

**AGENDA  
ELLENSBURG PLANNING COMMISSION**

**July 9, 2020, 5:45 pm**

**Remote Meeting via Zoom**



**In-person attendance at public meetings is currently prohibited per the Washington Governor's Proclamation No. 20-28.4 through July 1, 2020.**

**Members of the public who wish to participate in this meeting may do so by joining at the following link:**

<https://us02web.zoom.us/j/89129352355?pwd=NXhmMTByWFVWSIRjVURpcWt3Yis4UT09>

**Password: 744109**

Phone participation is also available by calling **1-253-215-8782**,  
and entering meeting ID: **891 2935 2355**  
When prompted, the password is: **744109**

**AGENDA OF THE REGULAR MEETING OF THE  
ELLENSBURG PLANNING COMMISSION  
July 9, 2020, 5:45 pm**

Remotely Held Meeting (via Zoom)

- 1) CALL TO ORDER AND ROLL CALL OF MEMBERS
- 2) APPROVAL OF THE AGENDA
- 3) APPROVAL OF MINUTES – Regular Meetings of June 25, 2020
- 4) NEW BUSINESS
- 5) OLD BUSINESS
  - a. Continued Discussion on Zoning District and Permitted Use Ordinance
- 6) CITIZEN COMMENT
- 7) STAFF UPDATE/DISCUSSION ITEMS
- 8) COMMISSION REPRESENTATIVE UPDATE
- 9) ADJOURNMENT



**For more information on the Planning Commission, contact the Department of Community Development at 509-962-7232 or e-mail address: [sackettk@ci.ellensburg.wa.us](mailto:sackettk@ci.ellensburg.wa.us)**

The Contents of this agenda have been photocopied on recycled paper. ♻️

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**COMMUNITY DEVELOPMENT DEPARTMENT  
501 North Anderson Street, Ellensburg WA 98926**

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**MINUTES OF ELLENSBURG CITY PLANNING COMMISSION**

**Date and Time:** Planning Commission meeting of June 25, 2020 at 5:45 p.m.  
**Place of Meeting:** City Council Chambers, Ellensburg City Hall  
**Present:** Beverly Heckart, Fred Padjen, Gayl Curtiss, George Bottcher, Ed Harrell, Geraldine O'Mahony  
**Absent:** Gretchen Thatcher (excused absence)  
**Others Present:** Community Development Director Kirsten Sackett; Planning Manager Jamey Ayling; Council Liaison Stacey Engel; 1 member of the public

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**1. CALL TO ORDER**

Vice-Chair Padjen called the meeting to order at 5:49 pm.

**2. APPROVAL OF AGENDA**

Commissioner Bottcher moved to approve the agenda. Commissioner Curtiss seconded. Motion passed with all in favor.

**3. APPROVAL OF MINUTES**

Commissioner Curtiss made a motion to approve both sets of minutes from the regular meetings of December 12, 2019 and May 7, 2020 with noted corrections. Commissioner Bottcher seconded the motion. Motion passed all in favor.

**4. NEW BUSINESS**

None.

**5. OLD BUSINESS**

a. Discussion on Zoning District and Permitted Use Ordinance

Director Kirsten Sackett provided a synopsis and background of the priorities that were selected, and the workplan that was developed, following adoption of the 2017 comprehensive plan. She reminded the commission about the work that was completed up to this point. It was stated that in 2018 that City Council developed a list of priorities, two of which were to update the zoning district boundaries and permitted use charts. These two priorities would be the focus of this meeting.

She reminded the Planning Commission that they had held 10 works sessions from August 2018 through January 2019 to review the boundaries of the zoning districts and review the permitted uses in each district. A draft proposal was created and shared with City Council on April 1, 2019. Outreach to the community then began in May 2019, with 3 public workshops held to collect feedback, in addition to an online survey. The results of the surveys were shared back with the public at a 4<sup>th</sup> workshop held on July 9, 2019 at Hal Holmes. A summary report was provided at July Planning Commission meeting, which led to further review to incorporate community feedback. The Commission recommendations were shared with Council in October 2019, at which time Council provided general support of the work completed to date. The Planning Commission held additional meetings in the fall, leading to the draft document for review at this

meeting. Sackett also shared that during this time the State passed bill E2SHB, intended to help communities with developing affordable housing. This bill would allow certain ordinances to move forward without requiring SEPA review.

Commissioner Padjen asked about parking requirements around duplexes and such. Sackett mentioned that former long-range planner Angela San Filippo had conducted a large parking study which was shared with City Council at a previous retreat. That item was discussion only and this current ordinance does not currently propose any parking changes. However, it is still in the work plan for later discussion.

Other items discussed included allowing residential scale uses in the Residential Office (R-O) zone. Much discussion focused on uses allowable in the freeway interchange areas. Sackett reminding the commission of the meetings when San Filippo utilized the large use charts and graphs to compare the allowable uses in each zone. The result of these discussions was the proposal to combine the Commercial Highway (C-H) and Commercial Tourist (C-T) zones. The Commission also looked at permitting some light manufacturing in the new mixed-use zones.

Sackett listed the action items that will facilitate implementation of the goals and policies of the comprehensive plan. She then started screen sharing of the ordinance for view by the Commissioners and explained the next step will be to send it out for SEPA and public comment, then to the Department of Commerce for a 60 day review, and then back to public hearings with the Planning Commission, and finally to Council for adoption.

Before moving into more detailed discussion, introductions occurred. Jamey Ayling Planning Manager was introduced as the new Planning Manager, and Stacey Engle as the new Council liaison to the Planning Commission. James Rivard was introduced as an interested land owner in attendance, who has been following this process all along.

In terms of providing input throughout the meeting, Sackett said she would scroll through the document in order, and any changes could be made in track changes. She explained that the ordinance was written in numerical order of the code citation, so it began with the definition changes in ECC 15.130. Any language proposed to be added to the code would be shown as underlined, and any language proposed to be deleted would be shown with a strike-through.

Commissioner Curtiss asked about the proposal to strike out the term “research and development” from the definition of light industry. Commissioner Padjen also questioned this and felt that the term should remain in the definition. Discussion ensued and it was determined the commission would like to leave “research and development” in the definition of light industry.

Commissioner Curtiss expressed concern that the light manufacturing zone would include restaurant and ancillary uses. Commissioner Heckart reminded them they had large discussion about ancillary restaurants, and it was decided they were a good idea in these areas. It would allow for restaurants in closer proximity to the employees of the light manufacturing facilities. Further discussion ensued and Sackett displayed the light industry category of the use table and reviewed which uses were permitted. Commissioner Curtiss revisited the definition. The ancillary uses has a comma that wasn't seen. It was decided to leave this section as is, and there were no more questions pertaining to the definition section of the ordinance.

Sackett then moved to ECC 15.300 and pointed out that the new mixed-use zones were incorporated into the chapter. The general purposes were listed first, followed by the new mixed-use zones of Neighborhood Center Mixed Use (NCMU) and Regional Center Mixed Use (RCMU). The proposed edits looked acceptable to the commission. Sackett displayed the GIS maps to explain the connection between zoning, and the future land use designations found in the Comp

Plan. Commissioner Curtiss was curious if we needed to designate which interchange the mixed-use zone is appropriate for, and Sackett explained that the RCMU zone could be requested at either interchange.

Sackett moved on to the permitted use tables, which included the two new neighborhood center and residential center mixed-use zones. She explained how the table works in regard to the “P” (permitted), “C” (conditional use), and “A” (accessory) designations. Duplexes in the Residential Suburban (R-S) and Residential Low (R-L) zones previously included conditions, but those were struck so that duplexes would be allowed outright without conditions in those two zones. Sackett said that this includes eliminating the size restriction foot note for the R-L zone. She explained that the size of homes or other structures is always restricted by minimum densities and setbacks combined with the open space and parking requirements.

Moving on to the nonresidential use table, Sackett said that the biggest change was eliminating the Commercial Tourist (C-T) zone. Anything zoned C-T would become Commercial Highway (C-H) instead. For the most part, uses previously allowed within either of the zones would be allowed in the C-H. Other changes were the new columns in the table to include NCMU and RCMU. Scrolling through the table, Sackett pointed out that the term “general services” was removed, and more specific uses were added to the use chart, including automobile fueling stations. Sackett also reminded the Commission that they created a separate category for “brew pubs and bars” apart from “restaurants”. Small scale coffee houses had also been listed as permitted in the RS and RL zones with new conditions. “Personal service establishment” was added to the R-L zone with footnote 3. Sackett pointed out that “laundromats” was now its own use, after being pulled out of the previous “general services” category. In addition, “places of assembly” was added to C-H zone.

Commissioner Heckart asked about the allowance of 20,000 square foot buildings in the R-S zone. Sackett explained that with footnote 5, these uses would only really be allowed on the perimeter of the zoning district. Commissioner Heckart is still puzzled about allowing 20,000 square foot buildings in this zone. Commissioner Harrell feels like it is fine the way it is listed. The commission said they would look at this at a later date as they don’t have all the information. Sackett asked the Commission to discuss it now so the ordinance can be moved forward. Commissioner Heckart said the minutes for the PC meetings were not available on the website, and the agendas prior to January 2020 were not available. She said this makes it difficult to remember past discussions around 20,000 square foot buildings. More discussion ensued and it was determined that the existing footnotes and building height restrictions would keep these uses from overwhelming these perimeter areas. Staff will check into the issue with viewing the agendas and minutes and make sure that they are available on the website.

Returning to the changes in the nonresidential use chart, Sackett point out that large scale offices and mini warehouses had changes that were proposed in the ordinance. She said that James Rivard had joined the meeting, as he wanted to speak about the mini warehouses and fruit stands. Mr. Rivard said that he interpreted the code to say fruit stands are currently allowed uses, but he was concerned that with the change from C-T to C-H the fruit stand wouldn’t be allowed anymore. He feels it should remain an allowed use. He also talked about ministorage warehouses. Mr. Rivard said his preference would be to conceal the ministorage units behind retail development in phases. He suggested that perhaps ministorage units should be allowed as conditional use if they are screened behind retail. Another option would be to allow temporary uses of ministorage.

Commissioner Heckart asked to define the fruit stand, and what type of building was he referring to. Rivard said he would start with a tent-like structure and move to something like the Thorp fruit stand, as it appears to be quite popular. Sackett read the definition of fruit stand, stating that it is

building structure or land area for use of produce grown *on site*. Rivard's request would be permissible as retail.

Mr. Rivard went on to explain his proposal for a temporary zoning request for ministorage, that would be allowed for 15 years and which would leave the front open for retail store along the street frontage. He was working with a developer who liked the idea, but removing the conditional use for mini storage facilities from C-H has eliminated this as a possibility.

Commissioner Padjen asked how to frame this discussion. Sackett explained that a conditional use request comes before the commission and they are able to assign conditions. However, the question before the commission is whether they want to change the recommendation to no longer allow mini storage units in the C-H zone. Commissioners Heckart and Bottcher did not agree to re-insert the mini storages in the C-H zone. Commissioner Padjen also likes the chart the way it is. A suggestion was made that staff can inform City Council about the struggle of what to do with the mini warehouses as a CUP in the C-H zone. Commissioner Heckart wants it out; Commissioner Bottcher said he would be okay with it, if the storage use is tucked behind retail, otherwise he would leave it out; Commissioner Padjen in, Commissioner Harrell said no; Commissioner Curtiss wants to leave it out, Commissioner O'Mahony agrees take it out. In the end, all Commissioners were in agreement to keep that language as found in the packet. They do not want to allow ministorage units in the C-H zone, even with a conditional use permit. Mr. Rivard appreciated the commission hearing him out.

Sackett went over the new category of light manufacturing and the industrial uses, and then described the changes in the Special Uses chart. It now includes small scale indoor recreation uses 2000 sq ft or smaller. Recreational vehicle parks, parks and playgrounds would be allowed in the mixed-use zones. Commissioner O'Mahony was concerned about why we would allow recording studios or performing arts in some residential zones, but not allow museums. Sackett and the other commissioners remembered the discussion about museums tending to attract larger crowds. By listing them as conditional uses the Commission could assign conditions and provide better control. O'Mahoney described her travels around the world, and her visits to many museums inside small structures that were previously houses. Commissioner Heckart feels that the category for art will cover Geraldine's vision like in Ireland. It was suggested that with Commissioner O'Mahony's suggestions, they could list museums as conditional use in the residential zone.

Sackett suggested that they could add a footnote to the chart referring to small scale museums, 2000 sq ft or smaller. Commissioner Heckart made a motion to allow museums, and Sackett asked for clarification that the uses should match the chart for the arts category.

Council liaison Stacey Engel asked if children's museums fall under museums, or do they fall under recreation. Commissioner Curtiss is concerned with the traffic impacts of allowing museums in the residential zones. Commissioner Heckart said the conditional use will control that. The footnote limiting size to 2,000 square foot could determine which ones are permitted out right. Commissioner Bottcher thinks that leaving it as a conditional use would help control the use. The entire Commission agreed that the museums should follow the same use allowances as the performing arts category. Museums had not really been discussed in the past, but they deserve the same criteria as other similar uses. There was discussion on whether they clarify the definition of a theatre, but the Commission did not feel it needed to be vetted any further. The Commission concluded discussion on the use charts at 7:43 pm.

Sackett moved the discussion along to the Building Setback and Intensity Standards section of ECC 15.320. She explained that the column for R-O zoning had been removed from the residential use column and inserting in the new mixed-use table. Within the Nonresidential use

table, C-T, C-C and CCII were also relocated to the mixed-use table. The columns for the two new mixed-use zones include new information regarding height and setbacks, etc.

Commissioner Heckart said she gets very uncomfortable with taller buildings near the historic district. She would prefer them to be 45 feet not 60 in the C-C zone. Commissioner O'Mahony echoed the concerns of Commissioner Heckart. The rest of the commission was fine with the 60-foot height restriction. Commissioner Curtiss asked if we could discuss with the affordable housing commission to allow those affordable housing units to allow a density bonus to go up higher than 45 feet.

Sackett suggested that the Commission conclude the discussion for the night and meet again in two weeks to finish reviewing the rest of the ordinance language. July 9 is already a regularly-scheduled date for the Commission. The next review would include amendments to the sign code and the zoning boundary amendments. The Commission agreed they should conclude for the night.

Sackett explained that we will continue to meet virtually for at least the next meeting, and possibly beyond, due to the current OPMA restrictions and meeting space availability. The commission agreed that virtual meetings are okay, but that they would appreciate hard copy handouts. Sackett said those could be made available for pick-up at City Hall.

It was confirmed that July 9<sup>th</sup> would be the next Planning Commission meeting.

## **6. ADJOURNMENT**

Acting Chair Padjen thanked staff for their work and adjourned the meeting at 8:03 pm.

## CHAPTER 15.130

### DEFINITIONS

#### 15.130.070 G definitions

**“Gateway Corridor”** is a principal arterial street that serves to access the downtown area. Gateways have unique street standards (ECC 15.510.070) and permitted land uses adjacent to street corridors that create an attractive environment and destination for commerce, employment, living, interaction, dining, and entertainment for the residents, workers, and visitors of the City of Ellensburg.

**“General service establishment”** refers to a category of uses whose primary activity is the provision of assistance, as opposed to products, to individuals, businesses, industry, government, and other enterprises. Specific uses in this category include but are not limited to postal and courier services, equipment rentals, repair shops, laundries, automobile fueling, and other services.

#### 15.130.080 H definitions

**“Heavy service”** includes service activities that may have regular exterior service, or storage areas. This use category includes, but is not limited to, ~~contractors~~, heating fuels, truck stops, breweries, heavy equipment storage, repair shops, equipment rentals, and warehousing. Heavy service uses are limited to buildings no larger than 50,000 gross square feet in area.

#### 15.130.130.120 L definitions

**“Light industry”** refers to a category of uses that accommodate limited intensity levels of manufacturing and assembly activities, storage, warehousing, services, associated offices and similar uses. This use category includes, but is not limited to, contractors, call centers, textiles, wood products, printing, pharmaceuticals, machinery manufacturing, research and development, and regional distribution, and crematories.

Commented [KS1]: Keep this term

**“Light manufacturing”** means a light industrial business where all processing, fabricating, assembly, or disassembly of items takes place wholly within an enclosed building and does not involve the use or production of flammable, explosive, or other hazardous materials. May include an ancillary restaurant, or retail use through which goods produced on site are sold or served to the public on-site or distributed wholesale to off-site users or resellers.

#### 15.130.130 M definitions

**“Mixed-use”** means any combination of residential, commercial, light industrial, office, institutional, and/or other land uses either within one development or within one zoning district.

#### 15.130.150 O definitions

**“Office, Business or Professional”**: ~~“Business or professional office”~~ means an office to be used for the purpose of providing professional, administrative, or business-related services, ~~an office wherein business, technical or scientific services are rendered involving labor, skill, education and special knowledge for certain compensation or profit, but such labor, skill, education and special knowledge being predominantly mental or intellectual, rather than physical, manual or mercantile in nature.~~ Examples of such uses would include, but not be limited to, the offices of lawyers, accountants, brokers, ~~and~~ insurance agents, graphic design, courier and messenger services, technology services, and photocopying and printing services.

#### 15.130.160 P definitions

“Personal service” means services rendered to individuals for their personal physical appearance and conditioning needs a use that provides a personal service that is nonmedical as a primary use and may include accessory retail sales of products related to the services. Examples would include but not be limited to the following types of services: barber, beautician, masseur, tailors, clothing rental, shoe repair shops, and steam and sauna baths.

#### 15.130.180 R definitions

“Recreation – small scale indoor commercial studios” means a commercial recreation land use conducted entirely within a building, limited to a floor area of no more than 2,000 square feet, including but not limited to, dance, yoga, aerobics, martial arts, and spin classes.

### CHAPTER 15.300

#### ZONES, MAPS, AND DESIGNATIONS

Sections:

- 15.300.010 Purpose.**
- 15.300.020 Zoning map and boundaries.**
- 15.300.030 Zone and map designation purpose.**
- 15.300.040 Residential zones and map designations.**
- 15.300.050 Nonresidential and mixed-use zones.**
- 15.300.060 ~~Special districts.~~ Mixed use zones.**
- 15.300.070 Special districts.**

#### 15.300.010 Purpose.

The city is divided into zones established in this code for the following purpose:

- A. To provide for the geographic distribution of land uses into zones that reflect the goals and policies of the comprehensive plan.
- B. To protect and promote the public's health, safety, and the general welfare.
- C. To maintain a stability in land use designation with similar characteristics and level of activity through the provisions of harmonious groupings of zones together.
- D. To provide an efficient and compatible relationship of land uses and zones. [Ord. 4656 § 1 (Exh. O2), 2013.]

#### 15.300.020 Zoning map and boundaries.

- A. The location and boundaries of the zones defined by this chapter shall be shown and delineated on zoning maps adopted by ordinance.
- B. Changes in the boundaries of the zones, including application or amendment of interim zoning, shall be made by ordinance adopting or amending a zoning map.
- C. Zoning maps are available for public review at the department of community development permit center during business hours. Zoning maps are available online at <http://www.ci.ellensburg.wa.us/DocumentCenter/View/713>. [Ord. 4656 § 1 (Exh. O2), 2013.]

**15.300.030 Zone and map designation purpose.**

The purpose statements for each zone and map designation set forth in the following sections shall be used to guide the application of the zones and designations to all lands in the city. The purpose statements also shall guide interpretation and application of land use regulations within the zones and designations, and any changes to the range of permitted uses within each zone through amendments to this title. [Ord. 4656 § 1 (Exh. O2), 2013.]

**15.300.040 Residential zones and map designations.**

A. Residential Suburban Zone (R-S). The R-S zone is intended to provide for a mix of predominantly single-family detached dwelling units in a walkable neighborhood setting. These purposes are accomplished by:

1. Allowing detached single-family dwellings as the predominant use, with options to integrate accessory dwelling units, duplexes and other compatible housing types in a relatively low urban density;
2. Providing standards and guidelines that reinforce Ellensburg's established pattern of attractive and walkable residential neighborhoods;
3. Providing standards and guidelines that promote the integration of usable open space for residential uses;
4. Providing standards and guidelines that encourage parks, trails, open spaces, and natural features to be integrated with the design of new development;
5. Providing for a minimum density standard to avoid large scale low density sprawl;
6. Providing an opportunity to integrate compatible small-scaled retail and service uses in strategic locations that serve the surrounding neighborhood;
7. Providing a flexible system of bonus incentives (see ECC 15.330.020) that allows for an increase in density in exchange for:
  - a. Energy efficient building and site design;
  - b. Mix of housing types;
  - c. Off-street trails;
  - d. Purchase of transferable development rights (subject to the city adopting a TDR program) that help to preserve valuable resource lands outside of the city;
  - e. Preservation of historic buildings; and/or
  - f. Affordable housing; and
8. Use of this zone is appropriate for any of the following or combinations thereof:
  - a. Areas designated residential neighborhood in the comprehensive plan; and
  - b. Areas characterized predominantly by single-family dwellings.

B. Residential Low Density Zone (R-L). The R-L zone is intended to protect and enhance the character of existing low density residential neighborhoods while allowing for compatible infill development. These purposes are accomplished by:

1. Allowing detached single-family dwellings as the predominant use, with options to integrate accessory dwelling units and duplexes and cottage housing ~~on larger lots~~;
2. Providing standards and guidelines that reinforce Ellensburg's established pattern of attractive and walkable residential neighborhoods;
3. Providing standards and guidelines that promote the integration of usable open space for residential uses;
4. Providing standards and guidelines that encourage parks, trails, open spaces, and natural features to be integrated with the design of new development;
5. Providing a minimum density standard to avoid large scale low density sprawl;
6. Providing a flexible system of bonus incentives (see ECC 15.330.020) that allows for an increase in density in exchange for:
  - a. Energy efficient building and site design;
  - b. Mix of housing types;
  - c. Off-street trails;
  - d. Purchase of transferable development rights (subject to the city adopting a TDR program) that help to preserve valuable resource lands outside of the city;
  - e. Preservation of historic buildings; and/or
  - f. Affordable housing; and
7. Use of this zone is appropriate for any of the following, or combinations thereof:
  - a. Areas designated residential in the comprehensive plan;
  - b. Areas characterized by, or immediately adjacent to, areas which are predominantly single-family in character.

C. Residential Medium Density Zone (R-M). The R-M zone is intended to provide for a mixture of housing types in a walkable neighborhood setting. These purposes are accomplished by:

1. Allowing a variety of housing types including detached single-family dwellings, cottage housing, townhouses, and multifamily;
2. Providing standards and guidelines to help ensure that new infill development will be compatible in scale and character with existing development;
3. Providing standards and guidelines that reinforce and/or enhance the character and walkability of streets within the zone;
4. Providing standards and guidelines that promote the integration of usable open space for residential uses;
5. Providing standards and guidelines that encourage parks, trails, open spaces, and natural features to be integrated with the design of new development on large sites;
6. Providing a minimum density standard to avoid large scale low density sprawl; and

7. Use of this zone is appropriate for any of the following, or combinations thereof:
  - a. Areas designated residential, neighborhood mixed use, or community mixed use in the comprehensive plan;
  - b. Areas characterized by a mix of single- and multifamily buildings;
  - c. Areas located along designated arterial streets;
  - d. Areas adjacent to commercial zoned property;
  - e. Areas located along corridors served by transit.

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; and
4. Use of this zone is appropriate for any of the following, or combinations thereof:
  - a. Areas designated blended residential neighborhood, urban neighborhood, or community mixed use in the comprehensive plan;
  - b. Areas characterized by multifamily buildings;
  - c. Areas adjacent to commercial zoned property;
  - d. Areas located along corridors served by transit.

E. Manufactured Home Park Zone (MHP). The MHP zone comprises areas developed or suitable for development for placement and occupancy of manufactured homes for residential purposes on rented or leased sites in manufactured home parks. These purposes are accomplished by:

1. Establishing regulations to establish, stabilize, and protect the residential character of the zone and to prohibit all incompatible activities;
2. Establishing provisions for common open space; and
3. Establishing standards for a safe and connected circulation system. [Ord. 4807 § 42, 2018; Ord. 4798 § 1, 2018; Ord. 4656 § 1 (Exh. O2), 2013.]

#### **15.300.050 Nonresidential and ~~Mixed-use~~ zones**

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 maximum size of five 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 any of the following, or combination thereof:
  - a. Areas designated residential neighborhood, blended residential neighborhood, or urban neighborhood in the comprehensive plan;
  - b. Areas located adjacent to a collector or arterial roadway;
  - c. Areas centralized to serve existing and/or planned residential neighborhoods within one-quarter mile of the site.

~~B. Commercial Tourist Zone (C-T). The C-T zone is intended to encourage suitable areas for commercial lodging, service stations, eating and amusement places, and other establishments primarily servicing Interstate 90 and U.S. Highway 97 travelers. In addition, specific areas of the C-T zone which are in the regional retail overlay may have regional retail commercial uses if special development criteria in Chapter 15.390 ECC are met. These purposes are accomplished by:~~

- ~~1. Allowing commercial uses that serve the traveling public;~~
- ~~2. Providing the opportunity for regional retail uses in specific areas deemed appropriate for such uses; and~~
- ~~3. Providing standards and guidelines that enhance the appearance and function of commercial tourist uses and their compatibility with surrounding uses;~~
- ~~4. Use of this zone is appropriate for areas that meet both of the following criteria:
 
  - ~~a. Areas designated general commercial services and community mixed use in the comprehensive plan; and~~
  - ~~b. Areas located within one-half mile radius of the center of Interstate 90 interchange.~~~~

~~BC. Commercial Highway Zone (C-H). The C-H zone is intended to accommodate diversified commercial establishments. In addition, specific areas of the C-H zone which are in the regional retail overlay may have regional retail commercial uses if special development criteria in Chapter 15.390 ECC are met. These purposes are accomplished by:~~

1. Allowing a broad range of commercial uses that serve the community including retail, personal and general services, and office uses;
2. Allowing small to large scale retail uses, but excluding super scale retail (over 60,000 square feet of floor area) unless associated with a regional retail commercial project meeting the provisions of Chapter 15.390 ECC; and
3. Providing standards and guidelines that enhance the appearance and function of commercial highway uses and their compatibility with surrounding uses;
4. Use of this zone is appropriate for any of the following, or combinations thereof:
  - a. Areas designated neighborhood commercial, general commercial and services, or community mixed use in the comprehensive plan;
  - b. Areas adjacent to, or with good access to, arterial streets and highways.

~~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 nonresidential 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. Encouraging historic preservation and adaptive reuse of historic properties; and~~
- ~~8. Use of this zone is appropriate for:~~
  - ~~a. Areas designated blended residential neighborhood, urban neighborhood, and neighborhood mixed use in the comprehensive plan as well as;~~
  - ~~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.~~

~~E. Central Commercial Zone (C-C). The C-C zone is intended to encourage and accommodate the development and redevelopment of a viable central business district serving a broad trade area. The intended physical form of the district is an intensive concentration of compatible business, professional and commercial activities. These purposes are accomplished by:~~

- ~~1. Allowing a range of commercial uses that serve the broad trade area;~~
- ~~2. Promoting office uses, which provide for local employment and complement other commercial uses in the zone;~~
- ~~3. Promoting residential as a secondary use in the zone, including upper floors on storefront-dominated streets;~~
- ~~4. Providing standards and guidelines that preserve and/or enhance the historic character and scale of buildings within the zone; and~~
- ~~5. Providing standards and guidelines that reinforce and/or enhance the character and walkability of streets within the zone;~~
- ~~6. Use of this zone is appropriate for areas designated urban center in the comprehensive plan.~~

~~F. Central Commercial II Zone (C-C II). The C-C II zone is intended to provide for orderly expansion of the downtown commercial core. The zone is not to be used to allow strip commercial development or C-C II zones physically separate from the downtown commercial core. These purposes are accomplished by:~~

- ~~1. Allowing a range of commercial uses that serve the broad trade area;~~
- ~~2. Promoting office uses, which provide for local employment and complement other commercial uses in the zone;~~
- ~~3. Promoting residential as a secondary use in the zone;~~
- ~~4. Providing standards and guidelines that preserve and/or enhance the historic character and scale of buildings within the zone;~~
- ~~5. Providing standards and guidelines that promote compatibility between uses;~~
- ~~6. Providing standards and guidelines that reinforce and/or enhance the character and walkability of streets within the zone; and~~
- ~~7. Use of this zone is appropriate for areas designated urban center in the comprehensive plan.~~

~~C.G. Light Industrial Zone (I-L). The I-L zone is intended to accommodate certain industrial structures and uses having physical and operational characteristics which might adversely affect the economic welfare of adjoining residential and commercial uses. These purposes are accomplished by:~~

1. Allowing a range of general service and light industrial uses which can be operated in a relatively clean, quiet and safe manner compatible with adjoining industrial uses and without serious effect, danger or hazard to nearby residential uses;
2. Providing for eating and drinking establishments that serve other permitted uses in the zone;
3. Providing for offices as an accessory use, except where owners have purchased development rights from county properties within defined sending areas (subject to the city's adoption of a TDR program);

4. Providing design standards and guidelines that enhance the appearance and function of uses in the zone and their compatibility with surrounding uses;
5. Promoting mixed-use residential as a secondary use in areas identified as industrial residential in the comprehensive plan; and
6. Use of this zone is appropriate for areas designated light industrial or industrial residential in the comprehensive plan.

D.H. Heavy Industrial Zone (I-H). The I-H zone is intended to accommodate certain industrial structures and uses including large scale or very specialized industrial operations which might have external physical effects of an offensive or hazardous nature. These purposes are accomplished by:

1. Allowing the processing of raw materials and the manufacturing, processing, storing, and compounding of semi-finished or finished durable or nondurable products; and
2. Providing design standards and guidelines that provide for flexibility in the layout of buildings and site features, yet enhance the appearance of I-H zone uses and their compatibility with surrounding uses;
3. Use of this zone is appropriate for areas designated heavy industrial in the comprehensive plan. [Ord. 4807 § 43, 2018; Ord. 4798 § 2, 2018; Ord. 4769 § 12, 2017; Ord. 4656 § 1 (Exh. O2), 2013.]

#### **15.300.060 Mixed use zones**

A. The general purposes of the mixed use zones are as follows:

1. Fostering a development pattern offering direct, convenient pedestrian, bicycle, and vehicular access between residences and businesses, in order to facilitate pedestrian and bicycle travel and reduce the number and length of automobile trips;
2. Encouraging new development that supports the safe and efficient movement of goods and people;
3. Providing for a compatible mix of multifamily housing and neighborhood commercial businesses and services, with an emphasis on promoting multistory structures with commercial uses on the ground floor and multifamily housing on upper floors;
4. Promoting a compact growth pattern to efficiently use the developable land, and to enable cost-effective extension of utilities, services, and streets; frequent transit service; and to help sustain neighborhood businesses;
5. Fostering the development of mixed use areas that are arranged, scaled, and designed to be compatible with surrounding land uses and which provide transitions between significantly different land use;
6. Ensuring that buildings and other development components are arranged, designed, and oriented to facilitate pedestrian access.

B. The purpose of the specific mixed use zones are as follows:

1. The Residential-Office (R-O) Zone is intended to serve as a transition zone separating more intensive uses from single-family residential districts. This purpose is accomplished by:

- a. Avoiding large scale low density sprawl;
- b. Allowing a variety of housing types;
- c. Providing for nonresidential uses that are compatible in scale and character with residential uses;
- d. Reinforcing the character and walkability of streets;
- e. Encouraging historic preservation and adaptive reuse of historic properties; and
- f. Use of this zone is appropriate for:
  - i. Areas designated as residential neighborhood, urban neighborhood, and neighborhood mixed use in the comprehensive plan;
  - ii. Areas characterized by a mix of single- and multifamily and office uses; and
  - iii. Areas located generally between commercial and single-family residential zones.

2. The Central-Commercial (C-C) Zone is intended to encourage and accommodate the development and redevelopment of a viable central business district serving a broad trade area. The intended physical form of the district is an intensive concentration of compatible business, professional, and commercial, and high density residential activities. This purpose is accomplished by:

- a. Allowing a range of commercial uses that serve the broad trade area;
- b. Promoting office uses, which provide for local employment and complement other commercial uses;
- c. Promoting residential as a secondary use, including upper floors on storefront dominated streets;
- d. Providing standards and guidelines that preserve and/or enhance the historic character and scale of buildings; and
- e. Providing standards and guidelines that reinforce and/or enhance the character and walkability of streets.
- f. Use of this zone is appropriate for areas designated urban center in the comprehensive plan.

3. The Central-Commercial II (C-C II) Zone is intended to provide for orderly expansion of the downtown commercial core. The zone is not to be used to allow strip commercial development or C-C II zones physically separate from the downtown commercial core. These purposes are accomplished by:

- a. Allowing a range of commercial uses that serve the broad trade area;
- b. Promoting office uses, which provide for local employment and complement other commercial uses;
- c. Promoting residential as a secondary use;
- d. Providing standards and guidelines that preserve and/or enhance the historic character and scale of buildings;

- e. Providing standards and guidelines that promote compatibility between uses;
- f. Providing standards and guidelines that reinforce and/or enhance the character and walkability of streets; and
- g. Use of this zone is appropriate for areas designated urban center in the comprehensive plan.

4. The Neighborhood Center Mixed-Use Zone provides for a compatible mix of neighborhood-scaled commercial and employment uses and medium density multifamily housing. These purposes are accomplished by:

- a. Promoting neighborhood identity; and
- b. Providing a range of commercial, retail, and service opportunities;- and
- c. Use of this zone is appropriate for areas designated Community Mixed Use in the Comprehensive Plan.

5. The Regional Center Mixed-Use Zone is intended to provide a broad mix of uses that offer a variety of commercial and employment opportunities and medium to high density multifamily housing. These purposes are accomplished by:

- a. Promoting neighborhood identity;-and
- b. Providing a range of commercial, retail, and service opportunities;- and
- c. Use of this zone is appropriate for areas designated Community Mixed Use in the Comprehensive Plan and within a half mile radius of the center of Interstate 90 interchange.

## CHAPTER 15.310 PERMITTED USES

Sections:

- 15.310.010 Purpose.**
- 15.310.020 Interpretation of land use tables.**
- 15.310.030 Accessory uses.**
- 15.310.040 Use tables.**
- 15.310.050 Supplemental P-R zone provisions.**

### **15.310.010 Purpose**

- A. The purpose of this chapter is to establish the uses generally permitted in each zone which are compatible with the purpose of the zone and other uses allowed within the zone.
- B. The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied, or maintained.
- C. The use is considered permanently established when that use will be or has been legally established in continuous operation for a period exceeding 60 days. A use which will operate for less than 60 days is considered a temporary use, and subject to the requirements of a temporary use permit (see ECC 15.250.010). [Ord. 4656 § 1 (Exh. O2), 2013.]

### **15.310.020 Interpretation of land use tables**

- A. The land use tables in this chapter determine whether a use is allowed in a zoning district. The zoning district is located on the vertical column and the use is located on the horizontal row of these tables.
- B. If no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.
- C. If the letter "P" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to the Type I review procedures set forth in Chapter 15.210 ECC plus other applicable requirements in this title. Where the use is associated with new development, it is subject to the Type II review procedures, also set forth in Chapter 15.210 ECC.
- D. If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in ECC 15.250.040 and the general requirements of the code.
- E. If the letter "A" appears in the box at the intersection of the column and the row within the P-R zone column, the use is allowed as an accessory use to the primary permitted public on the property and is allowed in the district subject to the Type I review procedures set forth in Chapter 15.210 ECC plus other applicable requirements in this title.
- F. Clarification of Uses and Special Conditions.
  1. If a \* appears after the use, then the use is defined in Chapter 15.130 ECC;
  2. Where an ECC reference/link appears after a use, then the use is subject to standards set forth in that section or chapter;
  3. If a number appears in the box at the intersection of the column and the row, the use may be allowed subject to the development condition with the corresponding number immediately following the land use table. If there are multiple numbers, then the use is subject to all applicable development conditions; and
  4. If more than one letter-number combination appears in the box at the intersection of the column and the row, the use is allowed in that zone subject to different sets of limitation or conditions depending on the review process indicated by the letter, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the table. [Ord. 4656 §1 (Exh. O2), 2013.]

**15.310.0230 Accessory uses.**

An accessory use, as defined in ECC 15.130.010 and identified on the use tables in ECC 15.310.040 by an "A," is permitted in any zone if:

- A. It is on the same lot as the principal use to which it is accessory; and

It is of a nature customarily incidental and subordinate to, the principal use or structure. [Ord. 4656 § 1 (Exh. O2), 2013.]

**15.310.040 Use Tables**

**Table 15.310.040 Residential-based uses**

| Use                         | R-S | R-L | R-M | R-H | R-O | C-N | C-T | C-H | C-C | C-C II | I-L | NC-MU | RC-MU | I-H | P-R | MHP |
|-----------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|--------|-----|-------|-------|-----|-----|-----|
| <b>RESIDENTIAL, GENERAL</b> |     |     |     |     |     |     |     |     |     |        |     |       |       |     |     |     |

| Use  | R-S               | R-L              | R-M             | R-H             | R-O             | C-N             | C-T            | C-H             | C-C             | C-C II          | I-L             | NC-MU           | RC-MU           | I-H             | P-R               | MHP             |
|--|-------------------|------------------|-----------------|-----------------|-----------------|-----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------------|-----------------|
| Dwelling, single-family* (ECC 15.540.020)                  | P                 | P                | P               |                 | P               |                 |                |                 |                 |                 |                 |                 |                 |                 |                   | P               |
| Dwelling, cottage* (ECC 15.540.050)                        | P                 | P                | P               |                 | P               |                 |                |                 |                 |                 |                 |                 |                 |                 | A <sup>56</sup>   |                 |
| Dwelling, duplex* (ECC 15.540.030)                         | P <sup>1,2</sup>  | P <sup>1,2</sup> | P               |                 | P               |                 |                |                 | P <sup>6Z</sup> | P <sup>6Z</sup> |                 |                 |                 |                 | A <sup>56</sup>   |                 |
| Dwelling, townhouse* (ECC 15.540.060)                      | P <sup>1,6</sup>  | P <sup>1</sup>   | P               | P               | P               | P <sup>42</sup> |                |                 | P <sup>6Z</sup> | P <sup>6Z</sup> |                 | P               | P               |                 | A <sup>56</sup>   |                 |
| Dwelling, multifamily* (Division V of this title)          | P <sup>1,64</sup> | P <sup>1,4</sup> | P               | P               | P               | P <sup>42</sup> |                |                 | P <sup>6Z</sup> | P <sup>6Z</sup> |                 | P               | P               |                 | A <sup>56</sup>   |                 |
| Dwelling, live-work*                                       | P <sup>1,43</sup> | P <sup>3</sup>   | P <sup>43</sup> | P <sup>43</sup> | P <sup>43</sup> | P <sup>3</sup>  |                |                 | P <sup>6Z</sup> | P <sup>6Z</sup> |                 | P               | P               |                 |                   |                 |
| Manufactured home park* (ECC 15.340.040)                   | C                 | C                | C               | P               | C               |                 |                |                 |                 |                 |                 |                 |                 |                 | A <sup>56</sup>   | P               |
| <b>GROUP RESIDENCES</b>                                    |                   |                  |                 |                 |                 |                 |                |                 |                 |                 |                 |                 |                 |                 |                   |                 |
| Boarding houses, lodging houses, sororities, fraternities* |                   | C                | P               | P               | C               |                 |                |                 | P <sup>6Z</sup> | P <sup>6Z</sup> |                 | P               | P               |                 | A <sup>56</sup>   |                 |
| Adult family home*   | P                 | P                | P               | P               | P               | P               |                |                 | P <sup>6Z</sup> | P <sup>6Z</sup> |                 | P               | P               |                 | A <sup>56</sup>   |                 |
| Community residential facility*                            |                   |                  | C               | C               | C               | C               |                |                 | P <sup>6Z</sup> | P <sup>6Z</sup> |                 | P               | P               |                 | P/A <sup>56</sup> |                 |
| Senior citizen assisted housing*                           |                   |                  | P               | P               | P               | P               |                |                 | P <sup>6Z</sup> | P <sup>6Z</sup> |                 | P               | P               |                 | A <sup>56</sup>   |                 |
| <b>RESIDENTIAL ACCESSORY USES</b>                          |                   |                  |                 |                 |                 |                 |                |                 |                 |                 |                 |                 |                 |                 |                   |                 |
| Accessory dwelling unit* (ECC 15.540.040)                  | P                 | P                | P               | P               | P               |                 |                |                 | P <sup>6Z</sup> | P <sup>6Z</sup> |                 |                 |                 |                 |                   |                 |
| Home occupations* (ECC 15.340.020)                         | P                 | P                | P               | P               | P               | P               | P              | P               | P <sup>6Z</sup> | P <sup>6Z</sup> | P               | P               | P               | P               | P <sup>56</sup>   | P               |
| Yard sale use  | A <sup>7B</sup>   | A <sup>7B</sup>  | A <sup>7B</sup> | A <sup>7B</sup> | A <sup>7B</sup> | A <sup>7B</sup> | A <sup>8</sup> | A <sup>7B</sup>   | A <sup>7B</sup> |
| <b>TEMPORARY LODGING</b>                                   |                   |                  |                 |                 |                 |                 |                |                 |                 |                 |                 |                 |                 |                 |                   |                 |
| Bed and breakfast (ECC 15.340.010)                         | P                 | P                | P               | P               | P               |                 |                |                 | P <sup>6Z</sup> | P <sup>6Z</sup> |                 |                 |                 |                 |                   |                 |

Development conditions:

- Subject use may be permitted subject to density bonus incentives set forth in Table 15.320.030 and Chapter 15.330 ECC.
- Duplexes are permitted in the R-L zone per the following conditions:
  - Lots at least 10,890 square feet in area; or
  - Corner lots where building entries are provided on separate streets.
- Residential uses are permitted in the C-N zone provided nonresidential uses occupy the ground floor of all buildings fronting on the street. For example, residential uses could be on upper levels of buildings fronting on the street or, for deep lots, subject residential uses may occupy any buildings away from the street and behind the buildings that front onto the street.
- Nonresidential uses may be permitted within live-work dwellings subject to the permitted uses in the underlying zoning district, use provisions for the applicable zoning district in Table 15.340.040 below.

~~4.5.~~ Townhouses and multifamily Multifamily dwelling units shall not be located adjacent to existing single-family dwellings, except where such uses were approved on an individual plat.

~~5.6.~~ All uses permitted in the P-R zone must be either outright permitted and operated as a public use or must be an accessory use to the primary public use (see ECC 15.310.050).

~~6.7.~~ Except for lobbies or similar entrances, all permitted residential uses in the C-C and C-C II zones are prohibited within 30 feet of the sidewalk on the ground floor of properties fronting on storefront streets per ECC 15.510.050(E).

~~7.8.~~ Yard sales are permitted as an accessory use to a dwelling; provided, that the following conditions are met:

- a. Only two yard/garage sales per dwelling unit not exceeding three consecutive days in duration are allowed per year;
- b. The occupant or tenant of the dwelling unit shall supervise and be responsible for the yard/garage sale activities including ensuring that there is no impediment to the passage of traffic on public roads and sidewalks adjacent to the sale;
- c. No goods are to be displayed in public rights-of-way without first obtaining a right-of-way use permit from the public works and utilities department; and
- d. Signs advertising the sale shall not be attached to any public structure, sign, sign or utility pole or traffic control devices and shall be removed within 24 hours of the sale completion.

**Table 15.310.040 Nonresidential uses**

| Use  | R-S              | R-L                   | R-M              | R-H              | R-O              | C-N              | C-T             | C-H              | C-C              | C-C II           | <u>NC-MU</u>          | <u>RC-MU</u>          | I-L              | I-H | P-R             |
|--|------------------|-----------------------|------------------|------------------|------------------|------------------|-----------------|------------------|------------------|------------------|-----------------------|-----------------------|------------------|-----|-----------------|
| <b>RETAIL</b>  |                  |                       |                  |                  |                  |                  |                 |                  |                  |                  |                       |                       |                  |     |                 |
| Auto sales, new and used   |                  |                       |                  |                  |                  |                  | P <sup>1</sup>  | P                | P <sup>2</sup>   | P                |                       | <u>P</u>              |                  |     |                 |
| Automobile fueling   |                  |                       |                  |                  |                  | <u>P</u>         |                 | <u>P</u>         | <u>P</u>         | <u>P</u>         |                       | <u>P</u>              | <u>P</u>         |     |                 |
| Farmers' markets*  |                  |                       |                  |                  |                  | P                |                 |                  | P                | P                | <u>P</u>              | <u>P</u>              |                  |     |                 |
| Fruit stands*  | P                | P                     | P                | P                | P                | P                | P               | P                | P                | P                |                       |                       | P                |     |                 |
| Heavy retail (ECC 15.130.080)  |                  |                       |                  |                  |                  |                  | <u>P</u>        | P <sup>10</sup>  | P <sup>2</sup>   | P                |                       | <u>P</u>              | P                | P   |                 |
| Heavy service (ECC 15.130.080)   |                  |                       |                  |                  |                  |                  |                 | P <sup>10</sup>  | P <sup>2</sup>   | P                |                       |                       | P                | P   |                 |
| Nurseries and greenhouses that are ancillary to a retail use*                            | P                |                       |                  |                  |                  |                  | <u>P</u>        | P                | P <sup>2</sup>   | P                | <u>P</u>              | <u>P</u>              | P                | P   |                 |
| Restaurants, bars, and brewpubs*   | <u>P</u>         | <u>P</u>              | P <sup>3</sup>   | P <sup>3</sup>   | P <sup>3</sup>   | P                | <u>P</u>        | P                | P                | P                | <u>P</u>              | <u>P</u>              | P <sup>4+</sup>  |     | A <sup>96</sup> |
| Bars and brewpubs*   |                  |                       |                  |                  |                  | <u>P</u>         | <u>P</u>        | <u>P</u>         | <u>P</u>         | <u>P</u>         | <u>P</u>              | <u>P</u>              | <u>P</u>         |     | A <sup>6</sup>  |
| Coffee house, espresso bar   | P <sup>85</sup>  | <u>P</u> <sup>5</sup> | P <sup>3</sup>   | P <sup>3</sup>   | P <sup>3</sup>   | P                | <u>P</u>        | P                | P                | P                | <u>P</u>              | <u>P</u>              | P <sup>4+</sup>  |     | A <sup>96</sup> |
| Retail, small scale (<2,000 sf floor area)   | P <sup>85</sup>  | <u>P</u> <sup>5</sup> | P <sup>3</sup>   | P <sup>3</sup>   | P <sup>3</sup>   | P                | <u>P</u>        | P                | P                | P                | <u>P</u>              | <u>P</u>              |                  |     | A <sup>96</sup> |
| Retail, medium scale (2,000 – 20,000 sf floor area)                                      |                  |                       |                  |                  |                  | P                | <u>P</u>        | P                | P                | P                | <u>P</u>              | <u>P</u>              |                  |     | A <sup>96</sup> |
| Retail, large scale (20,001 – 60,000 sf floor area)                                      |                  |                       |                  |                  |                  | P <sup>43</sup>  | <u>P</u>        | P                | P                | P                | <u>P</u>              | <u>P</u>              |                  |     |                 |
| Retail, super scale (>60,000 sf floor area)  |                  |                       |                  |                  |                  |                  | <u>P</u>        | <u>P</u>         | C                | C                |                       | <u>P</u>              |                  |     |                 |
| Outlet center  |                  |                       |                  |                  |                  |                  |                 | <u>P</u>         |                  |                  |                       |                       |                  |     |                 |
| Regional retail commercial projects* (subject to the requirements in Chapter 15.390 ECC) | P <sup>138</sup> | P <sup>138</sup>      | P <sup>138</sup> | P <sup>138</sup> | P <sup>138</sup> | P <sup>138</sup> | P <sup>13</sup> | P <sup>138</sup> |                  |                  | <u>P</u> <sup>8</sup> | <u>P</u> <sup>8</sup> | P <sup>138</sup> |     |                 |
| Marijuana retailer*  |                  |                       |                  |                  |                  | P <sup>149</sup> | P <sup>14</sup> | P <sup>149</sup> | P <sup>149</sup> | P <sup>149</sup> | <u>P</u> <sup>9</sup> | <u>P</u> <sup>9</sup> |                  |     |                 |
| <b>PERSONAL AND GENERAL SERVICE</b>  |                  |                       |                  |                  |                  |                  |                 |                  |                  |                  |                       |                       |                  |     |                 |
| Day care I facilities*   | P                | P                     | P                | P                | P                | P                |                 | P                | P                | P                | <u>P</u>              | <u>P</u>              | P                |     | A <sup>96</sup> |
| Day care II facilities*  | C                | C                     | C                | C                | P                | P                |                 | P                | P                | P                | <u>P</u>              | <u>P</u>              |                  |     | A <sup>96</sup> |
| General service establishments (ECC 15.130.070)  |                  |                       |                  |                  |                  | P <sup>5</sup>   | P <sup>6</sup>  | <u>P</u>         | P <sup>2</sup>   | <u>P</u>         |                       |                       | P                |     |                 |
| Heavy services (see Heavy retail and   |                  |                       |                  |                  |                  |                  | <u>P</u>        | P <sup>10</sup>  | P <sup>2</sup>   | P                |                       | <u>P</u>              | P                | P   |                 |

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| Use   | R-S                     | R-L                     | R-M                     | R-H                     | R-O                     | C-N                     | C-T                   | C-H                     | C-C                      | C-C II                   | NC-MU                  | RC-MU                  | I-L                     | I-H                     | P-R                     |
|---|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-----------------------|-------------------------|--------------------------|--------------------------|------------------------|------------------------|-------------------------|-------------------------|-------------------------|
| services definition in ECC 15.130.080)*   |                         |                         |                         |                         |                         |                         |                       |                         |                          |                          |                        |                        |                         |                         |                         |
| Hotels/motels*  |                         |                         |                         |                         |                         |                         | P                     | P                       | P                        | P                        | <u>P</u>               | <u>P</u>               |                         |                         |                         |
| Hospitals*  | C                       | C                       | C                       |                         | P                       |                         | G                     |                         | C                        | P                        |                        | <u>C</u>               |                         |                         | A <sup>96</sup>         |
| Offices, medical*   | <u>P<sup>8</sup></u>    |                         |                         |                         | P                       | P                       | <u>P</u>              | P                       | P                        | P                        | <u>P</u>               | <u>P</u>               |                         |                         | P/<br>A <sup>96</sup>   |
| Kennels*  |                         |                         |                         |                         |                         |                         | P                     | P                       |                          | P                        |                        |                        | P                       |                         |                         |
| Nursing homes*  | C                       | C                       | C                       | P                       | P                       |                         |                       |                         | P                        | P                        |                        |                        |                         |                         | P/<br>A <sup>96</sup>   |
| Marijuana cooperative*  | <u>P<sup>4510</sup></u> | <u>P<sup>4510</sup></u> | <u>P<sup>4510</sup></u> | <u>P<sup>4510</sup></u> | <u>P<sup>4510</sup></u> | <u>P<sup>4510</sup></u> | <u>P<sup>45</sup></u> | <u>P<sup>4510</sup></u> | <u>P<sup>4510</sup></u>  | <u>P<sup>4510</sup></u>  | <u>P<sup>10</sup></u>  | <u>P<sup>10</sup></u>  | <u>P<sup>4510</sup></u> | <u>P<sup>4510</sup></u> | <u>P<sup>4510</sup></u> |
| Personal service establishments*  | <u>P<sup>85</sup></u>   | <u>P<sup>5</sup></u>    | <u>P<sup>3</sup></u>    | <u>P<sup>3</sup></u>    | <u>P<sup>3</sup></u>    | P                       | <u>P</u>              | P                       | P                        | P                        | <u>P</u>               | <u>P</u>               |                         |                         | A <sup>96</sup>         |
| <u>Laundromats and dry cleaners</u>   |                         |                         | <u>P</u>                | <u>P</u>                | <u>P</u>                | <u>P</u>                |                       | <u>P</u>                | <u>P</u>                 | <u>P</u>                 | <u>P</u>               | <u>P</u>               | <u>P</u>                |                         |                         |
| Places of assembly*   | C                       | C                       | C                       | C                       | P                       | P                       | <u>G</u>              | <u>P</u>                | P                        | P                        | <u>C</u>               | <u>C</u>               | C                       |                         | A <sup>96</sup>         |
| Radio station (commercial)  |                         | C                       |                         |                         |                         |                         | P                     | <u>G</u>                |                          |                          | <u>P</u>               | <u>P</u>               | C                       | C                       | A <sup>96</sup>         |
| Veterinary clinic   |                         |                         |                         |                         | C                       | C                       | <u>P</u>              | P                       | P                        | P                        | <u>P</u>               | <u>P</u>               | C                       |                         |                         |
| <b>BUSINESS SERVICE</b>   |                         |                         |                         |                         |                         |                         |                       |                         |                          |                          |                        |                        |                         |                         |                         |
| Conference center*  |                         |                         |                         |                         |                         |                         | P                     | P                       | P                        | P                        | <u>P</u>               | <u>P</u>               |                         |                         | A <sup>96</sup>         |
| Offices, business or professional*, small scale (<2,000 sf floor area)                | <u>P<sup>85</sup></u>   | <u>P<sup>5</sup></u>    |                         |                         | <u>P</u>                | P                       | <u>P</u>              | P                       | P                        | P                        | <u>P</u>               | <u>P</u>               | <u>P<sup>74</sup></u>   |                         | P/<br>A <sup>96</sup>   |
| Offices, business or professional*, medium scale (2,000 – 20,000 sf floor area)       | <u>P<sup>85</sup></u>   | <u>P<sup>5</sup></u>    |                         |                         |                         |                         | <u>P</u>              | P                       | P                        | P                        | <u>P</u>               | <u>P</u>               | P                       |                         | P/<br>A <sup>96</sup>   |
| Offices, business or professional*, large scale (20,001 – 60,000 sf floor area)       |                         |                         |                         |                         |                         |                         | <u>P</u>              | P                       | P                        | P                        | <u>P</u>               | <u>P</u>               | P                       |                         | P/<br>A <sup>96</sup>   |
| Miniwarehouse facility*   |                         |                         | C                       |                         |                         |                         |                       | <u>G</u>                |                          |                          |                        |                        | <u>P</u>                | <u>P</u>                |                         |
| <b>INDUSTRIAL</b>   |                         |                         |                         |                         |                         |                         |                       |                         |                          |                          |                        |                        |                         |                         |                         |
| <u>Light manufacturing*</u>   |                         |                         |                         |                         |                         |                         | <u>P</u>              | <u>P</u>                | <u>P<sup>2</sup></u>     | <u>P<sup>2</sup></u>     | <u>P<sup>2</sup></u>   | <u>P<sup>2</sup></u>   | <u>P</u>                | <u>P</u>                |                         |
| Light industry (ECC 15.130.120)   |                         |                         |                         |                         |                         |                         |                       |                         | <u>P<sup>2,44Z</sup></u> | <u>P<sup>2,44Z</sup></u> | <u>P<sup>2,7</sup></u> | <u>P<sup>2,7</sup></u> | P                       | P                       |                         |
| Hazardous waste treatment (off-site) (see definition of "off-site" in ECC 15.130.150) |                         |                         |                         |                         |                         |                         |                       |                         |                          |                          |                        |                        | C                       | C                       |                         |
| Hazardous waste treatment (on-site) (see definition of "on-site" in ECC 15.130.150)   |                         |                         |                         |                         |                         |                         | <u>G</u>              | C                       | C                        | C                        |                        |                        | C                       | C                       | A <sup>96</sup>         |

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| Use                             | R-S | R-L | R-M | R-H | R-O | C-N | C-T | C-H | C-C | C-C II | NC-MU | RC-MU | I-L             | I-H             | P-R |
|---------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|--------|-------|-------|-----------------|-----------------|-----|
| Heavy industry (ECC 15.130.080) |     |     |     |     |     |     |     |     |     |        |       |       |                 | C               |     |
| Marijuana processor*            |     |     |     |     |     |     |     |     |     |        |       |       | P <sup>14</sup> | P <sup>14</sup> |     |
| Marijuana producer*             |     |     |     |     |     |     |     |     |     |        |       |       | P <sup>14</sup> | P <sup>14</sup> |     |
| Tow vehicle storage area*       |     |     |     |     |     |     |     |     |     |        |       |       | P               | P               |     |
| Vehicle wrecking yard*          |     |     |     |     |     |     |     |     |     |        |       |       |                 | C               |     |

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Development conditions:

1. Sales of used vehicles in this zone are limited to uses that include sales of new vehicles as the primary use.
2. Use must be enclosed entirely within a building.
- ~~3. Use is permitted if located adjacent to a street corner and within a mixed use building or within a live-work dwelling. Such uses shall be subject to secondary street frontage standards as set forth in ECC 15.510.060.~~
34. Grocery stores shall be the only retail uses permitted with more than 20,000 square feet of gross floor area.
- ~~5. Except for gas service stations, the use must be enclosed entirely within a building.~~
- ~~6. Includes gas service stations with truck stop facilities only. No other general service uses are permitted.~~
- ~~4.7. Except for office uses that are accessory to a permitted use, office uses may be permitted through the purchase of transferable development rights, subject to the adoption of a TDR program by the city.~~
- 5.8. Subject nonresidential uses may be permitted in the R-S and R-L zones if the planned uses are at least 1,200 feet from an existing C-N zone or commercial use, subject to the following conditions:
  - ~~a. The location for planned nonresidential uses shall be designated on the plat.~~
  - ~~b. Nonresidential uses may be integrated into subdivisions provided the subdivision encompasses at least five acres in gross land area and the planned uses are at least 1,200 feet from an existing C-N zone or commercial use.~~
  - ~~c. Nonresidential uses shall not be located adjacent to existing single-family dwellings, except where such uses were approved on an individual plat.~~
  - ~~d. For the purpose of identifying appropriate site orientation standards for future nonresidential development, the plat shall indicate the street frontage type designation for streets fronting planned nonresidential uses as either storefront, secondary, or landscaped street (see Chapter 15.510 ECC).~~
- ~~6.9. All uses permitted in the P-R zone must be either outright permitted and operated as a primary public use or must be an accessory use to that primary public use. See ECC 15.310.050.~~
- ~~10. Heavy retail and service uses are limited to buildings no larger than 50,000 gross square feet in area.~~
- 7.14. Includes light industrial activities that result in the production of goods placed for on-site retail sale. Special restrictions:
  - a. No power tools or equipment are allowed which by their decibel, frequency, and/or other feature of their operation would negatively impact the surrounding area by reason of decibel levels, light (see Chapter 15.580 ECC for standards), dust or other physical effect; and
  - b. Production or manufacturing activity shall not occur between the hours of 10:00 p.m. and 6:00 a.m.
- ~~12. Subject use is permitted in the district only when accessory to a permitted use (see accessory use definition in ECC 15.130.040).~~
- 8.13. Regional retail is administered as an overlay zone pursuant to Chapters 15.390 and 15.390A ECC, and only permitted within the designated boundaries identified in ECC Figure 15.390.040(A), the south interchange area, and Figure 15.390.040(B), the west interchange area. Permitted uses and use restrictions within a regional retail commercial project are described in ECC 15.390.030. Design criteria for regional retail is governed by Chapter 15.390A ECC.
- 9.14. All marijuana retail, production and processing facilities are subject to the requirements of Chapter 15.370 ECC.

~~10.45.~~ All marijuana cooperatives are subject to the requirements of ECC 15.370.030, Chapter 314-55 WAC and Chapter 69.51A RCW.

**Table 15.310.040 Special uses**

| Use   | R-S                    | R-L                    | R-M                    | R-H                    | R-O            | C-N            | C-T            | C-H                   | C-C            | C-C II         | <u>NC-MU</u>          | <u>RC-MU</u>          | I-L            | I-H | P-R              |
|---|------------------------|------------------------|------------------------|------------------------|----------------|----------------|----------------|-----------------------|----------------|----------------|-----------------------|-----------------------|----------------|-----|------------------|
| <b>PARK, OPEN SPACE AND RECREATIONAL</b>                    |                        |                        |                        |                        |                |                |                |                       |                |                |                       |                       |                |     |                  |
| Cemeteries, columbarium or mausoleums                       | P                      | P                      |                        |                        |                |                |                |                       |                |                |                       |                       |                |     |                  |
| Golf course   | P                      |                        |                        |                        |                |                |                |                       |                |                |                       |                       |                |     | P <sup>11</sup>  |
| Golf driving range (not associated with a golf course)      | C                      |                        |                        |                        |                |                | €              | C                     |                |                |                       |                       |                |     | P <sup>11</sup>  |
| Recreation – outdoor (commercial)*                          |                        |                        |                        |                        |                |                | P              | P                     |                |                | <u>P</u>              | <u>P</u>              | C              |     | A                |
| Recreation – indoor (commercial)*                           |                        |                        |                        |                        |                |                | P              | P                     | P              | P              | <u>P</u>              | <u>P</u>              | C              |     | A                |
| Recreation – small-scale indoor studios (commercial)*       | <u>P</u>               | <u>P</u>               | <u>P</u>               | <u>P</u>               | <u>P</u>       | <u>P</u>       | <u>P</u>       | <u>P</u>              | <u>P</u>       | <u>P</u>       | <u>P</u>              | <u>P</u>              | <u>C</u>       |     |                  |
| Recreational vehicle parks (ECC 15.340.050)                 |                        |                        |                        |                        |                |                | P              | <u>P</u>              |                |                |                       |                       |                |     |                  |
| Parks, playgrounds (public or private)                      | P <sup>1</sup>         | P <sup>1</sup>         | P <sup>1</sup>         | P <sup>1</sup>         | P <sup>1</sup> | P <sup>1</sup> |                | P <sup>1</sup>        | P <sup>1</sup> | P <sup>1</sup> | <u>P</u> <sup>1</sup> | <u>P</u> <sup>1</sup> | P <sup>1</sup> |     | P                |
| <b>CULTURAL AND ENTERTAINMENT</b>                           |                        |                        |                        |                        |                |                |                |                       |                |                |                       |                       |                |     |                  |
| Adult entertainment establishment*                          |                        |                        |                        |                        |                |                | P <sup>2</sup> | <u>P</u> <sup>2</sup> |                |                |                       |                       |                |     |                  |
| Art, performing arts, and recording studios                 | <u>C</u>               | <u>C</u>               | <u>C</u>               | <u>C</u>               | <u>P</u>       | <u>P</u>       | <u>P</u>       | <u>P</u>              | <u>P</u>       | <u>P</u>       | <u>P</u>              | <u>P</u>              | <u>P</u>       |     | P/A <sup>7</sup> |
| Museums   | <u>C</u> <sup>12</sup> | <u>C</u> <sup>12</sup> | <u>C</u> <sup>12</sup> | <u>C</u> <sup>12</sup> | <u>P</u>       | <u>P</u>       | <u>P</u>       | <u>P</u>              | <u>P</u>       | <u>P</u>       | <u>P</u>              | <u>P</u>              | <u>P</u>       |     | P/A <sup>7</sup> |
| Theaters  |                        |                        |                        |                        | <u>P</u>       | <u>P</u>       | €              | <u>P</u>              | <u>P</u>       | <u>P</u>       | <u>P</u>              | <u>P</u>              | <u>C</u>       |     |                  |
| <b>EDUCATIONAL</b>  |                        |                        |                        |                        |                |                |                |                       |                |                |                       |                       |                |     |                  |
| Schools   | C                      | C                      | C                      | C                      | C              |                |                | C                     | C              | C              |                       |                       |                |     | P <sup>5</sup>   |
| <b>GOVERNMENTAL</b>   |                        |                        |                        |                        |                |                |                |                       |                |                |                       |                       |                |     |                  |
| Court   |                        |                        |                        |                        |                |                |                | P                     | P              | P              |                       |                       |                |     | P                |
| Fire facility   |                        |                        |                        |                        |                |                |                | P                     |                |                |                       | <u>P</u>              |                |     | P                |
| Police facility   |                        |                        |                        |                        |                | P <sup>3</sup> |                | P                     | P <sup>3</sup> | P              |                       | <u>P</u>              | P              |     | P                |
| Public agency or utility office*                            |                        |                        |                        |                        |                | P              | P              | P                     | P              | P              | <u>P</u>              | <u>P</u>              | P              | P   | P/A              |
| Public agency or utility yard                               | P <sup>4</sup>         | P <sup>4</sup>         | P <sup>4</sup>         | P <sup>4</sup>         | P <sup>4</sup> | P              |                | P                     | C <sup>4</sup> | P              |                       |                       | P              | P   | P/A              |
| Utility facility* <sup>8</sup>                              | P                      | P                      | P                      |                        | P              | P              | <u>P</u>       | P                     | P              | P              |                       |                       | P              | P   | P                |
| Fairgrounds   |                        |                        |                        |                        |                |                |                |                       |                |                |                       |                       |                |     | P                |
| Public transportation passenger terminals                   |                        |                        |                        |                        |                |                | P              | P                     | P              | P              |                       | <u>P</u>              |                |     | P                |
| <b>RESOURCE</b>   |                        |                        |                        |                        |                |                |                |                       |                |                |                       |                       |                |     |                  |
| Gardening or fruit raising (accessory use or noncommercial) | P                      | P                      | P                      | P                      | P              | P              | <u>P</u>       | P                     | P              | P              | <u>P</u>              | <u>P</u>              | P              | P   | P/A <sup>7</sup> |
| Agriculture*  | P <sup>9</sup>         |                        |                        |                        |                |                |                |                       |                |                |                       |                       |                |     |                  |

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Commented [KS3]: Add a new footnote 12. Limit size to small scale museums under 2000 sq ft. Possibly add a definition of museum.

Commented [KS4]: Look into adding a definition of theater for sizing clarification

| Use  | R-S             | R-L             | R-M             | R-H             | R-O             | C-N             | <del>C-T</del>  | C-H             | C-C             | C-C II          | <u>NC-MU</u>          | <u>RC-MU</u>          | I-L             | I-H             | P-R                             |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------------|-----------------------|-----------------|-----------------|---------------------------------|
| Small wind energy systems (ECC 15.340.060) | P <sup>10</sup> | <u>P<sup>10</sup></u> | <u>P<sup>10</sup></u> | P <sup>10</sup> | P <sup>10</sup> | P <sup>10</sup> /A <sup>7</sup> |
| <b>REGIONAL</b>                            |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                       |                       |                 |                 |                                 |
| Airport                                    |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                       |                       |                 |                 | PC <sup>6</sup>                 |

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Development conditions:

1. Lighting for structures and fields shall be directed away from residential areas through the use of exterior full cut-off shields or through optics within the fixture.
2. Adult entertainment is regulated pursuant to Chapter 6.72 ECC. Zoning locational standards within the ~~C-T~~C-H zone for adult entertainment establishments are:
  - a. All such establishments must be at least 1,000 feet from any residential zone, parks, schools, historic district, any dwelling, freeway, highway, interstate, or major arterial (see map on file in the city clerk's office).
3. Limited to "storefront" police offices. Such offices shall not have:
  - a. Holding cells;
  - b. Suspect interview rooms (except in the C-N zone); or
  - c. Long-term storage of stolen properties.
4. Public agency or utility yard conditions:
  - a. Utility yards only on sites with utility district offices; or
  - b. Public agency yards are limited to material storage, vehicle maintenance, and equipment storage for road maintenance, facility maintenance, and parks facilities.
5. Excluding private or nonprofit commercial schools, for which the principal course work is business, vocational, or technical.
6. A conditional use permit is required for the following uses:
  - a. Facilities to sell, service and store airplanes, service airport patrons, and those ordinarily incidental and essential to operation of a municipal airport; and
  - b. Airport landing areas.
7. All uses permitted in the P-R zone must be either outright permitted and operated as a public use or must be an accessory use to the primary public use; see ECC 15.310.050. Subject uses must be managed by a public agency.
8. Wireless communication facilities, including wireless communication support towers and antenna arrays, are subject to the provisions of ECC 15.340.070 and Chapter 15.395 ECC.
9. Agriculture uses are permitted in the subject zone provided the following conditions are met:
  - a. The raising of swine, poultry or goats shall be restricted to youth educational projects or limited household consumption occurring on the same lot, or lots of record;
  - b. No nuisances, such as noise, odor, air pollution, wastes, vibration, traffic or physical hazards, shall result therefrom; and
  - c. Fencing and housing adequate to certain livestock shall be provided where livestock are kept, and all livestock shall be kept and maintained in accordance with applicable laws and regulations.
10. Small wind energy systems on properties listed in the Ellensburg landmarks register are subject to landmarks and design commission certificate of appropriateness.
11. Subject use shall be permitted only if it is a public facility. [Ord. 4807 § 44, 2018; Ord. 4804 § 3, 2018; Ord. 4769 § 13, 2017; Ord. 4728 § 4, 2016; Ord. 4724 § 4, 2016; Ord. 4696 § 3, 2015; Ord. 4669 § 3, 2014; Ord. 4656 § 1 (Exh. O2), 2013.]

12. Museums within the R-S, R-L, R-M and R-H zoning districts are permissible only if the building is 2000 or less, and receives approval of a conditional use permit.

**15.310.050 Supplemental P-R zone provisions.**

**A. Permitted Accessory Uses.**

1. Services such as food, pharmacies, gift shops, bookstores, newsstands, flower shops and similar uses, and facilities such as vehicle service and repair, storage yards, and physical plants, that are associated with a permitted use, integral to the operation of the permitted use itself, and owned and operated by the public institution involved or conducted through a lease or contract with a private individual or entity;
2. Facilities accessory to an institution, such as housing and dining facilities for students, staff or faculty of colleges, universities, and hospitals, are allowed within the principal building(s);
3. Retail services, such as concessions and rental facilities usually associated with public parks, fairgrounds, other public recreation facilities, and public educational institutions;
4. Helipads operated in conjunction with a public hospital;
5. Human medical offices, such as doctor or dentist facilities, operated in conjunction with a primary permitted use.

**B. Conditional Use.** Buildings located within 100 feet of a residential zone and intended to be higher than 35 feet may be permitted within the P-R zone through the granting of a conditional use permit according to the procedures set out in ECC 15.250.040.

**C. Master Planning.** Recognizing that some institutions require long-range development plans and consist of large areas of land with multiple land uses, a master plan may be prepared for all, or a portion, of an entity's land area which is subject to this chapter and which master-planned land encompasses an area of three acres or more. See ECC 15.250.080 for application requirements, review procedures, and decision criteria for such master plans.

**D. Rezone of P-R Property When No Longer Used for Public Purposes.** Recognizing that over time some land and structures that are zoned P-R and are used for P-R purposes may change uses to non-public uses or may become obsolete or surplussed out of active public use and occupancy, the property owner may in such situations seek a rezone out of P-R zoning pursuant to the terms and processes set forth in ECC 15.250.100, subject to the following:

The rezone applicant may request that the P-R zoned property be rezoned to any zoning district classification that abuts the subject property.

1. In the event that the P-R zoned property is developed with a structure that is not consistent with the development allowed in the abutting zones, such as a large school in the middle of a single-family residential zone, the rezone applicant may request to rezone the property to a different zoning classification other than the abutting zones; provided, that a concomitant agreement that identifies the types of future uses that will be permitted in the structure has been proposed by the applicant and agreed to by city council as part of any rezone approval.
2. In the event that the P-R zoned property is developed with a structure that has been identified on the Ellensburg historic resource inventory and the property owner desires to demolish all or part of the structure, a certificate of appropriateness for such demolition must first be applied for and approved by the landmarks and design commission pursuant to ECC 15.280.090(D) before the rezone permit review can be initiated. [Ord. 4807 § 45, 2018; Ord. 4656 § 1 (Exh. O2), 2013.]

**Chapter 15.320**

**BUILDING SETBACK AND INTENSITY STANDARDS**

Sections:

- 15.320.010 Purpose.**
- 15.320.020 Interpretation of tables.**
- 15.320.030 Building setback and intensity standards table – Residential zones.**
- 15.320.040 Building setback and intensity standards – Nonresidential zones.**
- 15.320.050 Density calculations.**
- 15.320.060 Height exceptions.**
- 15.320.070 Setback measurements.**
- 15.320.080 Permitted projections into yards.**
- 15.320.090 Setbacks from alleys.**
- 15.320.100 Setback modifications.**
- 15.320.110 Lot or site divided by zone boundary.**
- 15.320.120 Fences, walls, and hedges.**

**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. [Ord. 4807 § 46, 2018; Ord. 4656 § 1 (Exh. O2), 2013.]

**15.320.020 Interpretation of tables.**

- A. The building setback and intensity standards tables address the building setback 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 building setback 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 through 15.320.130 provide clarification and exceptions to the building setback and intensity standards herein. [Ord. 4807 § 46, 2018; Ord. 4656 § 1 (Exh. O2), 2013.]

**15.320.030 Building setback and intensity standards table – Residential zones.**

**Table 15.320.030. Building setback 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 <sup>1</sup>   | None <sup>1</sup>      | None <sup>1</sup>      | None <sup>1</sup>   | None <sup>1</sup>      |
| Minimum frontage                        | None <sup>1,2</sup> | None <sup>1,2</sup>    | None <sup>1,2</sup>    | None <sup>1,2</sup> | None <sup>1,2</sup>    |
| Density, minimum (ECC 15.320.050)       | None                | 6 du/acre <sup>3</sup> | 8 du/acre <sup>3</sup> | 15 du/acre          | 8 du/acre <sup>3</sup> |

| Topic  | R-S                      | R-L                      | R-M                      | R-H                      | R-O                      |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Density, maximum (base) <sup>8</sup> (ECC 15.320.050)                            | 6 du/acre                | 8 du/acre                | No limit                 | No limit                 | No limit                 |
| Density, maximum with bonus (see Chapter 15.330 ECC)                             | 12 du/acre <sup>4</sup>  | 16 du/acre <sup>4</sup>  | No limit                 | No limit                 | No limit                 |
| Maximum building height  | 35 ft                    | 35 ft                    | 35 ft <sup>5</sup>       | 45 ft <sup>5</sup>       | 35 ft <sup>5</sup>       |
| BUILDING SETBACK (see ECC 15.320.070 through 15.320.130)                         |                          |                          |                          |                          |                          |
| Minimum front yard setback <sup>6,7</sup>  | 15 ft                    |
| Garage front yard setback  | 22 ft                    |
| Minimum rear yard setback  | 20 ft                    |
| Minimum rear yard setback, accessory buildings (including garages)               | 5 ft <sup>10</sup>       |
| Minimum rear yard setback, detached accessory dwelling unit (see ECC 15.540.040) | 5 ft <sup>10</sup>       |
| Minimum side yard setback (includes corner lot interior lot line) <sup>9</sup>   | 5 ft/10 ft <sup>11</sup> |
| Minimum side yard setback (corner lot exterior lot line)                         | 10 ft                    |
| Minimum garage side yard setback (corner lot exterior lot line)                  | 22 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. For buildings, or portions thereof, with pitched roofs, the maximum height may be increased by five feet. Applicable roof slopes must be at least 4:12 to qualify for this additional height.
6. Porches and covered entries may project up to six feet into the front yard.
7. No front yard is required for buildings adjacent to designated "storefront streets."
8. Base maximum density refers to the maximum density allowed without utilizing density bonuses.
9. 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.
10. Accessory buildings or 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.
11. For lots 6,000 square feet or less, the minimum side yard shall be five feet on each side. [Ord. 4807 § 46, 2018; Ord. 4656 § 1 (Exh. O2), 2013.]

**15.320.040 Building setback and intensity standards – Nonresidential zones**

**Table 15.320.040. Building setback and intensity standards – Nonresidential zones.**

| Standard   | C-N                | C-T                | C-H                | C-C               | C-C-II            | I-L                  | I-H               | P-R                |
|--|--------------------|--------------------|--------------------|-------------------|-------------------|----------------------|-------------------|--------------------|
| <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              | 35 ft              | 45 ft             | 70 feet           | 35 feet <sup>3</sup> | None              | None <sup>3</sup>  |
| <b>BUILDING PLACEMENT (see ECC 15.320.070 through 15.320.130)</b>  |                    |                    |                    |                   |                   |                      |                   |                    |
| Minimum front yard   | 10 ft <sup>2</sup> | 10 ft <sup>2</sup> | 10 ft <sup>2</sup> | None <sup>2</sup> | None <sup>3</sup> | 10 ft <sup>2</sup>   | 10 ft             | 10 ft <sup>4</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>5</sup>  | None <sup>5</sup>  | None <sup>5</sup>  | None <sup>5</sup> | None <sup>5</sup> | None <sup>5</sup>    | None <sup>5</sup> | None <sup>4</sup>  |
| Minimum side yard (see ECC 15.520.020 for supplemental standards)  | None <sup>5</sup>  | None <sup>5</sup>  | None <sup>5</sup>  | None <sup>5</sup> | None <sup>5</sup> | None <sup>5</sup>    | None <sup>5</sup> | None <sup>4</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. For exceptions and detailed standards, see Chapter 15.510 ECC, Site Orientation.
  3. 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).
  4. 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 nonresidential zone is closest to the applicable structure, then there are no side or rear setback requirements.
  5. Where the subject property borders a residential zone, the minimum side or rear setbacks shall be the same as the adjacent residential zone.
- 6.—See ECC 15.330.030 for FAR bonus provisions. [Ord. 4807 § 46, 2018; Ord. 4769 § 14, 2017; Ord. 4656 § 1 (Exh. O2), 2013.]

**15.320.040A Building setback and intensity standards – Mixed Use Zones**

**Table 15.320.040A. Building setback and intensity standards table – Mixed Use Zones**

| <b>Standard</b>  | <b>R-O</b>                 | <b>C-C</b>               | <b>C-C II</b>            | <b>NC-MU</b>             | <b>RC-MU</b>             |
|--|----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>DEVELOPMENT INTENSITY AND CONFIGURATION</b>   |                            |                          |                          |                          |                          |
| Minimum lot area   | <u>None</u> <sup>1</sup>   | <u>None</u> <sup>1</sup> | <u>None</u> <sup>1</sup> | <u>None</u> <sup>1</sup> | <u>None</u> <sup>1</sup> |
| Minimum frontage   | <u>None</u> <sup>1,2</sup> | <u>None</u>              | <u>None</u>              | <u>None</u>              | <u>None</u>              |
| Density, minimum (ECC 15.320.050)  | 8 du/acre <sup>3</sup>     | NA                       | NA                       | 8 du/acre <sup>12</sup>  | 15 du/acre <sup>12</sup> |
| Density, maximum (ECC 15.320.050)  |                            | <u>None</u>              | <u>None</u>              | <u>None</u>              | <u>None</u>              |
| Maximum building height (see ECC 15.320.060 for height exceptions)   | 35ft <sup>4</sup>          | 60ft <sup>7, 11</sup>    | 60 ft <sup>7</sup>       | 60 ft <sup>7</sup>       | 60 ft <sup>7</sup>       |
| <b>BUILDING PLACEMENT (see ECC 15.320.070 through 15.320.130)</b>  |                            |                          |                          |                          |                          |
| Maximum front yard setback   |                            |                          |                          | 10 ft <sup>13</sup>      | 10 ft <sup>13</sup>      |
| Minimum front yard   | 15 ft                      | <u>None</u> <sup>5</sup> | <u>None</u> <sup>5</sup> | <u>None</u> <sup>5</sup> | <u>None</u> <sup>5</sup> |
| Minimum garage front yard setback  | 22 ft                      | 22 ft                    | 22 ft                    | 22 ft                    | 22 ft                    |
| Minimum rear yard (see ECC 15.520.020 for supplemental standards)  | 20 ft                      | <u>None</u> <sup>6</sup> | <u>None</u> <sup>6</sup> | <u>None</u> <sup>6</sup> | <u>None</u> <sup>6</sup> |
| Minimum rear yard setback, accessory buildings (including garages)   | 5 ft <sup>8</sup>          |                          |                          |                          |                          |
| Minimum rear yard setback, detached accessory dwelling unit (see ECC 15.540.040)                                       | 5 ft <sup>8</sup>          |                          |                          |                          |                          |
| Minimum side yard, includes corner lot interior lot line (see ECC 15.520.020 for supplemental standards) <sup>10</sup> | 5 ft/10 ft <sup>9</sup>    | <u>None</u> <sup>6</sup> | <u>None</u> <sup>6</sup> | <u>None</u> <sup>6</sup> | <u>None</u> <sup>6</sup> |
| Minimum side yard setback (corner lot exterior lot line) <sup>10</sup>   | 10 ft <sup>9</sup>         |                          |                          |                          |                          |
| Minimum garage side yard setback (corner lot exterior lot line)  | 22 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. For buildings, or portions thereof, with pitched roofs, the maximum height may be increased by five feet. Applicable roof slopes must be at least 4:12 to qualify for this additional height.
5. For exceptions and detailed standards, see Chapter 15.510 ECC, Site Orientation.
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. Where subject property borders a residential zone, the maximum building height is 45 feet, see subsection (B)(3) of this section for building height step-backs.

8. Accessory buildings or 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.

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

10. 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.

11. The maximum building height in the downtown historic district is 45 feet. [Ord. 4807 § 46, 2018; Ord. 4769 § 14, 2017; Ord. 4656 § 1 (Exh. O2), 2013.]

12. There is no minimum residential density for vertical mixed use. Minimum residential density applies to any portion(s) of the development where ground-floor residential uses are proposed with the following standards:

a. The area used to calculate residential density includes all area dedicated to parking and landscaping required for the ground-floor residential uses.

b. Where ground-floor residential uses are part of a mixed use development, area used to calculate the residential density does not include land dedicated to right-of-way.

13. The secondary street standards in ECC 15.510.060 shall apply to all new streets in the Neighborhood-Center and Regional Center Mixed-Use Zones.

## Chapter 3.12

### SIGN CODE

#### Sections:

- 3.12.020 Purpose.**
- 3.12.040 Scope.**
- 3.12.060 Definitions.**
- 3.12.080 Administration.**
- 3.12.090 Rates and fees.**
- 3.12.100 Violations and penalties.**
- 3.12.120 Severability.**
- 3.12.140 Permit required.**
- 3.12.160 Powers and duties of the administrator.**
- 3.12.180 Materials and structural requirements.**
- 3.12.200 Landmarks and design review.**
- 3.12.220 Projecting signs.**
- 3.12.240 On-premises signs.**
- 3.12.260 Off-premises signs.**
- 3.12.280 Electrical signs.**
- 3.12.290 Electronic signs.**
- 3.12.300 Other signs.**
- 3.12.320 Preexisting signs.**
- 3.12.340 Temporary and special signs.**
- 3.12.360 Exempt signs.**
- 3.12.380 Maintenance.**
- 3.12.400 Removal of certain signs.**
- 3.12.440 Uniform Sign Code.**

#### **3.12.220 Projecting signs.**

All projecting signs erected or changed after adoption of the ordinance codified in this chapter shall meet the following requirements:

- A. Sign area of projecting signs in the C-C, ~~and C-C II~~, NC-MU, and RC-MU zones shall not exceed 25 square feet on any single sign face. Multifaced signs shall not exceed a maximum of 50 square feet in total sign area.
- B. Projecting signs erected or changed in any zone shall maintain a minimum clearance of 14 feet between the lowest portion of the sign and the ground surface immediately below the sign if said area is a public right-of-way and used for vehicular movement or parking. Signs projecting over any public right-of-way shall maintain a minimum nine-foot clearance between the lowest portion of the sign and the public right-of-way below, unless such signs are hung from marquees or awnings, in which case said clearance shall be a minimum of seven and one-half feet.
- C. Projecting signs shall not project more than six feet into the public right-of-way in the C-C, ~~and C-C II~~, NC-MU, and RC-MU zones or 10 feet in any other zoning district in the city.
- D. Businesses shall be allowed no more than one projecting sign for their use. For businesses which have building frontage on two different streets, a maximum of one projecting sign may be located on each separate street frontage. [Ord. 3402 §1, 1983.]

#### **3.12.240 On-premises signs.**

All on-premises signs shall adhere to the following conditions:

A. The maximum height for all on-premises signs in all zoning districts C-C, C-C II, R-O, C-H (except for those allowed by conditional use), C-N, I-L, I-H, MHP and MHS zones shall be 35 feet; provided, however, that wall signs shall be permitted to extend to the top of a building wall. ~~The maximum height for all on-premises signs in the T-C zone and on-premises freeway-oriented signs allowed by conditional use in the C-H zone shall be 100 feet.~~

B. The maximum sign area of any on-premises sign, unless otherwise provided in this chapter, shall be 300 square feet, with multifaced signs not exceeding a maximum of 600 square feet. [Ord. 3402 §1, 1983.]

### 3.12.260 Off-premises signs.

No off-premises signs shall be allowed. ~~All off-premises signs shall adhere to the following conditions:~~

~~A. Off-premises signs are prohibited in all zones within the city except the T-C zone. Off-premises signs are a conditional use in the T-C zone and the issuance of a sign permit shall adhere to all the requirements of a conditional use as outlined in the city's zoning ordinance.~~

~~B. The maximum area of any one face of an off-premises sign in the T-C zone shall be 288 square feet. The total maximum area of all faces of a multifaced off-premises sign shall be 576 square feet.~~

~~C. The maximum height of all off-premises signs in the T-C zone shall be 35 feet. [Ord. 3402 §1, 1983.]~~

### 3.12.280 Electrical signs.

Electrical signs shall conform to the following requirements:

A. No electric sign shall revolve or be animated in any way.

B. No electric sign shall flash on and off or alternate between varying light intensities.

C. The light emitted from any electrical sign or any light source used to illuminate the face of a sign shall be so shaded, shielded or directed that light intensity shall not adversely affect nearby premises or the safe vision of operators of vehicles.

D. Electrical equipment used in connection with signs shall be installed in accordance with the requirements of the National Electrical Code. [Ord. 4395, 2004; Ord. 3825 § 2, 1992; Ord. 3402 § 1, 1983.]

### 3.12.290 Electronic signs.

Electronic signs shall conform to the following requirements:

A. Electronic signs shall be allowed as display on any building in any C-C II, C-H, ~~T-C~~, I-L or I-H zoned property in the city subject to the following conditions:

1. No electronic sign shall revolve, emit sound, or be physically animated in any way;

2. No electronic sign shall exceed a total sign face area size of three square feet; and

3. Businesses in the C-C II, C-H, ~~T-C~~, I-L, and I-H zones shall be limited to one electronic sign per street frontage of the business. Buildings with multiple business occupancies, allowed through lease

or other arrangements, shall be limited to one electronic sign per street frontage for the multiple-occupancy building.

B. Electronic signs shall be allowed in the public reserve zones and public rights-of-way in the city and on non-public reserve zoned land that is leased for public purposes by a municipal corporation or other agency of the state or federal government subject to the following conditions:

1. Such public reserve land or public rights-of-way must be owned by a municipal corporation or other agency of the state or federal government or such non-public reserve zoned land must be leased for public purposes by a municipal corporation or other agency of the state or federal government;
2. Placement of electronic signage must be pursuant to the specific approval of the city of Ellensburg, state or federal governmental agency;
3. Maximum area of all faces of the electronic display portion of the sign shall not exceed a total of 64 square feet;
  1. Maximum number of electronic signs shall be one per street frontage;
  2. The display of the sign shall not change more rapidly than once every three seconds. No message shall require more than 10 seconds to be displayed in its entirety;
  3. The display shall not appear to flash, undulate, pulse, blink, bounce, contract or expand, or otherwise appear to move toward or away from the viewer;
  4. All such electronic signs shall be equipped with ambient light monitors and shall at all times allow such monitors to automatically adjust the brightness level of the electronic sign based on ambient light conditions;
  5. Maximum brightness levels for electronic signs shall not exceed the brightness levels recommended by the manufacturer of the sign; and
  6. No electronic sign shall revolve, emit sound, or be physically animated in any way.
7. In addition to conditions in subsections (B)(1) through (9) of this section, the placement of electronic signs on non-public reserve zoned land that is leased for public purposes by a municipal corporation or other agency of the state or federal government shall be subject to the following additional conditions:
  - a. The leased land and the proposed sign location must abut University Way or Canyon Road; and
  - b. The electronic sign shall be removed within 30 days from the date the land is no longer leased by the municipal corporation or other agency of the state or federal government for public uses. [Ord. 4563 § 1, 2010; Ord. 4395, 2004; Ord. 4393, 2004.]

### **3.12.300 Other signs.**

A. Roof signs or other building-mounted signs which project above the roof line of the building on which the sign is mounted shall be prohibited in all zones except the C-H-T-G zone, where they shall not exceed 35 feet in height from ground level.

- B. The total maximum area of any sign advertising or locating a residential apartment use in the PUD, R-H, R-L, R-M, or R-O zones shall be eight square feet except as provided for in subsection (C) of this section.
- C. The total maximum area of any sign advertising or locating an approved office or professional service use in the R-O or PUD zones shall be 25 square feet; provided, however, the sign area and number of signs advertising a residential apartment, office or professional service use in the R-O zone, when such use is located on a lot of record with frontage on Mountain View Avenue, shall be governed by the same sign requirements that apply to the C-H zone.
- D. The total maximum area of any sign advertising or locating a single-family or home occupation use in the PUD, R-H, R-S, R-L, R-M, or R-O zones shall be three square feet.
- E. Businesses and all multiple-occupancy buildings in all zones shall be allowed no more than one freestanding sign per street frontage with the maximum of two freestanding signs, with the following exceptions:
1. Businesses in the C-H zone shall be allowed one additional freestanding sign if the property has a minimum of 180 feet of frontage on a single street and is a minimum of one acre in area and another freestanding sign if the business successfully obtains a conditional use from the planning commission for the construction of a freeway-oriented sign.
  2. ~~Businesses in the T-C zone shall be allowed two freestanding signs per lot plus one additional sign if the property has a minimum of 180 feet of frontage on a single street and is a minimum of one acre in area for a total maximum of three freestanding signs.~~
- F. All signs advertising a consumable commodity in any zone shall be limited to advertising the consumable commodity with a maximum of 25 percent of the total sign area. A minimum of 75 percent of the total sign area shall be used to advertise the business which offers the consumable commodity for sale.
- G. Individual signs allowed by this chapter shall not be combined in such a way as to create one large sign, which combination sign is larger than the allowable area for any individual sign provided for in this chapter. [Ord. 4395, 2004; Ord. 4307, 2001; Ord. 3402 §1, 1983.]

### **3.12.320 Preexisting signs.**

Signs which were existing and in lawful use prior to the adoption of the ordinance codified in this chapter, except temporary or special signs which are not subject to preexisting sign status, shall be considered nonconforming signs and may continue in use subject to the following requirements:

- A. Said signs are properly maintained in the manner set forth in ECC 3.12.380, Maintenance.
- B. Businesses with preexisting nonconforming signs shall not be eligible for any additional signs until the preexisting signs be made to conform to the requirements of this chapter.
- C. No alterations are made to said preexisting signs to enlarge or change their original appearance or location in a manner which is held to increase their degree of nonconformity. Such preexisting signs may change the copy and design of the sign face without affecting their nonconforming status if no changes are made to the sign frame or structure.

- D. If any of the above alterations are made or if any said signs are removed by the owner, the resulting alterations or new replacement signs shall conform to the requirements of this chapter. [Ord. 3402 § 1, 1983.]

### **3.12.340 Temporary and special signs.**

Temporary and special signs or displays are nonpermanent in nature and are intended for use only for a limited period of time. The category includes any banner, pennant, flag or advertising display constructed of canvas, fabric, wood, plastic, metal or other material. All such temporary or special signs are allowed provided they meet the following respective requirements:

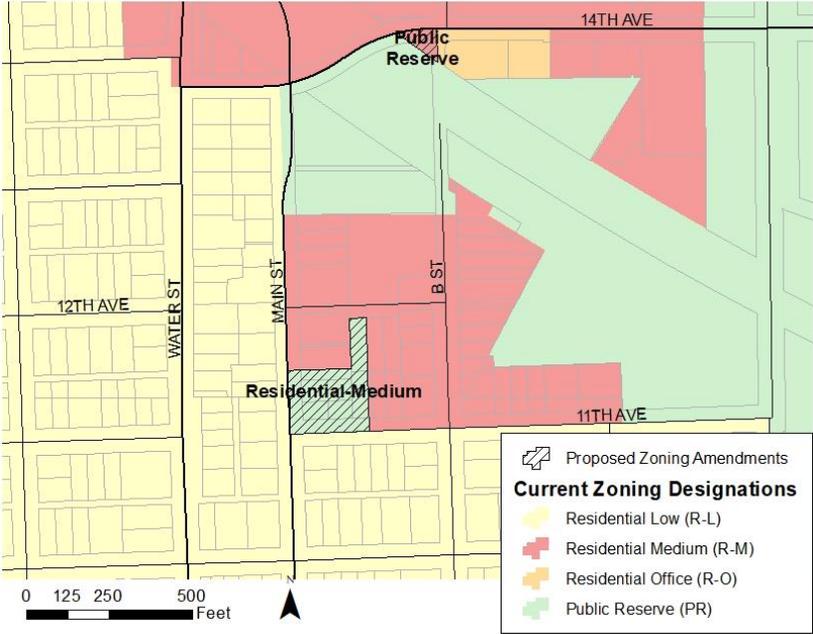
- A. Political signs, posters or bills promoting or publicizing candidates for public office or issues that are to be voted upon in a general or special election shall not exceed a maximum sign area of 10 square feet in the R-S, R-L, R-M, R-O, MHP and MHS zones. In all other zones, said political signs shall conform to the sign area requirements applicable to the type of sign used. Such signs shall be displayed only on private property of consenting property owners. Political signs shall be removed within seven days after the election, except that a candidate who wins a primary election and advances to a general election may continue to display political signs until seven days after the general election. It will be the responsibility of the appropriate campaign manager or candidate for office to remove their political signs within the above time.
- B. Construction signs identifying the architects, engineers, contractors, or other individuals or firms involved in the construction of a building must obtain a sign permit and specify the amount of time the sign is to be displayed, which in no event shall extend beyond the time a valid building permit for such activity is in effect. Only one construction sign is allowed per site not to exceed 48 square feet in size in the R-S, R-L, R-M, and R-O zones. In all other zones, said construction signs shall conform to the sign area requirements applicable to the type of sign used.
- C. Temporary banners and posters as defined in this chapter shall be allowed for use in any commercial or industrial zone, subject to the following limitations. Each business address shall be limited to the display of no more than seven banners or posters at any one time. The aggregate area of all banners or posters displayed at any one time shall not exceed 250 square feet. For the purposes of this chapter, a business address shall be considered a single building or complex or related buildings housing a single business or multiple businesses. Multiple businesses in one building or a related complex of buildings shall be treated as a single business address. The display of such banners and posters shall take place entirely on private property, shall not cause any sight distance or other public safety problems for motorists, pedestrians, or bicyclists, and shall conform to the height requirements for the zone in which located.
- D. Temporary decorations as defined in this chapter shall be allowed for use in any business or industrial zone, subject to the following limitations. Each business address shall be limited to the display of temporary decorations which total surface area of all such temporary decorations shall not exceed a total of 250 square feet at any one time. For the purposes of this chapter, a business address shall be considered a single building or complex of related buildings housing a single business or multiple businesses. Multiple businesses in one building or a related complex of buildings shall be treated as a single business address. The display of such temporary decorations shall take place entirely on private property, shall not cause any sight distance or other public safety problems for motorists, pedestrians, or bicyclists and shall conform to the height requirements for the zone in which located.
- E. Real estate signs which advertise for sale, lease, or open house information for any lot or property in the city shall be located on said property for the time such sale or lease is offered. In the R-S, R-L, R-M, R-O, MHP, MHS, and C-N zones, such real estate signs shall not exceed eight square feet in total sign

area. If said real estate signs overhang public rights-of-way, they shall be subject to the provisions of ECC 3.12.220(B). In the NC-MU, RC-MU, C-C, C-C II, C-H, T-C, I-L, and I-H zones, such real estate signs shall not exceed 48 square feet in total sign area.

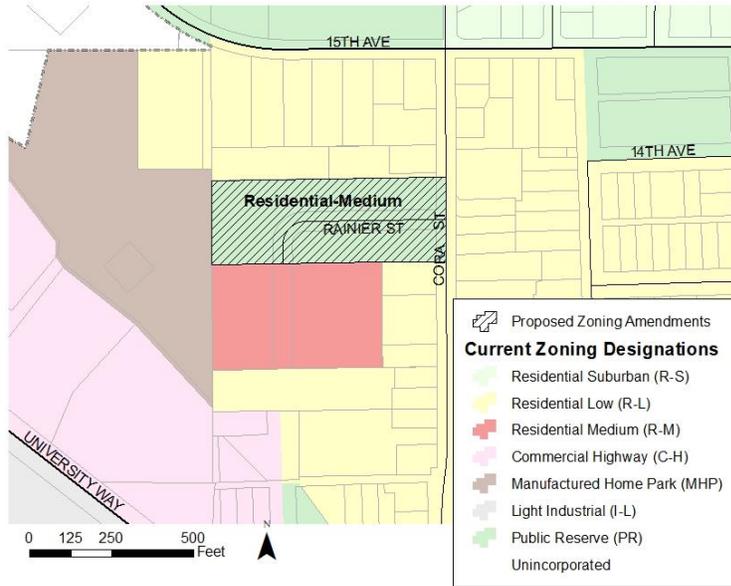
- F. Banners which advertise civic activities such as the Ellensburg Rodeo and Kittitas County Fair and other activities which may from time to time be approved by the city council may be supported on those steel strain poles in two locations in the public right-of-way which were constructed for that specific purpose. One set of strain poles is authorized on Cascade Way at 3,600 feet southeasterly from the P.T. of the off-ramp of the WC line with Cascade Way as shown on sheet 22 of State of Washington Highway Maps, West Side Canal to Bull Road, and one set is authorized on Canyon Road at 1,430 feet northwesterly from the intersection of the off-ramp of the EG line with Canyon Road as shown on sheet 19 of State of Washington Highway Maps, West Side Canal to Bull Road.
- G. A-frame signs as defined in this chapter shall be allowed for use in any commercial or industrial zone, subject to the following limitations. For the C-H, ~~T-C~~, C-N, I-L, and I-H zones, each business address shall be allowed for the use of a maximum of one A-frame sign at any one time. For the purposes of this chapter, a business address shall be considered a single building or complex of related buildings housing a single business or multiple businesses. Multiple businesses in one building or complex of related buildings shall be treated as a single business address. Each A-frame sign displayed in the NC-MU, RC-MU, C-H, ~~T-C~~, C-N, I-L and I-H zones shall not exceed a total sign area of 32 square feet on one side and 64 square feet total sign area on all faces and shall be placed a minimum of two feet behind the inside edge of an existing curb if no sidewalk is present. If no sidewalk or curb is present, the A-frame sign shall be placed a minimum of eight feet behind the edge or road pavement. Further, such A-frame sign shall not cause any sight distance or other public safety problems for motorists, pedestrians, or bicyclists.
- For the C-C<sub>1</sub> and C-C II, NC-MU, and RC-MU zones, each business shall be allowed the use of a maximum of one sidewalk sign at any one time. For the purposes of this chapter, in the C-C<sub>1</sub> and C-C II, NC-MU, and RC-MU zones each business which has been issued a separate city business license shall be entitled to the use of one sidewalk sign at any one time. Each sidewalk sign displayed in the C-C<sub>1</sub> and C-C II, NC-MU, and RC-MU zones shall not exceed a height of three feet and a width/length of two feet and shall be adequately anchored against movement or overturning due to wind. Such signs shall not cause a hazard or impediment to pedestrians, vehicles, or bicyclists.
- H. All signs placed on vehicles, trailers, or portable supports which are parked or located for the primary purpose of displaying said signs are prohibited. This does not apply to signs or lettering on buses, taxis, or vehicles operating during the normal course of business.
- I. Welcome banners, pennants, signs, windsocks, flower baskets, or other displays connoting a welcome from the city of Ellensburg to visitors of the city may, upon prior approval of the council of the city of Ellensburg, be displayed over or on publicly owned land or rights-of-way at a minimum clearance of at least 20 feet for a renewable period of one year, said right to display being subject to the annual review and approval of the council. [Ord. 4395, 2004; Ord. 3582 § 1, 1987; Ord. 3402 §1, 1983.]

**ZONING BOUNDARY AMENDMENTS**

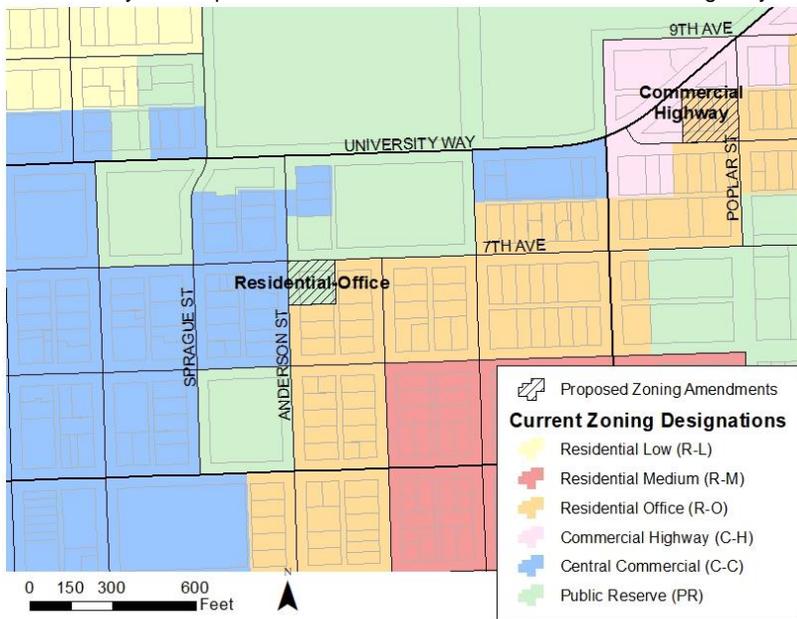
**Map 1.** Main Street and 11<sup>th</sup> Avenue – Public Reserve to Residential-Medium Zoning  
and 14<sup>th</sup> Avenue – Residential-Medium to Public Reserve



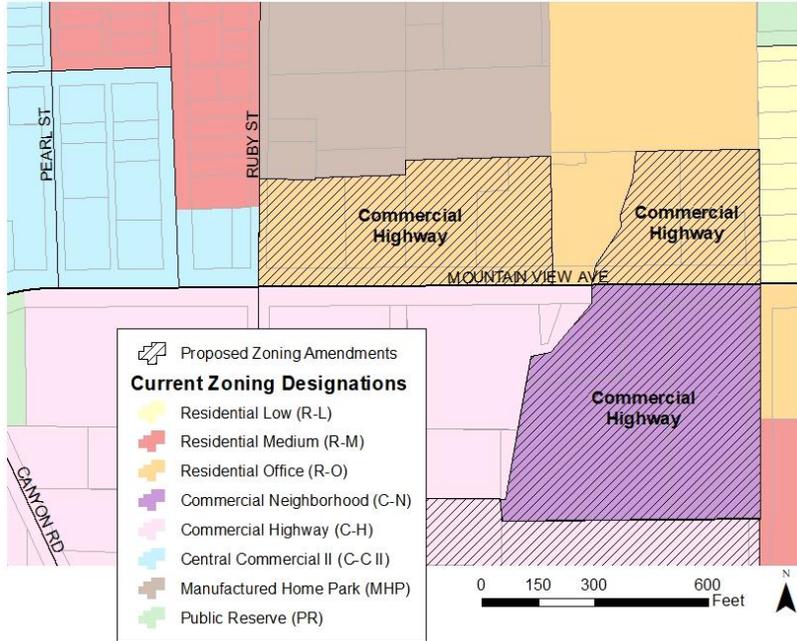
**Map 2. Rainier and Cora Streets – Public Reserve to Residential-Medium Zoning**



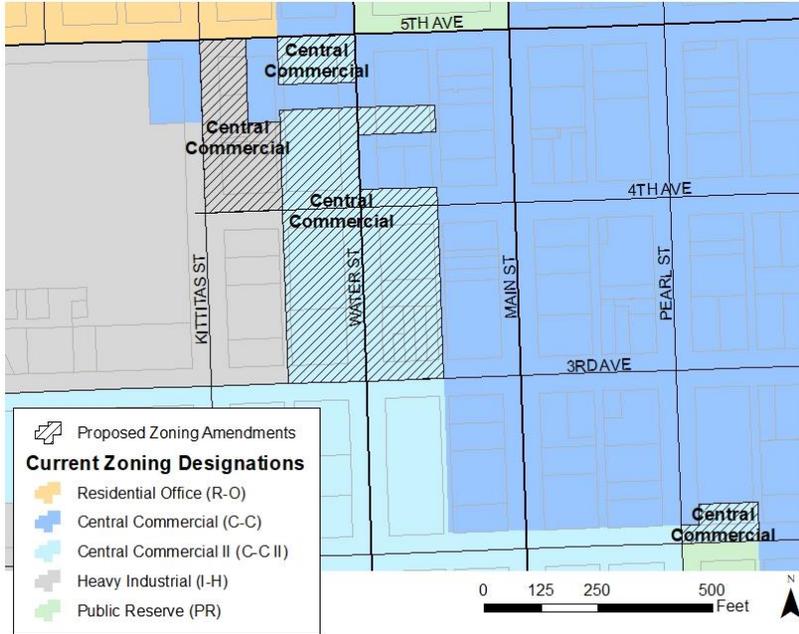
**Map 3. Anderson and 7<sup>th</sup> Avenues – Public Reserve to Residential-Office Zoning and University and Poplar Street – Residential Office to Commercial Highway**



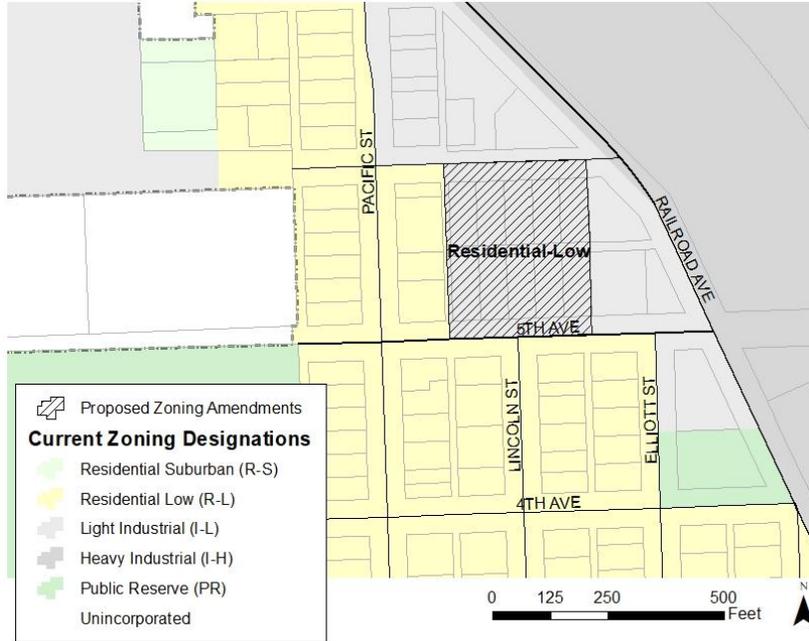
**Map 4. Mountain View Avenue – Extension of Commercial-Highway Zoning**



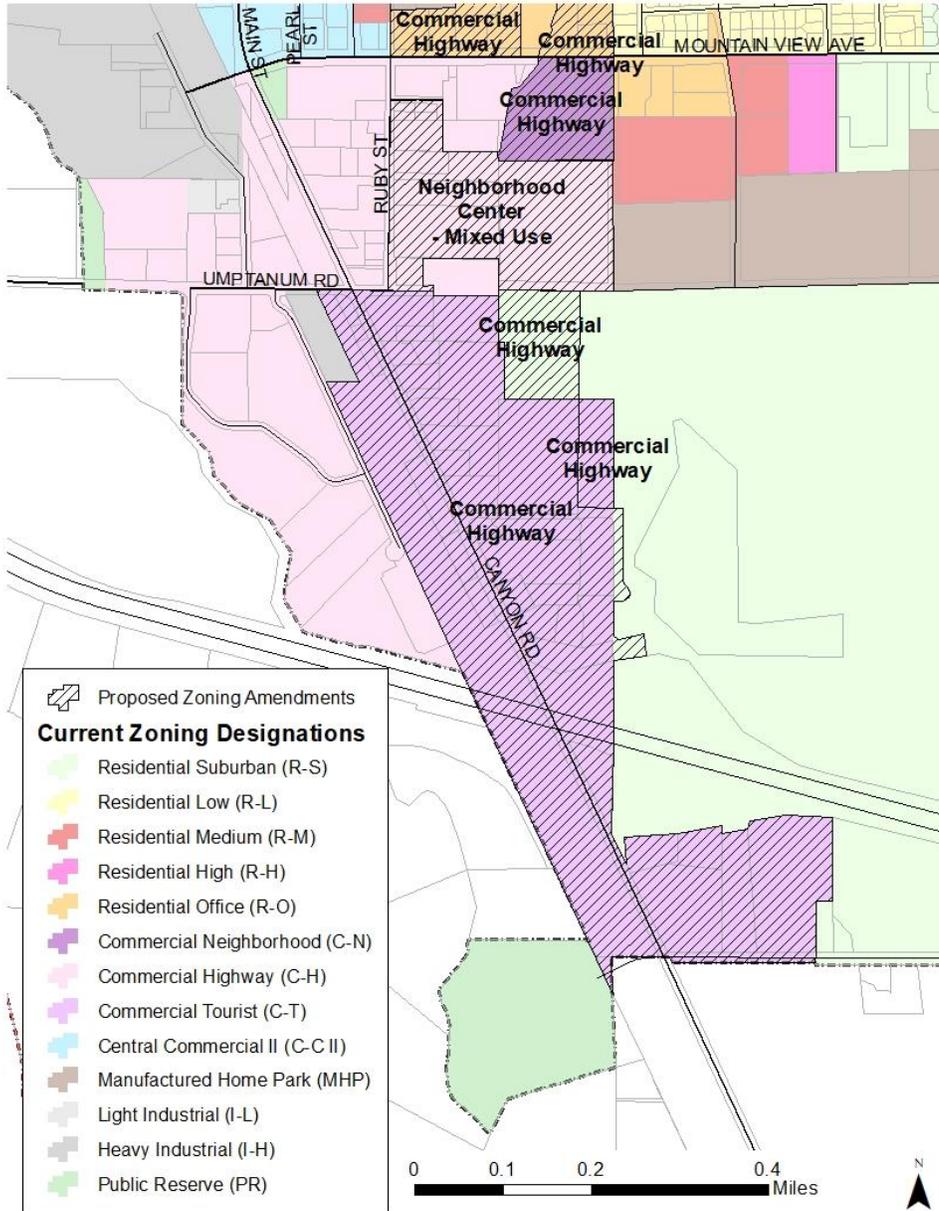
**Map 5. Extension of Central Commercial Zoning**



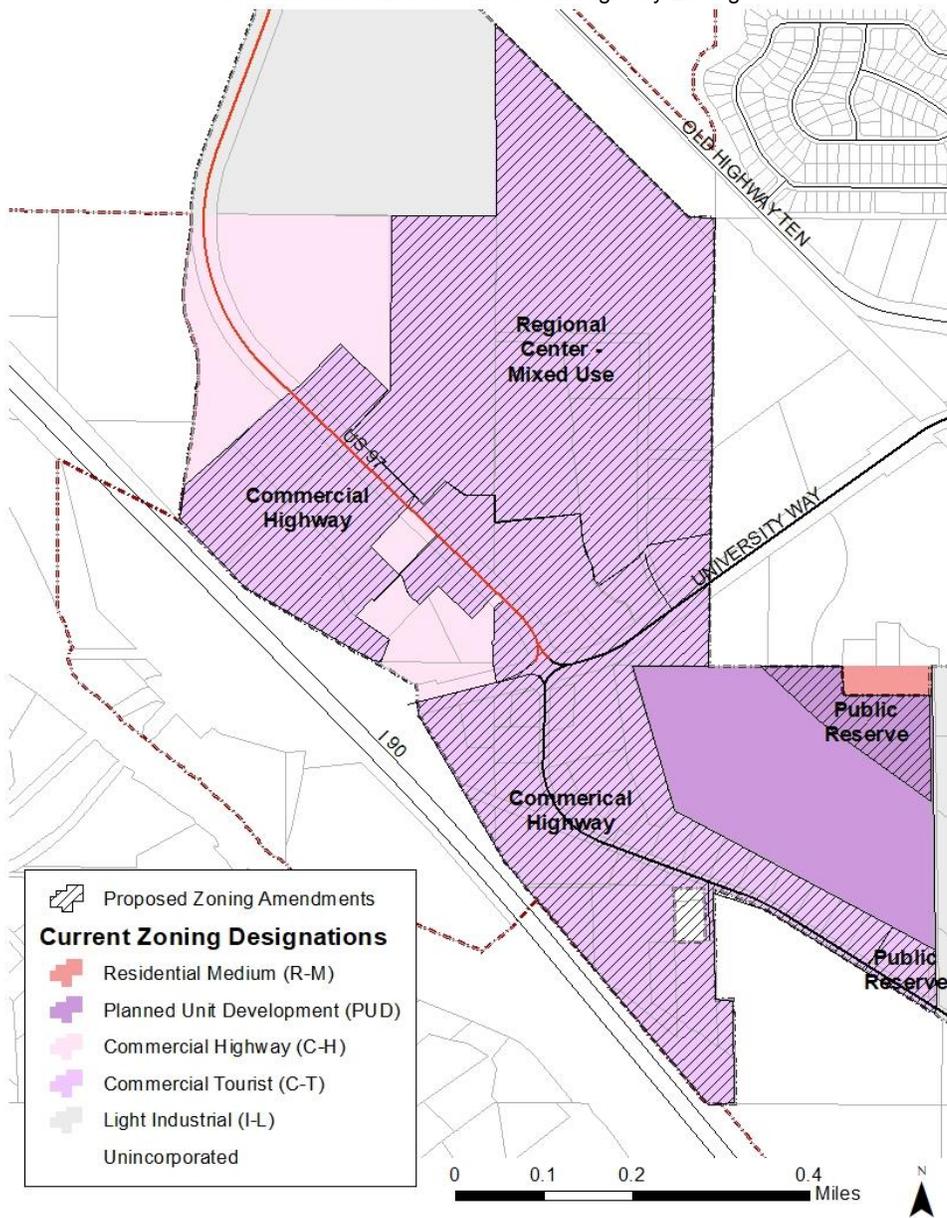
**Map 6. West Ellensburg – Light Industrial and Residential Low Zoning**



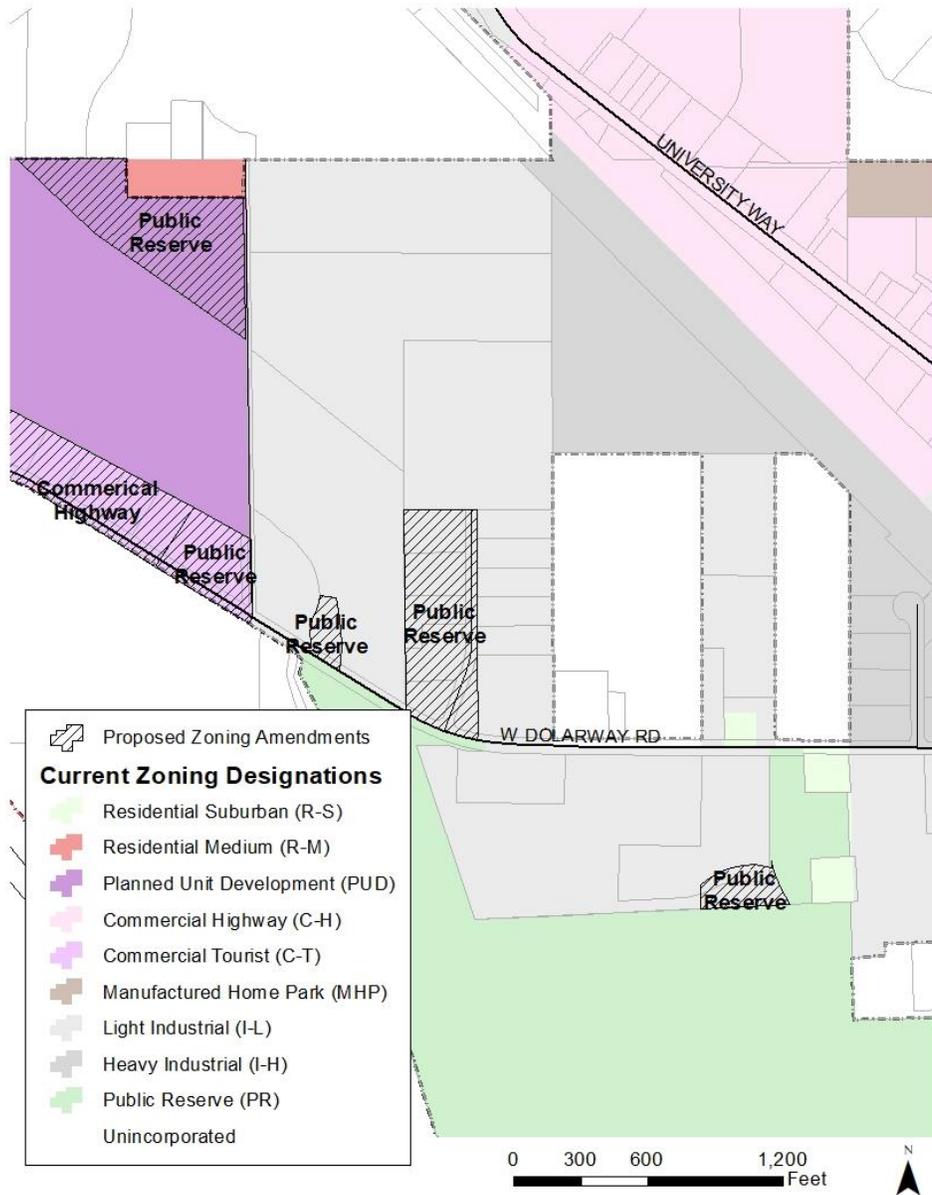
**Map 7. Ruby Street Proposed Mixed-Use Zoning and Canyon Road Commercial-Tourist to Commercial Highway**



**Map 8. West Interchange Proposed Mixed Use Zoning and Commercial Tourist to Commercial Highway Zoning**



**Map 9. Dolarway Road – Commercial Tourist, Planned Unit Development, and Light Industrial to Public Reserve Zoning**



**Map 10.** University Way – Commercial Highway and Residential Office to Public Reserve Zoning

