



Non - Residential Based Use Table

PH-19

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Table 15.310.040 Non-residential 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	I-H	P-R
RETAIL													
Auto sales, new and used							p ¹	P	p ²	P			
Farmers' markets*						P			P	P			
Fruit stands*	P	P	P	P	P	P	P	P	P	P	P		
Heavy retail (ECC 15.130.080)								p ¹⁰	p ²	P	P	P	
Heavy service (ECC 15.130.080)								p ¹⁰	p ²	P	P	P	
Nurseries and greenhouses that are ancillary to a retail use*	P							P	p ²	P	P	P	
Restaurants, bars, and brewpubs*			p ³	p ³	p ³	P	P	P	P	P	p ¹¹		A ⁹
Coffee house, espresso bar	p ⁸		p ³	p ³	p ³	P	P	P	P	P	p ¹¹		A ⁹
Retail, small scale (<2,000 sf floor area)	p ⁸		p ³	p ³	p ³	P	P	P	P	P			A ⁹
Retail, medium scale (2,000 – 20,000 sf floor area)						P		P	P	P			A ⁹
Retail, large scale (20,001 – 60,000 sf floor area)						p ⁴		P	P	P			
Retail, super scale (>60,000 sf floor area)									C	C			
Outlet center								P					
Regional retail commercial projects* (subject to the requirements in Chapter 15.390 ECC)	p ¹³	p ¹³	p ¹³	p ¹³	p ¹³	p ¹³	p ¹³	p ¹³			p ¹³		
Marijuana retailer*						p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴			

Use	R-S	R-L	R-M	R-H	R-O	C-N	C-T	C-H	C-C	C-C II	I-L	I-H	P-R
PERSONAL AND GENERAL SERVICE													
Day care I facilities*	P	P	P	P	P	P		P	P	P	P		A ⁹
Day care II facilities*	C	C	C	C	P	P		P	P	P			A ⁹
General service establishments (ECC 15.130.070)						p ⁵	p ⁶	P	p ²	P	P		
Heavy services (see Heavy retail and services definition in ECC 15.130.080)*								p ¹⁰	p ²	P	P	P	
Hotels/motels*							P	P	P	P			
Hospitals*	C	C	C		P				C	P			p ⁹
Offices, medical*	p ⁸				P	P	P	P	P	P			P/A ⁹
Kennels*								P		P	P		
Nursing homes*	C	C	C	P	P				P	P			P/A ⁹
Marijuana cooperative*	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵
Personal service establishments*	p ⁸		p ³	p ³	p ³	P	P	P	P	P			A ⁹
Places of assembly*	C	C	C	C	P	P			P	P	C		A ⁹
Radio station (commercial)		C						C			C	C	A ⁹
Veterinary clinic					C	C	P	P	P	P	C		
BUSINESS SERVICE													
Conference center*							P	P	P	P			A ⁹
Offices, business or professional*, small scale (<2,000 sf floor area)	p ⁸					P	P	P	P	P	p ⁷		P/A ⁹
Offices, business or professional*, medium scale (2,000 – 20,000 sf floor area)	p ⁸						P	P	P	P	P		P/A ⁹
Offices, business or professional*, large scale (20,001 – 60,000 sf floor area)								P	P	P	P		P/A ⁹
Miniwarehouse facility*			C					C			P	P	

Use	R-S	R-L	R-M	R-H	R-O	C-N	C-T	C-H	C-C	C-C II	I-L	I-H	P-R
INDUSTRIAL													
Light industry (ECC 15.130.120)									p ^{2,11}	p ^{2,11}	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)							C	C	C	C	C	C	A ⁹
Heavy industry (ECC 15.130.080)												C	
Marijuana processor*											p ¹⁴	p ¹⁴	
Marijuana producer*											p ¹⁴	p ¹⁴	
Tow vehicle storage area*											P	P	
Vehicle wrecking yard*												C	

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.
4. 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.
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.

8. Subject nonresidential uses may be permitted in the R-S zone 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).
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.
11. 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 15.130.010).
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.
14. All marijuana retail, production and processing facilities are subject to the requirements of Chapter 15.370 ECC.
15. All marijuana cooperatives are subject to the requirements of ECC 15.370.030, Chapter 314-55 WAC and Chapter 69.51A RCW.