

City Planning Commission Agenda

February 20, 2024

6:00 p.m.

Mayor
Matthew Lundh
City Administrator
Robert Omans
City Clerk
Debbie Lee
City Planning
Colleda Monick



Planning Commissioners
Position #1-Gary Berndt, Chair
Position #2-Matt Fluegge
Position #3 - Vacant
Position #4- Marc Kirkpatrick
Position #5-Colin Brissey
Position #6-Paul Kantwill
Position #7-Ian Steele

The Cle Elum Planning Commission meetings are conducted in a hybrid format, with in-person participation at City Hall and from remote locations via Zoom.

Cle Elum City Hall, 119 W. First Street, Cle Elum, WA 98922

Zoom connection information on next page; will change every meeting to ensure cybersecurity.

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- 1. Call to Order and Roll Call.**
 - 2. Citizen Comments on Non-Agenda Items (limited to 5 minutes).**
 - 3. Adoption of Minutes:**
 - a. February 6, 2023
 - 4. Public Hearing.**

None scheduled
 - 5. Planning Updates.**
 - a. Update from Chair Gary Berndt
 - b. Staff Announcements, Planning Consultant Colleda Monick
 - 6. New Business.**
 - a. Review last years proposed changes to the Sign Code and Zero Lot Line
 - b. Review proposed changes to section 17.12
 - c. Review proposed changes to section 17.16
 - 7. Next Meeting Agenda Development.**
 - a. Finalize any changes to 17.12 & 17.16
 - b. Table of Permitted Uses
 - c. Review proposed changes to section 17.20
 - 8. Commissioner Comments and Discussion.**
 - 9. Adjournment.**

JOIN VIRTUALLY VIA ZOOM

If you cannot attend in person, the City of Cle Elum invites you to join virtually:

Topic: Planning Commission

Time: Feb 20, 2024 06:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82236387108>

Meeting ID: 822 3638 7108

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One tap mobile

+12532050468,,82236387108# US

+12532158782,,82236387108# US (Tacoma)

City of Cle Elum
Planning Commission (CEPC) Meeting Minutes
City Council Chambers
February 6, 2024 | 6:00 PM

Call to Order

Chair Berndt called the meeting to order at 6:00 PM

Roll Call

CEPC Members Present: Chair Gary Berndt, Colonel Paul Kantwill, Matt Fluegge, Colin Brissey, and Ian Steele

CEPC Members Absent: None

Staff Present: Colleda Monick

Citizen Comments on Non-Agenda Items

Jacob McGee, Snowy River Equipment. Updated the Commissioners on his need for their business (equipment rentals be a permitted use in the General Commercial zone) and how they recently made a move to purchase Bator Lumber, rather than losing out on the opportunity to purchase it. He and his brother are looking forward to seeing the city make changes to the permitted uses.

Adoption of Minutes

Commissioner Brissey motioned to accept the December 5th, 2023 minutes as presented. Commissioner Kantwill seconded. Motion passed.

Election of Chair, Vice Chair

Chair Berndt opened it up for nominations and offered to remain Chair for a while longer but prefaced that he would not like to remain the chair for the entire year.

Commissioner Fluegge made a motion that Commissioner Berndt remain Chair and Commissioner Kantwill become Vice Char. Commissioner Brissey seconded, motion carried.

Public Hearing

None scheduled.

Staff Report

Chair Berndt

- Provided a quick update regarding Kittitas County Conference of Governments. The group will be utilizing tax dollars to hire a regional planner for the area. Berndt expressed a need for the city to consider other ways to align with the county.
- Mayor Lundh has requested that the Planning Commission begin meeting twice a month, so starting February, the group will begin meeting on the first and third Tuesday.

Colleda Monick

- Department of Commerce held their in-person Short Course Planning training on January 23rd, 2024 which was well attended by elected officials, commissioners, and the public.

- The Table of Permitted Uses is being worked on by a volunteer with a Planning educational background. We hope to bring that back to the Commission for review in March.
- Staff met with Washington State Fish and Wildlife today to discuss options for developing standards and buffers which incorporate Best Available Science that are tailored to the needs of the City. Staff hopes to bring something back for review in April. Commissioner Brissey voiced concerns regarding what the impacts could be on zoning and future land use with changes.
- Two openings on the Planning Commission, one in town and one out of town seat.

New Business

1. 2023 Planning Highlights
2. Planning Matrix and Priorities
3. Open Annual Amendment Process for Comprehensive Plan updates.

Commissioner Brissey made a motion for the City of Cle Elum to open up the annual amendment process for Comprehensive Plan update and to close the application process on March 31, 2024 per the Municipal Code. Commissioner Kantwill seconded. Motion carried.

4. Review 2024 Work Scheduled of draft amendments. Discussion regarding increasing the number of amendments reviewed per meeting schedule in an attempt to expedite the process. Staff to amend the schedule.

Citizen Comments on Agenda Items

None

Next Meeting Agenda Development

1. Review previous code revisions (15.20 (sign code) and 17.XX (zero lot line))
2. Review sections 17.12, 17.16

Commissioner Comments and Discussion

Commissioner Fluegge noted that he will not be able to attend the February 20th, 2024 meeting due to work conflicts.

Commissioner Kantwill mentioned that there is a Town Hall presented by Ederra at February 8th, 2024 at Dru Bru.

Adjournment

Chair Berndt called for a motion to adjourn. Commissioner Fluegge motioned and Commissioner Brissey seconded to adjourn the meeting at 7:014 p.m. and to reconvene on February 20th, 2024 at 6:00 p.m.

Chair Berndt

Date

Chapter 15.20

SIGN CODE

Sections:

- 15.20.030 Purpose and applicability.
- 15.20.035 Definitions.
- 15.20.050 Right of entry.
- 15.20.070 Permits, Required, Administration.
- 15.20.090 Removal of permanent signs.
- 15.20.135 Prohibited signs, all zones.
- 15.20.140 Residential areas.
- 15.20.150 General commercial, entry commercial areas and public use
- 15.20.155 Downtown Commercial
- 15.20.160 Industrial areas.
- 15.20.165 Business park areas.
- 15.20.167 Lighting of signs.
- 15.20.170 Temporary signs.
- 15.20.175 Nonconforming signs.
- 15.20.190 Responsibility of owner.
- 15.20.195 Maintenance and safety.
- 15.20.200 Variances.
- 15.20.210 Violation – Penalty.

15.20.030 Purpose and applicability.

The purpose of this chapter is to improve the quality of life and to harmonize the residential and business environments in the city. It is intended to improve the visual environment, , and reduce signs or advertising distractions and/or obstructions that may contribute to hazards or accidents. The use of signs shall be regulated by zone. This chapter is designed to recognize the communication needs of the community, and encourage maintenance of those signs, but also to protect the public health, safety, welfare and aesthetics by regulating outdoor signs of all types. This chapter applies to all signs as defined by Section [15.20.035](#).

(Ord. 1279 § 1 (Attach. A (part)), 2007: Ord. 1198 § 1, 2003: Ord. 1136 § 1, 2001: Ord. 866 § 1, 1987: Ord. 638 § 3, 1970)

15.20.035 Definitions.

Unless otherwise set forth, the following words as used in this chapter shall have the following meanings:

ABANDONED SIGN: A sign that no longer correctly identifies, exhorts, or advertises any person, business, lessor, owner, product, or activity conducted or available on the premises where such sign is located and which has not been changed or removed within one hundred eighty (180) days of a tenancy change; or an on-premises sign which is damaged, in disrepair, or vandalized and not repaired within sixty (60) days of the damaging event.

ANIMATED SIGN: Any sign that flashes or simulates motion with an electronic or manufactured source of supply or contains wind actuated motion (excluding flags or banners).

AWNING SIGN: A sign attached, painted or installed on an awning projecting from a storefront.

BANNER SIGN: A sign constructed of a rectangular shape of fabric or other suitable material which is attached or suspended at two (2) ends or continuously across the long side; and which is not the primary identification for the organization, event, or product advertised; and which is primarily promotional in nature. Attachment or suspension of banner signs may be from buildings and/or poles. Flags, insignias, canopy signs, and posters are not considered banner signs.

CHANGING MESSAGE SIGN: An exterior, electrically controlled sign that displays different copy changes on the same lamp bank, which change at intervals of thirty (30) seconds or greater. Changing message signs include electronic reader boards.

DEVELOPMENT SIGN: A sign which identifies a development upon which the sign is located.

DIGITAL SIGN: A changeable copy sign with LED (or other similar light source) text, graphics or symbols over a non-illuminated background. Digital signs are also known as electronic message centers or EMCs..

DIRECTIONAL SIGN: A non-commercial sign used to direct pedestrian or vehicular traffic to a facility, service, or business.

DISPLAY CASE: A freestanding sign with changeable copy.

DOUBLE-FACED SIGN: A sign with two faces.

ELECTRICAL SIGN: A sign or sign structure in which electrical wiring, connections, and/or fixtures are used.

ELECTRONIC MESSAGE CENTERS: An electronic message center (EMC) is a sign that is capable of displaying words, symbols, figures or images that can be electronically changed by remote or automatic means.

EXTERNAL ILLUMINATED SIGN: A sign illuminated by an external light source.

FACADE: The entire building front, or street wall face, including grade to the top of the parapet or eaves and the entire width of the building elevation.

FLASHING SIGN: An electrical sign or portion thereof which changes light intensity in a sudden transitory burst, or which switches on and off in a constant pattern in which more than one-third of the non-constant light source is off at any one time.

FREESTANDING SIGN: A sign supported upon the ground by poles or braces or other structure designed and constructed to support the sign only and not attached to any building. The height of a freestanding sign shall be measured from the crown of the road adjacent to the location of the sign or from the ground at the base of the sign supports to the top of the sign, whichever is higher in elevation.

FRONTAGE: The measurement, in linear feet, of the length of the property line for a single-tenant building or length of leased building frontage for multitenant buildings or multi building complexes.

GRADE: The relative existing ground level in the immediate vicinity of the sign.

INCIDENTAL SIGN: A sign, generally informational, that has a purpose secondary to the use of the property on which it is located, and which is used to do one or more of the following:

- A. Directs traffic flow, vehicular or pedestrian, e.g., "one-way", "crosswalk", "do not enter", etc.;
- B. Clearly indicates location of ingress and egress points, e.g., "entrance", "exit";
- C. Directs certain activities to certain areas, e.g., "parking", "no parking", "waiting", "loading", etc.; or
- D. Provides other similar incidental information, e.g., "no trespassing", "no hunting", "phone", "ATM", "no dumping", "no loitering", etc.

ILLEGAL SIGN: A sign which does not meet the requirements of this code and which has not received legal nonconforming status.

INTERNAL ILLUMINATED SIGN: A sign with an internal light source shining through the face of the sign. Exposed neon signs are internally illuminated.

MAINTENANCE: The cleaning, painting, or repair of defective parts of a sign in a manner that does not alter the basic copy, design or structure of the sign.

MONUMENT SIGN: A freestanding sign having the appearance of a solid base of landscape construction materials such as brick, stucco, stonework, textured wood, tile, or textured concrete that are harmonious with the materials of the primary structure on the subject property.

MURAL: A picture or picture-print combination that contains no advertising copy; and which does not convey an advertising message; and which is painted or otherwise applied on the exterior wall of a building or structure.

NONCONFORMING SIGN: A sign which was erected legally but does not comply with subsequently enacted sign restrictions and regulations.

OFF-PREMISES SIGN: A sign structure advertising an establishment, merchandise, service or entertainment, which is not sold, produced, manufactured or furnished at the property on which the sign is located, e.g., billboards or outdoor advertising; provided, however, that signs located on property under the same ownership and which would be in a single tax parcel or immediately adjacent thereto but for the presence of an intervening right-of-way shall not be construed as an off-premises sign for purposes of this chapter.

OWNER: A person recorded as such on official records. For the purpose of this chapter, the owner of property on which a sign is located is presumed to be the owner of the sign unless facts to the contrary are officially recorded or otherwise brought to the attention of the administrator, e.g., a sign leased from a sign company.

PERMANENT SIGN: Any sign which is intended to be lasting and is constructed from an enduring material such as masonry and metal which remains unchanged in position, character, and condition (beyond normal wear), and is permanently affixed to the ground, wall or building, provided the sign is listed as a permanent sign in the ordinance.

PORTABLE SIGN: A sign made of any material, including paper, cardboard, wood or metal, which is capable of being moved easily and is not permanently affixed to the ground, structure or building. This also includes sidewalk or sandwich board signs.

PROJECTING SIGN: A sign, which is attached to and projects horizontally from a building wall.

PUBLIC SERVICE SIGN: A sign installed, maintained or controlled by the City of Cle Elum for the sole purpose of providing information to the general public.

READER BOARD: A sign face designed to allow copy changes either by manual or electronic means in which the message is static and can only be changed physically by the owner and/or operator.

REAL ESTATE SIGN: Any sign which is used to offer property for sale, lease, or rent.

SANDWICH BOARD SIGN: A portable sign consisting of two (2) sign faces hinged at the top and separated at the bottom making it self-standing. .

SIGN: Any communication device, structure, or fixture which is intended to identify a building, use, business, or event, or to promote the sale of a product, goods, or service, using graphics, letters, figures, symbols, trademarks or written copy. For the purpose of this chapter, a sign shall not be considered to be building or structural design. It shall be restricted solely to graphics, symbols, or written copy that is meant to be used in the aforementioned way. This definition shall include inflatable signs, balloons or other similar devices.

SIGN AREA:

1. The total area of a sign shall have all faces of any double-faced or multi-faced sign counted in calculating its area. The area of the sign shall be measured as follows if the sign is composed of one or two individual cabinets:
 - a. The area around and enclosing the perimeter of each cabinet or module shall be summed and then totaled to determine total area. The perimeter of measurable area shall include embellishments such as pole covers, framing, decorative roofing, etc. Support structures shall not be included in the determination of total area.
 - b. If the sign is composed of more than two sign cabinets or modules, the area enclosing the entire perimeter of all cabinets and/or modules, within a single, continuous geometric figure shall be the area of the sign. Support structures shall not be included in the determination of total area.
2. *Wall signs.* The area around and enclosing the perimeter of each cabinet or module shall be summed and then totaled to determine total area.
3. *Awning signs.* The area of awning signs shall be measured by the area around and enclosing the copy.

SIGN HEIGHT: The vertical distance measured from the adjacent grade to the highest point of the sign.

SIGN STRUCTURE: Any structure that supports or is capable of supporting a sign.

TEMPORARY SIGN: Any sign that is intended to be used for a limited time only.

WALL SIGN: Any sign attached directly to and supported by the wall of a building or permanent structure. Signs on or in windows will be considered wall signs.

(Ord. 1345 § 1, 2011; Ord. 1333 § 1, 2010; Ord. 1279 § 1 (Attach. A (part)), 2007; Ord. 1211, 2004; Ord. 1198 § 1, 2003; Ord. 866 § 2, 1987)15.20.045 EXEMPTIONS:

The standards and regulations set forth in this chapter apply to all signs proposed for installation in the city, except as to the following:

- A. Historic site markers or plaques, gravestones, and address numbers not more than ten (10) inches in height;
- B. Signs erected on public property by the State of Washington, the United States, Kittitas County, or the city of Cle Elum, displaying a public service message, or other regulatory, statutory, traffic control or directional message;
- C. Plaques, tablets, or inscriptions indicating the name of a building, date of erection, or other commemorative information, which are an integral part of the building structure and are attached flat to the face of a structure or other natural surface, and do not exceed two (2) square feet in area;
- D. Religious displays other than signs regulated by this chapter;
- E. A mural, defined as a one-of-a-kind, hand-painted, hand-tiled, or digitally printed image on the exterior wall of a building that does not contain any commercial message. Murals require a building permit from the city through the architectural design review process prior to installation;
- F. Signs displayed within the interior of any structure and not visible from streets or ways open to the public, except when such signs negatively impact public health and safety;
- G. Incidental signs that do not exceed three (3) square feet in area;
- H. Exterior signs bearing the name of the occupant of a dwelling unit, not exceeding three (3) square feet in area;
- I. Government flags;
- J. Official or legal notices issued and posted by any public agency, as defined by law, or court; and
- K. Public notices of development applications required per **Chapter 14** of this code.

(Ord. 1279 § 1 (Attach. A (part)), 2007; Ord. 1198 § 1, 2003; Ord. 638 § 4(b), 1970)

15.20.070 Permits Required, Administration.

- A. *Permits Required.* No sign shall hereafter be erected, moved, constructed, structurally altered or repaired except as provided by this title and a permit having been duly issued by the city.
- B. Permits are not required for the following activities or signs in all districts:
 1. Maintenance and cleaning of existing signs, provided such maintenance and cleaning does not include structural or electrical changes, sign changes, or other modifying characteristics.
 2. **On-premises, non-electrical signs, three (3) square feet or less in size;**
 3. Non-illuminated temporary signs not exceeding six (6) square feet in a residential area and not exceeding 30 square feet in a commercial development area;

4. Public informational signs installed, maintained and controlled by the City of Cle Elum.

5. Temporary signs;

C. Applications for sign permits shall be made to the City of Cle Elum on a form provided by the city. Applications shall include:

1. Name, address, telephone number and other contact information of the applicant or authorized agent and the legal owner of the property upon which the sign is to be located;
2. If the applicant is not the property owner, a signed instrument from the property owner authorizing the application;
3. Street address, tax parcel number, and acreage of the subject property;
4. A description of the sign, either in writing or in plan form, that identifies the type of sign per this chapter, the type of structural support, sign height, sign area and method of illumination;
5. A site plan drawn to scale, at a minimum scale of one inch equals twenty feet, that includes the dimensions of the subject property, the proposed location of the sign, the dimensions of the sign, the location of existing development on-site, the location size and dimensions of any existing signs on-site and the location of any public or private roads abutting the property;
6. Lighting details, if applicable, including fixture type, wattage, shielding, and other information necessary to determine compliance;
7. The required application fee as set by the Cle Elum city council.

D. Sign permits shall be processed as a Type I Application, as provided in CEMC [14.30](#).

E. Sign permits shall become invalid if work is not begun within one hundred and eighty (180) days of permit issuance. The city may authorize a single one hundred and eighty (180) day extension upon request of the applicant for circumstances beyond the applicant's control that prohibit installation of the sign within the required time period.

(Ord. 1279 § 1 (Attach. A (part)), 2007: Ord. 1198 § 1, 2003: Ord. 866 § 5, 1987: Ord. 638 § 6, 1970)

15.20.090 Removal of permanent signs.

Any permanent sign now or hereafter existing which, for a period of sixty (60) days, no longer advertises a bona fide business conducted or product sold shall be taken down and removed by the owner, agent, or person having the beneficial use of the building, lot, or structure upon which the sign may be found. Fixtures that are no longer used shall be removed. Signs that are not used because of a vacant building shall remove the fixture

or replace the sign face with a blank. Upon failure to comply with this provision, the building official is authorized to cause removal of the sign and any expense incident thereto shall be paid by the owner of the premises or filed as a lien against the property.

(Ord. 1279 § 1 (Attach. A (part)), 2007; Ord. 1198 § 1, 2003; Ord. 638 § 7, 1970)

15.20.135 Prohibited signs, all zones.

The following signs are prohibited in all districts within the City of Cle Elum except as specifically allowed as temporary signs:

- A. Any sign not specifically listed as permitted in this chapter is prohibited unless otherwise provided by law;
- B. Any sign which, by reason of its size, location, movement, coloring or manner of illumination may be confused with traffic control signs or signals, which determination shall be in the sole discretion of the responsible official;
- C. Stationary motor vehicles, trailers and related devices used to circumvent the intent of this chapter;
- D. Signs which are attached to utility poles, trees, fences, rocks or natural features and other similar objects which are not designed specifically for the installation of the sign;
- E. Roof signs or signs projecting or installed above the eave lines of buildings;
- F. All lighted signs which are adjacent to and directed toward a residential district and which detract from the welfare of the residential district;
- G. Signs which blink flash, rotate, contain changing images or text that are electronically generated, or are animated by lighting in any fashion, **unless providing emergency information.** ~~Animated, moving, automatic-changing copy, revolving, blinking or flashing signs, except public service signs such as those which only give the time, temperature and humidity, and digital message center signs providing emergency information, community information and information related to events and activities that help fund or otherwise support the designated American Red Cross Emergency Shelter;~~
- H. Any sign which obstructs in any way the vision of motorists entering or leaving public or private rights-of-way;
- I. Signs extending over the public right-of-way and any sign placed within the right-of-way, with the exception of projecting signs, awning signs, and public service signs;
- J. Off-premises signs, with the exception of public service signs controlled and installed by the City of Cle Elum, **or** as allowed in the entry commercial zone pursuant to Section [15.20.150](#);

K. Signs emitting pollutants such as smoke;

M. Signs located within structural setbacks established by the zoning district, unless specifically authorized by this chapter.

(Ord. 1345 § 2, 2011; Ord. 1333 § 2, 2010; Ord. 1279 § 1 (Attach. A (part)), 2007; Ord. 1198 § 1, 2003)

15.20.140 Residential areas.

The following signs shall be permitted in all residential zoning districts in the city:

A. Permitted as an Accessory Use to an Approved or Existing Use, such as for an institution or for a subdivision/project I.D. only. A wall mounted or freestanding sign, not exceeding fifteen (15) square feet in area. Freestanding signs shall not exceed six (6) feet in height;

B. See 15.20.170 for temporary sign regulations.

(Ord. 1279 § 1 (Attach. A (part)), 2007; Ord. 1198 § 1, 2003; Ord. 638 § 12, 1970)

15.20.150 General commercial, entry commercial areas and public use.

In areas zoned general commercial, entry commercial and public use, the following regulations apply:

A. The aggregate sign area for any lot shall not exceed two (2) square feet for each foot of street frontage. Aggregate sign area for corner lots shall not exceed one and one-half (1.5) square foot for each foot of street frontage;

B. Projecting and awning signs are permitted. Sign size shall not exceed forty-five (45) square feet of area and shall maintain a vertical clearance of ten (10) feet from the bottom edge of the sign or awning to the sidewalk surface;

C. Wall signs are permitted. The size of a wall sign shall not exceed ten percent (10%) of the building facade on which they are located, and no more than two (2) signs are permitted per facade. For buildings with multiple tenants, maximum sign size shall be based on that portion of the facade occupied by each individual tenant;

D. Freestanding signs are permitted. One (1) freestanding sign is permitted per street frontage; provided, that corner lots with less than eighty (80) feet on each street shall be permitted only one (1) freestanding sign (except for freestanding off-premises signs, as provided for in subsection [\(E\)](#) of this section). Freestanding

signs shall not exceed two hundred (200) square feet of total sign area, and no one (1) face shall exceed one hundred (100) square feet. The height for a freestanding sign shall not exceed thirty-five (35) feet;

E. Off-premises signs are allowed in the entry and general commercial zones, provided:

1. Off-premises signs shall be permitted only for businesses located not more than one (1) block off of First Street, or not more than one (1) block off of the principal arterial serving the business, except for public benefit signs;
2. In general commercial, off-premises freestanding sign dimensions shall follow the guidelines within subsection [\(D\)](#) of this section;
3. A general commercial property fronting on First Street may choose to allow one (1) additional off-premises freestanding sign, for another general commercial business property (which contains at least twenty thousand (20,000) square feet of commercial floor space). This sign must follow regulations within this subsection (E), and other sections of this chapter;
4. In entry commercial, no off-premises sign shall exceed six (6) feet in height, if not overhanging a pedestrian pathway or vehicle lane;
5. In entry commercial, off-premises signs shall not exceed twenty-four (24) square feet per sign face, and shall have no more than two faces;
6. Off-premises signs shall not be allowed within any right-of-way and must be located no further than five hundred (500) feet from the exterior boundary of the parcel upon which the business is situated; provided, however, that this prohibition does not apply to public service signs;
7. Only one (1) off-premises sign permitted per business or organization, with the exception of public service signs;
8. ;
9. A notarized agreement from the property owner on whose property the sign will be located is required as part of the application. At a minimum, the agreement shall address:
 - a. Final responsibility for maintenance, removal and nuisance/abatement issues will be that of the property owner upon which the off-premises sign is located;
 - b. The right of use of the off-premises sign is neither assignable nor transferable without sign permit approval from the City of Cle Elum; and
 - c. That the property owner upon which the sign is to be located authorizes the sign to be placed upon their property;

F. Sandwich boards and portable signs are allowed under the following conditions:

1. They shall not exceed two (2) feet in overall width and four (4) feet overall height;
2. Must be wind-firm in some acceptable manner;
3. May not obstruct more than twenty percent (20%) of a sidewalk or right-of-way. A minimum clearance of clear passage shall be six (6) feet;
4. Shall not be placed in or on a street or alley right-of-way;
5. Shall be constructed of materials that are hard, durable, weather proof and permanent. Signs shall be constructed in an “A” frame fashion only. Changeable copy is not permitted except for hand drawn lettering or graphics such as a chalkboard;
6. Shall be allowed only immediately in front of the business being occupied. Provided that a property owner may grant another business owner the right to locate a sign on their property frontage if the businesses are located on the same block and not more than one (1) sign is permitted;
7. Only one (1) sign is permitted per lot, structure or business;
8. Shall not obstruct sight distance requirements on public streets; and
9. Shall be removed from public view during closed hours.

(Ord. 1508 § 1, 2018; Ord. 1345 § 3, 2011; Ord. 1333 § 3, 2010; Ord. 1279 § 1 (Attach. A (part)), 2007; Ord. 1198 § 1, 2003; Ord. 866 § 3, 1987; Ord. 855 § 1, 1986)

15.20.155 Downtown Commercial.

Signs in the Downtown commercial zone shall be permitted as follows:

- B. The aggregate sign area for any lot shall not exceed two (2) square feet for each foot of street frontage. The permitted signs enumerated in this subsection shall be subject to the total aggregate sign area.
- C. Wall signs are permitted provided they do not total an area more than ten percent (10%) of the building facade on which they are located. Each multi-tenant building may have one (1) wall sign for each street frontage.
- D. Projecting and awning signs shall not exceed forty-five (45) square feet of area and shall maintain a vertical clearance of ten (10) feet from the bottom edge of the sign or awning to the sidewalk surface.
- E. Sandwich board signs are allowed under the following conditions:
 1. They shall not exceed two (2) feet in overall width and four (4) feet overall height;

2. Must be wind-firm in some acceptable manner;
3. May not obstruct more than twenty percent of (20%) a sidewalk or right-of-way. A minimum clearance of clear passage shall be six (6) feet;
4. Shall not be placed in or on the traveled or parking area of a street or alley right-of-way;
5. Shall be constructed of materials that are hard, durable, weather proof and permanent. Signs shall be constructed in an "A" frame fashion only. Changeable copy is not permitted except for hand drawn lettering or graphics such as a chalkboard;
6. Shall be allowed only immediately in front of the business being occupied. Provided that a property owner may grant another business owner the right to locate a sign on their property frontage if the businesses are located on the same block and not more than one (1) sign is permitted;
7. Only one (1) sign is permitted per lot, structure or business;
8. Shall not obstruct sight distance requirements on public streets;
9. Shall be removed from public view during closed hours.

F. Application of the specific sign standards in this section to individual signs may not be required if the applicant provides substantial evidence that the imposition of the standards will result in a sign that is less consistent with the historic character of the area.

(Ord. 1279 § 1 (Attach. A (part)), 2007; Ord. 1198 § 1, 2003)

15.20.160 Industrial areas.

In areas which are zoned industrial, the following regulations apply:

- A. The aggregate sign area for any lot shall not exceed one (1) foot for each foot of street frontage. The permitted signs enumerated in this subsection shall be subject to the total aggregate sign area.
 1. Wall signs are permitted but shall not total an area more than fifteen percent (15%) of the building facade on which they are located, and not exceed two (2) signs per facade.
 2. Each structure may have one (1) freestanding sign per street frontage, provided that corner lots with less than eighty (80) feet on each street shall be permitted only one (1) freestanding sign. Freestanding signs shall not exceed one hundred (100) square feet of total sign area, and no one face shall exceed fifty (50) square feet. The maximum height for a freestanding sign shall not exceed the height of the building containing the activity being advertised and in no case shall exceed twenty-five (25) feet. The width of the

support system for a freestanding sign shall be a minimum of eighty percent (80%) of the width of the sign face.

B. Buildings having multiple occupancy will be allowed individual signs as set forth in subsection (A) of this section.

(Ord. 1279 § 1 (Attach. A (part)), 2007: Ord. 1198 § 1, 2003: Ord. 855 § 2, 1986)

15.20.165 Business park areas.

Signs in the business park zone shall be permitted as follows:

A. The aggregate sign area for any lot shall not exceed one (1) square foot for each foot of street frontage. The permitted signs enumerated in this subsection shall be subject to the total aggregate sign area.

B. Wall signs are permitted provided they do not total an area more than ten percent (10%) of the building facade on which they are located. Each multi-tenant building may have one (1) wall sign for each street frontage.

C. Each building may have one (1) freestanding sign per street frontage. The sign may not exceed a total of one hundred (100) square feet for the total of all faces. No one face shall exceed fifty(50) square feet in area. The sign shall not exceed fifteen (15) feet in height. The width of the support system for a freestanding sign shall be a minimum of eighty percent (80%) of the width of the sign face.

(Ord. 1279 § 1 (Attach. A (part)), 2007: Ord. 1198 § 1, 2003)

15.20.167 Lighting of signs.

A. Internal and exterior illuminated signs are allowed in all zones except R, MR and the Old Town commercial zoning district where only exterior and reverse internal illuminated signs are permitted provided, that awning signs may be internally illuminated.

B. No on ground lighting fixtures shall be permitted. Fixtures must be mounted to the bottom or top of the sign face and shall be shielded or mounted on curved standards to direct light to sign face only to minimize glare and off-sight lighting impacts. One mounted light shall be permitted per five (5) square feet of sign area.

C. The illumination of signs shall not cause excessive light or glare that could result in the reduced visibility of official signs and approaching, merging or entering traffic.

D. Portable and temporary signs shall not be illuminated.

(Ord. 1279 § 1 (Attach. A (part)), 2007; Ord. 1198 § 1, 2003)

15.20.170 Temporary signs.

Temporary signs are subject to the following regulations:

No review is required for temporary signs. All temporary signs shall conform to the following:

A. No temporary sign shall be placed in a required parking space, driveway, or clear view triangle.

B. No temporary sign may be placed on city-owned property (not including a city right-of-way) unless in conjunction with an approved special event permit, temporary use permit or other permission from the city.

C. No temporary sign shall be placed in the roadway.

D. Temporary signs on the city right-of-way placed outside the roadway shall comply with the following requirements:

1. Location. Allowed only between the property line and the back of the nearest curb, or where no curb exists, between the property line and the nearest edge of the pavement. Signs may not be placed on sidewalks, driveways or other paved areas designed for pedestrians or vehicular use.

2. Approval of the abutting landowner is required.

3. Signs on stakes that can be manually pushed or hammered into the ground are allowed. All other signs are prohibited, unless specifically allowed by a right-of-way use permit.

4. Signs are limited to four square feet total and three feet in height, from the ground to the top of the sign.

5. Any temporary sign in the right-of-way that is dilapidated or a nuisance shall be removed by the person responsible for placement of the sign.

6. The city may allow other signs in a city right-of-way with a right-of-way use permit.

E. Residential Zones. Temporary signs may be placed on property residentially zoned in accordance with the requirements of this section and the following:

1. One temporary window sign per residential unit not to exceed four square feet is allowed.

2. Freestanding signs, including post-mounted, stake and portable signs are allowed as follows:

i. In single-family residential zones temporary free-standing signs shall not exceed four square feet in size and five feet in height, if the sign is post-mounted on the ground, and not to exceed three feet in height if the sign is stake-mounted or portable.

ii. In multifamily residential zones temporary free-standing signs shall not exceed six square feet in size and five feet in height if the sign is post-mounted on the ground, and not to exceed three feet in height if the sign is stake-mounted or portable.

F. Nonresidential Zones. Temporary signs are allowed in nonresidential zones in accordance with the requirements of this section and the following:

1. Window signs are limited to fifty percent of the window area.
2. Freestanding signs, including post-mounted, stake and portable signs are limited to four square feet and five feet in height if the temporary sign is mounted in the ground, and not to exceed three feet in height if the temporary sign is stake-mounted or portable.
3. Surface-mounted signs are limited to thirty square feet and must be flatly affixed to walls or to on-site fences either facing the abutting street, or facing inward to the subject site.

G. Temporary signs on large properties, either residential or nonresidential zoned, of more than two acres may be of any type, and shall not exceed sixty-four square feet and up to eight feet above ground level. Such a sign allowed herein is in lieu of and shall not be displayed with or be in addition to any other temporary signs allowed by this section.

H. A temporary sign shall be promptly removed after the event for which it is intended.

E.

F.

(Ord. 1525 § 1, 2019; Ord. 1279 § 1 (Attach. A (part)), 2007; Ord. 1198 § 1, 2003; Ord. 855 § 3, 1986)

15.20.175 Nonconforming signs.

A. Existing signs that are nonconforming to the provisions of this chapter are permitted to continue subject to the provisions of subsection (B) of this section. Nonconforming signs may be replaced by a sign of the same type, size, dimensions and location without losing its nonconforming status. Sandwich board and temporary signs that are nonconforming are not permitted to be continued and shall be made conforming.

B. A nonconforming sign shall lose its nonconforming status if:

1. The sign is relocated; or

2. The structure or size of the sign is altered in any way. This section shall exclude normal and routine maintenance; or
3. The sign is not maintained consistent with Section [15.20.195](#).

(Ord. 1279 § 1 (Attach. A (part)), 2007: Ord. 1198 § 1, 2003: Ord. 866 § 4, 1987)

15.20.190 Responsibility of owner.

This chapter shall not be construed to relieve or lessen the responsibility of any person owning or operating or installing any sign for damages to property or injuries to persons caused by the construction, maintenance or operation of any sign or any defect therein, nor shall the city or any agent thereof be held or construed as assuming any such liability or responsibility by reason of the permits, fees and inspections provided for in this chapter. The minimum safety requirements and regulations prescribed in this chapter shall not relieve the property owner nor the person constructing or maintaining a sign from the obligation of taking any additional steps necessary to make and keep the sign safe for persons and property. The city and other public agencies are not responsible for damage caused to signs overhanging the public right-of-way during maintenance operations or construction activities.

(Ord. 1279 § 1 (Attach. A (part)), 2007: Ord. 1198 § 1, 2003: Ord. 855 § 5, 1986; Ord. 638 § 14, 1970)

15.20.195 Maintenance and safety.

All signs and components thereof must be maintained in good repair and in a safe, neat, clean and attractive condition. Signs that are a danger to the general public shall be repaired or removed at the direction of the city.

(Ord. 1279 § 1 (Attach. A (part)), 2007: Ord. 1198 § 1, 2003)

15.20.200 Variances.

Variances to dimensional standards may be permitted in accordance with the provisions of Chapter [14.30.190](#).

(Ord. 1279 § 1 (Attach. A (part)), 2007: Ord. 1198 § 1, 2003: Ord. 1116 § 1, 2000: Ord. 855 § 6, 1986; Ord. 648 § 1, 1971: Ord. 638 § 17, 1970)

15.20.210 Violation – Penalty.

It is unlawful to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any sign or structure in the city, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this code. Each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed, continued, or permitted, and upon conviction of any such violation shall be punished as set forth in the applicable provisions of the Cle Elum Municipal Code.

(Ord. 1279 § 1 (Attach. A (part)), 2007: Ord. 1198 § 1, 2003: Ord. 855 §§ 7, 8, 1986; Ord. 638 § 15, 1970)

The Cle Elum Municipal Code is current through Ordinance 1631, passed August 8, 2022.

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Chapter 17.70

ZERO LOT LINE DEVELOPMENTS

Sections:

- | | | |
|------------------|--|---------------------------------------|
| 17.70.010 | Purpose and intent. | |
| 17.70.020 | Zero lot line with existing subdivisions. | 17.70.030 Zero lot line |
| | with new subdivisions. | |
| 17.70.040 | Zero lot line design standards. | |
| 17.70.050 | Application procedure. | |

17.70.010 Purpose and intent.

The purpose of this chapter is to allow for development of single-family, duplex dwellings, and townhomes on properties with design standards prescribed to allow for zero lot line setbacks. This concept is intended to provide more usable yard area, maximize views, conserve energy, and provide development flexibility. Zero lot line development is intended to allow for alternate siting of single-family, duplex and townhouse dwellings on individual lots if the development standards of the residential zone can be met. The requirements of this chapter shall be considered as modifications to the zoning requirements relating only to setbacks. Any zero lot line development approval under this section shall be restricted to development as herein prescribed.

17.70.020 Zero lot line with existing subdivisions.

Except as specifically provided otherwise, all requirements of plats on developed land within the City are unchanged, to include but not be limited to the application of all provisions of CEMC Title 16 and this title ~~and the currently adopted~~

~~International Residential Code adopted by the City.~~ (Ord. XX § X, 20XX) **17.70.030**

Zero lot line with new subdivisions.

A. A zero lot line development may be done in conjunction with the subdivision of property through a long plat or a short plat in conformity with CEMC Title 16. Zero lot line applications in conjunction with short plats shall be subject to a public hearing.

B. Each plat prepared pursuant to these zero lot line standards shall contain the following notation on the face of the plat:

This plat has been approved under the provisions of Chapter 17.70 CEMC relating to zero lot line construction. No building permit may be issued for any construction upon the lands encompassed within this plat except in strict conformity with the restrictions contained in the Cle Elum Municipal Code.

(Ord. XX § X, 20XX)

17.04.040 Zero lot line design standards.

Notwithstanding any other provisions in CEMC Title 16 and this title, a zero lot line development may be approved and thereafter developed in conformity with the following design standards in the following zoning districts, Single-Family Residential, Multi-Family Residential, and Planned Mixed Use:

A. All dwellings constructed within the zero lot line development shall be so constructed as to share a common property line with an adjoining parcel or lot.

B. All lots located within the zero lot line development shall meet the minimum lot size requirements of the zone they are located in.

C. All lots within a zero lot line development shall be designated as having the following property lines:

1. Front street property line, which shall be the property line adjacent to the street or public thoroughfare;
2. Rear lot line, which shall be the lot line opposite the front street property line;
3. Interior property line, which shall mean the lot line shared with the adjoining parcel or lots except for corner lots, where the side street property line shall be known as the side street property line;
4. Common property line shall mean the property line on which the dwelling structure is located, and which is shared with an adjoining property owner;
5. The dwelling unit shall be placed upon only one interior property line with zero setbacks.

D. All dwelling units shall meet the development regulations of the zoning district they are located in: including setbacks, lot coverage, height, and density.

E. Accessory buildings and structures shall observe setback requirements applicable to the zone.

F. Each dwelling unit shall be provided with a separate water meter, electric meter, gas meter (if applicable), and sewer, wholly contained on its lot.

G. No zero lot line shall be allowed for the yard adjacent to a public or private street.

I. A minimum of two off-street parking spaces shall be provided on each platted lot.

J. Each dwelling shall be located on its own individual platted lot. The plat shall indicate zero lot line easements and restrictions appurtenant thereto. A construction maintenance agreement between the owners of the zero lot line lots shall be recorded in the County Auditor's Office. The easement shall provide for a minimum five foot easement extending in all directions from all zero setback walls. The purpose of the easement is for construction, maintenance, and repair of the dwellings located on the zero lot line.

(Ord. XX § X, 20XX)

17.04.050 Application procedure.

For all applications for zero lot line development, the applicant shall submit with the application the following exhibits:

- A. A location map indicating existing zoning on the site and adjacent areas.

- B. A site plan of no less than one inch to 100 feet, including the following information:
 - 1. Lot lines and setbacks, location, shape, size, and height of existing and proposed buildings;
 - 2. Existing and proposed landscaping (if applicable);
 - 3. Recreation facilities (if applicable);
 - 4. Location of off-street parking.
- C. Information indicating the following:
 - 1. Gross and net acreage;
 - 2. Lot sizes (dimensions in square footage);
 - 3. Building heights and stories;
 - 4. Building coverage for each lot;
 - 5. Such other architectural and engineering data as may be required to evaluate the project.

(Ord. XX § X, 20XX)

The Cle Elum Municipal Code is current through Ordinance 1653, passed September 11, 2023.

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Chapter 17.12

USE DISTRICTS, MAP AND BOUNDARIES

Sections:

- 17.12.010** **Use districts established.**
- 17.12.020** **Boundaries and determination.**

17.12.010 Use districts established.

For the purpose of this title the city is divided into zoning districts as follows:

R – Residential, Single-Family District

RM – Residential, Multi-Family District

DC – Downtown Commercial

EC – Entry Commercial District

GC – General Commercial District

I – Industrial District

P – Public Use

PMU – Planned Mixed Use District.

(Ord. 1163 § 1, 2001)

17.12.020 Boundaries and determination.

The boundaries of the various districts shall be shown on the official zoning maps accompanying and made a part of this title. The official zoning maps are on file in the office of the city clerk and shall be available for inspection by the public at all reasonable times. When

uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply:

- A. Boundaries indicated as approximately following the centerlines of streets, highways or alleys are construed to follow such lines.
- B. Boundaries indicated as approximately following platted lot lines are construed as following such lot lines.
- C. Boundaries indicated as approximately following city limits are construed as following city limits.
- D. Boundaries indicated as following railroad lines are construed as to be midway between the main tracks.
- E. Boundaries indicated as following shorelines are construed to follow such shorelines, and in the event of change in the shoreline are construed as moving with the actual shoreline. Boundaries indicated as approximately following the centerlines of streams, rivers or other bodies of water are construed to follow such centerlines.
- F. Boundaries indicated as parallel to, or extensions of features indicated in subsections A through E of this section are so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.
- G. Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by subsections A through E of this section, the planning director shall interpret the district boundaries.

(Ord. 1163 § 1, 2001)

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Chapter 17.16

R – RESIDENTIAL DISTRICT

Sections:

17.16.005	Purpose.
17.16.010	Outright permitted uses.
17.16.020	Uses requiring site and design review.
17.16.030	Conditional uses.
17.16.040	Front yard.
17.16.050	Rear yard.
17.16.060	Side yard.
17.16.070	Site area.
17.16.080	Height limit.
17.16.090	Lot coverage and lot width.
17.16.100	Home occupations.
17.16.110	Manufactured homes.
17.16.120	Recreational vehicles.

17.16.005 Purpose.

The purpose of the residential district is to create and maintain stable and attractive residential neighborhoods, while providing diversity in housing types and maintaining affordable housing. Residential zones should also protect sensitive natural areas, provide for the efficient use of land and public services, and provide appropriate vehicular and pedestrian access.

(Ord. 1163 § 1, 2001)

17.16.010 Outright permitted uses.

In a R district or residential district no building or premises shall be used, and no building shall hereafter be erected, moved into the district, or structurally altered, unless otherwise provided in this title, except for one or more of the following uses:

-
- A. One single-family dwelling per legal lot of record (including manufactured homes) and duplexes **with not more than one duplex per street frontage per block;**
- B. Accessory buildings, such as are ordinarily appurtenant to single-family dwellings, including but not limited to, private workshops, private greenhouses, parking for private recreational vehicles and trailers, and a private garage of not more than three-car capacity, **when located not less than sixty feet from the front line,** unless attached to or within the dwelling **and set back five feet from the face of the main building.** In no case shall an accessory building(s) exceed the size of the primary building on site. Where a lot is served by an alley, all on-site parking or garages shall be accessed only from the alley;
- C. Accessory dwelling units, provided:
1. Only one accessory dwelling unit is permitted per lot;
 2. The accessory unit shall not be larger than fifty percent of the living area of the primary residence;
 3. One additional off-street parking space is provided, and;
 4. **Either the primary unit or the accessory unit is occupied by the owner of the property.**
- D. Adult family homes and group homes as required and meeting minimum state requirements;
- E. Home occupations engaged in by individuals living in the residence, subject to the limitations in this title;
- F. (In home) family day care located in a private home that supplies care, attention, supervision, and oversight for one to twelve children, governed by Washington State DSHS licensing provisions for said day care use and conducted in accordance with said state DSHS requirements. (Ord. 1163 § 1, 2001)

17.16.020 Uses requiring site and design review.

All uses specified in Chapter [17.76](#) are subject to site and design review. In addition the following activities shall be subject to site and design review.

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- A. Parks and playgrounds (including park buildings) subject to the following limitations:
1. Adequate off-street parking shall be provided if the park is not a neighborhood facility;
 2. Lighting for structures and fields shall be directed away from residential areas;
 3. The bulk and scale of structures shall be compatible with the residential character of the area;
 4. Structures and service yards shall be set back a minimum of fifty feet from property lines if possible, but in no case less than the required setbacks of the residential zone.

(Ord. 1163 § 1, 2001)

17.16.030 Conditional uses.

The following purposes and uses of buildings shall be allowed only upon approval of a conditional use permit in accordance with the provisions of Chapter [17.80](#). Conditional uses shall also require design review either in conjunction with or after the approval of a conditional use permit.

- A. Libraries;
- B. Public schools, day care centers, and churches;
- C. Nursing homes, hospitals and sanitariums, except for inebriates and persons suffering from mental diseases;
- D. Commercial nurseries or greenhouses on special permit not exceeding ten years;
- E. Telephone exchanges, electric substations and similar installations for public service;
- F. Retirement homes;
- G. Municipal buildings, senior centers, community centers;
- H. The office of a physician, dentist or other professional person when located in his or her dwelling or an existing residential structure located on an arterial street;

I. Bed and breakfast guesthouse, when accessory to the permanent residence of the operator. Preference shall be given to facilities in historic structures.

(Ord. 1163 § 1, 2001)

17.16.040 Front yard.

A front yard having a minimum depth of twenty feet is required. If on any given block, over fifty percent of the existing structures on the same street frontage are set back less than twenty feet, the required front yard shall be reduced to the average of the existing front yard setbacks along that street frontage.

(Ord. 1163 § 1, 2001)

17.16.050 Rear yard.

There shall be a rear yard having a minimum depth of twenty feet for the principal structure(s). Where a lot is served by an alley the rear yard for a garage shall be a minimum depth of five feet. Accessory buildings shall maintain a minimum setback of five feet.

(Ord. 1163 § 1, 2001)

17.16.060 Side yard.

There shall be a side yard of not less than five feet in width. A side yard adjacent to a public right-of-way, an alley or street, shall have a minimum width of fifteen feet. Side yard setbacks shall be measured from the drip line of the principal structure's eave to the property line.

(Ord. 1257 § 2 (Exh. B), 2006; Ord. 1163 § 1, 2001)

17.16.070 Site area.

For every building hereafter erected or structurally altered or moved into the district there shall be provided a lot area of not less than five thousand square feet per unit for one-family dwellings, and not less than seven thousand square feet per unit for duplexes.(Ord. 1163 § 1, 2001)

17.16.080 Height limit.

No building hereafter erected or structurally altered within or moved into the district shall exceed thirty-five feet.

(Ord. 1163 § 1, 2001)

17.16.090 Lot coverage and lot width.

The lot area covered by single-family dwellings and structures accessory thereto shall not exceed forty percent of the lot area; duplexes and accessory structures thereto shall not exceed forty percent of the lot area. No residential lot having a width of less than forty feet, a depth of less than seventy-five feet, nor less than twenty feet of street frontage shall be created and in no case shall a lot be created with less than five thousand square feet.

(Ord. 1163 § 1, 2001)

17.16.100 Home occupations.

Home occupations are business activities that generally occur within a residential dwelling by the occupant of the dwelling where the business is clearly secondary to the residential use of the structure. Home occupations require the approval of Type I permit and are subject to the following limitations:

A. The use shall be located in the dwelling only. No outside activity or storage is permitted.

-
- B. A maximum of twenty-five percent of the habitable floor area or three hundred square feet, whichever is less, may be devoted to the home occupation.
 - C. No use or storage of heavy vehicles or heavy equipment such as construction equipment is permitted.
 - D. No external evidence of the home occupation is permitted with the exception of an unlighted sign not exceeding two square feet that may advertise the occupant's name and business type.
 - E. The occupation may involve no retail sales on the premise, except as incidental to the home occupation, such as retail sales of shampoo associated with an in-home hairdresser.
 - F. No more than six customers or vehicle trips are permitted per day.
 - G. One employee in addition to the owner/occupant is permitted.
 - H. The home occupation shall not require any external remodeling.
 - I. Applicable fees, as set forth by resolution of the city council, are required at the time of application. Home occupation permits may be subject to annual review, including applicable fees, as deemed necessary by the planning commission.

(Ord. 1532 § 1, 2019; Ord. 1163 § 1, 2001)

17.16.110 Manufactured homes.

Manufactured homes shall be subject to the following requirements:

- A. Homes shall be permanently installed on a foundation.
- B. All installations must have an eighteen-inch minimum crawl space.
- C. The tongue, wheels and any other transport hardware must be removed from the structure.
- D. Skirting shall completely enclose the structure.
- E. Permanent steps shall be installed to all entrances.

F. A minimum of seven hundred twenty square feet is required and the home must be transported in at least two pieces of equal width to the site. A minimum width of sixteen feet is required.

G. A minimum snow load of ninety pounds per square foot is required.

(Ord. 1163 § 1, 2001)

17.16.120 Recreational vehicles.

Recreational vehicles including campers, travel trailers, mobile homes and other similar items the property of the lot owner or lessee may be parked for storage in the residential district provided they meet the minimum setback standards of the district.

(Ord. 1163 § 1, 2001)

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