



# **Residential Office Zone (R-O)**

**PH-09**

## **Community Development Department**

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

### **ECC 15.300.050 (D) Residential Office Zone (R-O)**

The R-O zone is intended to serve as a transition zone separating more intensive uses from single family residential districts. These purposes are accomplished by:

1. Allowing a variety of housing types including detached single family dwellings, cottage housing, townhouses, and multifamily;
2. Providing for office uses that are compatible in scale and character with permitted residential uses.
3. Providing for limited small scale non-residential uses on street corner sites provided they are integrated with residential or office uses in a mixed-use building.
4. Providing standards and guidelines to help ensure that new infill development will be compatible in scale and character with existing development;
5. Providing standards and guidelines that reinforce and/or enhance the character and walkability of streets within the zone;
6. Providing a minimum density standard to avoid large scale low density sprawl;
7. 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
8. Encouraging historic preservation and adaptive re-use of historic properties;
9. Use of this zone is appropriate for:
  - a. Areas designated mixed residential in the comprehensive plan; and
  - b. Areas characterized by a mix of single and multifamily buildings and office uses; and/or
  - c. Areas located generally between commercial and single family residential zones;

Table 15.320.030 Form and intensity standards table – Residential zones.

Topic	R-S	R-L	R-M	R-H	R-O
<b>DEVELOPMENT INTENSITY AND CONFIGURATION</b>					
Minimum lot area	None <sup>1</sup>				
Minimum frontage	None <sup>1,2</sup>				
Density, minimum (ECC 15.320.050)		6/du/acre <sup>3</sup>	8/du/acre <sup>3</sup>	15 du/acre	8/du/acre <sup>3</sup>
Density, maximum (base) <sup>10</sup> (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 <sup>4</sup>	16 du/acre <sup>4</sup>	No limit	No limit	No limit
Maximum floor area ratio (FAR) (ECC 15.320.050)		0.5 <sup>5</sup>	1.0 <sup>6</sup>	1.5 <sup>6</sup>	1.0 <sup>6</sup>
Maximum building height	35 ft	35 ft	35 ft <sup>7</sup>	45 ft <sup>7</sup>	35 ft <sup>7</sup>
<b>BUILDING PLACEMENT (see ECC 15.320.070-130)</b>					
Minimum front yard <sup>8,9</sup>	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 <sup>12</sup>				
Minimum side yard <sup>11</sup>	5 ft/10 ft <sup>13</sup>				
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.