

Planning Commission

Agenda

April 2, 2024

6:00 PM

MAYOR
MATTHEW LUNDH

CITY ADMINISTRATOR
ROBERT OMANS

CITY PLANNER
COLLEDA MONICK

CITY CLERK
DEBBIE LEE



119 W FIRST STREET
CLE ELUM, WA 9922

PLANNING COMMISSION
GARY BERNDT - CHAIR
MATT FLUEGGE
VACANT
MARC KIRKPATRICK
COLIN BRISSEY
PAUL KANTWILL
IAN STEELE
CITIZEN ALTERNATE
VAN PETERSON

Join Virtually with Zoom: <https://zoom.us/j/7573184018?pwd=dERndjBJVC9GdVQ1d2ISRExwZFhXZz09>
Meeting ID: 757 318 4018 Passcode: 98922

Join by Phone: 1-(253)215-8782, Meeting ID: 757 318 4018, Passcode:98922

 Receive city text alert notifications: text CLEELUM to 91896

DISCLAIMER: The City does not guarantee that virtual or telephonic access to the City Council meeting will be available and the City does not warrant audio quality. Attendees are encouraged to attend in-person.

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1. **Call to Order & Roll Call**
 2. **Public Comment - Limited to 5 Minutes**
 3. **Adoption of Minutes**
 - a. March 19, 2024
 4. **Business Requiring Public Hearings**
 - a. None scheduled
 5. **Planning Update**
 - a. Update from Chair Gary Berndt
 - b. Staff Announcements - Planning Consultant Colleda Monick
 6. **New Business**
 - a. Follow up: 17.16 - Residential
 - b. Review proposed changes to section 17.32 - General Commercial
 7. **Next Meeting Agenda Development**
 - a. Finalize any additional changes to 17.32 - Discuss next steps
 8. **Commissioner Comments and Discussion**
 9. **Adjournment**

Planning Commission Agenda April 2, 2024

119 W FIRST STREET
CLE ELUM, WA 9922

Upcoming Meetings:

Next Planning Commission Meeting: April 16, 2024 @ 6:00 p.m.

Regular Council Meeting: April 9, 2024 @ 6:00 p.m.

General Government Committee Meeting: April 24, 2024 @ 8:30 a.m.

Public Safety & Health Committee Meeting: April 16, 2024 @ 1:00 p.m.

Public Works & Community Development Committee Meeting: April 4, 2024 @12:00 p.m.

Lodging Tax & Event Committee Meeting: April 8, 2024 @ 8:30 a.m.

City of Cle Elum
Planning Commission (CEPC) Meeting Minutes
City Council Chambers
March 19, 2024 | 6:00 PM

Call to Order

Chair Berndt called the meeting to order at 6:07 PM

Roll Call

CEPC Members Present: Chair Gary Berndt, Colin Brissey (via zoom), Ian Steele, Marc Kirkpatrick (via zoom)

CEPC Members Absent: Matt Fluegge and Paul Kantwill excused. Commissioner Steele made a motion to excuse Commissioners Fluegge and Kantwill. Commissioner Kirkpatrick seconded. Motion carried.

Staff Present: Colleda Monick

Citizen Comments on Non-Agenda Items

None.

Adoption of Minutes

Commissioner Kirkpatrick motioned to accept the March 5th, 2024 minutes as presented. Commissioner Brissey seconded. Motion passed.

Public Hearing

None scheduled.

Staff Report

Chair Berndt

- Spoke with Mayor Lundh regarding the individual who applied for the planning commission, but they have not been able to schedule a meeting.

Colleda Monick

- Check in regarding Civic Plus emails
- Met with the Department of Fish and Wildlife yesterday to continue discussing updates to the Critical Areas. I'll keep you posted on when we might have recommended code changes ready for the Commission's consideration.
- Attending a Countywide Housing Workgroup workshop later this week and will report back to the Commissioners. The intent of the workgroup is to provide an opportunity for regional collaboration regarding housing in Kittitas County.
- Attending a listening session presented by the Washington State Department of Commerce which plans to provide updates and address 17 pieces of recent legislation that has recently passed on housing, permitting, development regulations, urban growth areas and rural development.
- State adopted the 2021 Building Codes, the city is following state regulations and will be formally adopting it in their code.

New Business

1. Continuation of sign code discussion specifically nonconforming uses and “historic and pedestrian character”.
Commissioner Kirkpatrick is strongly in favor of keeping the “historic and pedestrian character” clause for the Downtown Commercial District and recommended creating a sub-committee to discuss defining this and developing specific regulations. Suggestion to include the Cle Elum Downtown Association as a subcommittee. Commissioner Brissey volunteered to participate in the committee. Staff will work on scheduling.
2. Review proposed changes to section 17.16, Residential. Bringing back a table of potential Home Occupation types and review levels. Also bring back for discussion, Short-Term Rental Home Occupation vs. Short-Term Rental Commercial business.

Citizen Comments on Agenda Items

None

Next Meeting Agenda Development

1. Review previous code revisions (17.16)
2. Review section 17.20, Multi-Family Residential
3. Table of Permitted Uses (?), presentation by Madelyn Nelson

Commissioner Comments and Discussion

Commissioner Kirkpatrick recommended looking into whether or not the Historic Preservation Commission could be combined with the Planning Commission. Suggested having a member of the Historic Society be a seated member of the Commission. Staff to follow up.

Adjournment

Chair Berndt called for a motion to adjourn. Commissioner Kirkpatrick motioned and Commissioner Brissey seconded to adjourn the meeting at 7:38 p.m. and to reconvene on April 2nd, 2024 at 6:00 p.m.

Chair Berndt

Date

Chapter 17.16
R – RESIDENTIAL DISTRICT

Sections:

17.16.005	Purpose.
17.16.010	Outright permitted uses.
17.16.020	Uses requiring site and design review.
17.16.030	Conditional uses.
17.16.040	Front yard.
17.16.050	Rear yard.
17.16.060	Side yard.
17.16.070	Site area.
17.16.080	Height limit.
17.16.090	Lot coverage and lot width.
17.16.100	Home occupations.
17.16.110	Manufactured homes.
17.16.120	Recreational vehicles.

17.16.005 Purpose.

The purpose of the residential district is to create and maintain stable and attractive residential neighborhoods, while providing diversity in housing types and maintaining affordable housing. Residential zones should also protect sensitive natural areas, provide for the efficient use of land and public services, and provide appropriate vehicular and pedestrian access.

(Ord. 1163 § 1, 2001)

17.16.010 Outright permitted uses.

In ~~a R-district or the~~ residential district, no building or premises shall be used, and no building shall hereafter be erected, moved into the district, or structurally altered, unless otherwise provided in this title, except for one or more of the following uses:

The Cle Elum Municipal Code is current through Ordinance 1653, passed September 11, 2023.

A. One single-family dwelling per legal lot of record (including manufactured homes) and duplexes ~~with not more than one duplex per street frontage per block;~~

Commented [CM1]: For discussion. Newly passed legislature will require updates to the code during future comp plan updates. (HB 1110, which requires increasing middle housing density. This could look like allowing duplex's on each corner lot w/in all zoning districts that permit single family residences)

B. Accessory buildings, such as are ordinarily appurtenant to single-family dwellings, including but not limited to, private workshops, private greenhouses, parking for private recreational vehicles and trailers, and a private garage of not more than three-car capacity, ~~when located not less than sixty feet from the front line, unless attached to or within the dwelling and set back five feet from the face of the main building.~~ In no case shall an accessory building(s) exceed the size of the primary building on site. Where a lot is served by an alley, all on-site parking or garages shall be accessed only from the alley;

C. ~~Accessory dwelling units,~~ provided:

Commented [CM2]: Placeholder - State law updates could change the number of ADU's per dwelling, parking requirements, and owner requirements. Hold for Comp Plan Update.

1. Only one accessory dwelling unit is permitted per lot;

2. The accessory unit shall not be larger than ~~the primary dwelling 1,000 sq ft~~ fifty percent of the living area of the primary residence;

Commented [CM3]: Consider a not to exceed number like 1,000 square-feet. This is much easier to enforce and seems consistent with state law on ADU's

3. One additional off-street parking space is provided, and;

4. Either the primary unit or the accessory unit is occupied by the owner of the property.

Commented [CM4R3]: Or we could remove the restriction all together and keep it consistent with the comment that no accessory building shall exceed the size of the primary building.

D. Adult family homes and group homes as required and meeting minimum state requirements;

Commented [CM5]: Placement hold as these will change with updates to the ADU laws passing.

E. Home occupations engaged in by individuals living in the residence, subject to the limitations in this title;

F. ~~(In home) Family-family day care located in a private home that supplies care, attention, supervision, and oversight for one to twelve children, governed by Washington State DSHS licensing provisions for said day care use and conducted in accordance with said state DSHS requirements. as required and meeting minimum state requirements.~~

(Ord. 1163 § 1, 2001)

17.16.020 — Uses requiring site and design review.

All uses specified in Chapter ~~17.76~~ are subject to site and design review. In addition the following activities shall be subject to site and design review.

A. ~~Parks and playgrounds (including park buildings) subject to the following limitations:~~

- ~~1. Adequate off-street parking shall be provided if the park is not a neighborhood facility;~~
- ~~2. Lighting for structures and fields shall be directed away from residential areas;~~
- ~~3. The bulk and scale of structures shall be compatible with the residential character of the area;~~
- ~~4. Structures and service yards shall be set back a minimum of fifty feet from property lines if possible, but in no case less than the required setbacks of the residential zone.~~

(Ord. 1163 § 1, 2001)

17.16.030 Conditional uses.

The following purposes and uses of buildings shall be allowed only upon approval of a conditional use permit in accordance with the provisions of Chapter ~~17.80~~ 14.30.170.

Conditional uses shall also require design review either in conjunction with or after the approval of a conditional use permit.

A. Libraries;

B. Public schools, day care centers, ~~and churches,~~ senior centers, and community centers;

~~C. Nursing homes, hospitals and sanitariums, except for inebriates and persons suffering from mental diseases;~~

D. Commercial nurseries or greenhouses on special permit not exceeding ten years;

E. Telephone exchanges, electric substations and similar installations for public service;

F. Retirement homes, and nursing homes;

G. Municipal buildings, ~~senior centers, community centers;~~

H. The office of a physician, dentist or other professional person when located in his or her dwelling or an existing residential structure located on an arterial street;

I. Short Term Rental (*) or Bed and breakfast guesthouse, when accessory to the permanent residence of the operator. Preference shall be given to facilities in historic structures.

*"Short Term Rental" means a residential structure providing individuals with lodging for not more than thirty days. For home occupations, such uses are limited to having not more than three guestrooms.

(Ord. 1163 § 1, 2001)

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 ~~on 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.

(Ord. 1163 § 1, 2001)

17.16.050 Rear yard.

There shall be a rear yard having a minimum depth of twenty feet for the principal structure(s). Where a lot is served by an alley the rear yard for a garage shall be a minimum depth of five feet. Accessory buildings shall maintain a minimum setback of five feet.

(Ord. 1163 § 1, 2001)

Commented [CM6]: For discussion: Is "Bed and Breakfast" outdated. Should this be updated to Short Term Rental.

If changed to Short Term Rental should the city consider require a Conditional Use level review?

You could have two types of Short Term Rentals (Home Occupation STR's) where the property owner lives onsite or in one of the dwellings onsite, and "Business" level STR's that require a property owner to go through a Conditional use permit for approval for owners who do not live onsite.

17.16.060 Side yard.

There shall be a side yard of not less than five feet in width. A ~~street-side~~ side yard adjacent to a public right-of-way, an alley or street, yard 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.

(Ord. 1257 § 2 (Exh. B), 2006; Ord. 1163 § 1, 2001)

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.

(Ord. 1163 § 1, 2001)

17.16.080 Height limit.

No building hereafter erected or structurally altered within or moved into the district shall exceed thirty-five feet.

(Ord. 1163 § 1, 2001)

17.16.090 Lot coverage and lot width.

The lot area covered by single-family dwellings and structures accessory thereto shall not exceed forty percent of the lot area; duplexes and accessory structures thereto shall not exceed forty 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 and in no case shall a lot be created with less than five thousand square feet.

(Ord. 1163 § 1, 2001)

Commented [CM7]: For discussion - increase? Kittitas is 40%, Kittitas County is 30%, City of Yakima's is 60%.

17.16.100 Home occupations.

Home occupations are business activities that generally occur within a residential dwelling by the occupant of the dwelling where the business is clearly secondary to the residential use of the structure. Home occupations require the approval of Type I permit and are subject to the following limitations:

- A. The use shall be located in the dwelling only. No outside activity or storage is permitted.
- B. A maximum of twenty-five percent of the habitable floor area or three hundred square feet, whichever is less, may be devoted to the home occupation.
- C. No use or storage of heavy vehicles or heavy equipment such as construction equipment is permitted.
- D. No external evidence of the home occupation is permitted with the exception of an unlighted sign not exceeding two square feet that may advertise the occupant's name and business type.
- E. The occupation may involve no retail sales on the premise, except as incidental to the home occupation, such as retail sales of shampoo associated with an in-home hairdresser.
- F. No more than six customers or vehicle trips are permitted per day.
- G. One employee in addition to the owner/occupant is permitted.
- H. The home occupation shall not require any external remodeling.
- I.  Applicable fees, as set forth by resolution of the city council, are required at the time of application. Home occupation permits may be subject to annual review, including applicable fees, as deemed necessary by the planning commission.

A. Purpose. The conduct of an accessory business within an existing dwelling may be permitted under the provisions of this section. It is the intent of this section to:

1. Ensure the computability of home occupations with other uses permitted in the underlying zone; and
2. Preserve the existing dwelling as the primary use of the structure or property; and

3. Maintain and preserve the character of residential neighborhoods; and
4. Promote the efficient use of public services and facilities by assuring these services are provided to the residential population for which they were planned and constructed, rather than commercial uses.

B. Table of Permitted Home Occupations. Table 14-2 titled “Table of Permitted Home Occupations” is incorporated as a part of this section. Each permitted home occupation listed in Table 14-2 is designated as a Type (1), (2) or (C – Conditional) use for a particular zoning district. Proposed home occupations in existing dwellings in the commercial and industrial zoning districts shall follow the land use requirements of the MF zoning district. All permitted home occupations are subject to the standards of this title, including the specific conditions of subsection C of this section and the applicable review procedures of CEMC Chapter 14.30. Specific uses not permitted as home occupations are listed in subsection H of this section.

Table 16-1 of Permitted Home Occupations*

	Zoning District	
	R	MF
-		
<u>Barbershop, beauty parlor</u>	<u>2</u>	<u>2</u>
<u>Business administration*</u>	<u>1</u>	<u>1</u>
<u>Day care, family home*</u>	<u>1</u>	<u>1</u>
<u>Dentist</u>	<u>C</u>	<u>C</u>
<u>Physician</u>	<u>C</u>	<u>C</u>
<u>Dog grooming</u>	<u>2</u>	<u>2</u>
<u>Food preparation*</u>	<u>2</u>	<u>2</u>
<u>Home Contractor*</u>	<u>1</u>	<u>1</u>
<u>Home office*</u>	<u>1</u>	<u>1</u>

Commented [CM8]: “Home occupation” means the accessory use of a dwelling unit for gainful employment involving the manufacture, provision or sale of goods and/or services in the home.

Commented [CM9]: “Home occupation, business administration” means the accessory use of a dwelling as an administrative office for a licensed commercial business located in an approved commercial zoning district, or a home based internet business that does not involve the on-site resale of commercial goods. The home is used for phone calls, mail, completing paperwork, and work on a home computer associated with a business. This definition does not include manufacturing, sales not associated with an internet business, repair or other services.

Commented [CM10]: “Day care home, family” means a family day care home located in a private home that supplies care, attention, supervision, and oversight for one to twelve children, governed by Washington State DSHS licensing provisions for said day care use and conducted in accordance with said state DSHS requirements.

Commented [CM11]: “Food preparation” means a business, service or facility dealing with the preparation of food items for off-site consumption. This definition includes confectioneries, catering services, and preparation of food items for wholesale.

Commented [CM12]: “Home occupation, home contractor” means the accessory use of a dwelling as, but not limited to, lawn care and/or snow removal services, building, electrical and plumbing, contractors’ offices for small businesses.

Commented [CM13]: “Home occupation, home office” means the accessory use of a dwelling for office use including, but not limited to, the following professions: accountant, architect, artist, author, arts and crafts, attorney, composer, dressmaker, seamstress, tailor, engineer, insurance agent, photographer, music teacher, and real estate agent.

Massage therapy/spa	1	1
Product assemblage/service*	1	1
Short term rental*	1	1
Unclassified home occupation	-	-
Notes:		
* Refers to definition in CEMC Chapter 14.20		-
1 = Type (1) Permitted Home Occupation		-
2 = Type (2) Permitted Home Occupation		-
C = Conditional Use, Public Hearing and Approval by the Hearing Examiner Required		

Commented [CM14]: “Home occupation, product assemblage/repair” means a business or service involved in assembling products for off-site sales. This definition also includes the repair of small appliances, small engines, radios, televisions, and other similar items.

Commented [CM15]: “Short term rental” means a residential structure providing individuals with lodging for not more than thirty days. For home occupations, such uses are limited to having not more than three guest rooms and require the property owner to live onsite.

C. Necessary Conditions. Home occupations are permitted as an accessory use to the residential use of a property only when all the following conditions are met:

1. The home occupation is conducted inside a structure within property on which is established the primary residence of the practitioner(s). For the purpose of administering this section, “primary residence” shall be defined as the residence where a person or persons resides for the majority of the calendar year;
2. The home occupation is incidental and subordinate to the residential functions of the property. No action related to the home occupation shall be permitted that impairs reasonable residential use of the dwelling;
3. There are no external alterations to the building which change its character from a dwelling;
4. The portion of the structure or facilities in which a home occupation is to be sited must be so designed that it may be readily converted to serve residential uses;

5. The business is conducted in a manner that will not alter the normal residential character of the premises by the use of color, materials, lighting and signs, or the emission of noise, vibration, dust, glare, heat, smoke or odors;
6. The home occupation does not generate materially greater traffic volumes than would normally be expected in the residential neighborhood; the frequency of deliveries should be comparable to that of a single-family home without a home business. No more than six customers or vehicle trips are permitted per day;
7. There is no outside storage or display of any kind related to the home occupation. Except for typical vehicle parking associated with the business, but not including job trailers, food trucks, or similar accessory vehicles visible from the public right-of-way;
8. The home occupation does not require the use of electrical or mechanical equipment that would change the fire rating of the structure;
9. The home occupation does not require the use of electrical equipment that exceeds FCC standards for residential use;
10. The home occupation does not increase water or sewer use so that the combined total use for the dwelling and home occupation is significantly more than the average for residences in the neighborhood;
11. A business license is purchased where required;
12. One employee in addition to the owner/occupant is permitted;
13. All stock in trade kept for sale on the premises is produced on site by hand without the use of automated or production line equipment.

In granting approval for a home occupation, the reviewing official may attach additional conditions to ensure the home occupation will be in harmony with, and not detrimental to, the character of the residential neighborhood. Any home occupation authorized under the provisions of this title shall be open to inspection and review at all reasonable times by the building and enforcement official for purposes of verifying compliance with the conditions of approval and other provisions of this title.

D. Materials and Storage. The storage of equipment, materials, or goods shall be permitted in connection with a home occupation provided such storage complies with the following standards:

1. All equipment, materials, or goods shall be stored completely within the space designated for home occupation activities and not visible from the public right-of-way.
2. Only those materials or goods that are utilized or produced in connection with the home occupation may be stored within the dwelling unit or accessory building.
3. All flammable or combustible compounds, products, or materials shall be maintained and utilized in compliance with fire code.
4. The frequency of home deliveries should be comparable to that of a single-family home without a home occupation associated with the residence. No more than six customers or vehicle trips are permitted per day.

E. Nameplates. Only one nameplate shall be allowed. It may display the name of the occupant and/or the name of the home occupation (e.g., John Jones, Accountant). The nameplate shall be attached to the dwelling, but shall not exceed two square feet in area or be illuminated.

F. Application Fee and Review Period. Home Occupations which require a Type 2 Review or Conditional Use Permit for approval shall be made in accordance with the provisions of CEMC Title 14.30, except as noted, and shall be accompanied by the appropriate filing fee. The administrative official may accept an aerial photo of the site in lieu of a site plan when the aerial photo clearly shows all structures and parking areas and no new construction or site modifications are proposed.

G. Unclassified Home Occupation—Review by the Hearing Examiner. Home occupations not listed in Table 16-1 shall be reviewed by the hearing examiner in accordance with the provisions of CEMC Chapter 14.30; provided, any unclassified home occupation permitted after review and decision by the hearing examiner in a particular district shall be allowed only as a Class (2) or (3) use.

H. Home Occupations Not Permitted. The following uses, by the nature of their operation or investment, have a pronounced tendency, once started, to increase beyond the limits

permitted for home occupations and impair the use and value of a residentially zoned area for residential purposes. Therefore, the uses listed below shall not be permitted as home occupations:

1. Auto repair, body work, or similar automobile-related activity;
2. Parking and storage of motor vehicles, commercial trucks or heavy equipment.
3. Antique shop or gift shop;
4. Kennel;
5. Veterinary clinic or hospital;
6. Painting of vehicles, trailers or boats;
7. Large appliance repair including stoves, refrigerators, washers and dryers;
8. Upholstering;
9. Machine and sheet metal shops;
10. Martial arts school;
11. Taxidermist;
12. Vehicle sign painting (except for the application of decals).
13. Marijuana production, processing and/or retailing.

I. Denial of Application for a Home Occupation. An application for a home occupation shall be denied if the administrative official finds that either the application or record fails to establish compliance with the provisions of this chapter. When any application is denied, the administrative officer shall state the specific reasons and cite the specific provisions and sections of this title on which the denial is based.

(Ord. 1532 § 1, 2019; Ord. 1163 § 1, 2001)

17.16.110 Manufactured homes.

Manufactured homes shall be ~~subject to the following requirements:~~installed in compliance with applicable codes, including but not limited to:

- A. Homes shall be permanently installed on a foundation.
- B. All installations must have an eighteen-inch minimum crawl space.
- C. The tongue, wheels and any other transport hardware must be removed from the structure.
- D. Skirting shall completely enclose the structure.
- E. Permanent steps shall be installed to all entrances.
- F. A minimum of seven hundred twenty square feet is required and the home must be transported in at least two pieces of equal width to the site. A minimum width of sixteen feet is required.
- G. A minimum snow load of ninety pounds per square foot is required.

(Ord. 1163 § 1, 2001)

17.16.120 Recreational vehicles.

Recreational vehicles including campers, travel trailers, mobile homes and other similar items the property of the lot owner or lessee may be parked for storage in the residential district ~~provided they meet the minimum setback standards of the district~~are parked on-site; no on-street parking is permitted.

(Ord. 1163 § 1, 2001)

Commented [CM16]: Hard to enforce. For consideration, must be parked on-site, no on-street parking being permitted.

The Cle Elum Municipal Code is current through Ordinance 1653, passed September 11, 2023.

The Cle Elum Municipal Code is current through Ordinance 1653, passed September 11, 2023.

Disclaimer: The city clerk's office has the official version of the Cle Elum Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited here.

[City Website: cityofcleelum.com](http://cityofcleelum.com)

[City Telephone: \(509\) 674-2262](tel:(509)674-2262)

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Chapter 17.32

CG-GC GENERAL COMMERCIAL DISTRICT

Sections:

17.32.010	Purpose and intent.
17.32.020	Permitted uses.
17.32.030	Conditional uses.
17.32.040	Dimensional standards.
17.32.060	Landscaping.
17.32.080	Lighting.
17.32.090	Design guidelines.

17.32.010 Purpose and intent.

The General Commercial District is intended to provide areas for a range of commercial 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.

(Ord. 1163 § 1, 2001)

17.32.020 Permitted uses.

In the **CG-GC** district or general commercial district the following uses are permitted:

- A. Retail and wholesale stores and shops such as clothing and general merchandise;
- B. Grocery stores;
- C. Meat shops;
- D. Retail bakeries, micro-breweries and other specialty food processing with an associated retail use;
- E. Banks or similar financial institutions;

The Cle Elum Municipal Code is current through Ordinance 1659, and legislation passed through Octob...

- F. Barbershops, beauty parlors and personal service shops;
- G. Hand laundries, clothes cleaning and pressing;
- H. Hotels, motels, bed and breakfast rooms and inns;
- I. Lumber yards and building materials, coal and fuel storage, providing that they are housed in buildings completely enclosed by walls and windows, and the yard regulations of this district shall be observed; and provided further that no such lumber yards, building material yards, coal and fuel stores shall be maintained closer than one hundred feet to the side lines of the R/RM or residential districts;
- J. Locksmiths, shoe and other clothing repair shops;
- K. Manufacturing, production or treatment of products clearly incidental to the conduct of a retail business conducted on the premises;
- L. Professional or business offices;
- M. Public offices and uses;
- N. Printing establishments and newspaper printing;
- O. Auto repair and battery shops, service stations, tire repair shops;
- P. Restaurants, cafeterias and catering;
- Q. Sales room or store rooms for motor vehicles and other articles of merchandise;
- R. Studios;
- S. Taverns;
- T. Theaters;
- U. Commercial day care centers;
- V. Open air markets;
- W. Mobile food service unit.

(Ord. 1222 § 3 (Exh. C), 2004; Ord. 1163 § 1, 2001)

17.32.030 Conditional uses.

The following purposes and uses of buildings shall be allowed only upon approval of a conditional use permit in accordance with the provisions of Chapter 14.30.170. Conditional uses shall also require design review either in conjunction with or after the approval of a conditional use permit.

1. Residential uses;
2. Dancehalls, skating rinks, or other commercial amusement places;
3. Undertaking establishments and crematories;
4. Kennels;
5. Machine shops;
6. Mini-warehouses;
7. Short-term rentals (CEMC ~~17.08.335~~17.160).

8. Retail sales involving equipment or vehicles typically kept or exhibited outdoors and utilized for manufacturing, farming, or construction are permissible, provided that there is either a buffer area featuring fencing and landscaping (at least a B1, Low Screen Buffer) separating the sales or display area from the public right-of-way, or the equipment or vehicles for sale or display are set back a minimum of 20 feet from the front property line.

(Ord. 1492 § 1, 2018; Ord. 1486 § 1, 2018; Ord. 1163 § 1, 2001)

Commented [CM1]: For discussion, an alternative could be adding some language “or behind the front of the building, whichever is less.”

17.32.040 Dimensional standards.

A. *Height.* The height of structures should be consistent with those of existing buildings and not over three stories or thirty-~~six-five~~ feet in height. Design features consistent with the historic context of the area such as building names in the cornice or block corner turrets may exceed the height limit by ten percent if approved as part of the design review process.

The Cle Elum Municipal Code is current through Ordinance 1659, and legislation passed through Octob...

B. *Yards.* No yards are required except for lots adjacent to any “R” residential or “RM” multi-family residential district. Yards adjacent to the residential district shall be twenty feet in width. Yards adjacent to the multiple family residential district shall be ten feet in width.

C. *Minimum Lot Size.* A minimum of five thousand square feet is required for all new lots.

(Ord. 1163 § 1, 2001)

17.32.060 Landscaping.

A minimum of ten percent of the site shall consist of landscaping consistent with the requirements of Chapter [17.64](#). ~~See also Chapter 17.64.~~

(Ord. 1163 § 1, 2001)

17.32.080 Lighting.

1. Outdoor lighting shall be arranged so as not to direct light or glare on public roadways and/or neighboring properties; and
2. Outdoor lighting shall be directed downward and shielded to reduce unnecessary light and glare; and
3. Pedestrian scale lighting shall be placed at regular intervals along sidewalks throughout the development; and
4. Lighting may be used to accent key architectural elements of the buildings.

(Ord. 1163 § 1, 2001)

17.32.090 Design guidelines.

The following design standards apply to all development within the zoning district and are intended to upgrade the visual quality of the commercial areas in the city, reduce impacts to adjacent property, and to establish standards that reflect the character and quality of the city.

1. Buildings shall be located and designed to focus on the public street serving the development.
2. Building facades facing a public street shall have at least fifty percent of the total wall area in permeable surfaces (windows, pedestrian entrances, open shops, etc.) or permanent architectural details such as false windows.
3. When feasible, parking lots shall be located behind or to the side of structures, and shall not be located on a corner of two streets or between a building and the public street, provided, that building sites with more than one street corner are not required to place the building(s) on multiple corners. For additional off-street parking and design requirements see Chapter [17.56](#).
4. Pedestrian facilities shall be provided from the public right-of-way to the entrances of all buildings open to the public in a continuous and direct route to the primary pedestrian entrance. Pedestrian routes shall be a minimum of six feet wide and shall be constructed of Portland cement concrete or brick or stone pavers. Pedestrian routes shall be protected from vehicle traffic by curbs, bollards, landscaping or other similar method. Where routes cross vehicle-maneuvering areas they shall be constructed of a different paving material than the vehicle-maneuvering areas.
5. Buildings of historic importance and value as indicated by their age and significance to the community or history may not be required to meet the specific design standards if the imposition of the standards will result in development that is less consistent with the historic character of the area.

(Ord. 1222 § 3 (Exh. C), 2004; Ord. 1163 § 1, 2001)

The Cle Elum Municipal Code is current through Ordinance 1659, and legislation passed through October 23, 2023.

Disclaimer: The city clerk's office has the official version of the Cle Elum Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited here.

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