

FAQs Planning

Q: Can I Cut Down Trees or Bushes or Build Structures Next To A Stream On My Property?

A: The City of Ellensburg has several designated '[critical areas](#)'. The city shall regulate all uses, activities, and developments within, adjacent to, or likely to affect, one or more critical areas, consistent with the best available science and the provisions herein. Critical areas regulated by [ECC Chapter 15.600](#) include wetlands, frequently flooded areas, critical aquifer recharge areas, geologically hazardous areas, and fish and wildlife habitat conservation areas. Please contact Community Development prior to any clearing next to a stream.

Q: Can I Operate A Business In My Home?

A: The City of Ellensburg defines a home occupation as: Any activity undertaken for gain or profit that results in a product or service and is carried on in a dwelling, or building accessory to a dwelling. Please contact Community Development for more information regarding what home occupations are permitted.

Q: Can I Convert My Garage or Basement Into An Apartment?

A: Garage or basement conversions may be possible with proper permitting procedures. Several factors must be reviewed. For example zoning, lot coverage, open space and adequate off street parking are elements of housing type standards that must be reviewed to determine if such a conversion would be allowed. Contact Community Development for more information.

Q: What Are The Setbacks On My Property?

A: Refer to Table 15.320.030 Form and intensity standards table – Residential zones and 15.320.040 Form and intensity standards – Nonresidential zones for setback requirements.

Q: Can I Paint The Outside Of My Downtown Business?

A: If your business is located downtown in the Downtown Historic District, please contact the Historic Preservation planner, Stacey Henderson at (509) 925-8608, before any changes have been made to your structure.

Q: Can I Build A Duplex Or Apartment On My Property?

A: Duplexes or multifamily buildings may be possible with proper permitting procedures. Several key factors must be reviewed. For example, zoning, lot coverage, open space and adequate off street parking are elements of housing type standards that must be reviewed to determine if such a structure would be allowed. Contact Community Development for more information.