




EXHIBIT 5 - PROPOSED STANDARDS

City of Cle Elum Municipal Code

Chapter 16.12A SUBDIVISIONS	Original and Proposed descriptions
Original 16.12A.060(A.1) Development standards	Blocks. Blocks shall not exceed eight hundred feet in length nor less than three hundred feet on any single side, unless terrain or property boundaries prevent compliance with this standard;
16.12A.060(A.1) Proposed modified standards	No block requirements for this project.
Original 16.12A.060(A.10) Development standards	<i>Streets.</i> All lots shall abut on a dedicated and improved public street for at least twenty feet;
16.12A.060(A.10) Proposed modified standards	Streets. All lots shall abut on a dedicated and improved public street for at least twenty feet; if a shared driveway is proposed for a common wall unit, the adjoining properties can combine their street frontage total to meet the 20-foot street frontage connection minimum requirement.
Original 16.12A.060(C.3) Development standards	Alley. Paved alleys with a minimum width of sixteen feet within a twenty feet of right-of-way shall be provided unless prohibited by physical limitations that are not caused by the proposed street layout or the design of the project;
16.12A.060(C.3) Proposed modified standards	No alley requirements for this project.
Original 16.12A.060(C.9-Note 4) Development standards	In residential areas, sidewalks shall be separated from the curb by a minimum four feet planting strip or filter strip.
16.12A.060(C.9-Note 4) Proposed modified standards	In residential areas, sidewalks may be separated from the curb by a minimum four feet planting strip or filter strip.
Original 16.30.040(E) Final plat procedures	Certification and Recording. Upon approval, the council shall certify its acceptance by authorizing the mayor to sign the plat. The director shall have the final plat recorded with county auditor.
16.30.040(E) Proposed final plat procedures	Certification and Recording. Upon approval, the council shall certify its acceptance by authorizing the mayor to sign the plat. The developer shall have the final plat recorded with county auditor.

Chapter 17.20 RM - Multi-Family	Variance Descriptions
Original 17.20.010(A) Permitted uses	Single-family dwellings, multiple-unit dwellings and townhouses;
17.20.010(A) Proposed Permitted uses	Single-family dwellings, common wall units , multiple-unit dwellings and townhouses;
Original 17.20.030 Front yard	There shall be a front yard having a minimum depth of ten feet.
17.20.030 Proposed Front yard	There shall be a front yard having a minimum depth of ten feet. Driveways shall be minimum 20-ft long from back of sidewalk to front of garage.
Original 17.20.050 Side yard	There shall be a side yard of not less than ten feet in width on each side of a building, and not less than five feet in width between lot side and buildings in the rear yard. A side street side yard shall have a minimum width of fifteen feet.
17.20.050 Proposed Side yard	There shall be a side yard of not less than 5 feet in width on each side of a building, and not less than five feet in width between lot side and buildings in the rear yard. A side street side yard shall have a minimum width of fifteen feet. When the common property line of two lots(common-wall unit) will be covered by a proposed buildings(s), the required applicable interior setbacks shall not apply along the common-wall property line.
Original 17.20.080 Lot coverage	The lot area covered by structures shall not exceed forty-five percent of the lot area.
17.20.080 Proposed Lot coverage	The lot area covered by single family and common wall units and structures accessory thereto shall not exceed sixty percent (60%) of lot area for single family and eighty percent (80%) for common wall units. Lot coverage shall be based on the total impervious area of the lot.



Original 17.20.090(G) Design review and design guidelines	<p><i>Parking and Access.</i> If alley access is available and not incompatible with adjacent single-family development, access to parking shall be from the alley. When access is provided from the street, the driveway width and location shall be approved by the city engineer.</p> <p><i>Parking may be located in or under the structure, or in the required rear and side yards (other than a side street side yard). Parking may not be located in the required front or side street side yards except for single-family residences. Driveways and parking areas for more than four vehicles shall be screened from adjacent residential properties by a wall or solid evergreen hedge at least five feet in height. If parking is located in or under the structure, the parking must be screened by a front facade and a view obscuring facade or fence along the side of the structure.</i></p>
<p>17.20.090(G) Proposed Design review and design guidelines</p> 	<p>Parking and Acces a) The</p> <p>proposed development conforms to the Development Standards for Local Residential Access streets as set forth in CEMC 16.12A.060.C, excluding the following design requirements.</p> <p>b) Sidewalks. Sidewalks may not be separated from the curb by a planting or filler strip in order to provide efficient land use consistent with efficient urban use of property.</p> <p>c) Rolled Curbs. Owner shall have the option of either barrier or rolled curbs for the Development.</p> <p>d) Alley. An alley layout is not required within this development proposal. The street layout has been designed to limit paved areas to the minimum necessary to access all lots from existing and new streets. In lieu of alleys, emphasis was put on grouping private open space together adjacent to existing development that will serve as private open space between new development and neighboring parcels.</p> <p>e) Vehicular access to all lots will be from public streets.</p> <p>f) The vested standard for construction of roads and all other construction within the publicly owned right-of-way shall be based on the current (2024) published edition of the “Standard Specifications for Road, Bridge and Municipal Construction” and “Standard Plans for Road and Bridge construction” as published by Washington State Department of Transportation and American Public Works Association as modified by the city’s construction standards.</p>

Chapter 17.16.010 R - Residential District	
Original 17.16.010(A) Permitted uses	One single-family dwelling (including manufactured homes) or duplex per legal lot of record.
17.16.010(A) Proposed Permitted uses	One single-family dwelling (including manufactured homes) or common-wall units .
Original 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.
17.16.040 Proposed Front yard	There shall be a front yard having a minimum depth of ten feet. Driveways shall be minimum 20-ft long from back of sidewalk to front of garage.
Original 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.
17.16.060 Proposed Side yard	There shall be a side yard of not less than 5 feet in width on each side of a building, and not less than five feet in width between lot side and buildings in the rear yard. A side street side yard shall have a minimum width of fifteen feet. When the common property line of two lots(common-wall unit) will be covered by a proposed buildings(s), the required applicable interior setbacks shall not apply along the common-wall property line.
Original 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.
17.16.070 Proposed Site area	Within the residential district, the minimum lot size for multiple unit dwellings shall be fifteen thousand (15,000) square feet. The minimum lot size for single-family dwellings shall be determined by the minimum density and the ability of the proposed lots to support a dwelling and the required setbacks and parking. The minimum density shall be seven dwelling units per acre and the maximum density shall be sixteen dwelling units per acre.



Original 17.16.090 Lot coverage and lot width	The lot area covered by single-family dwellings, duplexes, accessory structures, and paving/concrete for parking areas or walkways shall not exceed sixty 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.
17.16.090 Proposed Lot coverage and lot width	The lot area covered by single family and common wall units and structures accessory thereto shall not exceed sixty percent (60%) of lot area for single family and eighty percent (80%) for common wall units. Lot coverage shall be based on the total impervious area of the lot.

