



Residential Office Zone (R-O)

PH-09

Community Development Department

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ECC 15.300.060(B)(1) Mixed Use Residential Office Zone (R-O)

The residential-office (R-O) zone is intended to serve as a transition zone separating more intensive uses from single-family residential districts. This purpose is accomplished by:

1. Avoiding large scale low density sprawl;
2. Allowing a variety of housing types;
3. Providing for nonresidential uses that are compatible in scale and character with residential uses;
4. Reinforcing the character and walkability of streets within the zone;
5. Encouraging historic preservation and adaptive reuse of historic properties; and
6. Use of this zone is appropriate for:
 - a. Areas designated as residential neighborhood, urban neighborhood, and neighborhood mixed-use as well as:
 - b. Areas characterized by a mix of single- and multifamily and office uses; and/or
 - c. Areas located generally between commercial and single-family residential zones.

Table 15.320.045. Building setback and intensity standards table – Mixed-use zones.

Standard	R-O	C-C	C-C II	NC-MU	RC-MU
DEVELOPMENT INTENSITY AND CONFIGURATION					
Minimum lot area	None ¹	None ¹	None ¹	None ¹	None ¹
Minimum frontage	None ^{1,2}	None	None	None	None
Density, minimum (ECC 15.320.050)	8 du/acre ³	NA	NA	8 du/acre ¹²	15 du/acre ¹²
Density, maximum (ECC 15.320.050)		None	None	None	None
Maximum building height (see ECC 15.320.060 for height exceptions)	35 ft ⁴	60 ft ^{7, 11}	60 ft	60 ft ⁷	60 ft ⁷

Table 15.320.045. Building setback and intensity standards table – Mixed-use zones.

Standard	R-O	C-C	C-C II	NC-MU	RC-MU
BUILDING PLACEMENT (see ECC 15.320.070 through 15.320.120)					
Maximum front yard setback				10 ft ¹³	10 ft ¹³
Minimum front yard	15 ft	None ⁵	None ⁵	None ⁵	None ⁵
Minimum garage front yard setback	22 ft	22 ft	22 ft	22 ft	22 ft
Minimum rear yard (see ECC 15.520.020 for supplemental standards)	20 ft	None ⁶	None ⁶	None ⁶	None ⁶
Minimum rear yard setback, accessory buildings (including garages)	5 ft ⁸				
Minimum rear yard setback, detached accessory dwelling unit (see ECC 15.540.040)	5 ft ⁸				
Minimum side yard, includes corner lot interior lot line (see ECC 15.520.020 for supplemental standards) ¹⁰	5 ft/10 ft ⁹	None ⁶	None ⁶	None ⁶	None ⁶
Minimum side yard setback (corner lot exterior lot line) ¹⁰	10 ft ⁹				
Minimum garage side yard setback (corner lot exterior lot line)	22 ft				

Development conditions:

1. Lot sizes may be variable provided they are sized and shaped sufficient to accommodate permitted uses and conform to applicable design and density standards.
2. New lots shall have access directly to a public right-of-way or may obtain access from a courtyard access (ECC 15.420.050(C)) or shared driveway (ECC 15.420.060(A)(2)).
3. The density minimum shall apply only to new subdivisions greater than one acre in size.
4. For buildings, or portions thereof, with pitched roofs, the maximum height may be increased by five feet. Applicable roof slopes must be at least 4:12 to qualify for this additional height.
5. For exceptions and detailed standards, see Chapter 15.510 ECC, Site Orientation.
6. Where the subject property shares any portion of a border with a residential zone, the minimum side or rear setbacks shall be the same as the adjacent residential zone.
7. Where subject property shares any portion of a border with a residential zone the maximum building height is 45 feet.
8. Accessory buildings and accessory dwelling units may be built to a property line abutting an alley, provided sufficient turning movement and emergency vehicle access is provided within the alley. Minimum side yard setbacks as required by table 15.320.045 would still apply.
9. For lots 6,000 square feet or less, the minimum side yard shall be five feet on each side.
10. Townhouses and zero lot line homes are exempt from side yard standards internal to a development. However, such uses shall meet applicable side yard standards for adjacent lots outside of the development.

11. The maximum building height in the downtown Ellensburg local landmark district is 45 feet.
12. There is no minimum residential density for vertical mixed-use. Minimum residential density applies to any portion(s) of the development where ground floor residential uses are proposed with the following standards:
 - a. The area used to calculate residential density includes all area dedicated to parking and landscaping required for the ground-floor residential uses.
 - b. Where ground-floor residential uses are part of a mixed-use development, area used to calculate the residential density does not include land dedicated to right-of-way.
13. The secondary street standards in ECC 15.510.060 shall apply to all new streets in the neighborhood center and regional center mixed-use zones. [Ord. 4887 § 26, 2022.]

15.320.050 Density calculations.

A. Calculations for Determining Minimum Density – Net Area. All site areas shall be used in the calculation of minimum allowed residential density or project floor area except:

1. Street rights-of-way, easements, or other areas reserved or dedicated for public use (such as parks, open space, and stormwater retention facilities) except private easements that serve as primary access to no more than five lots; and
2. Submerged lands, landslide hazard areas and buffers, Category I-IV wetlands and buffers, and Type 1, 2, 3 and 4 streams and buffers.

B. Calculations for Determining Maximum Density – Gross Developable Acreage.

1. All site areas may be used in the calculation of the maximum allowed residential density or project floor area except as outlined under the provisions of subsection (B)(2) of this section.
2. Submerged lands, landslide hazard areas and buffers, Category I-IV wetlands and buffers, and Type 1, 2, 3 and 4 streams and buffers shall not be credited toward the maximum density or floor area calculations. Property used for new roadways, trails, stormwater facilities, or other features used by residents may be counted as part of the site area for density calculations. Property transferred to the city for the construction of public roadways or other public feature shall be counted as part of the site area if the city and property owner reach such an agreement as part of the transfer.

C. Density Calculations. Minimum and maximum density for an individual site shall be calculated by multiplying the gross developable acreage by the applicable number of dwelling units. When calculation results in a fraction, the fraction shall be rounded to the nearest whole number as follows:

1. Fractions of 0.50 and above shall be rounded up.
2. Fractions below 0.50 shall be rounded down.

D. Prohibited Reduction. Any portion of a lot that was used to calculate compliance with the standards and regulations of this title shall not be subsequently subdivided or segregated from such lot.