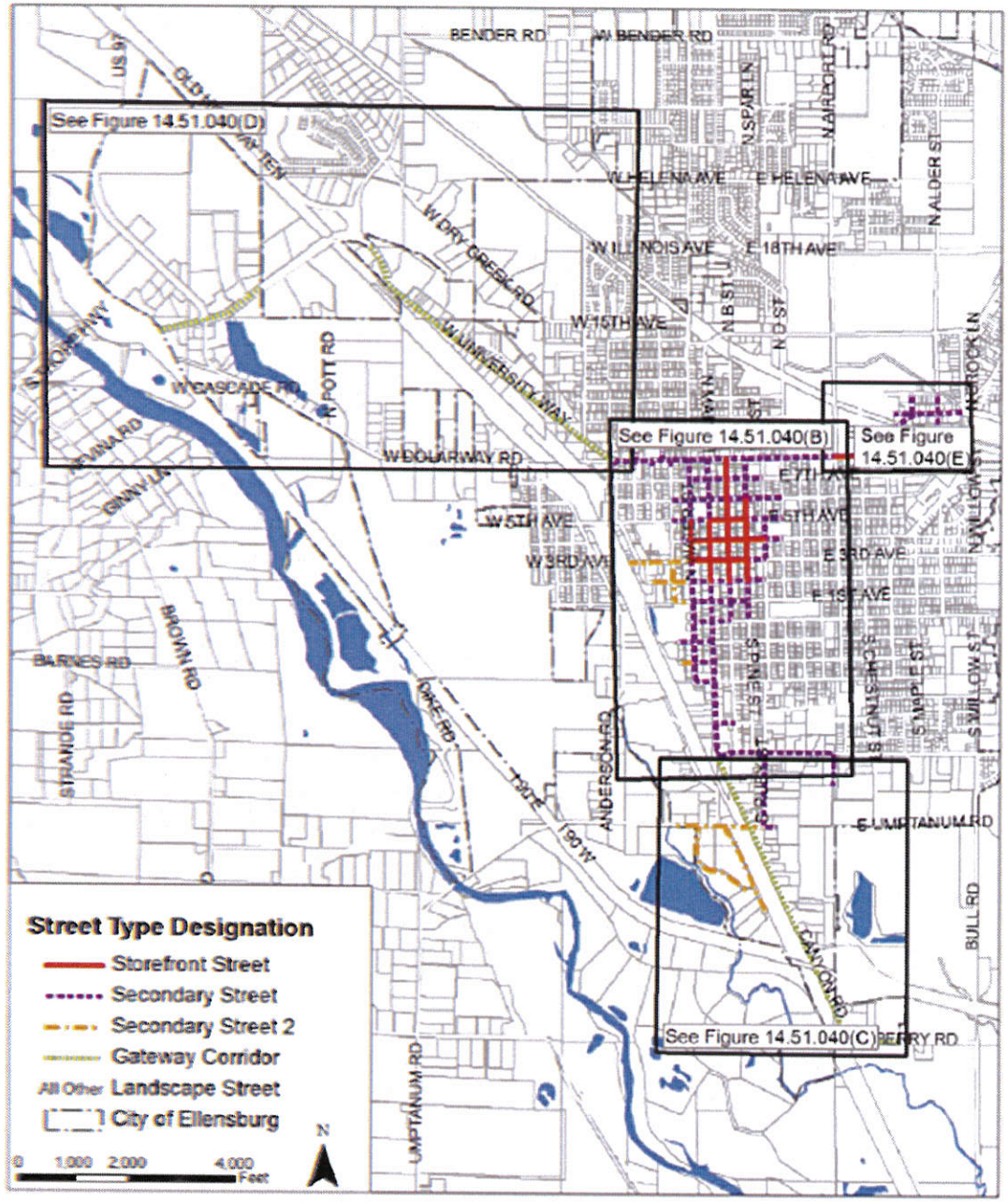


Figure 15.51.040(A). Index map for Street Frontage Type designations.

Site Planning & Design Elements

- Side/rear yard design
- Open space
- Internal pedestrian access and design
- Service area/mechanical equipment
- Lighting
- Parking lot design
- Special features and amenities

15.53 Building Design

- Architectural character

15.53 Building Design

- Architectural Scale

15.53 Building Design

- Building elements and details
- HVSC!

15.53 Building Design

- Building materials
- Blank wall treatments

15.54 Housing Type Standards

- List types, example standards

15.55 Off-Street Parking

- TO BE COMPLETED

15.56 Signage

- List key elements, examples

15.57 Landscaping

- Plant materials standards
- Landscaped "Types"
- Site design standards
- Installation & maintenance

15.58 Fences, Walls & Hedges

- TO be completed

Article 6: Environmental Standards

- SEPA
- Shoreline management