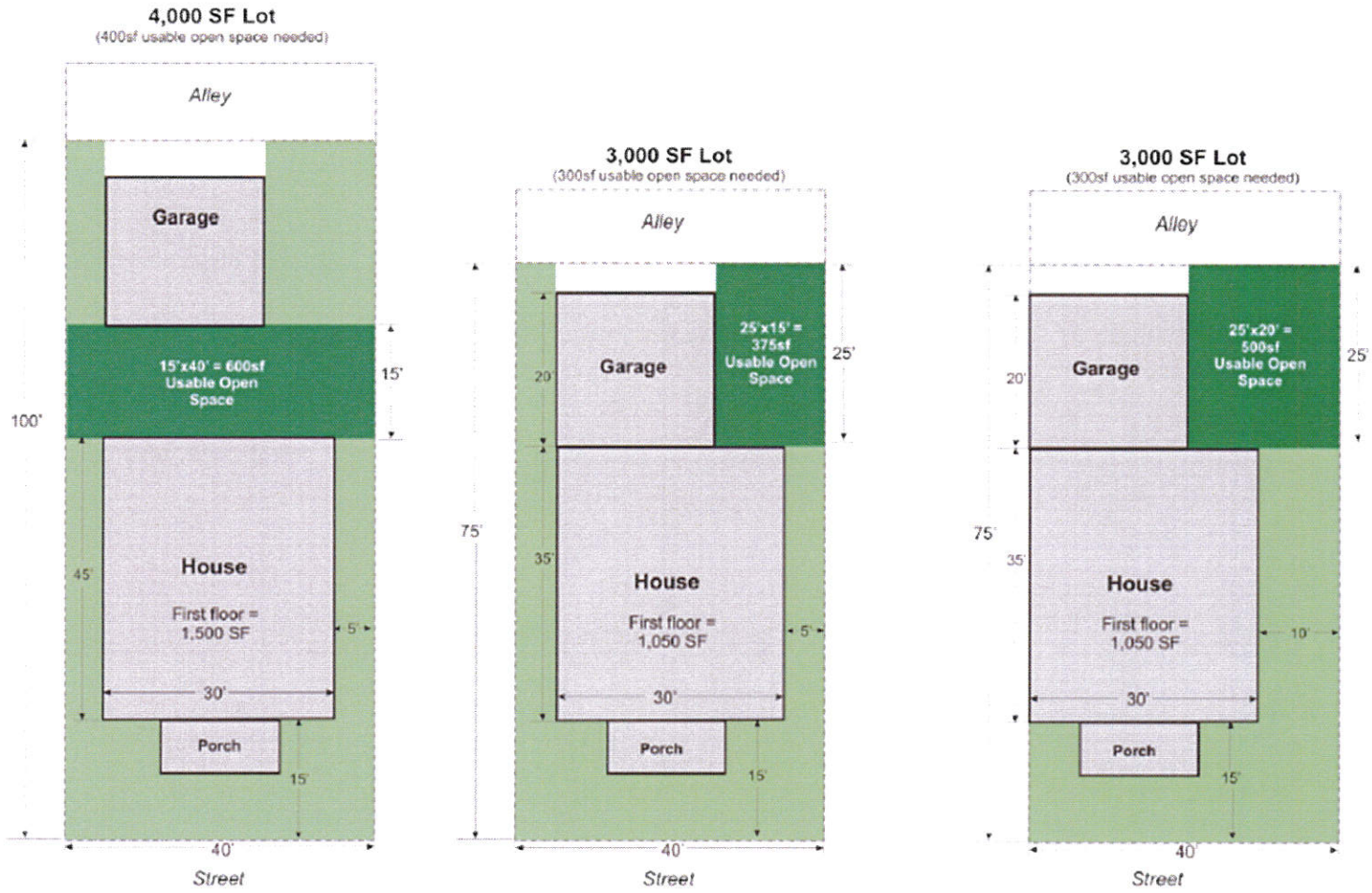
Single Family – Usable Open Space

Ellensburg Land Development Code

August 26, 2013

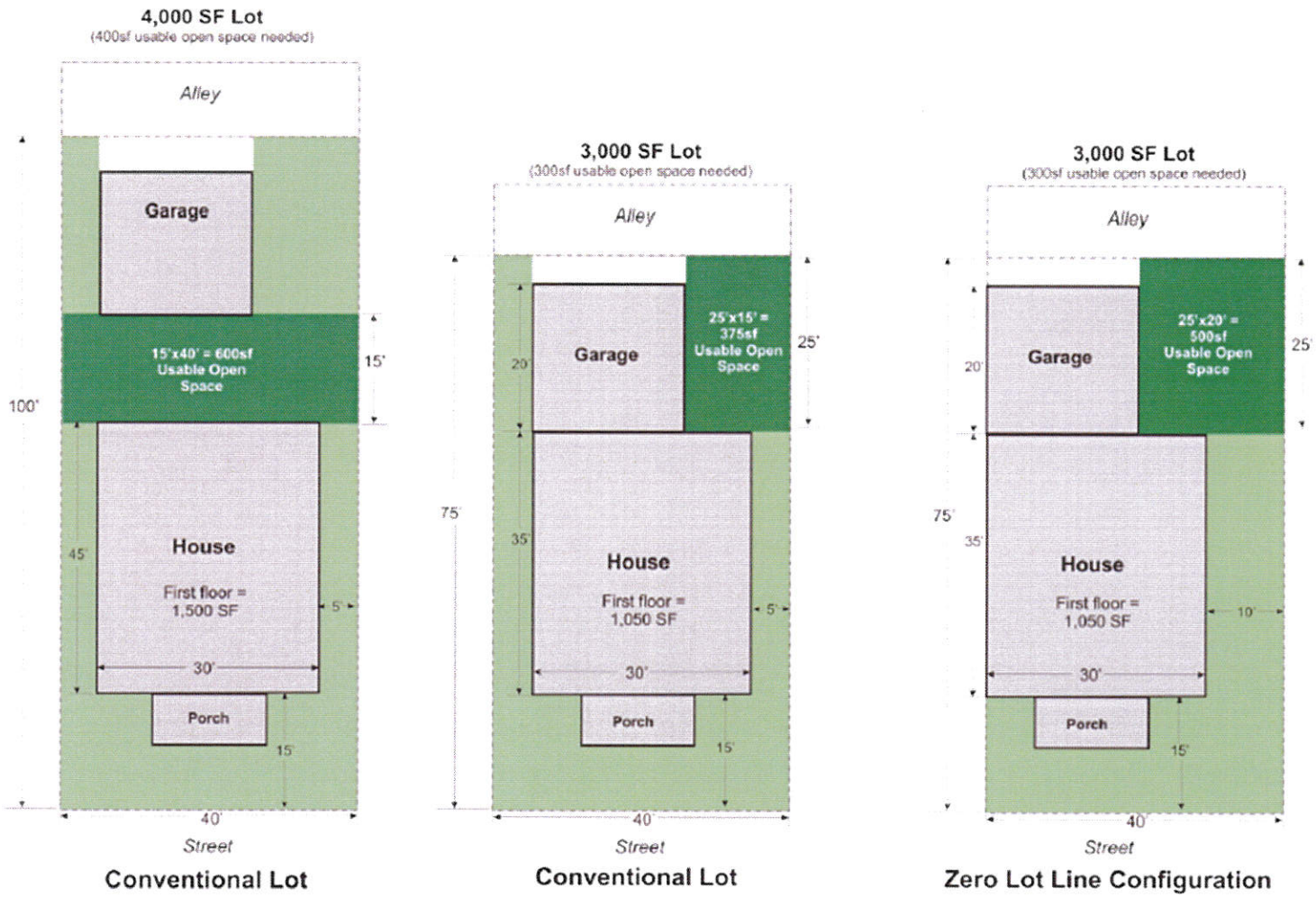
E. Minimum useable open space.

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.



Front loaded lots – will meet standard by default – via minimum 20’ rear setback

Alley Lots are the Issue


4,000 SF Lot
(400sf usable open space needed)
Alley
Garage
15'x40' = 600sf
Usable Open
Space
15'
100'
House
First floor =
1,500 SF
45'
5'
30'
Porch
15'
40'
Street
Conventional Lot
3,000 SF Lot
(300sf usable open space needed)
Alley
Garage
25'x15' =
375sf
Usable Open
Space
25'
20'
75'
35'
House
First floor =
1,050 SF
5'
30'
Porch
15'
40'
Street
Conventional Lot
3,000 SF Lot
(300sf usable open space needed)
Alley
Garage
25'x20' =
500sf
Usable Open
Space
25'
20'
75'
35'
House
First floor =
1,050 SF
10'
30'
Porch
15'
40'
Street
Zero Lot Line Configuration

Bike Parking Considerations

Ellensburg Land Development Code

August 16, 2013

Hotels/Motels

Change from:

- 1 per guest room to
- 1 per 20 guest rooms

Office/Retail

Change from:

- 1 per 1,000sf floor area to
- 1 per 5,000sf floor area up to 50,000sf – then 1/10,000 thereafter

- Consider greater requirements in areas close to CWU?

Location

No change

- Within 100’ of building entrance
- Weather protection