



# Commercial Neighborhood Zone (C-N)

PH-06

## Community Development Department

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### ECC 15.300.050 (A) Commercial Neighborhood Zone (C-N)

The C-N zone is intended to provide small scale shopping areas to serve the residential neighborhoods in outlying areas of the city. These are intended to be pedestrian-oriented areas in convenient locations and designed compatible with the surrounding neighborhood. These purposes are accomplished by:

1. Allowing small scale retail, personal services and other compatible uses that serve the surrounding residential neighborhood;
2. Providing a minimum separation of neighborhood commercial zones of 2,000 feet to minimize their overuse, while providing the opportunity for such uses to be within reasonable walking distance of all residential uses;
3. Providing a maximize size of 5 acres for neighborhood commercial zones to maintain a small scale and compact, pedestrian-oriented design;
4. Allowing townhouses and multifamily uses as a secondary use due to their complementary nature and ability to enhance the walkability of these zones;
5. Providing standards and guidelines that enhance the appearance and function of neighborhood center uses and their compatibility with surrounding residential uses; and
6. Use of this zone is appropriate for:
  - a. Areas designated mixed residential in the comprehensive plan;
  - b. Areas located adjacent to a collector or arterial roadway;
  - c. Areas at least 2,000 feet from an existing commercial zone; and
  - d. Areas centralized to serve existing and/or planned residential neighborhoods within ¼ mile of the site.

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

<b>Standard</b>	<b>C-N</b>	<b>C-T</b>	<b>C-H</b>	<b>C-C</b>	<b>C-CII</b>	<b>I-L</b>	<b>I-H</b>	<b>P-R</b>
<b>DEVELOPMENT INTENSITY AND CONFIGURATION</b>								
Minimum lot area	None <sup>1</sup>	None <sup>1</sup>	None <sup>1</sup>	None <sup>1</sup>	None <sup>1</sup>	None <sup>1</sup>	None <sup>1</sup>	None <sup>1</sup>
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 building height [see ECC 15.320.060 for height exceptions]	35 ft	35 ft <sup>2</sup>	35 ft <sup>2</sup>	45 ft	70 feet	35 feet <sup>2,3</sup>	None	None <sup>4</sup>
<b>BUILDING PLACEMENT (see ECC 15.320.070 through 15.320.130)</b>								
Minimum front yard	10 ft <sup>3</sup>	10 ft <sup>3</sup>	10 ft <sup>3</sup>	None <sup>3</sup>	None <sup>4</sup>	10 ft <sup>3</sup>	10 ft	10 ft <sup>5</sup>
Garage front yard setback	22 ft	22 ft	22 ft	22 ft	22 ft	22 ft	22 ft	22 ft
Minimum rear yard (see ECC 15.520.020 for supplemental standards)	None <sup>6</sup>	None <sup>6</sup>	None <sup>6</sup>	None <sup>6</sup>	None <sup>6</sup>	None <sup>6</sup>	None <sup>6</sup>	None <sup>5</sup>
Minimum side yard (see ECC 15.520.020 for supplemental standards)	None <sup>6</sup>	None <sup>6</sup>	None <sup>6</sup>	None <sup>6</sup>	None <sup>6</sup>	None <sup>6</sup>	None <sup>6</sup>	None <sup>5</sup>

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. The maximum height limit for regional retail project buildings is 50 feet.
3. For exceptions and detailed standards, see ECC Chapter 15.510, Site Orientation Standards.
4. For areas within 100 feet of a residential zone, the maximum building height shall be 35 feet, except where provided for in ECC 15.310.050(B).
5. For P-R zoned sites adjacent to residential zones, setback standards shall be the same as the adjacent residential zone. Where more than one zone borders the applicable site, setback standards shall be the same as the zone closest to the proposed structures. Where a non-

residential zone is closest to the applicable structure, then there are no side or rear setback requirements.

6. Where the subject property borders a residential zone, the minimum side or rear setbacks shall be the same as the adjacent residential zone.
7. See ECC 15.330.030 for FAR bonus provisions.