Cle Elum Periodic Update

Development Regulations – Track Changes Summary

Title 14 – Unified Development Code

New and Modified Definitions

14.20.030 Definitions.

"Accessory dwelling unit" or "ADU" means a ~~subordinate residential~~dwelling unit ~~within a~~that has been added onto, created within, or separated from a single-family detached dwelling, duplex, triplex, townhome, or other housing unit for use as a complete and independent living unit for one or more persons with provisions for living, eating, cooking, sanitation and sleeping~~home or as a separate building on the property of a single-family home, where the primary residential building is more than twice the square footage of the accessory unit~~.

~~"Accessory dwelling unit – attached" or "A-ADU" means a room or set of rooms designed and established to be a separate dwelling unit incidental to the primary residential use of a single-family home.~~

~~"Accessory dwelling unit – detached" or "D-ADU" means a second dwelling unit created on a lot with a house as a primary residence. The second unit is created auxiliary to and is fifty percent the size or smaller than the primary residential dwelling.~~

"Affordable housing" means, unless context clearly indicates otherwise, residential housing whose monthly costs, including utilities other than telephone, do not exceed thirty percent of the monthly income of a household whose income is sixty percent of the median household income adjusted for household size in Kittitas County for rental housing and is 80 percent of the median household income adjusted for household size in Kittitas County for owner-occupied housing. Household size is as reported by the United States Department of Housing and Urban Development.~~means adequate, safe, appropriate shelter, costing no more than thirty percent (including utilities) of the household's gross monthly income.~~

"Co-living housing" means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building.

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“Cottage housing” means a group of three or more clustered dwelling units with common open space and shared parking facilities, meeting the standards listed in CEMC

~~“Duplex” means a single structure containing two dwelling units, either side by side or above one another where the separate units are similar in size (unlike an ADU).~~

“Dwelling unit” means a residential~~single~~ living unit providing complete, independent living facilities for ~~not more than~~ one ~~family and permitted roomers and boarders~~or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. A manufactured home, apartment, condominium, townhouse, single-family detached house, or accessory dwelling unit is considered to be a dwelling unit.

“Dwelling, Multiple-unit ~~dwelling~~” means a residential building or residential development arranged or designed to be occupied by three or more families, with the number of families in residence not exceeding the number of units provided.

“Dwelling, Single-family ~~dwelling~~” means a building arranged or designed to be occupied by not more than one family.

“Dwelling, Townhouse/4-6 plex” means a building designed exclusively for occupancy by four to six families living independently of each other and containing 4-6 dwelling units. The layout of Townhouses/4-6 plex buildings can be linear or stacked.

“Dwelling, Two-Family” means a building designed exclusively for occupancy by two families living independently of each other, and containing two dwelling units. Such definition also includes the term "duplex."

“Dwelling, Triplex” means a building designed exclusively for occupancy by three families living independently of each other, and containing three dwelling units.

“Emergency housing” means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

“Emergency shelter” means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement.

“Extremely low-income household” means a single person, family, or unrelated persons living together whose adjusted income is at or below thirty percent of the median

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household income adjusted for household size within Yakima County as reported by the United States Department of Housing and Urban Development.

"Family" means an individual or ~~collective body of~~ persons related by blood, marriage or adoption or a group of persons who are not related by blood, marriage or adoption, living together in a ~~who live in one~~ dwelling unit. ~~The term "family" shall include foster children and legal wards even if they do not live in the household. The term does not include persons sharing the same general house when the living style is primarily that of a dormitory or commune.~~

"Indoor emergency housing" means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

"Indoor emergency shelter" means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

"Mixed-use building/development" means a building, use, or development used partly for residential use and partly for a community facility or commercial use.

"Permanent supportive housing " means subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

"Transitional housing" means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

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Title 16 – Subdivisions

New and Modified Definitions

16.08.055 Clear and objective design and development standards.

"Clear and objective design and development standards" means locally adopted development regulations that involve no personal or subjective judgement by a public official, and are ascertainable by reference to measurable written or graphic criteria available and knowable to the permit applicant, the public, and public officials prior to submittal.

16.08.121 Lot, parent.

"Lot, parent" means a residential lot that is subdivided into unit lots through the unit lot subdivision process.

16.08.122 Lot, unit.

"Lot, unit" means a subdivided lot within a residential development as created from a parent lot and approved through the unit lot subdivision process.

16.08.225 Unit lot subdivision.

"Unit lot subdivision" means a subdivision or short subdivision proposed as part of a residential development project that meets the development standards applicable to the parent lot at the time the application is vested, but which may result in development on one or more individual unit lots becoming nonconforming as to specified land use and development standards based on the analysis of the individual unit lot.

New Section – Unit Lot Subdivisions

16.14.045 Unit Lot Subdivisions

The purpose of this section is to incorporate short plat regulations pursuant to RCW 58.17.060(3). These regulations shall be consistent with RCW 36.70A to accommodate future housing needs across income brackets while maintaining displacement risk and equity considerations identified in HB 1220.

A. Unit Lot Subdivision Standards. Unit Lot Subdivisions shall meet all of the following:
   1. The parent lot shall not be subdivided into more than nine housing unit lots;
   2. Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, a homeowner's association, or other formal common agreement including plat note(s) as indicated below;

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3. Development as a whole on the parent lot, rather than individual lots, shall comply with applicable design and development standards.
4. Subsequent platting actions and additions or modifications to structure(s) may not create or increase any nonconformity of the parent lot.
5. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowner's association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; bike parking; solid waste collection areas; underground utilities; common open space; shared interior walls; exterior building facades and roofs; and other similar features shall be recorded with the county auditor.
6. The following notes shall be placed on the face of the short plat:
    a. The title of the plat shall include the phrase "Unit Lot Subdivision."
    b. Approval of the development (design and layout) on each unit lot was granted by the review of the development, as a whole, on the parent lot under file #_____.
    c. Subsequent subdivision actions, additions, or modifications to the unit lot housing development, including all structures, may not create or increase any nonconformity of the parent lot as a whole, and shall conform to the approved unit lot housing development project or to the land use and development standards.
    d. If a structure or portion of a structure within the unit lot housing development project has been damaged or destroyed, any repair, reconstruction, or replacement of any structure shall conform to the approved unit lot housing development project or to the land use and development standards in effect at the time the proposed repair, reconstruction, or replacement project's permit application becomes vested.
    e. Additional development or redevelopment of the individual unit lots may be limited as a result of the application of development standards to the parent lot.
7. Off-street parking requirements may be met by parking spaces located in a common area or on a different unit than the lot with the associated dwelling unit as formalized by an easement;
8. Housing units shall not be stacked or otherwise not divisible by land;
9. Allowance of multiple detached units on a parent lot;

B. Unit Lot Subdivision Processing. Unit Lot Subdivisions shall generally be processed the same as a preliminary short plat, except as follows:
    1. There shall be no public pre-decision meeting or hearing, nor any design review other than administrative design review, except for those required to comply with

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state law, including chapter 90.58 RCW, the Shoreline Management Act, when applicable.

2. Notice shall be provided to property owners within 250 feet of the parent lot including posting on the nearest public sidewalk or roadway indicating how to provide written comments.
3. The review and approval of a unit lot subdivision shall be logically integrated with the application, review and approval procedures for the underlying housing development project, to the greatest extent possible.

Binding Site Plan – Allow for residential and mixed use

16.46.010 Purpose.

The purpose of this chapter is to provide an alternative method of land division for commercial, ~~and~~ industrial, mixed-use, or residential properties and condominiums as provided in RCW 58.17.035. A binding site plan allows for the division of land for a specific use and a specific location through the approval of a site plan and the recording of a survey.

Cleanup – Remove outdated language and add consistency with state law

16.14.030 Application requirements.

A. An application for a short plat shall include the following information:

1. A short plat application form provided by the city planner completed and signed;

2. Five copies of a preliminary short plat map meeting the requirements of Section 16.12A.030 of this code and the development standards of Section 16.12A.060 of this code;

3. Names and addresses of all property owners within three hundred feet of the subject site or within three hundred feet of adjacent land owned by the applicant and not part of the subdivision;

4. The required fee pursuant to the city of Cle Elum fee schedule;

5. A SEPA checklist and required fee, if applicable;

6. A legal description of the subject property supplied by Kittitas County, a title company or surveyor licensed in the state of Washington, and a current county assessors map(s) showing the property(ies) subject to the application;

~~7. An existing conditions map consistent with CEMC Section 16.12A.020(B)(6);~~

~~8~~7. A written narrative including information on how the proposed division meets the approval standards.

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16.14.050 Limitation on further division.

As provided in RCW 58.17.060, a lot that is created by short plat shall not be further divided by short platting for a period of five years, except that when the division contains less than ~~four~~nine lots, further division may be made by short plat to create up to ~~four~~nine total lots with the original short plat boundaries. Any further division shall be processed as a subdivision. However, any revision of the lot lines of an approved short subdivision in which the total number of lots is not increased, shall not be considered a further division and shall be approved or disapproved in the manner prescribed by Chapter 16.40 of this code.

Title 17 – Zoning

Updated Use Table

CEMC 17.14.030 was updated to include new land uses and levels of review.

17.14.030 Table of permitted land uses.

Table 16.1. Permitted Land Uses

R = Residential
MFR = Multi-Family Residential
DC = Downtown Commercial
EC = Entry Commercial
GC = General Commercial
I = Industrial
PU = Public Use

	R	MFR	DC	EC	GC	I	PU
COMMUNITY SERVICES							
Cemetery/Crematorium with Funeral Home					2		
Places of Worship (*)	3	3	3	1	1		1
Community Center (*)	3	3	2	1	1		1
Correctional Facilities							3
Day Care Center (*)	3	3		1	1		
Day Care Facilities (not home occupation): Family In-Home (*)	1	1	1	1	1		
Funeral Home not associated with Cemetery/Crematorium			3				
Hospital (*)		3			2		1
Libraries	3	3					1
Meeting Halls, Fraternal Organizations (*)			2	1	1		1
Museums, Art Galleries			1		1		1

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	R	MFR	DC	EC	GC	I	PU
Public Facility (*)	3	3	1	1	1	1	1
Schools(*)	3	3					1
Business Schools (*)							1
Vocational Schools (*)							1
Community College/University							1
RESIDENTIAL							
Detached Single-Family Dwelling*	1	1			3		
Accessory Dwelling Unit* (CEMC 17.80)	1	1	1	1	1		
Existing Detached Single-Family Dwelling on Existing lots of record 5,000 sq/ft or less			2	2	2	2	
Detached Single-Family Dwelling (zero lot line)	2	2					
Attached Single-Family Dwelling, Common Wall	2	2					
Two-Family Dwelling (Duplex)*	1	1					
Triplex*	2	1			2		
Townhouses/4-6 plex*		1			2		
Cottage Housing* (CEMC 17.75)	2	1	2		2		
Converted Dwelling*	2	1~~2~~					
Manufactured Home	1	1			3		
Multifamily Development*		1	2	2	2		
Mixed-Use Building/Development*			1	2	2	~~2~~	
Mobile Home Park					3		
Adult Family Homes/Group Homes	1	2	3[2]	3	3		
Nursing/Convalescent Home (Medical)*	3	1		2	2		
Retirement Home (Assisted Living)*	2	1		2	2		
Bed and Breakfast	3	2	2	2	2		
Indoor emergency shelters* and indoor emergency housing*			1	1	1		
Permanent supportive housing* and transitional housing*	1	1	1	1	1		
Co-living housing*		1	1	1	1		
UTILITIES							

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	R	MFR	DC	EC	GC	I	PU
Electric Vehicle Charging Infrastructure			1	1	1	1	1
Power Generating Facilities*				3	3	3	
Utility Services*	3	3	3	3	3	2	
Organic Materials (OM) Management Facilities						1	1

Updated R Zone Site Area Language for Triplex

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 and triplexes.

Updated MFR Purpose Statement

17.20.005 Purpose.

The purpose and intent of the Multiple Family Residential district is to provide for and protect higher density urban residential areas where a mixture of residential uses may occur. The Multiple Family Residential zone may include single family dwellings, duplexes, triplexes, townhouses/4-6 plexes , zero-lot line, common-wall or multiple-unit dwellings with a higher allowed density per acre than the ~~Single Family~~ Residential zone. The Multiple Family Residential district should also protect sensitive natural areas, provide for the efficient use of land and public services, reinforce more intense adjacent land uses such as retail, and provide appropriate vehicular and pedestrian access.

Updated MFR Minimum Lot Size/Density

17.20.060 Minimum lot size/density.

Within the multiple family residential district, the minimum lot size for single-family dwellings, duplexes, ~~zero lot line, common wall,~~ and triplexes~~townhouses~~ shall be 5,000 square feet. Zero lot line and common wall development shall include a minimum 5,000 square feet for both lots. The minimum lot size for townhouse/4-6 plexes shall be 8,000 square feet. The minimum lot size for multiple unit dwellings shall be determined by the

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ability to meet development and density standards. The minimum density shall be seven dwelling units per acre and the maximum density shall be determined by the ability to meet the required development standards.

17.20.090 Design review and design guidelines.

All buildings except single-family dwellings, duplexes and their accessory structures shall be subject to the city's site and design review process (CEMC Section 14.30.140)and the following design guidelines for the MF district:

A. Front Facades. Modulation shall be required if the width of the front facade exceeds thirty feet.

B. Side Facades. On corner lots, side facades that face the street shall be modulated if greater than forty feet in width.

C. Modulation Standards. Minimum depth of modulation shall be four feet. Minimum width of modulation shall be five feet. Maximum width of modulation shall be thirty feet.

1. Building modulation shall not apply to affordable housing projects, new construction or the retrofit of existing buildings that meet passive housing requirements, conversion of existing buildings to housing, or mixed-use development that includes housing, modular construction, or mass timber construction.

D. Landscaping. A minimum landscaped area equal to fifteen percent of the lot area shall be provided. In addition, a landscaped area at least five feet in depth shall be provided along street property lines; property lines which abut a single-family zoning district; alleys across from single-family zoning district. Street trees will be required consistent with the landscape ordinance of the city.

E. Light and Glare Standards. Exterior lighting shall be shielded and directed downward, away from adjacent properties. Exterior lighting fixtures shall be consistent with the character of the structure.

F. Parking and Access. 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.

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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 dwellings, zero lot line, common wall, and duplexes. 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.

17.24.090 Design standards.

The objective of these design standards is to create a strong identity for the downtown area and create interesting streets which are visually attractive and easy to use by pedestrians. These standards will be applied to a particular development during the design review process. These design standards are mandatory unless the imposition of the standards will result in construction that is less consistent with the historical character of the area.

1. Building facades facing public streets and/or sidewalks shall create a continuous, interesting facade along the length of the facade. Buildings shall be constructed adjacent to the public sidewalk with no setbacks between the right-of-way and the structure permitted.
2. New structures on corner lots shall be designed to emphasize their prominent location.
3. Service and delivery access shall be located away from the pedestrian streets with access from the alley where possible.
4. New structures and improvements shall incorporate design elements which will maintain the integrity of the existing historic structures and respect the historic character of the downtown area. The following design characteristics shall be included for new or remodeled structures:
    a. Reflect the cornice line of existing historic structures.
    b. Use windows, materials and details similar to the historic properties.
    c. Use similar building modulation and proportions.
        i. Building modulation shall not apply to affordable housing projects, new construction or the retrofit of existing buildings that meet passive housing requirements, conversion of existing buildings to housing, or mixed-use development that includes housing, modular construction, or mass timber construction.
    ~~c.~~d. Large ground level display windows.
    ~~d.~~e. Clearstory windows above the display windows should be used.

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~~e.~~f. Retractable fabric or self-supported awnings. Awnings and overhangs shall be supported by the building and not by supports placed in or upon the public right-of-way. No awning or overhang shall extend more than forty percent of the distance between the property line and the outside edge of the curb and shall maintain a minimum vertical clearance of ten feet.

~~f.~~g. Roof designs should accommodate heavy winter snow loads. Traditional flat roofs with parapets are encouraged, but alternative roof styles that effectively manage snow accumulation, shedding, and structural load distribution are also permitted. Roof structures must prioritize safety, durability, and functionality to address seasonal weather conditions.

~~g.~~h. Constructed of wood or metal framing, or reinforced concrete or concrete masonry units with brick or stone facades.

~~h.~~i. Two story construction with retail on the bottom floor and office or residential uses above is encouraged.

~~i.~~j. Second story windows should be double hung windows that are taller than they are wide.

~~j.~~k. Any proposed fencing should be ornamental, complementing the surrounding architecture and landscape. To maintain aesthetic quality and cohesion with the design character of the DC Downtown area chain link or similar industrial-style fencing is not permitted.

5. Protect and preserve buildings of special historic significance and merit (see city list) by:
   a. Retaining or restoring as many historic features as possible outside and inside, if appropriate.
   b. Maintaining or restoring original proportions, dimensions or architectural elements.
   c. Selecting paint and materials (often brick) which are historically accurate, coordinate the entire facade, and respecting adjacent buildings.
   d. Consulting available historic resources for assistance and detailed information.
   e. Incorporate historical photographs and information about the building, if available.
6. Off-street parking shall be located behind buildings and screened from streets by landscaping or structural elements.

EC Zone Purpose Statement – Add Mixed-Use

17.28.010 Purpose and design objectives.

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The purpose of the Entry Commercial District is to provide commercial services, including mixed-use development, and to obtain a unified design of allowed commercial facilities at the entryways to the city.

The objectives are to:

A. Create a high standard of visual quality in commercial districts at the entry to the city.
B. Increase pedestrian, bicycle and vehicular circulation within the district.
C. Maintain a human scale and consistent architectural style.
D. Produce consistent design.
E. Take advantage of special opportunities to create a unified composition of buildings and landscape features.
F. Create a sense of entry to the city.
G. Buffer development from Interstate-90.

GC Zone Purpose Statement – Add Mixed-Use and High Density Residential

17.32.010 Purpose and intent.

The general commercial district is intended to provide areas for a range of commercial, mixed-use development, and high density residential uses which serve the community; to establish standards that assure that new uses are compatible with and enhance existing commercial uses, and to provide protection to uses in other zones.

New Parking Requirements – Parking space size, surfacing, layout, and exemptions

17.56.020 Applicability.

A. Before any occupancy permit may be granted for any new or enlarged building or for a change of use in any existing building, the use shall be required to meet the provisions of this chapter.
B. If this chapter does not specify a parking requirement for a land use, the city planner or designated representative shall establish the minimum requirement based on a review of similar land uses and, if deemed necessary by the city, a study of anticipated parking demand. Parking studies shall be prepared by a professional engineer with expertise in traffic and parking analyses, or an equally qualified individual as approved by the city. Transportation demand management actions shall be considered in determining anticipated demand.
C. If any of the required off-street parking is to be provided off-site, the applicant shall provide written agreements with affected landowners showing that the required off-

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street parking shall be provided in a manner consistent with the provisions of this chapter. If approved by the city, these agreements shall be recorded with the county as a deed restriction on the title to all applicable properties. These deed restrictions may not be revoked or modified without city authorization.

D. Within the Old Town Commercial District, no on-site parking is required; properties may, however, be required to participate in programs to provide common parking through fees in lieu of parking, local improvements districts, or other programs approved by the city.

E. Exemptions. Per RCW 36.70A.817, the following residential projects are exempt from the off-street parking requirements:

1. Affordable housing;
2. New construction or the retrofit of existing buildings meeting passive housing requirements, which means the criteria for certification as a passive house by Phius or the international passive house institute;
3. Modular construction, which means a multistory residential building constructed of standardized components produced off-site, which are transported and assembled at a final location; or
4. Mass timber construction, which means a building with structural components primarily made of mass timber products as defined in RCW 19.27.570.

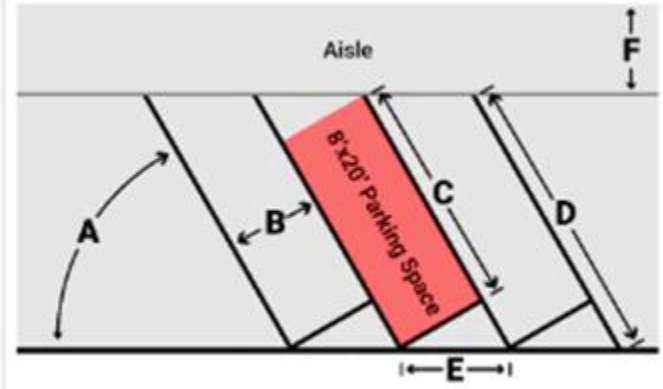
17.56.050 Parking Size and Design Standards

Minimum Parking Space and Aisle Dimensions

A Parking Angle	B Space Width	C Space Length	D Total Length	E Curb Width	F Aisle Width
90⁰ (Perpendicular)	8	20	20	8	24
60⁰	8	20	24.5	9.25	20
45⁰	8	20	28	11.25	20
30⁰	8	20	34	16	20
0⁰ (Parallel)	8	20	N/A	23	20

All measurements in Feet

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The columns A–E below refer to the parking layout graphic above.

* Note to readers: The total length, curb width and aisle width measurements in columns D, E and F are not regulated by RCW 36.70A.622(1)(e) nor is a jurisdiction required to adopt these standards, but they are shown here as example for a complete set of standards.

Minimum dimensions for required parking for people with disabilities is regulated by jurisdictions' adopted building code. Minimum dimensions for residential loading spaces are not subject to the dimensional requirements of RCW 36.70A.622(1)(e).

Parking Angle	Stall Width	Curb Length	Stall Depth	Aisle Width		Unit Depth	
				1-way	2-way	1-way	2-way
0	8.0	20.0	8.0	12.0	20.0		
	8.5	22.5	8.5	12.0	20.0	29.0	37.0
	9.0	22.5	9.0	12.0	20.0	30.0	38.0
	10.0		10.0	12.0	20.0		
30	8.0	16.0	15.0	10.0	20.0		
	8.5	17.0	16.5	10.0	20.0	42.0	53.0
	9.0	18.0	17.0	10.0	20.0	44.0	54.0
	10.0						
45	8.0	11.5	17.0	12.0	20.0		
	8.5	12.0		12.0	20.0	50.0	58.0
	9.0	12.5		12.0	20.0	51.0	59.0
	10.0						
60	8.0	9.6	18.0	18.0	20.0		
	8.5	10.5	20.0	18.0	20.0	58.0	60.0
	9.0	10.5	21.0	18.0	20.0	60.0	62.0

	10.0						
	8.0	8.0	16.0	23.0	23.0		
	8.5	8.5	20.0	23.0	23.0	63.0	63.0
90							
	9.0	9.0	20.0	23.0	23.0	63.0	63.0
	10.0						

A. *Parking Stall Size and Standards.*

Compact. A compact parking stall shall be a minimum of eight feet by seventeen feet, and shall be clearly identified by signing or other marking as approved by the city engineer. Compact spaces shall not exceed twenty-five percent of the total required parking.

Standard. Eight~~Nine~~ feet by twenty~~nineteen~~ feet.

Parallel. ~~Nine~~ Eight feet by twenty-three feet.

C. *Surface.* All parking facilities shall be paved with Portland cement concrete, asphaltic concrete or other hard durable surface approved by the planning director. Residential parking spaces may use grass block pavers. The existence of legally nonconforming gravel surfacing in existing designated parking areas may not be a reason for prohibiting utilization of existing space in the parking area, up to a maximum of six spaces.

N. *Tandem Parking. Residential uses may use tandem parking which is defined as two or more vehicles, one in front of or behind the others, with a single means of ingress and egress. Each tandem parking space shall be 8 feet wide and 20 feet in length.*

Landscaping Requirements – Adding new section related to Flammable Vegetation

17.64.070 General standards for all landscape areas.

C. Flammable Vegetation

1. It shall be the responsibility of every property owner and/or the person in charge of property within the city of Cle Elum to reduce flammable or potentially flammable weeds, grass, vines, brush and other vegetation on the property by complying with the requirements of this code. The purpose of the flammable

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vegetation reduction shall be to protect property by confining fire and preventing its spread to other properties.

2. Every property owner and/or the person in charge of property shall reduce and maintain the reduction of flammable or potentially flammable vegetation on the property in the following manner:
   a. A reduction can be completed with a combination of trimming, cutting or removing flammable or potentially flammable weeds, grass, vines, brush and other combustible vegetation as close to the ground as is reasonable practicable given the nature of the terrain and the property.
   b. Any tax lot one-half acre (21,780 square feet) or less shall remove all flammable or potentially flammable weeds, grass, vines, brush, and other vegetation by trimming, cutting, or removing.
   c. Any tax lot greater than one-half acre (21,780 square feet) shall establish and maintain a 20-foot fuel break along the entire perimeter of the property, including all rights-of-way or easements. The fuel breaks shall be located along the boundaries of the property; and also around any structures, power poles, vehicles, trees or other improvements on the property that would be vulnerable to a fire hazard created by flammable weeds, grass, vines, brush and other combustible vegetation.
   d. The city may direct additional abatement for any situations not adequately covered by the fuel breaks described above.
   e. Flammable vegetation located in the right-of-way or easement shall be the responsibility of the adjacent property owner and/or the person in charge of the property.
   f. Accumulated waste vegetation shall be disposed of in a manner so as not to create a fire hazard or spread vegetation to other properties.
3. A city-approved vegetation management plan may be allowed as an alternative to CEMC 17.64.070(C)2)(a-e).

A violation of this section shall be a civil infraction.

New Section – Allowances for land owned or controlled by a religious organization

Chapter 17.72 LAND CONTROLLED BY RELIGIOUS ORGANIZATIONS

Sections:

17.72.010 Purpose.

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17.72.020 Development Standards.

17.72.010 Purpose.

Religious organizations may host the homeless on property owned or controlled by the religious organization whether within buildings located on the property or elsewhere on the property outside of buildings. The purpose of this section is to promote options religious organizations may utilize in support of addressing the housing needs of Cle Elum through rehabilitation of existing affordable housing development.

17.72.020 Development Standards.

All hosting of the homeless on property owned or controlled by a religious organization shall adhere to the following standards:

A. Increased density or bonus density affordable housing development owned or controlled by a religious organization shall be located within an urban growth area;
B. Increased density or bonus density shall not exceed a 50% excess of the limitations regulating the zone;
C. Increased density or bonus density development shall maintain substantial compliance with CEMC standards;
D. Indoor emergency shelters and indoor emergency housing owned by religious organizations shall have no additional limitations separate from the relevant zone requirements and applicable development regulations;
E. Permanent supportive housing or transitional housing owned by religious organizations shall have no additional limitations separate from the relevant zone requirements and applicable development regulations;
F. Parking restrictions on increased density or bonus density shall be consistent with permanent supportive housing or transitional housing requirements (CEMC 17.56).

New Section – Cottage Housing

Chapter 17.75 COTTAGE HOUSING

Sections

17.75.010 Purpose.

17.75.020 Development Standards.

17.75.030 Design Standards and Guidelines.

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17.75.010 Purpose.

The purpose of Cottage Housing provisions is:

A. To provide a housing type that responds to changing household sizes and ages (e.g., retirees, small families, and single person households).
B. To encourage creation of more usable open space for residents of the development through flexibility in density and lot standards.
C. To ensure that the overall size, including bulk and mass of cottage structures and cottage housing developments, remain smaller and incur less visual impact than standard sized single-family dwellings, particularly given the allowed intensity of cottage dwellings.
D. To provide centrally located and functional common open space that fosters a sense of community and a sense of openness in cottage housing developments.
E. To provide private area around the individual dwellings to enable diversity in landscape design and foster a sense of ownership.
F. To ensure minimal visual impact from vehicular use and storage areas for residents of the cottage housing development as well as adjacent properties, and to maintain a single-family character along public streets.

17.75.020 Development Standards.

All cottage housing developments shall comply with applicable development standards in CEMC Title 17; provided, that where the standards included herein conflict with the standards in other sections, the standards herein shall apply:

A. Unit size
    1. Minimum unit size: six hundred square feet
    2. Maximum unit size: one thousand five hundred square feet
B. Maximum accessory building footprint for private use: six hundred square feet
C. Parking
    1. Units greater than one thousand square feet: two spaces per unit
    2. Units less than one thousand square feet: one space per unit.
D. Common open space: minimum four hundred square feet per dwelling.
    1. Common open space shall be designed and maintained as an amenity for residents of the development.
    2. Up to thirty percent of the required common open space may be utilized through a community building built for the use of the cottage housing residents.
E. Private open space: minimum two hundred square feet per dwelling.
F. Development size: minimum 10,000 square feet.

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1. Subdivision standards: Cottage Housing, up to nine units, may be subdivided through the Unit Lot Subdivision process as outlined in CEMC 16.14.045.

G. Maximum building height: thirty-five feet.

H. Maximum lot coverage: eighty percent.

I. Minimum unit separation: ten feet.

J. Minimum setbacks from property lines:
   1. Front: twenty feet.
   2. Side: five feet
   3. Rear: ten feet.

K. Cottage housing developments shall contain a minimum of three and a maximum of twelve housing units.

17.75.030 Design Standards and Guidelines.

A. Common Open Space.
   1. Shall be designed and maintained as an amenity for residents of the development.
   2. Shall be centrally located and be easily accessible to all units within the development.
   3. Each area of common open space shall be in one contiguous and useable piece with a minimum dimension of twenty feet on all sides.
   4. Shall abut at least fifty percent of the units in the development. A cottage is considered to "abut" an area of common open space if there is no structure between the unit and the common open space.
   5. Landscaping located in common open space areas shall be designed to allow for easy access and use of the space by all residents, and to facilitate maintenance needs.
   6. Common open space shall be located outside of oversteepened slopes, wetlands, streams, and other associated critical areas buffers, and shall be developed and maintained to provide for passive and/or active recreational activities for the residents of the development.

B. Private Open Space.
   1. Shall be located adjacent to each unit for the exclusive use of the resident(s).
   2. Each area of private open space shall contain a minimum dimension of ten feet on all sides.
   3. May be located wholly or partially under a covered patio or porch on either the front or rear of the unit. This area shall not be included in the maximum unit size calculation.

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C. Community Buildings.
   1. Community buildings shall be clearly incidental in use and size to the dwelling units.
   2. Community buildings shall be located on the same site as the cottage housing development, and be commonly owned by the residents.

D. Parking.
   1. Shared detached garage structures shall not exceed four garage doors per building, and a total of one thousand two hundred square feet.
   2. For shared detached garages, the design of the structure must be similar and compatible to that of the dwelling units within the development.
   3. Shared detached garages and surface parking areas shall be screened from public streets and adjacent residential uses by landscaping or architectural screening.
   4. Storage of items which preclude the use of detached garage structures for the parking of vehicles is prohibited.
   5. Surface parking areas shall not contain more than four spaces. Clusters shall be separated by a distance of at least ten feet.

New Section – Mixed-Use Building/Development

Chapter 17.76 MIXED-USE BUILDING/DEVELOPMENT

Sections:

17.76.010 Purpose.
17.76.020 Development and design standards.

17.76.010 Purpose.

The purpose of mixed-use building/development standards is to provide a streamlined process for new development and redevelopment projects that include a mixture of residential and community facility or commercial uses.

17.76.020 Development and design standards.

A. Layout. A mixed-use building/development should not have any residential dwelling units on the ground floor, whenever feasible.
B. Design Standards.

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1. Entrances. Primary pedestrian entrances to the building shall face the street frontage or face common open space which is oriented toward the street.
2. Transparency. There shall be windows on all sides of the building facing streets and pedestrian ways.

New Section – Accessory Dwelling Units

Chapter 17.80 ACCESSORY DWELLING UNITS

Sections:

17.80.010 Purpose.

17.80.020 Requirements.

17.80.010 Purpose.

The purpose of accessory dwelling unit (ADU) provisions is to:

A. Provide property owners with an opportunity for extra income, companionship, and security.
B. Better utilize existing infrastructure and community resources (sewer, water, roads, etc.);
C. Provide a housing type that allows flexibility to respond to changing needs and lifestyles;
D. Add to the supply of dwelling units affordable to all economic segments of the population;
E. Promote prefabricated detached ADUs, especially in remote areas; and
F. Protect neighborhood character and stability by ensuring that ADUs are compatible with surrounding uses.

17.80.020 Requirements.

Up to two (2) ADUs are a permitted use on all parcels containing a single-family dwelling, duplex, triplex, townhome, or other housing unit, subject to all of the following conditions:

A. ADUs shall be allowed in the following configurations and conditions:
    1. Two attached ADUs such as a unit in a basement, attic, or garage;
    2. One attached ADU and on detached ADU;
    3. Two detached ADUs, which may be comprised of either one or two detached structures;
    4. Conversion of an existing structure, such as a detached garage.
B. Design and Development standards:

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1. Maximum size: ADUs shall not exceed 1,000 square feet in gross floor area.
2. Maximum height: ADUs shall not exceed 24-feet in roof height.
3. Requirements for setbacks, lot coverage, aesthetic requirements or other design considerations shall be the same as the principal using, except as follows:
    a. Conversions of existing structures shall be allowed to occur even if the existing structure does not meet the current design and development standards.
    b. Detached ADUs may be sited on a lot line if the lot line abuts a public alley, except if the city routinely plows snow on the public alley.

C. ADUs shall provide a minimum of one (1) off-street parking space.

D. Impact fees – if the City of Cle Elum implements impact fees in the future, ADUs shall be assessed no more than 50% of the impact fee imposed on the principal unit.

E. Public street improvements shall not be required as a condition of permitting ADUs.

F. ADUs shall not be allowed in locations where development is restricted under other laws, rules, or ordinances due to proximity to on-site sewage system infrastructure, critical areas, or other unsuitable physical characteristics of a property.

G. ADUs are not required to be owner-occupied, unless used for short-term rentals.

~~A.~~H. Allow for sale by condominium, in accordance with RCW 36.70A.681(1)(k).

New Section – Siting Essential Public Facilities

Chapter 17.170 SITING ESSENTIAL PUBLIC FACILITIES

17.170.010 Purpose.

The purpose of this section is to provide a process to site essential public facilities (EPFs). This process involves the community and identifies and minimizes adverse impacts.

(1) Applicability.

(a) Listed EPFs. All listed EPFs shall be reviewed through the EPF review process.

(b) Unlisted Facilities. The administrative official shall make a determination that a facility be reviewed pursuant to this section based on the following criteria:

(i) The facility is a type difficult to site because of one of the following:

A. The facility needs a type of site of which there are few sites;

B. The facility can locate only near another public facility;

C. The facility has or is generally perceived by the public to have significant adverse impacts that make it difficult to site;

D. The facility is of a type that has been difficult to site in the past;

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E. It is likely that the facility will be difficult to site; or

F. There is a need for the facility and the city of Cle Elum is in the facility service area.

(2) Essential Public Facilities Review Process.

(a) All EPFs shall comply with the provisions of this section. An EPF shall require a Type 2 review in all zones of the city and applications shall conform to CEMC 16.15.070, Type 2 review. In the event of a conflict with any other CEMC provision, the provisions of this section shall govern.

(b) The application for an EPF shall include a public participation plan designed to encourage early public involvement in the siting decision and to assist in determining possible mitigation measures. Informational public meetings within the city shall be scheduled pursuant to this process; the number of meetings shall be set by the administrative official consistent with the size, complexity and estimated impacts of the proposal. The administrative official shall determine the format and location(s) for the meetings, and shall require that public notice and meeting summaries acceptable to the city shall be either prepared or paid for by the EPF sponsor.

(c) An applicant may have one or more alternative sites considered during the same process.

(d) The director has the authority to require the consideration of sites outside of the city of Cle Elum. Alternative sites shall cover the service area of the proposed essential public facility.

(e) An analysis of the facility's impact on city finances shall be undertaken. Mitigation of adverse financial impacts shall be required.

(f) The following criteria shall be used to make a determination on the application:

(i) The applicant shall provide a justifiable need for the essential public facility and for its location within the city of Cle Elum.

(ii) The impact of the facility on the surrounding uses and environment, the city and, if applicable, the region.

(iii) Whether the design of the facility or the operation of the facility can be conditioned, or the impacts otherwise mitigated, to make the facility compatible with the affected area and the environment.

(iv) Whether the factors that make the facility difficult to site can be modified to increase the range of available sites or to minimize impacts in affected areas and the environment.

(v) Whether the proposed essential public facility is consistent with the city of Cle Elum comprehensive plan.

(vi) If a variance is requested, the proposal shall comply with this chapter.

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Essential public facilities shall also comply with all other applicable city and state siting and permitting requirements.

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