

TEXT AMENDMENT #3

TITLE 17 ZONING

CHAPTER 17.11 Urban Growth Area

SECTION 17.11.050 Minimum Density

EXISTING TEXT

The minimum density of developments located in urban growth areas shall be four units per acre. Density calculations shall be calculated based on lands available after removal of lands protected under critical areas as identified in Kittitas County Code Title 17A and lands used for the purpose of development and placement of roads (ORD 2007-22, 2007).

NEW TEXT

Eliminate Section 17.11.050 Minimum Density

RATIONALE FOR TEXT AMENDMENT #3

- 1. Inclusion of a provision for minimum density is inconsistent with City Codes which do not mandate minimum densities (see City of Ellensburg Land Use Code attached).**
- 2. In the Airport overlay for Bowers Field, densities are limited by County and City Code.**
- 3. In urban growth areas, there are inclusion of areas where extension of City Utilities to undeveloped properties is not physically possible or economically feasible during the foreseeable future, rendering large sections of urban growth areas unbuildable.**



15.320.030 Form and intensity standards table – Residential zones.



Table 15.320.030. Form and intensity standards table – Residential zones.

| Topic | R-S | R-L | R-M | R-H | R-O |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| DEVELOPMENT INTENSITY AND CONFIGURATION | | | | | |
| Minimum <u>lot area</u> | None ¹ | None ¹ | None ¹ | None ¹ | None ¹ |
| Minimum <u>frontage</u> | None ^{1,2} | None ^{1,2} | None ^{1,2} | None ^{1,2} | None ^{1,2} |
| Density, minimum (ECC 15.320.050) | | 6/du/acre ³ | 8/du/acre ³ | 15 du/acre | 8/du/acre ³ |
| Density, maximum (base) ¹⁰ (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 ⁴ | 16 du/acre ⁴ | No limit | No limit | No limit |
| Maximum <u>floor area ratio</u> (FAR) (ECC 15.320.050) | | 0.5 ⁵ | 1.0 ⁶ | 1.5 ⁶ | 1.0 ⁶ |
| Maximum <u>building height</u> | 35 ft | 35 ft | 35 ft ⁷ | 45 ft ⁷ | 35 ft ⁷ |
| BUILDING PLACEMENT (see ECC 15.320.070 through 15.320.130) | | | | | |
| Minimum <u>front yard</u> ^{8, 9} | 15 ft | 15 ft | 15 ft | 15 ft | 15 ft |
| Garage <u>front yard</u> setback | 22 ft | 22 ft | 22 ft | 22 ft | 22 ft |
| Minimum <u>rear yard</u> | 20 ft | 20 ft | 20 ft | 20 ft | 20 ft |
| Minimum <u>rear yard</u> , accessory structures (including garages) and detached accessory dwelling units | 5 ft ¹² | 5 ft ¹² | 5 ft ¹² | 5 ft ¹² | 5 ft ¹² |
| Minimum <u>side yard</u> ¹¹ | 5 ft/10 ft ¹³ | 5 ft/10 ft ¹³ | 5 ft/10 ft ¹³ | 5 ft/10 ft ¹³ | 5 ft/10 ft ¹³ |
| Minimum <u>side yard</u> (corner) | 5 ft | 5 ft | 5 ft | 5 ft | 5 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. Townhouses and multifamily uses, where permitted through density bonus provisions, are exempt from maximum FAR standards.
6. See ECC [15.330.030](#) for FAR bonus provisions.
7. 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](#).
8. Porches and covered entries may project up to six feet into the [front yard](#).
9. No [front yard](#) is required for buildings adjacent to designated "[storefront](#) streets."
10. Base maximum density refers to the maximum density allowed without utilizing density bonuses.
11. 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](#).
12. Accessory structures and 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](#).
13. For lots 6,000 square feet or less, the minimum [side yard](#) shall be five feet on each side. [Ord. 4656 § 1 (Exh. O2), 2013.]

