

CITY OF ELLENSBURG
Revised DRAFT 1 LAND DEVELOPMENT CODE UPDATE - January, 2013
ARTICLE SUMMARY

NOTE: Revisions have altered some of the section numbering below and will be identified with both the November 2012 summary numbering and with the revised January 2013 numbering in italics. The Revision has addressed comments received to date on Draft 1 in a track changes format and includes some specific changes, however the summary content of the revised Articles remains the same. The Revised Draft 1 document is available on the City's Web page www.ci.ellensburg.wa.us

Article 3 Zoning Districts and Land Uses

The purpose of this Article is to simplify the current Code sections relating to Zoning Districts and Land Uses. The goal is to combine them into a single Zoning District Article and to use a new Land Use Table to quickly identify the uses that are allowed in each Zoning District and under what conditions, if any.

The Article also includes Tables that identify the Zoning District requirements for Form and Intensity Standards that address:

- Development Intensity and Configuration (lot size, frontage, density, building height)
- Building Placement (setbacks)

In addition, the Article serves as a kind of catch-all for certain Supplemental Uses that are currently in our Zoning Code and that need to be carried over to the new Land Development Code. Some of these Supplemental Uses have not been subjected to review and update as part of this process and others are either new or have been updated. All have been minimally updated to reflect the new code numbering system and the new permit review processes set forth in Article 2.

15.30.040 Gives better definition to the purposes of each Zoning District

15.31.040 New Land Use Tables identifying the uses that are allowed in each Zoning District and under what conditions, if any. The uses are broken down into types and the new Table makes it easier to see where in the city a particular use can occur:

NOTE: in reviewing these tables it will be helpful to consider each use and its appropriateness for the zoning district in which it is allowed or the inappropriateness for the zoning districts in which it is not allowed or allowed subject to certain conditions.

Also some of the key land uses (General Service Establishment, Heavy Industry, Heavy Retail and Services, and Light Industry) are very broad in the

types of individual businesses that are included and they are more broadly defined in the Definition Section of Article 1 with identification of specific examples of the uses that would be allowed in those broader land use categories.

Staff is exploring alternatives for the current use of numbered "Development Conditions" to explain how a particular use might be allowed in a certain ***Zoning District. It makes the Use Table very long and sometimes is confusing to the reader as to what is being referenced by the condition. This format, however, is the predominant format used in other jurisdictions and they all have that same issue.***

Residential Uses

- General (single family, duplex, cottage housing, townhouses, multifamily)
- Group (boarding houses, community residential facilities, senior citizen assisted housing)
- Accessory Uses (accessory dwelling units and home occupations)
- Temporary Lodging (bed and breakfast)

Non-Residential Uses

- Retail (includes categories for small scale, medium scale, large scale and super scale types of retail as well as regional retail commercial projects, restaurants, bars, brewpubs and general uses currently found in the Commercial Tourist and Commercial Highway zones that are independent and vehicle oriented)
- Personal and General Services (day cares, general services that provide services rather than products, heavy retail and services that would include outside service or storage areas such as car sales or vehicle repair or lumber sales, hospitals and clinics, personal services relating to personal physical appearance and condition such as barbers or hair stylists or massage businesses, and religious institutions)
- Business Services (includes categories for small scale, medium scale and large scale offices, conference centers, and miniwarehouses)
- Industrial uses for light and heavy industry are specified in the definition section in Article 1 rather than in the land use Table
 - Light Industrial includes limited intensity of manufacturing and assembly activities, storage, warehousing, associated offices, etc.
 - Heavy Industrial includes more intense impacts caused by large industrial uses, accessory outdoor storage areas and large building areas. Examples would be auto wrecking, breweries (no brewpubs), chemical manufacturing)

Special Uses

Park, Open Space and Recreational (includes cemeteries, golf course and driving ranges, parks and playgrounds)
Cultural and Entertainment (includes adult entertainment and performing arts and recording studios)
Educational (schools)
Governmental (court, fire/police, offices, utility yards, fairgrounds, public transportation terminals)
Resource (gardening and agriculture)
Regional (airports)

15.32

New Form and Intensity Standards that address:

Development Intensity and Configuration (lot size, frontage, density, building height, etc.) *removes all minimum lot sizes and minimum frontage requirements and instead uses the design and density standards*

Building Placement (setbacks)

- *Requires 25 ft. garage front yard setback*
- *Increase rear yard setbacks from current 10ft to 20ft to allow for more cohesive open space areas*

Tables (15.32.030 and 040) are broken down by Zoning District category (residential and non-residential) to quickly identify the standards for any zone

Goes into greater detail to explain certain standards:

height standards

- *creates new 35-ft height limit in historic downtown district but allows buildings outside the historic district in the C-C zone to go up to 6 stories or 70ft*

density calculations and floor area ratios (FAR)

impervious surface area standards

- *sliding scale based on density of development on the lot*

setbacks

allows projections into the yard setback areas (bay windows, eaves, porches, etc.)

fences, walls, and hedges

15.33

New Density Bonus Incentives for:

- energy efficient construction
- mix of housing types in the development
- off-street trails
- parkland and open space
- transfer of development rights (*City will still need to create a TDR program*)
- historic preservation
- affordable housing
- floor area ratio (FAR)

15.34

Includes sections relating to a number of Supplemental Uses that are spread out in current Code. Some have not been reviewed or updated in this project except to conform to new numbering and Code reference numbering.

- Adult Entertainment (not reviewed or updated) (**NOTE: Initial legal review has recommended removing this from Land Development Code and moving it to ECC 6 Businesses and Occupations because it involves the licensing of adult entertainment businesses, not the land use aspect of such businesses**)
- Home Occupation
 - allows for 1 non-resident employee if parking is provided
- Manufactured Home
- Manufactured Home Park
- Recreational Vehicle Park
- Small wind energy system
- Commercial wireless communication towers, antennas and facilities
- Regional Retail Commercial Master Site Plan (not reviewed/updated)
- Airport Overlay Zone (not reviewed/updated)
- Annexations