

Suggested Edits

Submitted Sept. 3, 2013

By: Steve Willard

15.210.030 Permit review process types, defined.

- A. **Review Process Type I.** These decisions are based on compliance with specific, nondiscretionary and/or technical standards that are clearly enumerated in the LDC or other adopted city development codes. Most of these decisions are made administratively through a Type I review process by the director or by the landmarks and design commission if the project involves properties listed on the landmark register. There are generally no notice or hearing requirements and no appeal opportunity for Type I decisions except for judicial appeals. Type I decisions are not subject to environmental review under the State Environmental Policy Act (SEPA), codified at Chapter 43.21C RCW (also see Chapter 15.270 herein).
- B. **Review Process Type II.** Unless otherwise specified, most Type II decisions are made by the director based on standards and clearly identified criteria in the LDC or other adopted city development codes. Some landmarks and design commission decisions are also Type II decisions. Type II decisions require some level of public notice and typically do not include a public hearing but may include a predecision public meeting. The Type II process requires that the director or other designated decision-maker, issue a written report that sets forth a decision to approve, approve with modifications or conditions, or deny the application. The written decision report will also include any threshold determinations under SEPA or critical area final determinations under ECC Article 6. Such Type II project decisions are appealable to the hearing examiner in an open record appeal hearing, except for departure decisions and certificate of approval decisions made by the ~~landmarks and design commission~~ **DIRECTOR AT PREAPPLICATION MEETING** pursuant to the procedures set forth in ECC Chapter 15.280, which are appealable to city council in an open record appeal hearing.
- C. **Review Process Type III.** These are quasi-judicial decisions that are made by the designated decision-maker and involve the use of discretionary judgment in the review of each specific application. Type III decisions require findings, conclusions, an open record public hearing and recommendations prepared by the review authority for the final decision. Any administrative appeal of a SEPA threshold determination or critical area final determination shall be consolidated with the open record public hearing on the project permit, except a SEPA determination of significance, which must be appealed directly to city council at the time it is issued and prior to any further review on the underlying permit.
- D. **Review Process Type IV.** These quasi-judicial decisions are made by the city council and the hearing examiner and involve the use of discretionary judgment in the review of each specific application. Type IV decisions may require a predecision open record public hearing by the designated body which will then provide recommendations to the decision-maker. The final decision must include findings and conclusions in support of the decision. Any administrative appeal of a SEPA threshold determination shall be consolidated with the open record public hearing on the project permit, except a SEPA determination of significance which must be appealed directly to city council at the time it is issued and prior to any further review on the underlying permit.

16. Serve as the local review board for special valuation as provided under Chapter 84.26 RCW and ECC 15.280.110.

B. Design review. In the area of design review, the primary role of the Ellensburg landmarks and design commission is to review and make recommendations on ~~regional retail commercial master site plan applications (See ECC 15.250.070)~~ and modifications (including signage) or demolitions of a registered landmark or any property located within a landmark district, ~~and to review and decide all design standard departure requests pursuant to ECC 15.210.060.~~ See ECC 15.280.090 for the design review process for landmark property/district related projects.

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THIS REVIEW WOULD BE ADMINISTRATIVE BY DIRECTOR AND APPEALABLE TO CITY COUNCIL

DEPARTURES CAN BE SWIFTLY HANDLED AT PRE APPLICATION WITHOUT THE NEED FOR PUBLIC HEARING. MUCH QUICKER AND COST EFFECTIVE TO EVERYONE.

15.280.060 Rules, officers and records.

The landmarks and design commission shall establish and adopt its own rules of procedure, and shall select from among its membership a chairperson and such other officers as may be necessary to conduct the landmarks and design commission's business. A majority of the membership will constitute a quorum for the purpose of transacting business. Action by the landmarks and design commission shall be by majority vote. A tie vote on a motion to approve shall constitute a failure of the motion and denial of the application. All meetings shall be open to the public and the landmarks and design commission shall keep minutes of its proceedings, and the minutes and a copy of its adopted rules shall be kept on file in the office of the city clerk and be open to inspection by the public.

15.280.070 Landmarks and design commission staff.

Assistance to the landmarks and design commission shall be provided by the department of community development, which shall assign a professionally qualified member of the department's staff, or a qualified consultant, to act as a preservation planner to assist the landmarks and design commission in fulfilling its historic landmarks preservation duties. Under direction of the landmarks and design commission, the preservation planner shall be the custodian of the landmarks and design commission's historic landmarks records. The preservation planner shall conduct official correspondence, assist in organizing the landmarks and design commission, and carry out the technical work of the landmarks and design commission in all historic landmarks preservation activities.

15.210.040 Permit review process types: Decision-making, procedures & notice requirements.

A. Decision making and appeal process. Table 15.210.040(A) below sets out the permit review decision making and appeal processes for the permit review process Types.

Table 15.210.040(A) Decision making and appeal process for permit review process types.

	Type I	Type II	Type III	Type IV	Type V
Final decision made by:	Director or designated decision-maker (see ECC 15.210.050(A))	Director or designated decision-maker (see ECC 15.210.050(B))	Designated decision-maker (see ECC 15.210.050 (C))	Designated decision-maker (see ECC 15.210.050(D))	City council
Recommendation made by:	NA	NA	designated body	designated body	planning commission
Open record predecision public hearing	No	No Except that landmarks and design commission holds a predecision open record public hearing (see ECC 15.280)	Yes	Yes	Yes multiple open record predecision hearings can be held
Open record appeal public hearing -	No	Yes, except for landmarks and design commission decisions which have a closed record appeal	No	No	No
Closed record appeal hearing	No	No, except for landmarks and design commission decisions	Yes	No	No

DEPARTURE DECISIONS
MADE BY THE DIRECTOR AT PRE APPLICATION

	Type I	Type II	Type III	Type IV	Type V
Appeal to:	superior court	Hearing examiner except landmarks and design-commission decisions are appealed to city council	hearing examiner or city council)	superior court	superior court or to the growth management hearings board if GMA action
Judicial appeal (see ECC 15.230.110)	Yes	Yes	Yes	Yes	Yes

B. Procedures. Table 15.210.040(B) below set out the permit review procedures for the 5 permit review process Types.

Table 15.210.040(B) Procedures for permit review process types.

	Type I	Type II	Type III	Type IV	Type V
Pre-application meeting (see ECC 15.230.010)	No	No ¹	Yes	Yes	Docketing
Notice of complete application (see ECC 15.230.040)	No	Yes	Yes	Yes	Docketing
Notice of application (see ECC 15.230.040)	No	Yes	Yes	Yes	Docketing
SEPA determination (see ECC Chapter 15.270)	No	Yes If applicable	Yes If applicable	Yes	Yes If applicable
Notice of hearing (see ECC 15.230.020)	No	No	Yes	Yes	Yes
Notice of decision (see ECC 15.230.080)	No	Yes	Yes	Yes	Yes
120 day review period (see ECC 15.230.070)	No ²	Yes	Yes	Yes	No

Notes/conditions:

1. A pre-application meeting shall be required for all major design review projects as set forth in ECC 15.250.030.

15.250.030 Design review – Type II review process.

A. Purpose.

1. To promote the public health, safety, and general welfare of the citizens of the city;
2. To recognize that land use regulations aimed at the orderliness of community growth, the protection and enhancement of property values, the minimization of discordant and unsightly surroundings, the avoidance of inappropriateness and poor quality of design and other environmental and aesthetic objectives provide not only for the health, safety and general welfare of the citizens, but also for their comfort and prosperity and the beauty and balance of the community, and as such, are the proper and necessary concerns of local government;
3. To increase awareness of design considerations among the citizens of Ellensburg; and
4. To create a review process that balances flexibility and predictability for applicants, staff, public officials, and community members.

B. Minor and major project design review.

1. Exterior modifications to any property that is on the landmarks register are reviewed for applicable design review by the landmarks and design commission pursuant to ECC 15.280.090.
2. All non-landmark register properties are subject to both major and minor design review, as defined in ECC 15.130.040, and are reviewed for conformance with applicable land use and zoning provisions in ECC Article 3, applicable community design provisions in Article 4, and applicable project design provisions in ECC Article 5, plus other applicable provisions set forth in the LDC.

CONSTRUCTED AND REQUIRING A PERMIT AFTER THE DATE OF ADOPTION OF LDC

* 3. The director shall have the authority to determine if a minor exterior modification to a non-landmark register property is not significant, and therefore does not require design review, based on factors such as the scope, location, context and visibility of the change or modification. The director may determine that design review is not required for such minor exterior modifications including, but not limited to: repainting structures to similar colors; relocating, modifying or adding mechanical equipment; reorganization of portions of parking lots involving less than 5 spaces; modifications to locations of existing lighting; or minor changes to existing approved landscaping. Except for landmarks register properties, there shall be a rebuttable presumption of nonsignificance, and therefore no requirement of a formal design review, if all of the following conditions are met:

DELETE PARAGRAPHS 3. THE OWNERS OF BUILDING CONSTRUCTED PRIOR TO LDC CANNOT PRACTICALLY COMPLY WITH DESIGN ELEMENTS

- a. The cost of the work does not exceed 15 percent of the structure's current Kittitas County assessed value as of the time the initial application for the work is submitted;
- b. There is no additional structure or parking lot, or any enlargement of or addition to an existing structure or parking lot;
- c. The work does not result in a reduction in the landscaped area;

DELETE
PARAGRAPH
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- d. The work does not remove or diminish an existing perimeter landscape screen area;
- e. The work does not include new or additional service or mechanicals areas; and,
- f. The work does not include additional exterior lighting or a new or enlarged exterior sign.

If there is no current Kittitas County assessed value for a structure, a current appraisal of the structure, which shall be provided by the applicant and acceptable to the director, shall be used as the value point of reference for the structure.

- B. C. Procedures.** Minor and major design review projects are subject to the Type II review process as set forth in ECC Chapter 15.210.
 - 1. Major design review projects require a pre-application meeting (see ECC 15.230.010); and
 - 2. Projects which include one or more departure requests, require a review and approval by the landmarks and design commission through a Type II review process.
- C. D. Decision criteria.** Decision criteria for minor and major design review projects are set forth in Articles 3-5 of this title.

15.320 Form and Intensity Standards

15.320.010 Purpose.

- A. To promote forms of development that reinforce and/or enhance the desired character of Ellensburg neighborhoods;
- B. To promote compatibility between developments; and
- C. To minimize environmental impacts of development.

15.320.020 Interpretation of tables.

- A. The form and intensity standards tables address the form and intensity of development specific to individual zoning districts. The zoning district is located on the vertical column and the form/intensity topic being addressed is located on the horizontal row of these tables.
- B. Where an ECC reference/link appears after the form and intensity topic, then the use is subject to standards set forth in that section or chapter.
- C. If a number appears in the box at the intersection of the column and the row, refer to the development condition with the corresponding number immediately following the table. If there are multiple numbers, then all development conditions apply.
- D. ECC 15.320.050-140 provide clarification and exceptions to the form and intensity standards herein.

15.320.030 Form and intensity standards table – Residential zones.

Table 15.320.030 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	None ¹	None ¹	None ¹	None ¹	None ¹
Minimum frontage	None ^{1,2}	None ^{1,2}	None ^{1,2}	None ^{1,2}	None ^{1,2}
* Density, minimum (ECC 15.320.050)	6 /du/acre ³ 4 FOUR	6/du/acre ³	8/du/acre ³	15 du/acre	8/du/acre ³
Density, maximum (base) ¹⁰ (ECC 15.320.050)	6 du/acre	8 du/acre	No limit	No limit	No limit
Density, maximum with bonus (see ECC Chapter 15.330)	12 du/acre ⁴	16 du/acre ⁴	No limit	No limit	No limit
* Maximum floor area ratio (FAR) (ECC 15.320.050)	0.5 ⁵	0.5 ⁵	1.0 ⁶	1.5 ⁶	1.0 ⁶

LDCU-ARTICLE 3 FINAL DRAFT – ZONING AND LAND USES

Prepared by MAKERS architecture and urban design

FINAL1017_DraftCode_Master_v12.2 - 7/9/2013

IF RETAINED IT SHOULD BE 0.8 RECOMMEND DELETION

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REASON: IT WILL MAKE ADU, DADU AND HIGH DENSITY SINGLE FAMILY ON LOTS IMPOSSIBLE. NOT NEEDED

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DELETE

Topic	R-S	R-L	R-M	R-H	R-O
Maximum impervious area	Variable—see ECC 15.320.070				
Maximum building height	35 ft	35 ft	35 ft ⁷	45 ft ⁷	35 ft ⁷
BUILDING PLACEMENT (see ECC 15.320.080-140)					
Minimum front yard ^{8,9}	15 ft	15 ft	15 ft	15 ft	15 ft
Garage front yard setback	25 ft 22 FT	25 ft	25 ft	25 ft	25 ft
Minimum rear yard	20ft	20ft	20ft	20ft	20ft
Minimum rear yard, accessory structures and detached accessory dwelling units	5 ft ¹²	5 ft ¹²	5 ft ¹²	5 ft ¹²	5 ft ¹²
Minimum side yard ¹¹	5 ft/10 ft ¹³	5 ft/10 ft ¹³	5 ft/10 ft ¹³	5 ft/10 ft ¹³	5 ft/10 ft ¹³
Minimum side yard (corner)	5 ft	5 ft	5 ft	5 ft	5 ft

*

Development conditions:

1. Lot sizes may be variable provided they are sized and shaped sufficient to accommodate permitted uses and conform to applicable design and density standards.
2. New lots shall have direct access to a public right-of-way or may obtain access from a courtyard access consistent with ECC 15.420.050(C).
3. The density minimum shall apply only to new subdivisions greater than one acre in size.
4. Exception: Projects complying with Net Zero Energy provisions may exceed the maximum density limits as set forth in ECC 15.330.020(A).
5. townhouses and multifamily uses, where permitted through density bonus provisions, are exempt from maximum FAR standards.
6. See ECC 15.330.030 for FAR bonus provisions.
7. For buildings, or portions thereof, with pitched roofs, the maximum height may be increased by 5 feet. Applicable roof slopes must be at least 4:12 to qualify for this additional height.
8. Porches and covered entries may project up to 6 feet into the front yard.
9. No front yard is required for buildings adjacent to designated "Storefront Streets".10. Base maximum density refers to the maximum density allowed without utilizing density bonuses.
11. Townhouses and zero lot line homes are exempt from side yard standards internal to a development. However, such uses shall meet applicable side yard standards for adjacent lots outside of the development.

12. Accessory structures and accessory dwelling units, where built on top of an existing garage, may be built to a property line abutting an alley, provided sufficient turning movement and emergency vehicle access is provided within the alley.

13. For lots 6,000 square feet or less, the minimum side yard shall be 5 feet on each side.

15.320.040 Form and intensity standards – Non-residential zones.

Table 15.320.040 Form and intensity standards table – Non-residential zones.

Standard	C-N	C-T	C-H	C-C	C-CII	I-L	I-H	P-R
DEVELOPMENT INTENSITY AND CONFIGURATION								
Minimum lot area	None ¹	None ¹	None ¹	None ¹	None ¹	None ¹	None ¹	None ¹
Density, minimum (ECC 15.320.050)	NA	NA	NA	NA	NA	NA	NA	NA
Density, maximum (ECC 15.320.050)	None	None	None	None	None	NA	NA	NA
Maximum floor area ratio (FAR) [ECC 15.320.050(D)]	1.0	0.5	0.5	NA	NA	0.5 ⁷	NA	NA
Maximum impervious area [ECC 15.320.070(B)]	85%	85%	85%	NA	NA	85%	NA	85%
Maximum building height [see ECC 15.320.060 for height exceptions]	35 ft	35 ft ²	35 ft ²	45 ft	70 feet	35 feet ^{2,3}	None	None ⁴
BUILDING PLACEMENT (see ECC 15.320.080-140)								
Minimum front yard	10 ft ³	10 ft ³	10 ft ³	None ³	None ⁴	10 ft ³	10 ft	10 ft ⁵
Garage front yard setback	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft
Minimum rear yard (see ECC 15.520.020 for supplemental standards)	None ⁶	None ⁶	None ⁶	None ⁶	None ⁶	None ⁶	None ⁶	None ⁵

FROM TABLE
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DELETE THIS SECTION AND ITS REFERENCE FROM THE TABLES.

15.320.070 Impervious area standards.

A. Impervious area standards for residential zones. Table 15.320.060 below sets forth impervious standards for residential zones on a sliding scale based on the density of development on a lot. For example, a single family home on a 7,000 square foot lot equates to a density of 6.2 dwelling units/acre, thus providing for a maximum impervious area standard of 45 percent. A duplex on the same 7,000 square foot lot equates to 12.4 dwelling units/acre, thus providing a maximum impervious area standard of 60 percent. For townhouses and multifamily buildings, the impervious area standards will be applied to whole development (rather than individual units in the building).

Table 15.320.060 Impervious area standards for residential zones.

	Lot Density (dwelling units/acre)						
	0-2 du/acre	2.1-3.5 du/acre	3.6-5 du/acre	5.1-7 du/acre	7.1-10 du/acre	10.1-15 du/acre	>15 du/acre
Maximum impervious area	20%	30%	40%	45%	50%	60%	70%

B. Exceptions to impervious area calculations. Green roofs and permeable pavements, and wooden decks built over unpaved surfaces may be discounted at a 50 percent rate, in terms of impervious area calculations. For example, 2,000 square feet of pervious pavement driveways shall be counted as 1,000 square feet of impervious area. The applicant shall demonstrate how the proposed pavement meets 50 percent infiltration rates.

not limited to those for community arterial and collector streets, municipal utilities and any other required improvements, shall be consistent with the established city standards in effect at the time of development permitting.

15.350.050 Permits.

A. Future uses and supplemental permit review requirements. In addition to compliance with LDC provisions for uses and structures in the underlying zone per ECC 15.110.050, no material change shall be made in the use of land, no structure shall be erected or otherwise established, and no tree shall be planted in any zone created by this chapter unless a permit therefore has been applied for to the city of Ellensburg community development department and granted by the reviewing authority, except as specifically provided in subsections (A)(1), (2) and (3) of this section,. Permits for such activities shall be processed as a Type I decision per ECC Chapter 15.21, except where otherwise specified by applicable activity in underlying zone. Supplemental A-O zone permit requirements:

A. Hereafter, no use shall be conducted, and no building, structure and appurtenance shall be erected, relocated, remodeled, reconstructed, altered or enlarged unless in compliance with the provisions of the LDC, and then only after securing all permits and approvals required hereby. It shall be unlawful to build or use any building or structure or to use premises in the city for any purpose or use other than the uses listed as being permitted in the zone in which such building, land, or premises is located.

1. Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to be determined whether the resulting use, structure, or tree is consistent with the provisions of this chapter;

DELETE

* 2. A certificate from an engineer or land surveyor that clearly states that no airspace obstruction will result from the proposed use; *THIS CERTIFICATION IS NOT NECESSARY. RESIDENTIAL HEIGHT IS LIMITED TO 35 FEET AND DOES NOT EXTEND INTO AIRPORT OPERATION AIRSPACE.*

3. All construction on airport property and any construction that penetrates Federal Regulation Part 77 surfaces shall prepare and submit FAA form 7460; and

DELETE

* 4. A site plan showing the following shall be submitted: *SEE REASON ABOVE. IT IS NOT APPLICABLE.*

a. The location of the project in relation to the Kittitas County Airport.

b. The location and height of all proposed buildings, structures, and natural vegetation as measured from the established airport surface elevation.

No permit for a use inconsistent with the provisions of this chapter shall be granted unless a variance has been approved in accordance with subsection (D) of this section.

B. Exceptions to permit requirements.

1. In the area lying within the limits of the horizontal zone and conical zone, no permit shall be required for any tree or structure less than 75 feet of vertical height above the ground except when, because of terrain, land contour, or topographic features, such tree or structure would extend above the height limits prescribed for such zones.

* TO CONFORM TO: RCW 36.70B.170
ADD: DEVELOPMENT AGREEMENTS
OR A SERVICE AGREEMENT.

15.380 Development Agreements

15.380.010 Authority.

The city may enter into a development agreement with a person having ownership or control of real property within the city limits. The city may also enter a development agreement for real property outside of the city limit but within the urban growth area (UGA) as part of a proposed annexation, however, as a condition of entering into the development agreement, the annexation proceeding must be completed and the property annexed prior to approval of the development agreement.

* GENERAL PROVISIONS FOR A SERVICE AGREEMENT ARE NOT ENUMERATED AT THE DATE OF THE ADOPTION OF THE LDC AND WILL BE SUBSEQUENTLY ADOPTED AND ADDED AS
15.380.020 General provisions of development agreements. AMENDMENT TO THIS SECTION

- A. A development agreement shall be consistent with the applicable policies and goals of the city of Ellensburgs comprehensive plan and all applicable development regulations. As applicable, the development agreement shall specify the following:
1. Project components which define and detail the permitted uses, residential densities, nonresidential densities and intensities or building sizes;
 2. The amount and payment of impact fees imposed or agreed to in accordance with any applicable provisions of state law, any reimbursement provisions, other financial contributions by the property owner, inspection fees, or dedications.
 3. Mitigation measures, development conditions and other requirements of Chapter 43.21C RCW (SEPA);
 4. Design standards such as architectural treatment, maximum heights, setbacks, landscaping, drainage and water quality requirements and other development features;
 5. Provisions for affordable housing, if applicable;
 6. Parks and common open space preservation;
 7. Phasing, if applicable;
 8. A build-out or vesting period for applicable standards; and
 9. Any other appropriate development requirement or procedure which is based upon a city policy, rule, regulation or standard.
- B. As provided in RCW 36.70B.170, the development agreement shall reserve authority to impose new or different regulations to the extent required by a serious threat to public health and safety.

15.380.030 Enforceability.

Unless amended or terminated, a development agreement is enforceable during its term by a party to the agreement. A development agreement and the development standards in the agreement govern during the term of the agreement, or for all or that part of the build-out period specified in the agreement. The agreement may not be subject to an amendment to a zoning ordinance or development standard or a new zoning ordinance or development standard or regulation

15.410 Streetscape Design

15.410.010 Purpose.

Streetscapes are typically defined as the areas between buildings that are occupied by the public street right-of-way and related street, sidewalk, and landscaping improvements, and any setback and yard areas on private property. Ellensburg's streetscapes are among the most important urban design features of the community, because their appearance, character and the impressions they evoke, create the public image of the city. Streetscape design also impacts the ability of residents and visitors to move from place to place. A high priority for the city is to create a multi-modal network of streets, where roads are shared by a combination of pedestrians, bicyclists, motorists, and transit users. To accomplish this goal, streets need to be both safe and attractive to these users.

This chapter provides a summary of street design provisions for the full range of street classifications. For the detailed design provisions, see Section 3 (Street Standards) of the city's public works development standards (ADD DIRECT LINK). Standards and guidelines for the privately-owned portions of the streetscape (setbacks/yards, landscaping and buildings) are addressed via Site Orientation Standards in Chapter 15.510 of this Title.

NOTE & EXPLANATION FOR RECOMMENDED EDITS

- ① INFILL ROADS MUST MATCH THE ROAD SECTION AND RIGHT OF WAY IN EXISTENCE. THE DIRECTOR OF PUBLIC WORKS AGREES WITH THIS RECOMMENDATION. THE DIRECTOR WOULD MAKE A DETERMINATION OF WHAT STANDARDS FROM THE DEVELOPMENT STANDARD APPLIES.
- ② IN PHASED DEVELOPMENTS LIKE SANDERS MILL WHERE BERBESTS TREES ARE INCORPORATED, IRRIGATED, AND MAINTAINED THE CONTINUATION OF THE APPLICABILITY OF THE EXISTING DEVELOPMENT STANDARD ACHIEVES THE PURPOSE OF THIS SECTION IN THE OVERALL SCHEMS. THE PUBLIC WORKS DEPARTMENT SUPPORTS THIS RECOMMENDATION

15.410.020 Arterial street design.

A. Purpose. Provide safe and attractive arterial streets to facilitate movement of multi-modal traffic through the city and to regional and community destinations. As mobility is the primary function of the arterial streets, access to property may be limited to accommodate traffic flow.

B. Principal arterial street design.

Design. Principal arterials typically include 2 lanes of travel in each direction, a center/left turn lane, bicycle lanes, planting strips, and sidewalks. On-street parking may be included in single family zones and in commercial zones where storefronts are permitted (see Chapter 15.510). See Section 3 (Street Standards) of the city’s public works development standards (ADD DIRECT LINK) for detailed standards.

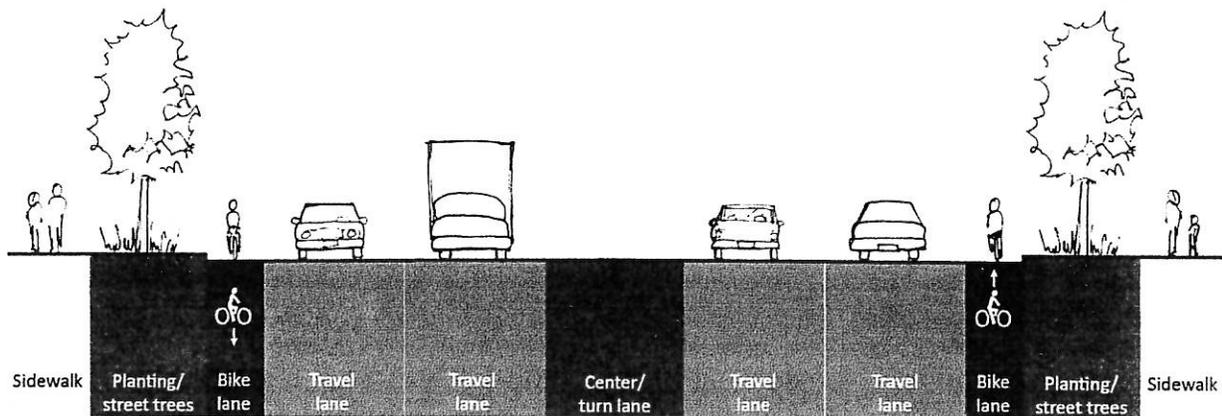


Figure 15.410.020(B). Cross-section of standards for typical new principal arterial streets. Variations could include on-street parking lanes in single family zones and commercial zones in special circumstances, and wider sidewalks with trees in grates in commercial zones.

EXCEPTIONS:

OF THE LDC

- ① ARTERIALS EXISTING PRIOR TO THE DATE OF ADOPTION THAT HAVE MISSING INFILL PIECES MAY BE DESIGNED TO MATCH EXISTING STREET SECTIONS AND RIGHT OF WAY WIDTHS AS DETERMINED BY THE DEVELOPMENT STANDARDS AND AT THE DIRECTION OF THE DIRECTOR OF PUBLIC WORKS.
- ② ARTERIALS EXISTING PRIOR TO THE DATE OF ADOPTION OF THE LDC THAT ARE PART OF A PHASED DEVELOPMENT THAT ALSO HAVE STREET TREES, IRRIGATION AND MAINTENANCE BY A HOMEOWNER ASSOCIATION MAY CONTINUE TO DEVELOP IN A MANNER CONSISTENT WITH THE DEVELOPMENT STANDARDS WITH VERTICAL OR TROUBLED CURB AND CONTIGUOUS SIDEWALK.
- ③ IN RESIDENTIAL ZONES WITH ON STREET PARKING BICYCLE AND TRAVEL LANES ARE SHARED.

C. Minor arterial street design.

Design. Minor arterials typically include one lane of travel in each direction, a center/left turn lane, bicycle lanes, planting strips, and sidewalks. On-street parking may be included in single family zones and in special circumstances in commercial zones. See Section 3 (Street Standards) of the city's public works development standards (ADD DIRECT LINK) for detailed standards.

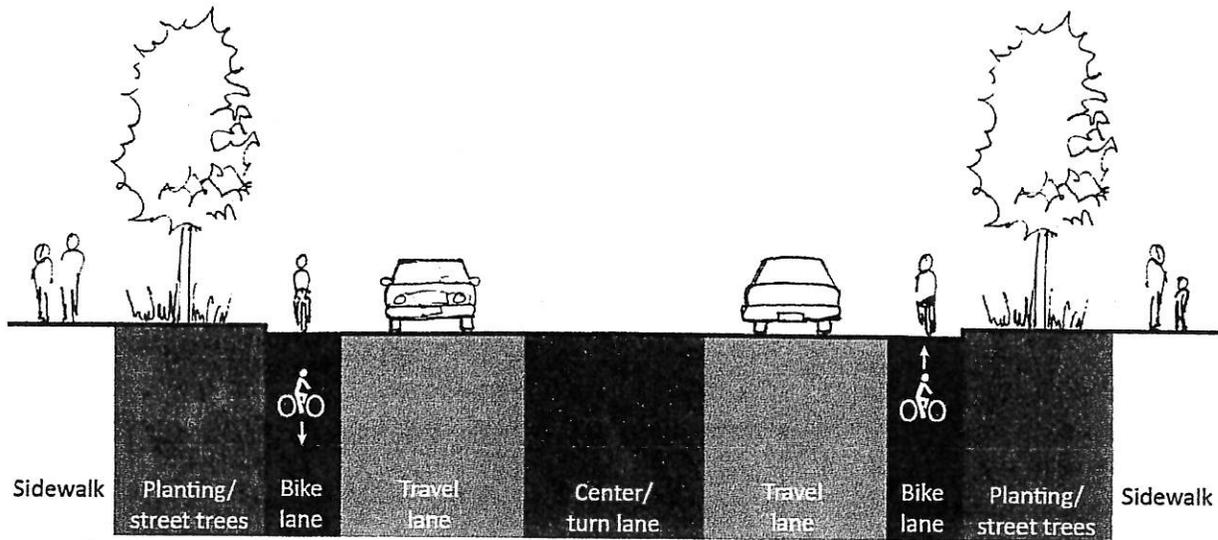


Figure 15.410.020(C). Cross-section of standards for new minor arterial streets located in commercial, industrial, and multifamily zones. Variations could include on-street parking lanes in single family zones and commercial zones in special circumstances, and wider sidewalks with trees in grates in commercial zones.

EXCEPTIONS:

OF THE LDC

- ① ARTERIALS EXISTING PRIOR TO THE DATE OF ADOPTION THAT HAVE MISSING INFILL PIECES MAY BE DESIGNED TO MATCH EXISTING STREET SECTIONS AND RIGHT OF WAY WIDTHS AS DETERMINED BY THE DEVELOPMENT STANDARDS AND AT THE DIRECTION OF THE DIRECTOR OF PUBLIC WORKS.
- ② ARTERIALS EXISTING PRIOR TO THE DATE OF ADOPTION OF THE LDC THAT ARE PART OF A PHASED DEVELOPMENT THAT ALSO HAVE STREET TREES, IRRIGATION AND MAINTENANCE BY A HOMEOWNER ASSOCIATION MAY CONTINUE TO DEVELOP IN A MANNER CONSISTENT WITH THE DEVELOPMENT STANDARDS WITH VERTICAL OR TROUDED CURB AND CONTIGUOUS SIDEWALK.
- ③ IN RESIDENTIAL ZONES WITH ON STREET PARKING BICYCLE AND TRAVEL LANES ARE SHARED.

15.410.030 Collector street design.

- A. Purpose. Provide safe and attractive collector streets that balance mobility and access to encourage flow of traffic from neighborhoods and provide access to property.
- B. Design. Collector streets typically include one lane of travel in each direction with shared auto and bicycle lanes, on-street parking, planting strips, and sidewalks. See Section 3 (Street Standards) of the city's public works development standards (ADD DIRECT LINK) for detailed standards.

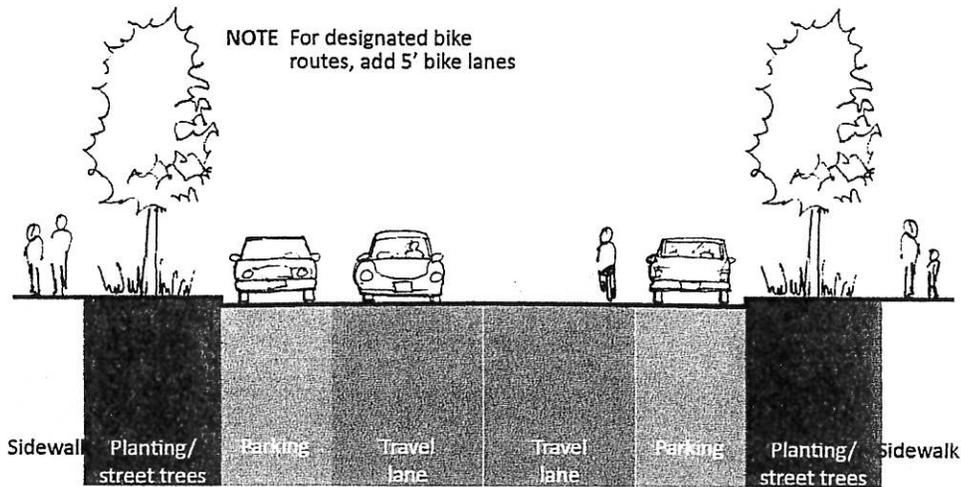


Figure 15.410.030. Cross-section of standards for collector streets. Variations could include removal of on-street parking lanes in single family zones (where alleys and other provisions for off-street parking are provided to adjacent lots) and commercial zones in special circumstances, and wider sidewalks with trees in grates in commercial zones.

EXCEPTIONS:

OF THE LDC

- ① ARTERIALS EXISTING PRIOR TO THE DATE OF ADOPTION THAT HAVE MISSING INFILL PIECES MAY BE DESIGNED TO MATCH EXISTING STREET SECTIONS AND RIGHT OF WAY WIDTHS AS DETERMINED BY THE DEVELOPMENT STANDARDS AND AT THE DIRECTION OF THE DIRECTOR OF PUBLIC WORKS.
- ② ARTERIALS EXISTING PRIOR TO THE DATE OF ADOPTION OF THE LDC THAT ARE PART OF A PHASED DEVELOPMENT THAT ALSO HAVE STREET TREES, IRRIGATION AND MAINTENANCE BY A HOMEOWNER ASSOCIATION MAY CONTINUE TO DEVELOP IN A MANUAL CONSISTENT WITH THE DEVELOPMENT STANDARDS WITH VERTICAL OR ROUNDED CURB AND CONSPICUOUS SIDEWALK.

15.410.040 Local access street design.

- A. Purpose. Provide safe and attractive local access streets that provide access to property.
- B. Design. There are 3 optional designs for local access streets, including 20-foot, 24-foot, and 30-foot wide streets, to allow flexibility for subdivision design while accommodating functional access needs and community design goals. Travel lanes are shared auto and bicycle lanes. Planting strips and sidewalks are included on both sides of the street. See Section 3 (Street Standards) of the city's public works development standards (ADD DIRECT LINK) for detailed standards.
 - 1. Continuity. The designs shall be consistent on individual blocks. An exception is for a hybrid design. An example would be a 20-foot street that integrates parking pockets on one side of the street.
 - 2. Limitation for 20-foot streets. The 20-foot street is intended to be used only in special cases, where there is available guest parking on nearby streets or additional off-street parking is provided within walking distance of homes. All dwelling units shall be within 500 feet (measured via along sidewalks or other internal pathways) of available on-street or off-street guest parking.

EXCEPTIONS:

- ① ARTERIALS EXISTING PRIOR TO THE DATE OF ADOPTION ^{OF THE LDC} THAT HAVE MISSING INFILL PIECES MAY BE DESIGNED TO MATCH EXISTING STREET SECTIONS AND RIGHT OF WAY WIDTHS AS DETERMINED BY THE DEVELOPMENT STANDARDS AND AT THE DIRECTION OF THE DIRECTOR OF PUBLIC WORKS.
- ② ARTERIALS EXISTING PRIOR TO THE DATE OF ADOPTION OF THE LDC THAT ARE PART OF A PHASED DEVELOPMENT THAT ALSO HAVE STREET TREES, IRRIGATION AND MAINTENANCE BY A HOMEOWNER ASSOCIATION MAY CONTINUE TO DEVELOP IN A MANNER CONSISTENT WITH THE DEVELOPMENT STANDARDS WITH VERTICAL OR ROUNDED CURBS AND CONTIGUOUS SIDEWALKS.

15.420 Subdivision Design & Block Structure

15.420.010 Purpose.

The purpose of this chapter is to:

- A. Enhance the character and livability of Ellensburg's neighborhoods;
- B. Encourage compact and walkable neighborhoods;
- C. Promote "eyes on the street" for safety;
- D. Promote subdivision design that reduces energy consumption; and
- E. Integrate open spaces, natural elements, and recreational features into the design of developments.

15.420.020 Block design & connectivity standards.

Ellensburg's comprehensive plan places a high priority on being a "walkable" community. "Walking" also includes alternative pedestrian-oriented modes of travel including wheel chairs and power chairs that are intended to be used on sidewalks and paths. In order to be walkable, there needs to be frequent accessible and attractive connections between destinations. Consequently, this requires a well connected system of streets and pathways that encourages people to walk. Thus block size and design has a direct impact on the walkability of a community.

- ADD: NO PRELIMINARY PLAT SHALL BE DESIGNED OR APPROVED THAT DOES NOT DEDICATE RIGHT OF WAY OR IMPROVE A ROAD FOR A PLANNED STREET SHOWN ON THE CITY COMPREHENSIVE PLAN FOR THROUGH STREETS CURRENTLY PLANNED ON A ONE HALF MILE INTERVAL. THIS STANDARD MAY CHANGE TO 1/4 MILE. NO PLAT SHALL BE APPROVED THAT LAND LOCKS AN ADJACENT PARCEL.*
- A. All zones.
1. Connectivity to abutting lands. The street system of proposed subdivisions shall be designed to connect with existing, ~~proposed, and planned~~ streets outside of the subdivision. ~~Wherever a proposed development abuts unplatted land or a future development phase of the same development, street stubs shall be provided to allow access to future abutting subdivisions and to logically extend the street system into the surrounding area.~~ All street stubs shall be provided with a temporary turn-around unless specifically exempted by the fire marshal, and the restoration and extension of the street shall be the responsibility of any future developer of the abutting land.
 2. Continuation of streets. Planned streets shall connect with surrounding streets to permit the convenient movement of traffic between residential neighborhoods and to facilitate emergency access and evacuation. Connections shall be designed to meet or exceed the block standards in subsections (B) and (C) below, and to avoid or minimize through traffic on local streets.
 3. Pedestrian accessways. Short internal pathways can improve pedestrian mobility within developments. Examples could include an an accessway in the middle of a block or at the end of a cul-de-sac. Such access ways shall conform to all of the following standards:
 - a. Width. Pedestrian accessways shall be located within dedicated public rights-of-way or private easements allowing public access with a minimum dimension of 10 feet in width;

* THE CURRENT WORDING IS ARBITRARY AND CAPRICIOUS AND WILL SUBJECT THE CITY TO LUPA APPEALS IN KITTITAS COUNTY SUPERIOR COURT.

- b. Design. Pedestrian accessways shall be constructed to sidewalk standards for Local Access Roads or be designed as a multi-use trail per direction in the Non-Motorized Transportation Plan (ADD LINK). Also see Section 3 (Street Design) of the public works development standards(ADD LINK). Alternative designs may be considered where significant environmental constraints are present;
- c. Safety. The accessway shall incorporate design treatments that avoid a "tunnel effect" in the corridor and create a potential safety problem. Design solutions could involve the width, length, and/or the alignment of the corridor, height of fences adjacent to the corridor, lighting treatments, and/or the proposed landscaping along the corridor;
- d. Accessibility. Pedestrian accessways shall conform to applicable ADA requirements, except where not required by applicable ADA rules and regulations;
- e. The city may require landscaping as part of the required pedestrian accessway improvement to buffer pedestrians from adjacent vehicles and land uses. Plantings shall emphasize drought tolerant and low maintenance materials and shall maintain adequate visibility for safety; and
- f. Where pedestrian accessways are privately owned, they shall be operated and maintained by the developer until: (1) the declaration and covenants for plat are recorded, and (2) a homeowners organization has been established which shall be legally responsible for the operation and maintenance of the pedestrian accessway.

B. Residential zones. New residential developments shall provide an integrated and connected network of streets to help provide a sense of place and orientation and provide multiple travel route options for all users. A street network dominated by long, irregular loop roads and cul-de-sacs is not appropriate. The following standards apply to new development in the residential zones.

1. Blocks shall be designed to provide pedestrian and vehicular connections at intervals no greater than 660 feet. **FOR PEDESTRIAN CONNECTIONS AND 1320 FEET FOR VEHICULAR CONNECTIONS.**
2. DEPARTURES to the standard in paragraph (1) will be considered by the reviewing authority per ECC 15.210.060 provided the alternative design meets the purposes of the standards (see 15.420.010) and meets the following criteria:
 - a. A departure provides the opportunity for a public open space or other public amenity that goes well beyond minimum standards herein. For example, a larger block could allow for the development of a compact village of homes around a centralized open space; and
 - b. Departures meeting criteria set forth in paragraph (a) above allow configurations with vehicular connections at intervals greater than 660 feet, but no greater than 1,000 feet, except where otherwise provided in paragraph (2) above.

DELET
DEPARTURE
PARKS DEPARTMENT
ALREADY HAS
MAINTENANCE
BUDGET ISSUES,
APPLICANTS ARE
ALREADY
PAYING PARK
IMPACT FEES
FOR PARK LAND

REASON: PRIVATE CONNECTIVITY FOR PEDESTRIANS IN NEIGHBORHOODS IS MAINTAINED AT 660 FEET

VEHICULAR CONNECTIVITY WILL BE THE SAME STANDARD 1320 AS FOR COMMERCIAL AND WILL CREATE THROUGH STREETS ON THE 1/4 MILE WHICH TWICE THE 1/2 MILE STATED IN THE CITY COMPREHENSIVE PLAN. DEVELOPMENT REGULATIONS MUST BE CONSISTANT WITH THE COMPREHENSIVE PLAN.



Figure 15.420.030(C). Examples of a subdivision configured to save large existing trees as an amenity to new housing development.

D. Edges and fences.

"Gated communities," and other residential developments designed to appear as continuous walled-off areas, disconnected and isolated from the rest of the community, are not allowed. While privacy fences separating rear yards between homes are desirable for privacy, tall fences that back up to streets tend to reduce the number of "eyes on the street" and make such streets feel less safe and welcoming. New subdivisions in Ellensburg should consider ways to integrate the new developments into the community rather than walling them off.

Specifically:

EXCEPTION. THIS CONFIGURATION IS PERMITTED IF REAR YARD FENCES ARE BUFFERED FROM THE PUBLIC STREET BY A IRRIGATED GRASS OR LANDSCAPED STRIP OF TEN FEET INCLUDED IN A PERMANENT EASEMENT INCLUDING STREET TREES, ALL MAINTAINED BY A PRIVATE HOME OWNERS ASSOCIATION.

1. Gated communities are prohibited.
2. Subdivision design that incorporates reverse frontage lots is prohibited: This refers to double frontage lots that front on one street, but back up to the other and typically include fences that run along the street edge for back yard privacy [see Figure 15.420.030(D)(1)]. As an alternative to lots backing up to collectors and arterials, developments can provide lots that face such streets ^{OR} and incorporate alleys to the rear for vehicular access. Consider wider front yards and/or planting strips to buffer negative impacts from these streets. [see Figure 15.420.030(D)(2)]



Figure 15.420.030(D)(1). Examples of reverse frontage lots that back up to collectors and arterial streets (note fences lining the street)(images courtesy of BING maps).



G. Maximum façade width.

The maximum façade width (facades facing the street or customer parking lot) for commercial and residential buildings is 120 feet (buildings in the I-H zone are exempt from this standard). Exceptions: Buildings exceeding 120 feet in width shall incorporate significant modulation and/or articulation features that effectively break up the scale of the building and add visual interest from the street. Such buildings shall incorporate at least one of the following design elements:

1. Provide vertical building modulation at least 10 feet deep and 20 feet wide. For multi-story buildings the modulation must extend through more than one-half of the building floors;

TWO

- * 2. Use of a contrasting vertical modulated design component featuring ~~at~~ ^{two} of the following:

- a. Component extends through all floors above the first floor fronting on the street. Exception: upper floors that are stepped back more than 10 feet from the façade are exempt;
- b. Utilizes a change in building materials that effectively contrast from the rest of the façade;
- c. Component is modulated vertically from the rest of the façade by an average of 6 inches; and
- d. Component is designed to provide roofline modulation per ECC 15.530.030(F) above; or

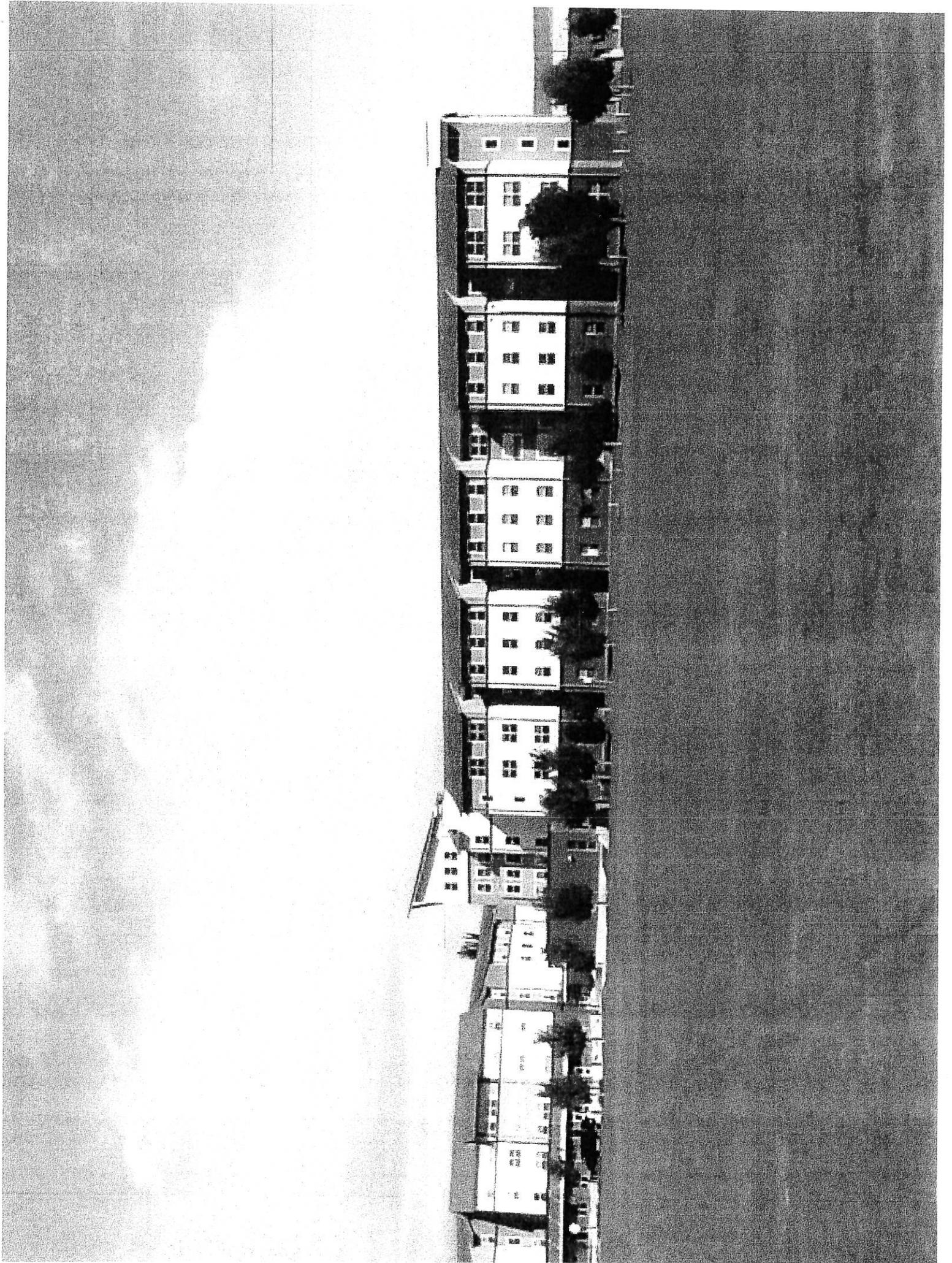
3. Façade employs building walls with contrasting articulation that make it appear like 2 distinct buildings. To qualify for this option, these contrasting facades must employ both of the following:

- a. Different building materials and/or configuration of building materials; and
- b. Contrasting window design (sizes or configurations).

DEPARTURES will be considered pursuant to ECC 15.210.060 provided the design meets the purpose of the standards in this section. Elements to consider are the level of detailing, quality of building materials, types of articulated features, and integration with/or enhancement of, the surrounding context (considering views from all publicly observable locations within the area).

*
MOST ALL MF
RESIDENTIAL
EXCEEDS 120 FEET
IN WIDTH.
BUILDINGS WILL
HAVE TO MEET
ROOF ARTICULATION
FACADE MODULATION
AND
REQUIRING
THIS TOO IS
JUST IMPOSSIBLE
WITHOUT
RELAXING
2 ABOVE
TO JUST
2 OF THE
FOLLOWING.

CWO NEW STUDENT HOUSING "WENDELL PAUL" COULD TO HAVE MET 1, 2, OR 3 OF THIS LIST UNLESS COMPLETELY REDUCE.



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; *NOT ALL HOMES HAVE PORCHES. SOME HAVE INDENTIONS. DICTATING 4x6 COVERED IS TOO PRESCRIPTIVE !!*
- * 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 ⁸15 percent of the façade (all vertical surfaces facing the street) shall include transparent windows or doors.

WASHINGTON STATE ENERGY CODE DICTATES TOTAL ALLOWABLE GLAZING. BEDROOMS MUST HAVE EGRESS WINDOWS PER INTERNATIONAL FIRE CODE. REMAINING GLAZING MUST BE ALLOCATED TO PRIVATE LIVING AREAS ON THE REAR OF THE HOUSE FOR MARKETING.

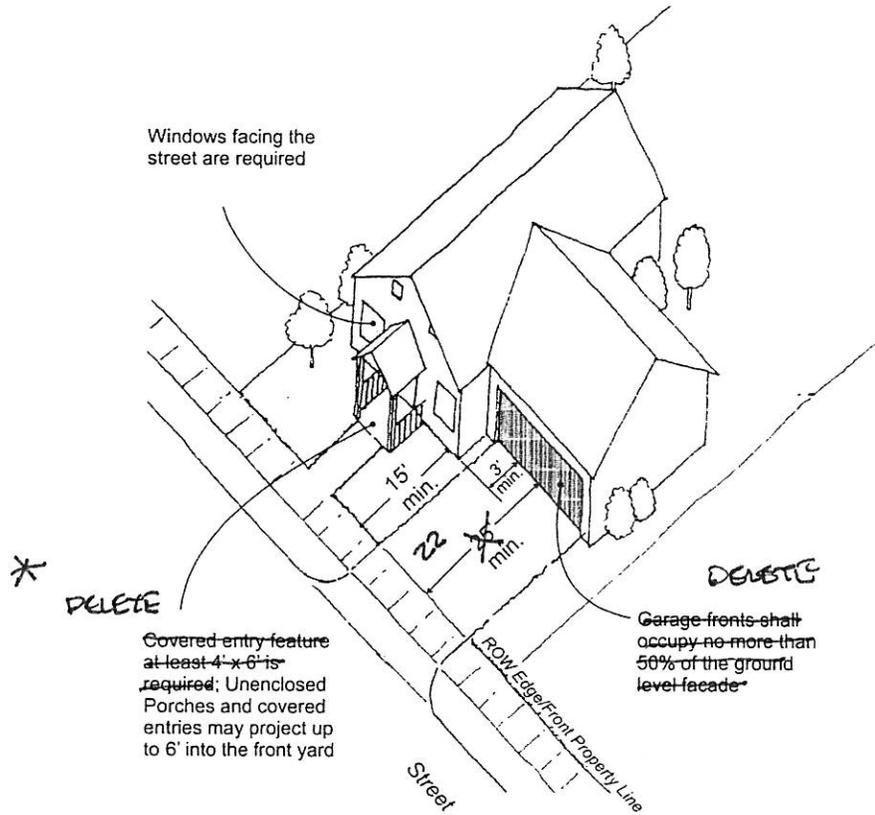


Figure 15.540.020(B). Single-family design requirements.

C. Garages placement and design.

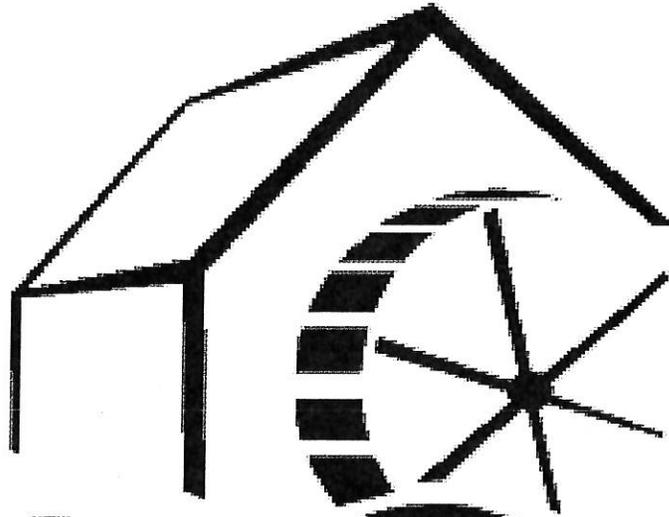
1. Where lots abut an alley, the garage or off-street parking area are encouraged to take access from the alley; *WOULD ELIMINATE THREE CAR GARAGES / BOAT / RV STORAGE*
2. ~~The garage face shall occupy no more than 50 percent of the ground level facade facing the street, and~~ *ALL SAUNDERS MILL HOUSES HAVE GARAGES THAT ARE 16-18 FEET WIDE CLOSER TO THE STREET THAN THE FRONT DOOR. WOULD REQUIRE ALL NEW ARCHITECTURE*
3. Garages shall be placed at least 3 feet further from the street than the front door of the house. The minimum garage setback at least 25 feet from the front property line. *CANNOT BE ACHIEVED.*

D. Driveway standards.

Where a new driveway off of a public street is permitted, the following standards apply:

1. No more than one driveway per dwelling unit;
2. Driveways for individual lots 50 feet or wider may be up to 20 feet in width; and
3. Driveways for individual lots less than 50 feet wide may be up to 12 feet in width. Tandem parking configurations may be used to accommodate 2-car garages for single family and duplex structures pursuant to ECC 15.550.030(A). *BECAUSE GARAGE PERMITS IT AND SHIELDS WIND.*

Also see Section 3, Street Standards, of the public works development standards for additional driveway standards (ADD LINK).



Sanders Mill

PHASE V

TOWN & COUNTRY HOMES



Windermere
Ellensburg

www.windermere.com

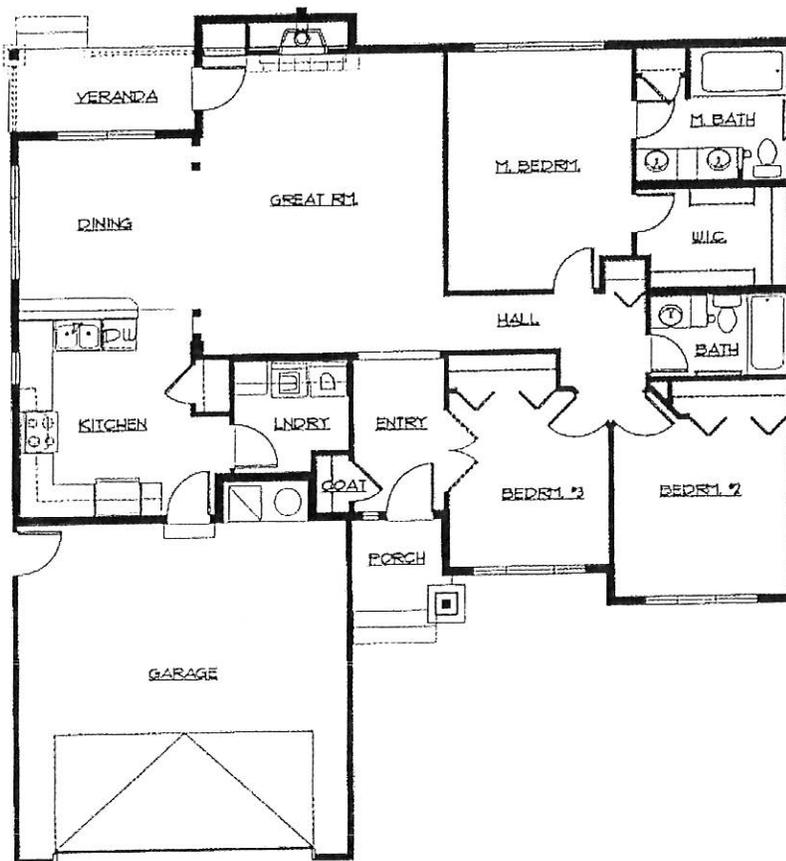
Sander's Mill



Exterior 1



Exterior 2



1504 Sq. Ft.
"E"

The Englewood

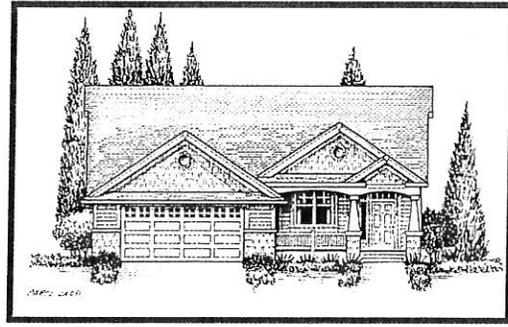


3 Bedrooms, 2 Baths

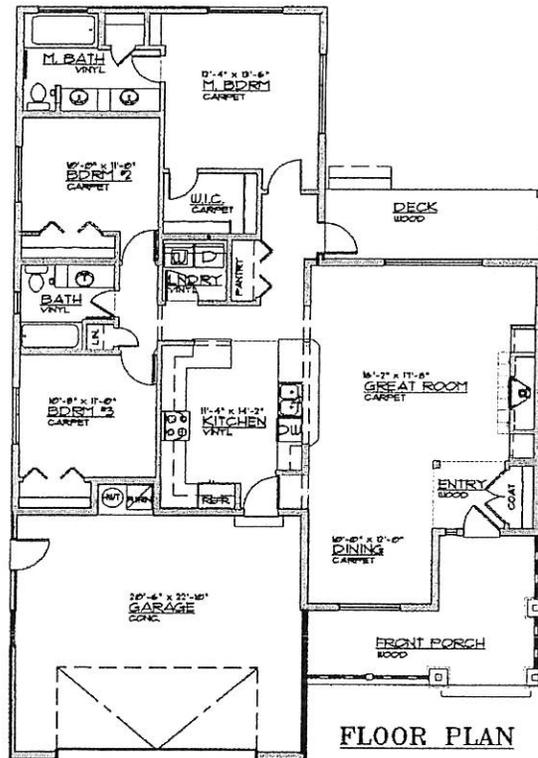
Sander's Mill



Exterior 1



Exterior 2



1569 Sq. Ft.
"M"

The Monterey

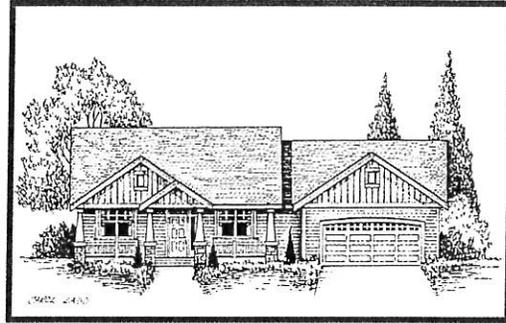


3 Bedroom, 2 Bath

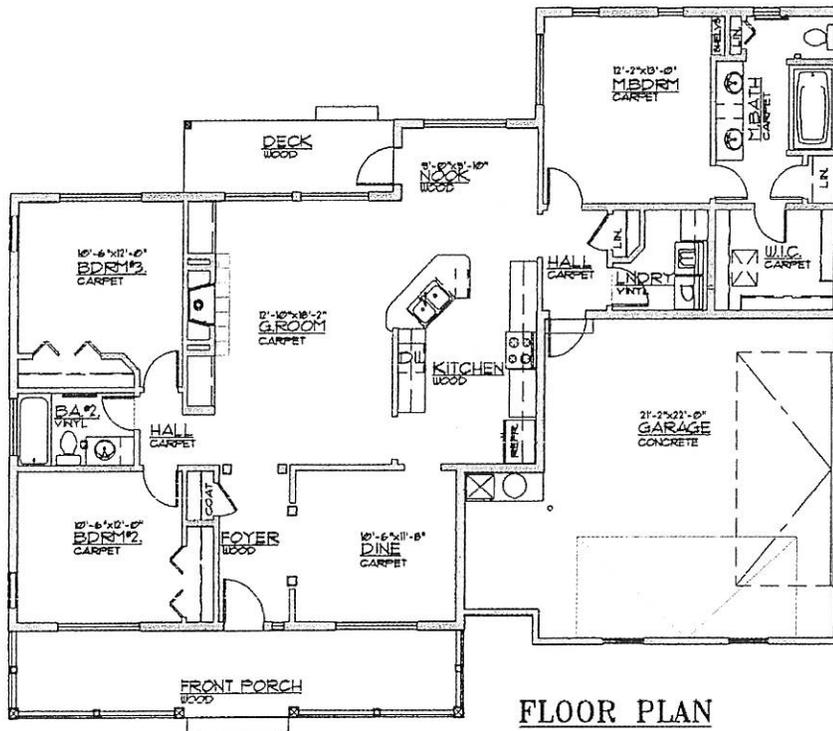
Sander's Mill



Exterior 1



Exterior 2



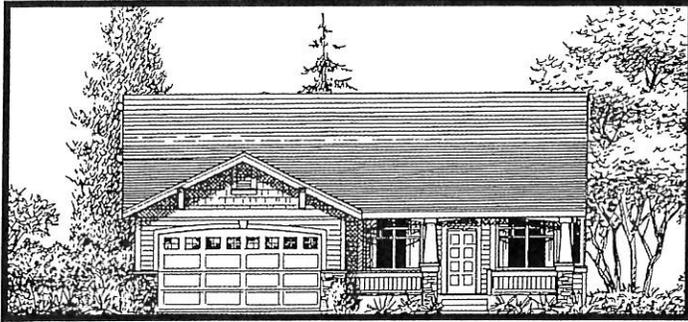
1628 Sq. Ft.
"H"

The Huntington



3 Bedroom, 2 Bath
Formal Dining or Den Option

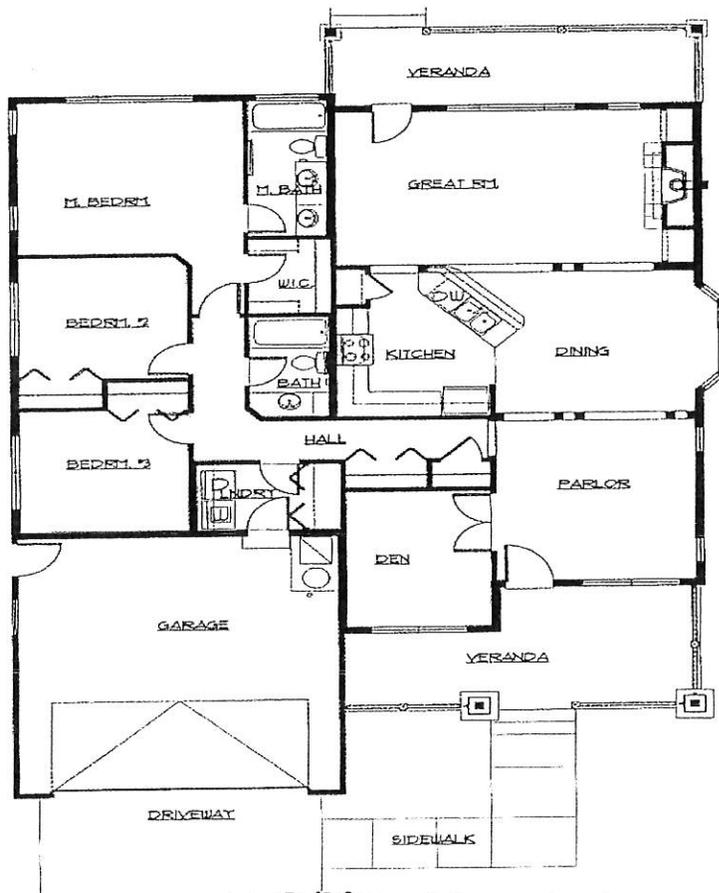
Sander's Mill



Exterior 1



Exterior 2



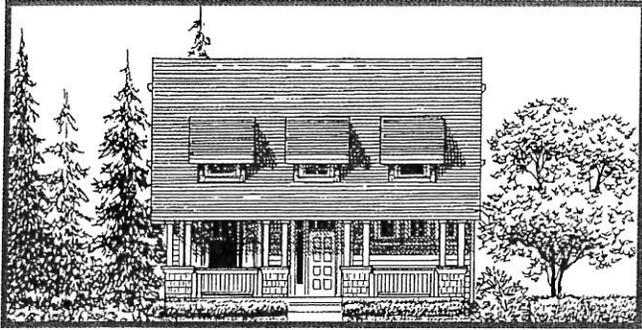
1671 Sq. Ft.
"B"

The Cheyenne

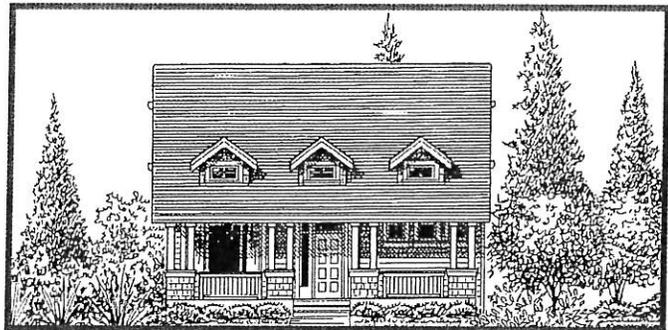


3 Bedrooms, 2 Baths,
Kitchen Opens to Great Room

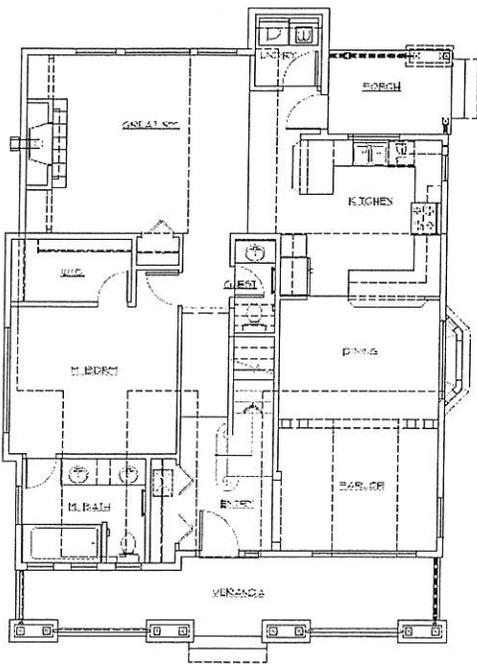
Sander's Mill



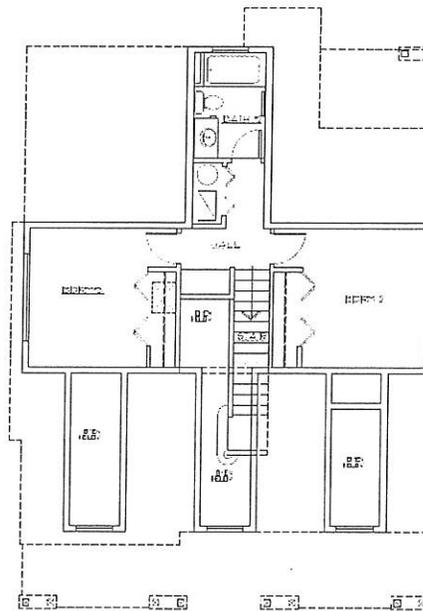
Exterior 1



Exterior 2



1st FLOOR PLAN



2nd FLOOR PLAN

1700 Sq. Ft.
"C"

The Williamsburg



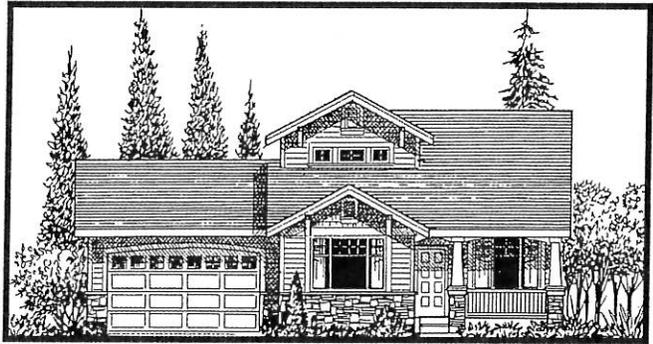
3 Bedroom, 2 Bath, Master Bedroom on Main Floor
Large Kitchen, Formal Dining

Artists Rendition, Actual Details and Materials subject to change without notice. Square Footage is Approximate

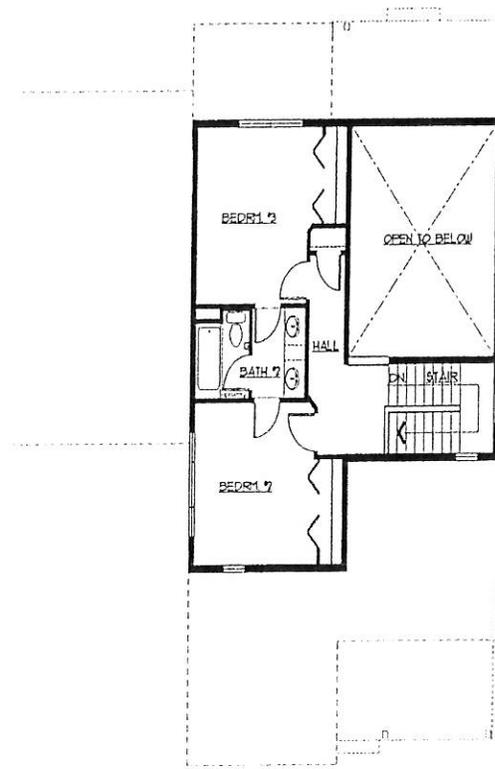
Sander's Mill



Exterior 1



Exterior 2



1702 Sq. Ft.
"D"

3 Bedrooms, 2.5 Baths
Master Bedroom on Main
Jack & Jill Bath Upstairs



Artists Rendition, Actual Details and Materials subject to change without notice. Square Footage is Approximate.

The Kalispell

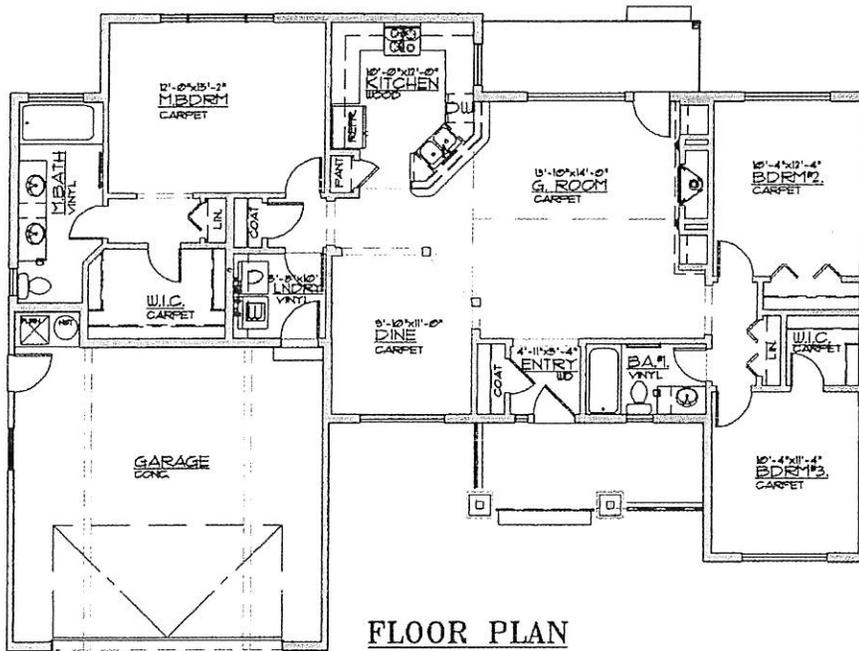
Sander's Mill



Exterior 1



Exterior 2



1752 Sq. Ft.
"G"



3 Bedrooms, 2 Baths
Bonus Room Above Garage

The Grandview

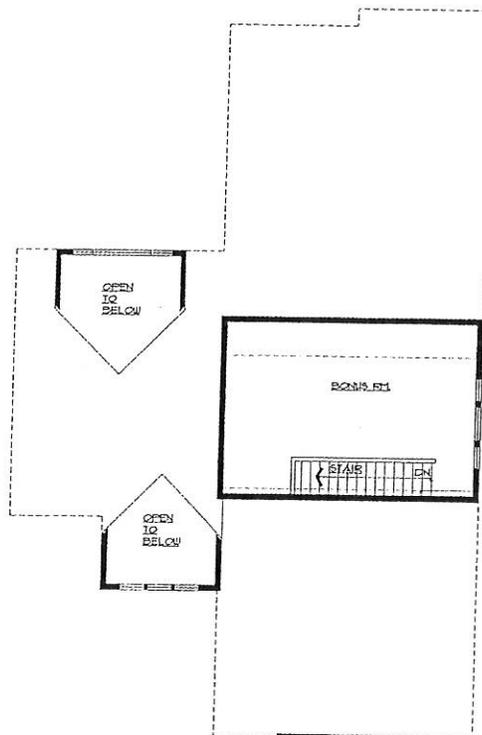
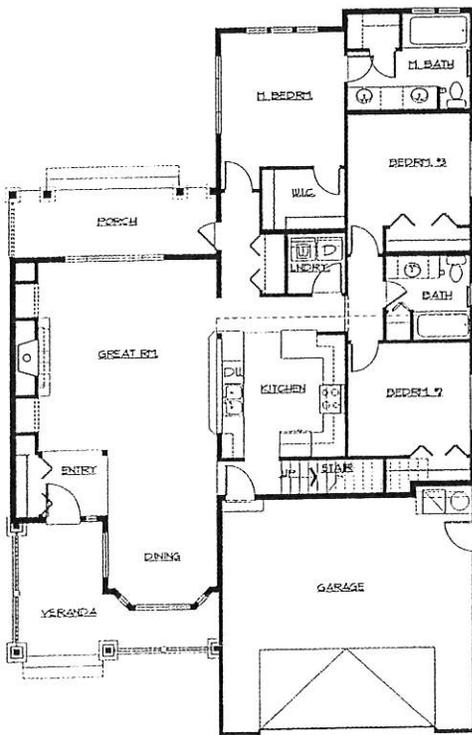
Sander's Mill



Exterior 1



Exterior 2



1826 Sq. Ft.
"F"

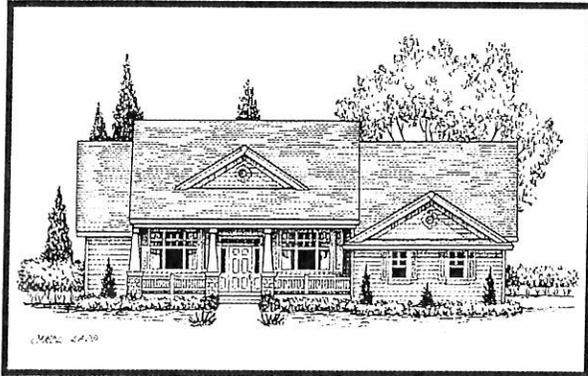
3 Bedrooms, 2 Baths,
Kitchen Opens to Great Room
Large Bonus Room Upstairs



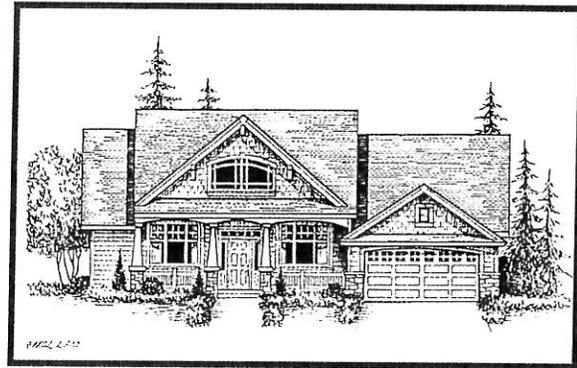
Artists Rendition, Actual Details and Materials subject to change without notice. Square Footage is Approximate.

The La Grande

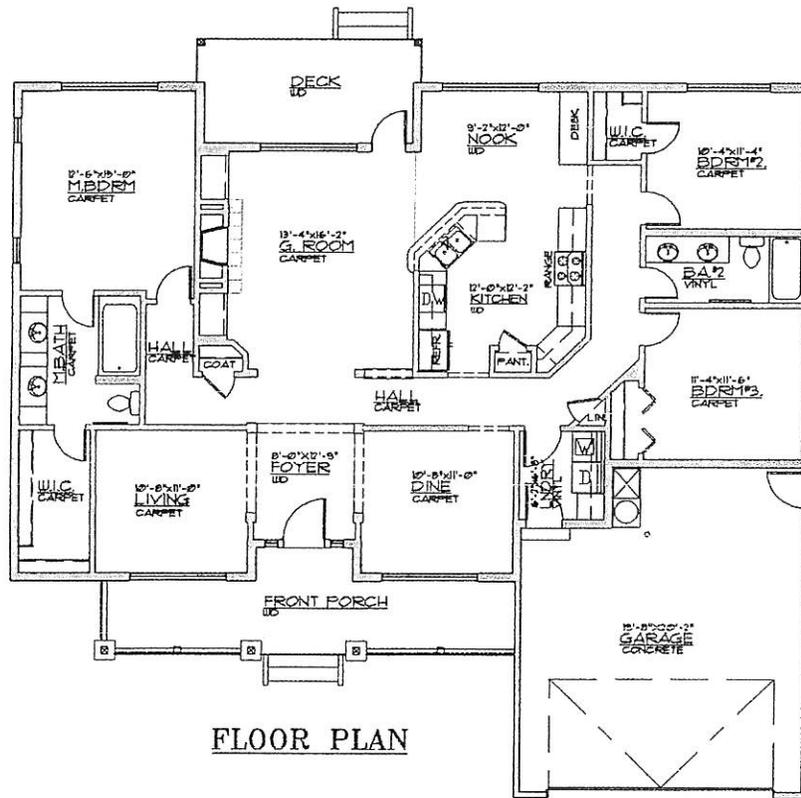
Sander's Mill



Exterior 1



Exterior 2



FLOOR PLAN

1880 Sq. Ft.

"K"

The Knoxville



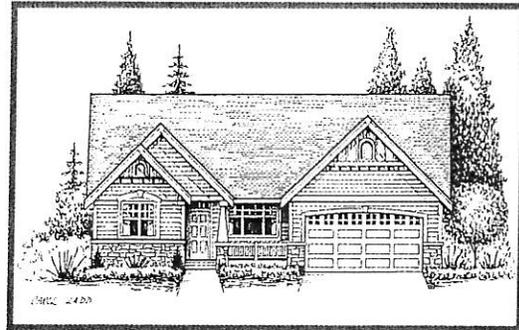
3 Bedrooms, 2 Baths,
Formal Living and Dining Rooms

Artists Rendition, Actual Details and Materials subject to change without notice. Square Footage is Approximate

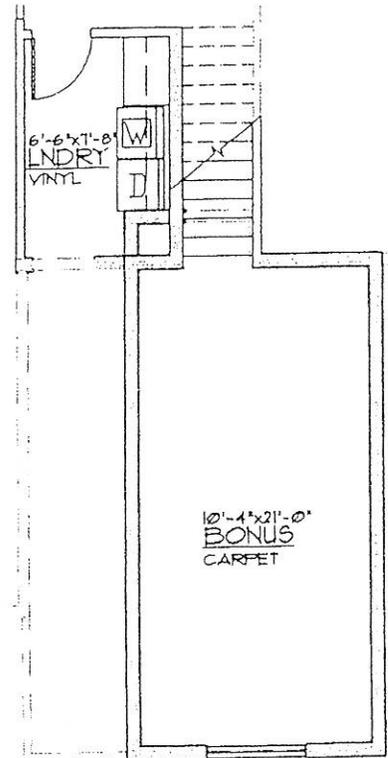
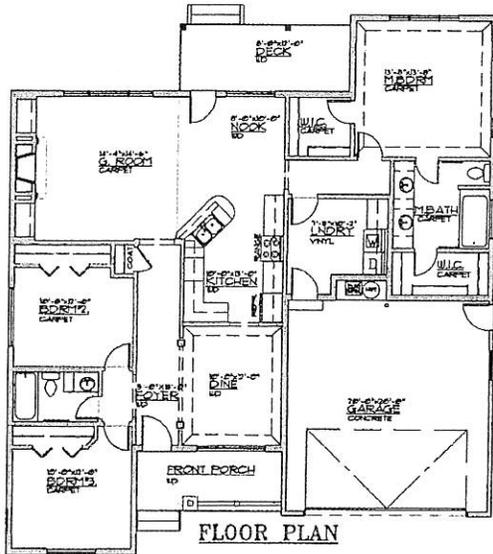
Sander's Mill



Exterior 1



Exterior 2



1914 Sq. Ft.
"J" Plan

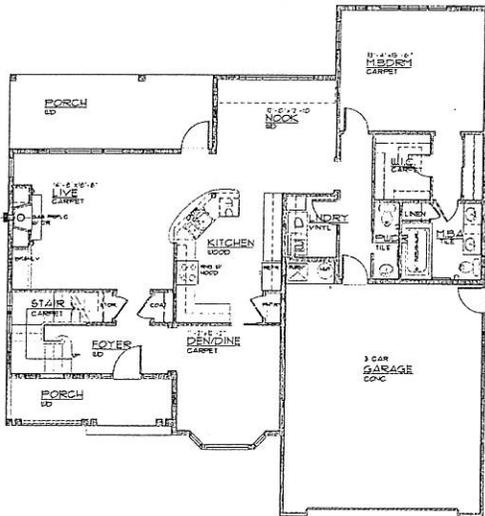


3 Bedroom, 2 Bath,
Formal Dining and Bonus Room

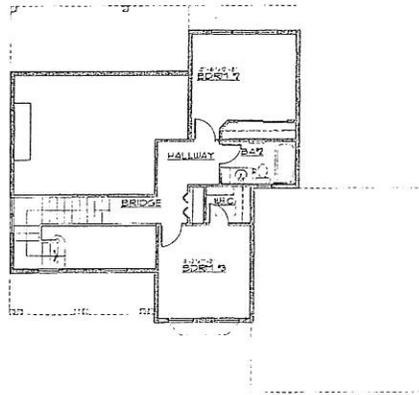
Artists Rendition, Actual Details and Materials subject to change without notice. Square Footage is Approximate

The Jacksonville

Sander's Mill



1st FLOOR PLAN



2nd FLOOR PLAN

1975 Sq. Ft.
"N" Plan



3 Bedroom, 2 Bath,
Dining Room or Den Option

The Newport

15.540.040 Accessory dwelling unit design standards (ADU).

A. Purpose.

1. To provide infill housing opportunities throughout residential zones in Ellensburg;
2. To provide affordable housing options; and
3. To provide an opportunity for rental income for property owners.

B. Standards for all ADUs. ADUs are prohibited on any lot of record that is currently developed with a single family dwelling unit that has been converted to a multi-family use. For example, this would include a single family dwelling unit that has a defined "Unit A" and a "Unit B."

Subject to the prohibition above, one accessory dwelling unit is permitted on any lot of record that is currently developed with a single family dwelling unit provided all of the following conditions are met:

1. ADU entrance. The ADU entrance shall be subordinate to the principal dwelling unit entrance. The ADU entrance shall be less visible from the street view of the principal dwelling than the main entrance of the principal dwelling unit.
 - a. A pedestrian walkway shall be provided from the street or alley to the ADU entrance; and
 - b. A stairway to access a second story ADU ^{MAY} shall be internal, or, if external, it must not be visible from the street; ~~THIS PROHIBITION WILL KILL ADU SINCE ALL ACCESS WILL BE EXTERNAL.~~
3. No more than 2 bedrooms shall be provided in an accessory dwelling unit;
4. ADUs shall contain a minimum of 300 square feet in floor area, exclusive of stairways or garage area;
5. One additional off-street parking space shall be required for an ADU;
6. ADUs must be screened from neighboring properties with a 6 to 8 foot height solid visual barrier where necessary to protect abutting property owners' privacy; and
7. The presence of an accessory dwelling unit must be clearly identified on each entrance by proper numbering.

C. Standards for an attached ADU.

1. ADUs may not exceed 40 percent of the floor area of a primary dwelling unit or 1,000 square feet, whichever is less. Exception: The city may allow increased size for an attached ADU in order to efficiently use all floor area on one floor or a portion of an existing house constructed as of INSERT ADOPTION DATE OF THIS ORDINANCE, as long as all other standards herein are met; and
2. Additions to existing homes. The ADU shall be architecturally consistent with the principal unit. Specific standards:
 - a. Exterior materials. The exterior finish material must be the same or visually match in type, size and placement the exterior finish material of the primary dwelling;

- b. Roof pitch. The roof pitch must be similar to the predominant roof pitch of the primary dwelling;
- c. Trim. Trim must be the same in type, size, and location as the trim used on the primary dwelling;
- d. Windows. Windows must match those in the primary dwelling in proportion (relationship of width to height) and orientation (horizontal or vertical). This standard does not apply when it conflicts with building code regulations; and
- e. Front façade. The front façade of the principal dwelling shall not be significantly altered to accommodate an ADU, except where the whole structure is being remodeled.

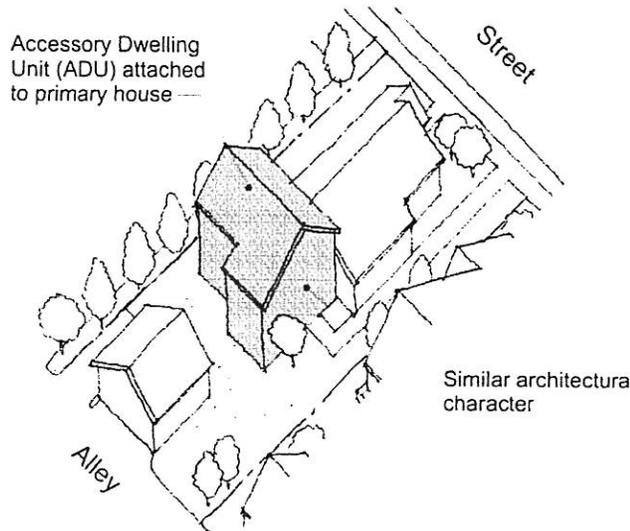


Figure 15.540.040(C). Attached ADU example.

D. Standards for a detached ADU (DADU)

- 1. DADUs may not exceed 40 percent of the floor area of a primary dwelling unit or ~~800-~~ square feet if within the R-S district and 1,000 square feet if within the R-L, R-M, R-O, C-C, CC-II and P-R districts, whichever is less;
- 2. Detached DADUs may be separate free standing structures located to the side or rear of a primary dwelling unit or may be placed next to and/or above a garage;
- 3. DADUs are subject to the building placement standards set forth for garages for the applicable land use district in ECC Chapter 15.320;
- 4. The site coverage of the DADU and accessory buildings shall not exceed 40 percent of the rear yard area;
- 5. There shall be a minimum separation of 15 feet between the existing dwellings and the DADU, except where the DADU is built on top of and/or next to an existing garage; and

*
MAKE THE
SAME AS
ADU #1.
IF IT FITS
ALLOW IT !!

D. Density bonus.

Due to the smaller relative size of cottage units, each cottage shall be counted as one-half a dwelling unit for the purpose of calculating density. For example, a cluster of 6 cottages would be equivalent to 3 dwelling units.

E. Dimensional standards.

Table 15.540.050 Dimensional standards for cottages:

Standard	Requirement
Maximum floor area	1,200SF
Maximum floor area/ground or main floor	800 SF 1200 SF
Minimum common space (See subsection (I) below for more info)	400 SF/unit
Minimum private open space (See subsection (J) below for more info)	200 SF/unit
Maximum height for cottages	26 ft. (all parts of the roof above 18 ft. shall be pitched with a minimum roof slope of 6:12)
Maximum height for cottages accessory structures	18 ft.
Setbacks (to exterior property lines)	See ECC 15.320.030
Minimum distance between structures (Including accessory structures)	10 ft.
Minimum parking spaces per cottage:	See Table 15.550.030

* IF ALL OTHER PROVISIONS CAN BE MET THIS PERMITS ALL SF ON SINGLE FLOOR

* TWO 600 FT FLOORS OF 9 FT CEILINGS IS 18 FT.

20x30 UPPER FLOOR 30



6/12 PITCH MAKES THIS 8 FT TALL 18/2 FLOORS 6 ROOF

26 FT

F. Units in each cluster.

Cottage housing developments shall contain a minimum of 4 and a maximum of 12 cottages located in a cluster to encourage a sense of community among the residents. A development site may contain more than one cottage housing development.

G. Windows on the street.

Transparent windows and/or doors are required on at least 15 percent of the facades (all vertical surfaces) of all cottages facing the street and common open space. DEPARTURES will be considered pursuant to ECC 15.210.060 for cottages where that standard applies to 2 or more facades, provided the design meets the purpose of the standards.

H. Parking and driveway location and design.

1. Parking shall be located on the same property as the cottage development;
2. Where lots abut an alley, the garage or off-street parking area is encouraged to take access from the alley;
3. Parking areas shall be located to the side or rear of cottage clusters and not between the street and cottages. Parking is prohibited in the front and interior setback areas;

C. Garages and driveways.

1. Where lots abut an alley, the garage or off-street parking area should take access from the alley;

2. For lots without alleys, individual driveways off of the street are prohibited (shared driveways are required);

3. Garages facing a public street are prohibited;

4. Internal drive aisle standards.

a. Must meet minimum fire code widths;

b. Minimum building separation along uncovered internal drive aisles shall be 25 feet. The purpose is to provide adequate vehicular turning radius, allow for landscaping elements on at least one side, and to provide adequate light and air on both sides of the dwelling units and drive aisles, which often function as usable open space for residents; and

c. Upper level building projections over drive aisles are limited to 3 feet, and must comply with provisions in (b) above.

SHOULD BE *
NO PROHIBITION
IF SCREENED
FROM THE
PUBLIC STREET

EXCEPT IN A PROPOSED PROJECT THAT
HAS STREET TREES INCLUDING TYPE C
LANDSCAPING ON THE FRONTAGE PUBLIC
STREET.



Figure 15.540.060(C). Good and bad examples of garage/entry configurations. The left example features a landscaped area and a trellis to highlight the entry. In the middle image, the balconies and landscaped areas deemphasize the garage. In the right image, the lack of landscaping is a glaring omission.

D. Open space. Townhouse residential units shall provide open space at least equal to 10 percent of the building living space, not counting automobile storage. The required open space may be provided by a one or more of the following ways:

1. Usable private open space that is directly adjacent and accessible to dwelling units. Such space shall have minimum dimensions of at least 12 feet on all sides and be configured to accommodate human activity such as outdoor eating, gardening, toddler play, etc.;

2. Common open space meeting the requirements of ECC 15.520.030(E)(1).

3. Balconies, decks and/or front porches meeting the requirements of ECC 15.520.030(E)(2) and/or

4. Community garden space meeting the requirements of ECC 15.520.030(E)(5).

which requires greater parking. Thus, a compromise standard, requiring a minimum of 1 space per 275 square feet of gross floor area would be reasonable in this instance.

D. **Other provisions of code.** Where other provisions of this code stipulate reduced minimum parking requirements, those provisions shall apply.

E. **Bicycle parking.** Multifamily and non-residential developments ~~shall~~ ^{SHOULD} provide for bicycle parking, ~~per the standards below:~~

1. ~~Amount of bicycle parking:~~

~~Table 15.550.030(B). Computation of required off-street bicycle parking spaces.~~

Category of Land Use	Minimum Parking Spaces Required
Single family dwelling	None
Multifamily dwelling	0.5 space per dwelling unit (units with private garages are exempt)
Hotel/motels	1.0 per guest room
Offices, banks, medical clinics, supermarkets, retail shops, department stores, or similar uses	1.0 per 1,000 square feet of gross floor area
Restaurant, taverns, or similar uses where patrons sit-down for service	1.0 per 800 square feet of gross floor area
All other uses	1.0 per 5 required vehicle parking spaces

DELETE TABLE
ELLENSBURG IS NOT AMSTERDAM. THIS SHOULD BE ENCOURAGED NOT MANDATORY

- 1-2. ~~Parking location and design: Non-residential uses: Bicycle facilities for patrons shall be located within 100 feet of the building entrance and located in safe, visible areas that do not impede pedestrian or vehicle traffic flow. Bicycle parking shall be protected from weather by a building overhang or covered walkway. Proper lighting of area is required per ECC Chapter 15.580.~~ ^{AND CONVENIENT}
- 2-3. ~~Parking location and design: Residential uses: Bicycle facilities for residents shall be located within 100 feet of all building or individual unit entrances and located on the ground level in safe, covered, visible areas that do not impede pedestrian or vehicle traffic flow. Proper lighting of area is required per ECC Chapter 15.580.~~ ^{SHOULD CONVENIENT}
- 3-4. ~~Bicycle parking hardware shall be installed according to its manufacturer's instructions, allowing adequate clearance for bicycles and their riders.~~
- 4-5. ~~Use of public ROW: Bicycle parking utilizing the street right-of-way shall conform to the Ellensburg public works development standards.~~
6. ~~Projects in the C-C zone may contribute to a Bicycle Parking Fund maintained by the city in-lieu of required parking set forth in Table 15.550.030(B) above. Calculation of the required fund contributions will be based on the cost to purchase, install, and maintain bicycle parking and associated improvements. The cost will be adjusted annually by the~~

15.570.040 Landscaping types.

Below are described 4 landscaping types. These landscaping types may be required by different sections of code within this chapter and elsewhere in this article.

A. Type A landscaping.

1. Type A landscaping shall function as a full screen and visual barrier. This landscaping is typically found between residential and nonresidential areas and to screen unwanted views;

2. Type A landscaping ~~shall minimally~~ ^{SHOULD} consist of:

- a. A mix of primarily evergreen trees and shrubs generally interspersed throughout the landscape strip and spaced to form a continuous screen;
- b. Between ~~70 and 90 percent~~ ^{PREDOMINATELY} evergreen trees ~~AND SHRUBS~~ ^{AND SHRUBS}
- c. Trees provided at the rate of 1 tree per ~~100~~ ³⁰⁰ square feet or 1 tree per ~~10~~ ³⁰ linear feet, whichever is greater, of landscape strip;
EVERGREEN TREES ARE 30 FEET IN DIAMETER
- d. Evergreen shrubs provided at the rate of 1 shrub per 20 square feet of landscape strip;
- e. Groundcover; and
- f. The selected plant materials and configuration will be able to completely screen ~~80 percent~~ ^{TAKES 5 YEARS IN THIS CLIMATE} of the unwanted views within ~~3~~ ⁵ years of planting and fully screen the unwanted view within 6 years. This requirement will account for the size of materials planted and their typical growth rate;
TO ESTABLISH ROOTS

* ENCOURAGE BUT DIRECTOR WOULD EXERCISE DISCRETION ON COMPLIANCE

*

*

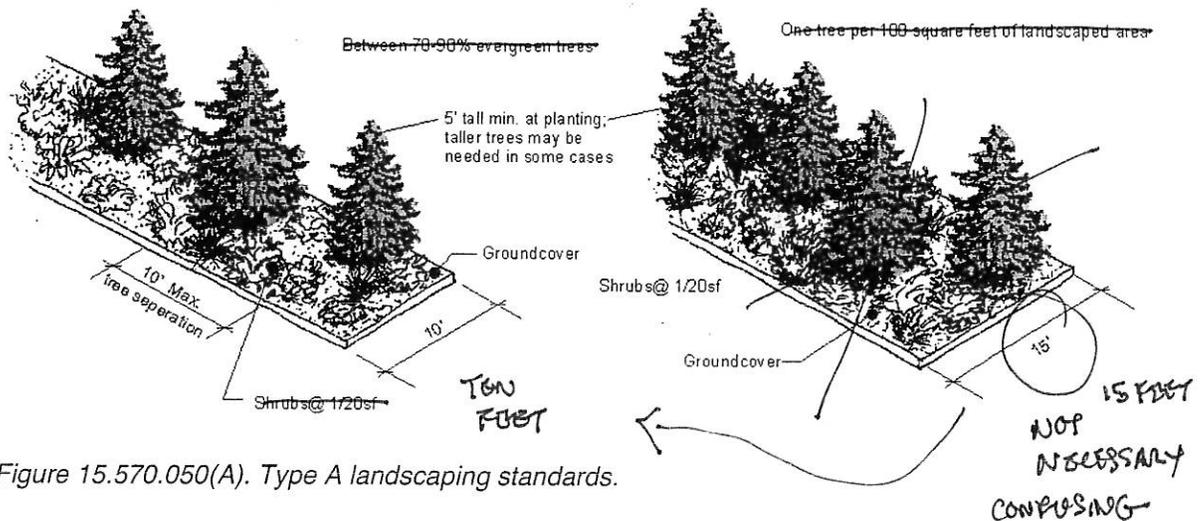


Figure 15.570.050(A). Type A landscaping standards.

B. Type B landscaping.

1. Type B landscaping is a “filtered screen” that functions as a visual separator. This landscaping is typically found between differing types of residential development, and to screen unwanted views from the pedestrian environment;
2. Type B landscaping ^{SHOULD} shall minimally consist of:
 - a. A mix of evergreen and deciduous trees and shrubs generally interspersed throughout the landscape strip spaced to create a filtered screen;
 - b. At least 50 percent deciduous trees and at least 30 percent evergreen trees;
 - c. Trees provided at the rate of 1 tree per ³⁰⁰~~200~~ square feet or 1 tree per ³⁰~~20~~ linear feet, whichever is greater, of landscape strip;
 - d. Shrubs provided at the rate of 1 shrub per 20 square feet of landscape strip and spaced no more than 8 feet apart on center;
 - e. Groundcover; and
 - f. The selected plant materials and configuration will meet the purpose of the standards within ⁵~~3~~ years of planting. This requirement will account for the size of materials and the growth rate;

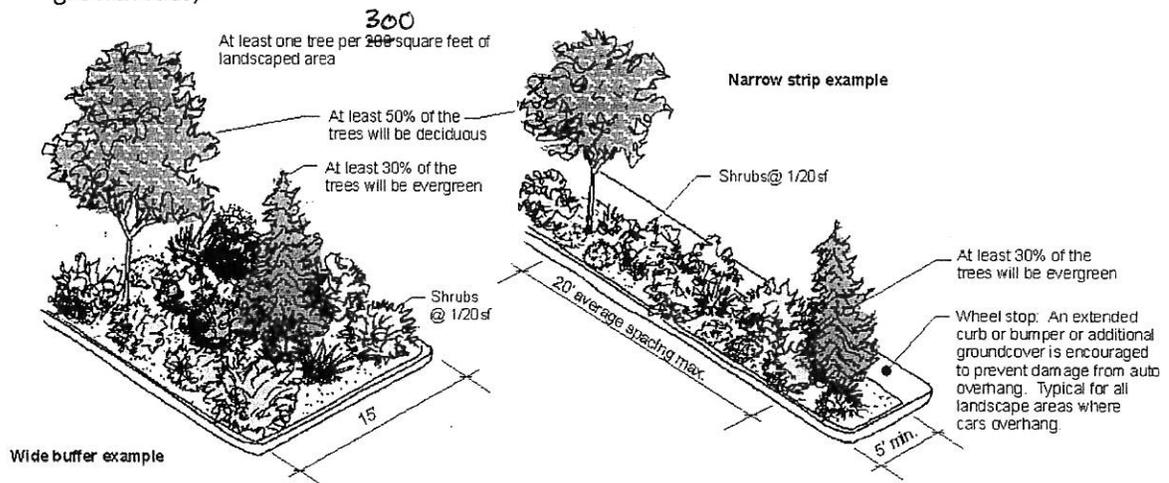


Figure 15.570.050(B). Type B landscaping standards.

C. Type C landscaping.

1. Type C landscaping is a “see-through screen” that functions as a partial visual separator to soften the appearance of parking areas and building elevations. This landscaping is typically found along street frontage or between multifamily developments;
2. Type C landscaping ~~shall~~ ^{SHOULD} minimally consist of:
 - a. Primarily deciduous trees generally spaced to create a continuous canopy that extends well beyond the landscaped area;
 - b. At least 70 percent deciduous trees;
 - c. Trees provided at the rate of 1 tree per 250 square feet or 1 tree per 25 linear feet, whichever is greater, of landscape strip and spaced no more than 30 feet apart on center;
 - d. Shrubs provided at the rate of 1 shrub per 20 square feet of landscape strip and spaced no more than 8 feet apart on center;
 - e. Groundcover;
 - f. Maintain trees and shrubs to maximize pedestrian visibility (generally between 3 and 8 feet above grade); and
 - g. The selected plant materials and configuration will meet the purpose of the standards within ~~3~~ ^{5 YEARS} years of planting. This requirement will account for the size of materials and the growth rate.

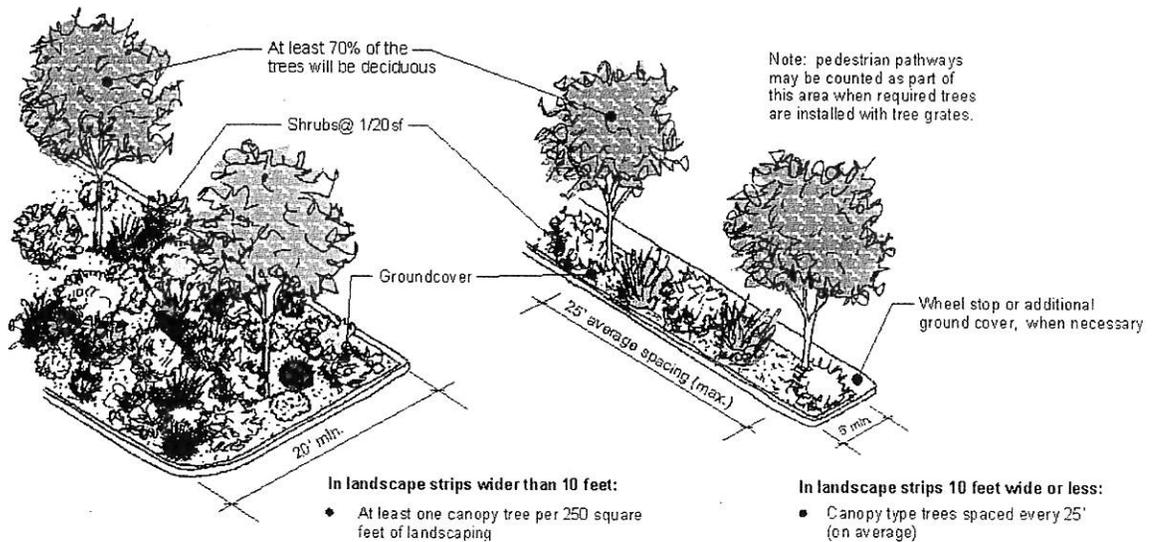


Figure 15.570.050(C). Type C landscaping standards.