



# Central Commercial II Zone (C-CII)

PH-11

## Community Development Department

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### ECC 15.300.050 (F) Central Commercial II Zone (C-CII)

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.

**Table 15.320.040. Building setback and intensity standards table – 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 ft	35 ft <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.