



# Residential Based Use Table

PH-18

## Community Development Department

501 N. Anderson, Ellensburg, WA 98926

(509) 962-7239 (Building) permits@ci.ellensburg.wa.us (509) 962-7231 (Planning) comdev@ci.ellensburg.wa.us

Table 15.310.040 Residential-based uses.

Use	R-S	R-L	R-M	R-H	R-O	C-N	C-H	C-C	C-C II	I-L	I-H	NC-MU	RC-MU	P-R	MHP
<b>RESIDENTIAL, GENERAL</b>															
Dwelling, single-family* (ECC 15.540.020)	P	P	P		P										P
Dwelling, cottage* (ECC 15.540.050)	P	P	P		P										A <sup>6</sup>
Dwelling, duplex* (ECC 15.540.030)	P <sup>2</sup>	P <sup>2</sup>	P		P			P <sup>7</sup>	P <sup>7</sup>						A <sup>6</sup>
Dwelling, townhouse* (ECC 15.540.060)	P <sup>2</sup>	P <sup>2</sup>	P	P	P	P <sup>3</sup>		P <sup>7</sup>	P <sup>7</sup>			P	P	A <sup>6</sup>	
Dwelling, multifamily* (Division V of this title)	P <sup>1,5</sup>	P <sup>1,5</sup>	P	P	P	P <sup>3</sup>	C	P <sup>7</sup>	P <sup>7</sup>			P	P	A <sup>6</sup>	
Dwelling, live-work*	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P		P <sup>7</sup>	P <sup>7</sup>			P	P		
Manufactured home park* (ECC 15.340.040)	C	C	C	P	C									A <sup>6</sup>	P
<b>GROUP RESIDENCES</b>															
Boarding houses, lodging houses*		C	P	P	C			P <sup>7</sup>	P <sup>7</sup>			P	P	A <sup>6</sup>	
Adult family home*	P	P	P	P	P	P		P <sup>7</sup>	P <sup>7</sup>			P	P	A <sup>6</sup>	
Community residential facility*			C	C	C	C		P <sup>7</sup>	P <sup>7</sup>			P	P	P/A <sup>6</sup>	
Senior citizen assisted housing*			P	P	P	P		P <sup>7</sup>	P <sup>7</sup>			P	P	A <sup>6</sup>	
<b>RESIDENTIAL ACCESSORY USES</b>															
Accessory dwelling unit* (ECC 15.540.040)	P	P	P	P	P			P <sup>7</sup>	P <sup>7</sup>						
Home occupations* (ECC 15.340.020)	P	P	P	P	P	P	P	P <sup>7</sup>	P <sup>7</sup>	P	P	P	P	P <sup>6</sup>	P
Yard sale use	A <sup>8</sup>	A <sup>8</sup>	A <sup>8</sup>	A <sup>8</sup>	A <sup>8</sup>	A <sup>8</sup>	A <sup>8</sup>	A <sup>8</sup>	A <sup>8</sup>	A <sup>8</sup>	A <sup>8</sup>	A <sup>8</sup>	A <sup>8</sup>	A <sup>8</sup>	A <sup>8</sup>
<b>TEMPORARY LODGING</b>															
Bed and breakfast (ECC 15.340.010)	P	P	P	P	P			P <sup>7</sup>	P <sup>7</sup>			P	P		

Development conditions:

1. Subject use may be permitted subject to density bonus incentives set forth in Table 15.320.030 and Chapter 15.330 ECC.
2. Duplexes and townhomes are permitted in the R-L and R-S zones on infill lots (preexisting legal lots of record as of December 31, 2021) notwithstanding the maximum density limits in Table 15.320.030. For lots recorded after this date, duplexes and townhomes are permitted in the R-L and R-S zones but must meet the density requirements of ECC 15.320.030.
3. Residential uses are permitted in the C-N zone provided nonresidential uses occupy the ground floor of all buildings fronting on the street. For example, residential uses could be on upper levels of buildings fronting on the street or, for deep lots, subject residential uses may occupy any buildings away from the street and behind the buildings that front onto the street.
4. Nonresidential uses may be permitted within live-work dwellings subject to the use permitted uses in the underlying zoning district.
5. Multifamily dwelling units shall not be located adjacent to existing single-family dwellings, except where such uses were approved on an individual plat.
6. All uses permitted in the P-R zone must be either outright permitted and operated as a public use or must be an accessory use to the primary public use (see ECC 15.310.050).
7. Except for lobbies or similar entrances, all permitted residential uses in the C-C and C-C II zones are prohibited within 30 feet of the sidewalk on the ground floor of properties fronting on storefront streets per ECC 15.510.050(E).
8. Yard sales are permitted as an accessory use to a dwelling; provided, that the following conditions are met:
  - a. Only two yard/garage sales per dwelling unit not exceeding three consecutive days in duration are allowed per year;
  - b. The occupant or tenant of the dwelling unit shall supervise and be responsible for the yard/garage sale activities including ensuring that there is no impediment to the passage of traffic on public roads and sidewalks adjacent to the sale;
  - c. No goods are to be displayed in public rights-of-way without first obtaining a right-of-way use permit from the public works and utilities department; and
  - d. Signs advertising the sale shall not be attached to any public structure, sign, sign or utility pole or traffic control devices and shall be removed within 24 hours of the sale completion.