

## Chapter 17.22

### UR - URBAN RESIDENTIAL ZONE\*

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\* Prior history: Ord. Z77-2.

#### **17.22.010 Purpose and intent.**

The purpose and intent of the Urban Residential zone is to provide for and protect areas for home-site development and/or urban levels of development in where municipal services can be provided or is already available. (Ord. 2007-22, 2007; Ord. 83-Z-2 (part), 1983)

#### **17.22.015 Development within the Ellensburg Urban Growth Area (UGA).**

For properties located within the City of Ellensburg UGA, the uses and development standards in KCC [17.11.030](#) through [17.11.039](#) shall be utilized. Where KCC 17.11.030 through 17.11.039 does not identify uses and development standards to be utilized for development within the Ellensburg UGA, this chapter shall apply. ~~This provision shall not apply to the Airport Overlay or properties not requesting City of Ellensburg water and sewer utility extensions.~~ (Ord. 2022-017, 2022)

#### **17.22.020 Allowed uses.**

Uses allowed in the Urban Residential zone include those uses pursuant to KCC Chapter [17.15](#). (Ord. [2013-001](#), 2013; [Ord. 2011-013](#), 2011; Ord. O-2006-01, 2006; Ord. 96-19 (part), 1996; Res. 83-10, 1983)

#### **17.22.030 Lot - Size required.**

1. This provision shall not apply to the Airport Overlay.
2. Minimum lot sizes in the UR zone are as follows:
  - a. Single family dwelling, seven thousand two hundred (7,200) square feet.
  - a-b. Two (2) family dwelling, ten thousand (10,000) square feet.
3. All lots of record at the time of passage of the ordinance codified in this chapter shall be considered as conforming to lot size requirements. (Ord. [2022-017](#), 2022; [Ord. 2019-013](#), 2019; [Ord. 2013-001](#), 2013; Ord. 2007-22, 2007; Res. 83-10, 1983)

**17.22.040 Maximum lot coverage.**

Refer to KCC [17.11.060](#). ([Ord. 2018-014](#), 2018; [Ord. 2013-001](#), 2013; Res. 83-10, 1983)

**17.22.050 Maximum height permitted.**

No structure shall exceed two and one-half (2½) stories or thirty-five (35) feet, whichever is less in height. ([Ord. 2013-001](#), 2013; Res. 83-10, 1983)

**17.22.060 Yard requirements.**

No structure shall be built or located closer than twenty-five (25) feet to the front and rear property line or within fifteen (15) feet of any side property line. Side and rear yard setbacks may be modified in accordance with KCC [16.10.065](#). ([Ord. 2022-005](#), 2022; [Ord. 2013-001](#), 2013; Res. 83-10, 1983)

**17.22.065 Yard requirements at Zones Adjacent to Commercial Forest Zone.**

Properties bordering or adjacent to the Commercial Forest zone are subject to a two hundred (200)-foot setback from the Commercial Forest Zone. (KCC [17.57.050\(1\)](#)). For properties where such setback isn't feasible, development shall comply with KCC [17.57.050\(2\)](#). ([Ord. 2013-001](#), 2013; [Ord. 2010-014](#), 2010; Ord. 2007-22, 2007)

**17.22.090 Repealed.**

([Ord. 2013-001](#), 2013; Ord. 88-4 § 2 (part), 1988; Res. 83-10, 1983)

**17.22.100 Repealed.**

([Ord. 2013-001](#), 2013; [Ord. 2010-014](#), 2010; Ord. O-2009-25, 2009; Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 90-10 (part), 1990; Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983)

**17.22.110 Repealed.**

(Ord. 2007-22, 2007; Ord. 88-4 § 2 (part), 1988)

**17.22.120 Repealed.**

([Ord. 2013-001](#), 2013; Ord. 2007-22, 2007)