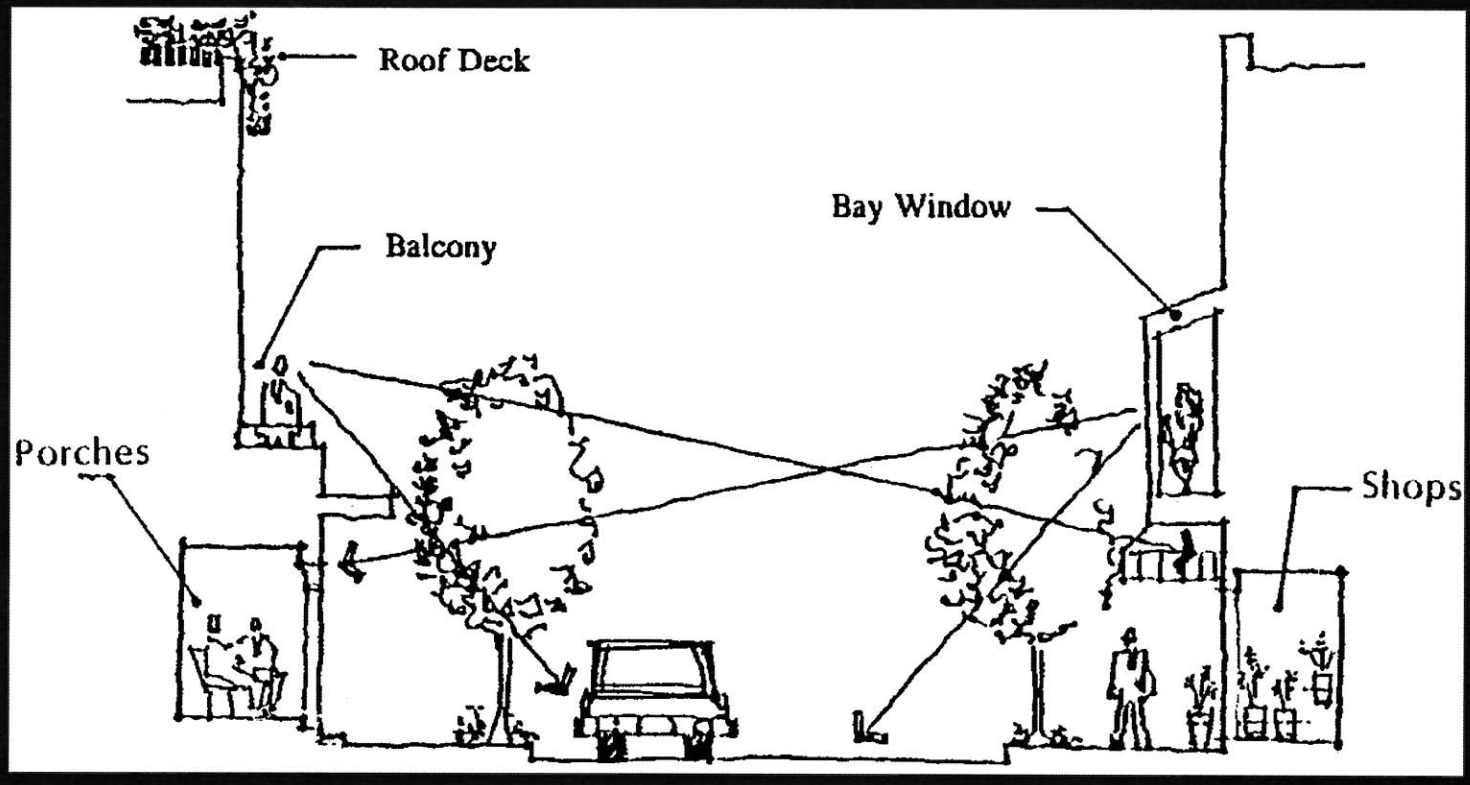
Single Family Housing: Façade Transparency

Ellensburg Land Development Code

August 12, 2013


Roof Deck
Balcony
Bay Window
Porches
Shops

© 2013 Google

10% Transparency

40’ house

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;
2. All new houses shall provide a covered entry with a minimum dimension of 4 feet by 6 feet. Covered entries may be project up to 6 feet into the front yard per ECC Chapter 15.320; and
3. At least 15 percent of the façade (all vertical surfaces facing the street) shall include transparent windows or doors.

10% Transparency

60’ house

8% Transparency

56' house

6% Transparency

41' house

7% Transparency

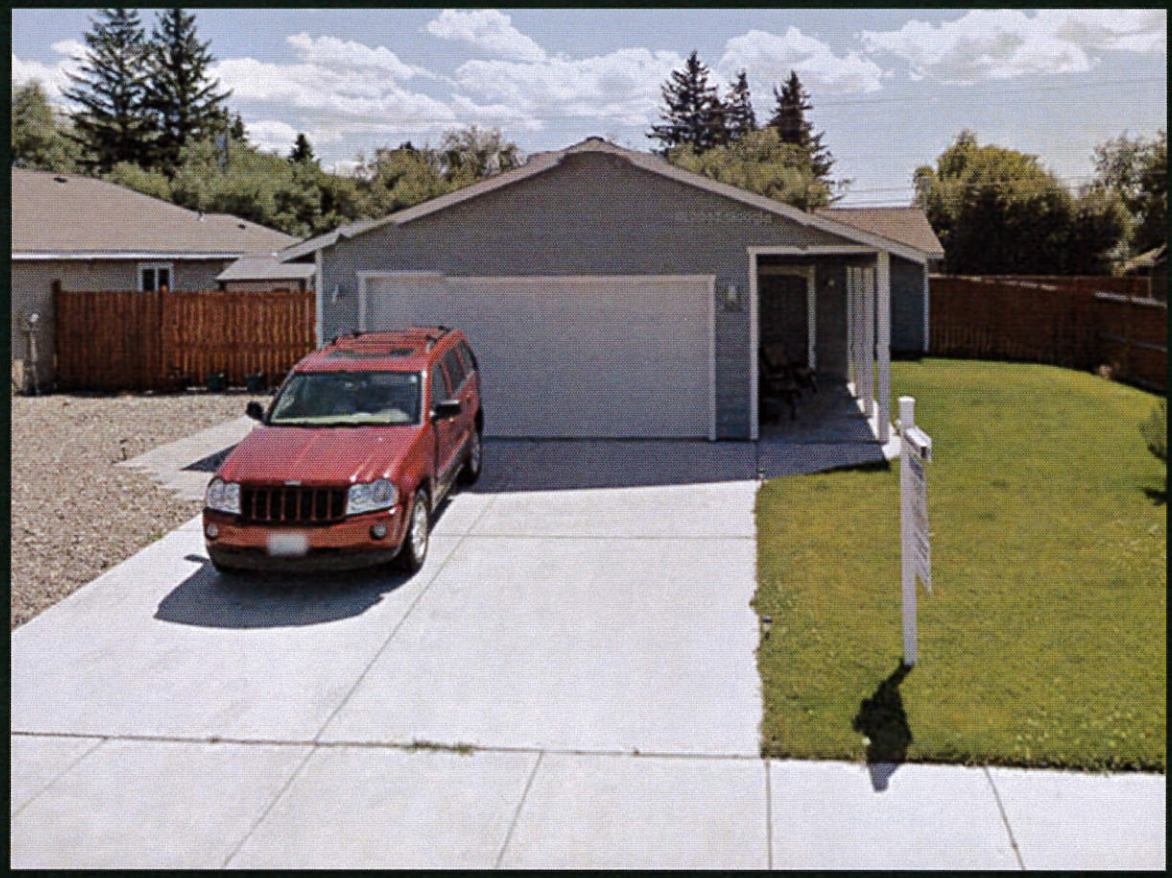
47' house

11% Transparency

42’ house

21% Transparency

40’ house



0% Transparency

35’ house

13% Transparency

39’ house