

TEXT AMENDMENT #4

TITLE 17 ZONING

CHAPTER 17.22 UR - Urban Residential Zone

SECTION 17.22.030 Lot - Size Required

EXISTING TEXT

1. Minimum Lot sizes in the UR Zone are as follows:

- 1. Single Family Dwelling, seven thousand two hundred square feet (7,200 sq. ft.).**
- 2. Two (2) Family Dwelling, ten thousand square feet (10,000 sq. ft.).**

2. All lots of record at the timing of passage of the ordinance codified in this Chapter shall be considered as conforming to lot size requirements (ORD 2013-001, 2013; ORD 2007-22, 2007; RES 83-10, 1983).

NEW TEXT

Eliminate Section 17.22.030 Lot - Size Required

- 1. Minimum lot sizes in the UR Zone**
- 2. Conforming**

RATIONALE FOR TEXT AMENDMENT #4

- 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.**

