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
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