

TEXT AMENDMENT #5

TITLE 17 ZONING

CHAPTER 17.58 AIRPORT ZONE

SECTION 17.58.050 Uses, Development Requirements, and Restrictions

AIRPORT OVERLAY APPLICABLE USES

EXISTING TEXT

ZONE 3 INNER TURNING ZONE

- 1. Schools, play fields, hospitals, nursing homes, and churches are prohibited.**
- 2. Flammable and combustible liquids and specifications for fuel storage shall be in accordance with Articles 52 and 79, the International Fire Code (IFC) standard, and applicable codes.**
- 3. Outside of the existing Ellensburg Urban Growth Area (UGA) the average density will be one dwelling unite per three acres on the property at the date of adoption of this ordinance (July 17, 2001).**
- 4. Inside the existing Ellensburg Urban Growth Area (UGA) for lands zoned Agricultural - 3 the average density will be one dwelling unit per three acres on the property at the date of adoption of this ordinance (July 17, 2001).**
- 5. Inside the existing Ellensburg Urban Growth Area (UGA) for lands zoned Urban Residential or Rural Residential the average density will be one dwelling unit per one acre on the property at the date of adoption of this ordinance (July 17, 2001).**

NEW TEXT

ZONE 3 INNER TURNING ZONE

- 1. Schools, play fields, hospitals, nursing homes, and churches are prohibited.**
- 2. Flammable and combustible liquids and specifications for fuel storage shall be in accordance with Articles 52 and 79, the International Fire Code (IFC) standard, and applicable codes.**
- 3. Outside of the existing Ellensburg Urban Growth Area (UGA) the average density will be one dwelling unite per three acres on the property at the date of adoption of this ordinance (July 17, 2001).**
- 4. Inside the existing Ellensburg Urban Growth Area (UGA) the average density will be one dwelling unit per one acre.**

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RATIONALE FOR TEXT AMENDMENT #5

- 1. There was never a safety reason to define Agriculture - 3 lands and suburban lands differently in this Zone.**
- 2. The language is inconsistent between the City and County Ordinance.**
- 3. The language in the Kittitas County Code is internally inconsistent between the designated zoning today on formerly Agriculture - 3 lands now urban residential and this section of the Kittitas County Code in the Airport overlay.**



Steve Willard <willardis@gmail.com>

City of Ellensburg ECC section 13.11.050

1 message

Steve Willard <willardis@gmail.com>

Sun, Jun 23, 2019 at 3:30 PM

To: steve willard <willardis@gmail.com>

B. Additional Safety Zone Uses, **Development** Requirements and Restrictions. In addition to the general **development** requirements and restrictions set forth in subsection (A) of this section, certain additional **development** requirements and restrictions are necessary in specific safety zone areas in order to protect the health, welfare, safety, and quality of life of the general public, property owners, **airport** operators, and aviation community, and also to ensure compatible land uses in the vicinity of the **airport**. Those additional **development** requirements and restrictions are set forth in Table 15.350.040.

Table 15.350.040. Additional safety zone uses, development requirements and restrictions.

Airport Safety Zones	Additional Safety Zone Uses, Development Requirements and Restrictions
Zone 1 (Runway Protection Zone)	1. Land uses, which by their nature will be relatively unoccupied by people, should be encouraged (mini-storage, small parking lots , etc.)
	2. Schools , play fields, hospitals , nursing homes, and churches are prohibited.
Zone 2 (Inner Safety Zone)	1. Schools , play fields, hospitals , nursing homes, and churches are prohibited.
	2. Zoning changes on property within zone 2 that is within the unincorporated Ellensburg urban growth area (UGA) and which later annexes into the city limits shall maintain an average residential density after annexation that is consistent with the underlying Kittitas County zoning on the property in effect at the date of annexation.
Zone 3 (Inner Turning Zone)	1. Schools , play fields, hospitals , nursing homes, and churches are prohibited.
	2. Zoning changes on property within zone 3 that has annexed into the city limits prior to October 15, 2001, adoption of Ordinance 4296, shall maintain a maximum residential density of 6 dwelling units per gross acre with a planned unit development (PUD) option available but limited to that average maximum of 6 dwelling units per gross acre with no density bonuses available.
	3. Zoning changes on property within zone 3 that is within the unincorporated Ellensburg urban growth area (UGA) and which later annexes into the city

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<p>Airport Safety Zones</p>	<p>Additional Safety Zone Uses, Development Requirements and Restrictions</p>
<p>Zone 4 (Outer Safety Zone)</p>	<p>limits shall maintain an average maximum residential density after annexation that is consistent with the underlying Kittitas County zoning on the property in effect at the date of annexation, except that those properties which, as of the October 15, 2001, adoption of Ordinance 4296, have frontage on Sanders Road within zone 3 will be allowed to maintain a maximum density of one dwelling unit per acre after annexation to the city of Ellensburg.</p> <ol style="list-style-type: none"> 1. Schools, play fields, hospitals, nursing homes, and churches are prohibited. 2. Zoning changes on property within zone 4 that is within the unincorporated Ellensburg urban growth area (UGA) and which later annexes into the city limits shall maintain an average maximum residential density after annexation that is consistent with the underlying Kittitas County zoning on the property in effect at the date of annexation.
<p>Zone 5 (Sideline Zone)</p>	<ol style="list-style-type: none"> 1. Schools, play fields, hospitals, nursing homes, and churches are prohibited.
<p>Zone 6 (Airport Operations Zone)</p>	<ol style="list-style-type: none"> 1. Zoning changes on property within zone 6 that has annexed into the city limits prior to the October 15, 2001, adoption of Ordinance 4296, shall maintain an average maximum residential density of 6 dwelling units per gross acre with a planned unit development (PUD) option available but limited to that average maximum of 6 dwelling units per gross acre with no density bonuses available. 2. Zoning changes on property within zone 6 that is within the unincorporated Ellensburg urban growth area (UGA) and which later annexes into the city limits shall maintain an average maximum residential density of 3 dwelling units per gross acre after annexation. The minimum lot size for future subdivisions after annexation shall be 7,000 gross square feet; however, whenever any future subdivision of such property creates a lot that is smaller in size than 14,520 square feet, a note shall be placed on the face of the plat stating that there can be no further subdivision of any parcel created by that subdivision while the property is situated within the airport overlay zone (A-O).

Note:

1. All aviation uses are permitted in all zones but only when located on property owned by the Kittitas County Airport.
2. When calculating densities and available dwelling units in accordance with the requirements set forth in Table 15.350.040, if the number of dwelling units available on a property is not a whole number, then it shall be rounded down to the nearest whole number if the fraction is 0.49 or less and rounded up to the nearest whole number if the fraction is 0.5 or greater.
3. Required development standards for public infrastructure shall be consistent with the established city standards in effect at the time of development permitting. An exception is made for those properties that are

designated with a density of either three dwelling units per acre or one dwelling unit per acre as determined by Table 15.350.040. For those excepted properties, new local residential streets shall only be required to provide for sidewalk improvements on one side of a street and street lighting improvements at street intersections. All other standards, including but not limited to those for community arterial and collector streets, municipal utilities and any other required improvements, shall be consistent with the established city standards in effect at the time of development permitting.

[Ord. 4807 § 52, 2018; Ord. 4656 § 1 (Exh. O2), 2013.]