



Residential High Zone (R-H)

PH-04

Community Development Department

501 N. Anderson, Ellensburg, WA 98926 (509) 962-7239 (Building) (509) 962-7231 (Planning) permits@ci.ellensburg.wa.us

ECC 15.300.040 (D) Residential High Density Zone (R-H)

The R-H zone is intended to comprise areas for high density multifamily residential development in areas served by transit and within walking distance from commercial services. These purposes are accomplished by:

1. Allowing multifamily dwellings and providing a minimum density limit;
2. Providing standards and guidelines that promote compact and walkable development patterns that are well integrated with surrounding multifamily developments;
3. Providing standards and guidelines that promote the integration of usable open space for residential uses;
4. Providing standards for maximum floor area ratio which provide a flexible way to ensure that new development is compatible in scale to adjacent developments;
5. Providing an option for a modest floor area ratio bonus (see ECC 15.330.030) in exchange for:
 - a. Energy efficient building and site design; or
 - b. Purchase of transferable development rights (subject to the city adopting a TDR program) that help to preserve valuable resource lands outside of the city; and
6. Use of this zone is appropriate for:
 - a. Areas designated high density or mixed residential in the comprehensive plan; and
 - b. Areas within one-quarter mile of Central Washington University;
 - c. Areas characterized by multifamily buildings;
 - d. Areas adjacent to commercial zoned property; or
 - e. Areas located along corridors served by transit.

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				
Minimum frontage	None ^{1,2}				
Density, minimum (ECC 15.320.050)		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	1.0 ⁶	1.5 ⁶	1.0 ⁶
Maximum building height	35 ft	35 ft	35 ft ⁷	45 ft ⁷	35 ft ⁷
BUILDING PLACEMENT (see ECC 15.320.070-130)					
Minimum front yard ^{8,9}	15 ft				
Garage front yard setback	22 ft				
Minimum rear yard	20ft	20ft	20ft	20ft	20ft
Minimum rear yard, accessory structures (including garages) and detached accessory dwelling units	5 ft ¹²				
Minimum side yard ¹¹	5 ft/10 ft ¹³				
Minimum side yard (corner)	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 access directly to a public right-of-way or may obtain access from a courtyard access [ECC 15.420.050(C)] or shared driveway [ECC 15.420.060(A)(2)].
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.