



# Central Commercial II Zone (C-CII)

PH-11

**Community Development Department**  
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## ECC 15.300.060(B)(3) Mixed Use Central Commercial II Zone (C-CII)

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.

**Table 15.320.045. Building setback and intensity standards table - Mixed-use zones.**

Standard	R-O	C-C	C-C II	NC-MU	RC-MU
<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>
Minimum frontage	None <sup>1,2</sup>	None	None	None	None
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)		None	None	None	None
Maximum building height (see ECC 15.320.060 for height exceptions)	35 ft <sup>4</sup>	60 ft <sup>7, 11</sup>	60 ft	60 ft <sup>7</sup>	60 ft <sup>7</sup>
<b>BUILDING PLACEMENT (see ECC 15.320.070 through 15.320.120)</b>					
Maximum front yard setback				10 ft <sup>13</sup>	10 ft <sup>13</sup>

**Table 15.320.045. Building setback and intensity standards table - Mixed-use zones.**

Standard	R-O	C-C	C-C II	NC-MU	RC-MU
Minimum front yard	15 ft	None <sup>5</sup>	None <sup>5</sup>	None <sup>5</sup>	None <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	None <sup>6</sup>	None <sup>6</sup>	None <sup>6</sup>	None <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>	None <sup>6</sup>	None <sup>6</sup>	None <sup>6</sup>	None <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 shares any portion of a border with a residential zone, the minimum side or rear setbacks shall be the same as the adjacent residential zone.
7. Where subject property shares any portion of a border with a residential zone the maximum building height is 45 feet.
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 Ellensburg local landmark district is 45 feet.
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. [Ord. 4887 § 26, 2022.]