

ORDINANCE NO. 2019-35

AN ORDINANCE, amending Wenatchee City Code (WCC) Title 10 Zoning.

WHEREAS, the general purposes of the zoning code are identified in WCC 10.04.020 as follows: “The general purposes of this title are to promote the public health, safety, and general welfare; to assist in the implementation of the Wenatchee urban area comprehensive plan; to comply with the Growth Management Act; and to comply with the provisions and objectives of Chapter 44, Laws of Washington, 1935, as amended, and Chapter 17, Laws of 1990, First Extraordinary Session, as amended. In accordance with Chapter 35A.63 RCW, all territory within the corporate limits of the city of Wenatchee shall be classified according to the districts set out in WCC 10.06.015”; and

WHEREAS, the proposed updates to WCC Title 10 Zoning are intended to meet the first two purposes of WCC 10.04.020, i.e. to promote the public health, safety and general welfare, and to assist in the implementation of the Wenatchee urban area comprehensive plan; and

WHEREAS, the proposed amendments to WCC Title 10 Zoning and the adoption of the residential design guidelines will help the community develop more affordable housing options by providing: A variety of housing types for all shapes and sizes of lots, encouraging infill development or redevelopment on lots that may already have a residential housing unit, reductions to the minimum lot size in residential districts to provide additional options for infill and redevelopment, removal of the planned development process to reduce the overall amount of time a project is in development review, and minimizing the procedural barriers while also providing compatibility to neighboring properties and predictability to the developer, and increasing the allowable density to meet comprehensive plan goals by providing options for smaller housing units on smaller lots.

NOW, THEREFORE, the City Council of the City of Wenatchee do ordain as follows:

SECTION I

The following findings of fact are adopted in support of this Ordinance.

Any finding of fact that is more appropriately deemed a conclusion of law shall be a conclusion of law.

Findings of Fact:

1. The City of Wenatchee has adopted the Wenatchee Urban Area Comprehensive Plan and a series of sub-area comprehensive plans pursuant to the Growth Management Act (GMA), RCW Chapter 36.70A, which cover the Wenatchee Urban Growth Area and all incorporated areas within the City of Wenatchee, that have been found to be consistent with each other and with the adopted GMA plans of the adjoining jurisdictions.
2. The City of Wenatchee Planning Commission is responsible for long range planning matters and providing implementation recommendations to assure compliance with the Growth Management Act for the City of Wenatchee Urban Growth Area in coordination with Chelan County and within the incorporated boundaries of the City of Wenatchee. These measures include updates and amendments to the comprehensive plan; development regulations, environmental regulations, and any other rules, actions or regulations deemed necessary to implement the Growth Management Act.
3. RCW 35A.63.100 and Chapter 36.70A RCW authorize the adoption of development regulations.
4. The Planning Commission conducted four (4) public workshops on the proposed revisions between June 2018 and September 2019. The Planning Commission also conducted three (3) housing code update sub-committee meetings.
5. The City conducted four (4) public open house meetings between April 2018 and July 2019.
6. The City organized a technical advisory committee that was made up of local builders, engineers, architects, designers, real estate professionals, interested community members, and City of Wenatchee elected and appointed officials.
7. The City of Wenatchee issued a determination of non-significance on August 2, 2019 and provided copies of the environmental documents to the Department of Ecology SEPA Register.
8. The City of Wenatchee and Chelan County issued a joint notice of the public 60 day review and comment period, and public hearing dates on August 3, 2019 which was published in the Wenatchee World.
9. On August 2, 2019, the City of Wenatchee provided formal notice to the Washington State Department of Commerce of the intent to adopt amendments to the Wenatchee City Code. Additional notices were provided to local and regional agencies for the 60 day review and comment periods/environmental determinations.

10. Public comments submitted during the comment period were reviewed by the Planning Commission and included in the official record.
11. On October 16, 2019, the City of Wenatchee Planning Commission conducted an advertised public hearing. The Planning Commission entered into the record the files on this amendment, accepted public testimony, and deliberated the merits of the proposal.
12. The City of Wenatchee Planning Commission has reviewed the entire record and public testimony as it relates to the proposed amendments to the Wenatchee City Code.
13. Goal 1, Policy 6 of the Land Use Element directs the development of new tools, process and standards for use by the development community that can build upon the positive features and characteristics of existing neighborhoods. *The revisions to Title 10 and 11 of the Wenatchee City Code and the residential design guidelines include new tools and standards in the form of new residential uses and design guideline to blend new and existing development.*
14. Goal 5, Policy 4 of the Land Use Element requires consideration to be given to the existing neighborhood in determining acceptable intensity and character of infill and redevelopment. *The revisions to Title 10 and 11 of the Wenatchee City Code and the residential design guidelines include new tools and standards in the form of new residential uses and design guideline to blend new and existing development. The implementation chart of the comprehensive plan identifies maximum district densities.*
15. Goal 5, Policy 5 of the Land Use Element requires that higher density developments include usable open space within the development or within walking distance (1/4 mile) to development. *The updated code and design guidelines require usable open space for all new multi-family developments.*
16. Goal 5, Policy 9 of the Land Use Element recognizes that historical land use patterns in the city included multiple unit housing blended within residential neighborhoods which typically had limited onsite parking and a reliance on on-street parking and encourages implementation codes to incorporate the opportunity for onsite parking reductions where street widths and capacity, pedestrian networks and transit systems are sufficient. *The proposed code and residential design guidelines include reduced parking ratios for one (1) bedroom units as well as allowing accessory dwelling units to utilize on-street parking where available. A variety of new housing types are permitted in the residential low and single-family districts.*
17. Goal 12, Policy 5 of the Land Use Element requires the adoption of more flexible design standards for residential development that will permit the construction of different housing types compatible with surrounding neighborhoods. *The proposed code include a greater variety of housing options if WCC 10.10, updated development standards in WCC 10.46, and specific housing standards in WCC 10.47. The residential design standards identify character areas throughout the City and identify unifying characteristics options that must be included to ensure that new development is compatible with existing neighborhoods.*
18. Goal 12, Policy 8 of the Land Use Element requires that a comprehensive review of dimensional and density standards for residential development be conducted and where appropriate increase residential densities to accommodate a wider range of housing types. An increase in housing options and densities should include a review of new design tools and dimensional standards that protect or build upon neighborhood character. *The city's consultant completed a complete review of the dimensional and density standards and*

recommended housing options in WCC 10.47 and appropriate development standards in WCC 10.46.

19. Goal 12, Policy 9 of the Land Use Element encourages the development of design standards and an evaluation of appropriate locations for diverse housing types within neighborhoods, utilizing blended densities, and evaluating and recognizing the differences between neighborhoods. The review should look at the character, form intensity of development, and type of place as well as the mix of uses in the area. Relationships to surrounding neighborhoods are important as tiers of or hierarchies of uses are evaluated. The approach to housing is more focused on desired form, with a range of housing types vs. a density based zoning approach. *The proposed code include a greater variety of housing options in WCC 10.10, updated development standards in WCC 10.46, and specific housing standards in WCC 10.47. The residential design standards identify character areas throughout the City and identify unifying characteristics options that must be included to ensure that new development is compatible with existing neighborhoods.*
20. Goal 17, Policy 1 of the Land Use Element recognizes that the current code and development regulations include standards and layers of regulation which are not always clear or predictable for the community and to reshape the zoning code and development standards to be an integrated code that reflects the direction of the comprehensive plan. *The proposed code and residential design guidelines include clear and predictable standards for the development of new housing units. The residential design guidelines incorporate a variety of options that the developer can choose from to meet specific standards to blend new and existing development.*
21. Goal 1, Policy 1 of the Housing Element requires the City to develop and implement regulations that allow targeted densities to be achieved with reasonable likelihood while mitigating potential negative impacts. *The proposed code includes a greater variety of housing options if WCC 10.10, updated development standards in WCC 10.46, and specific housing standards in WCC 10.47. The residential design standards identify character areas throughout the City and identify unifying characteristics options that must be included to ensure that new development is compatible with existing neighborhoods.*
22. Goal 2, Policy 2 of the Housing Element encourages the city to facilitate lifecycle or “cradle to grave” neighborhoods and community stability by promoting alternative living arrangements such as accessory dwelling units (ADUs), shared housing, co-housing, and smaller housing types. *The proposed code includes a greater variety of housing options if WCC 10.10, updated development standards in WCC 10.46 (including smaller lot sizes), and specific housing standards in WCC 10.47 that would allow property owners to construct new residential units on existing lots that already have a residential unit providing to opportunity to redevelop properties and residents to remain.*
23. Goal 2, Policy 3 of the Housing Element supports variable lot sizes in new subdivisions and housing type diversity within development projects. *The proposed code includes a greater variety of housing options if WCC 10.10, updated development standards in WCC 10.46 (including smaller lot sizes), and specific housing standards in WCC 10.47.*
24. Goal 2, Policy 4 of the Housing Element requires that accessory dwelling units in new and existing single-family dwellings shall be allowed in residential zones subject to specific development, design and owner-occupancy standards. *The current city code allows accessory dwelling units in residential zones with the exception of the Residential High District. The proposed code encourages the development of new accessory dwelling units*

- and includes design standards such as height limitations, roof designs that blend with existing development and providing flexible parking options.*
25. Goal 2, Policy 5 of the Housing Element encourages the city to study options or tools available for regulating the conversion of multi-family housing to condominium conversions to have a no net loss of affordable rental housing stock. *Condominium development is often difficult for reasons such as insurance. As an alternative to condominiums, the city code includes the unit lot subdivision tool that permits the division of land for attached dwelling units to allow for individual ownership.*
 26. Goal 2, Policy 6 of the Housing Element encourages the city to continue to study and monitor opportunities for accommodating national trends in alternative and affordable housing. *The updated city code provides a variety of housing options, reduced parking requirements and minimizes review time by deleting the planned development process that will help projects to be more affordable.*
 27. Goal 3, Policy 1 of the Housing Element encourages the city to expand housing options to better reflect changing market demographics. This may include, but not be limited to, additional studio or one bedroom rental units. *The proposed code includes a greater variety of housing options if WCC 10.10, updated development standards in WCC 10.46 (including smaller lot sizes), and specific housing standards in WCC 10.47 that encourage the development of a wider range of housing types and encourages 1 bedroom units by reducing the required parking.*
 28. Goal 3, Policy 2 of the Housing Element encourages the city to adopt more flexible design standards that permit the construction of different housing types (e.g. narrow lots) compatible with surrounding neighborhoods. *The proposed code includes a greater variety of housing options if WCC 10.10, updated development standards in WCC 10.46, and specific housing standards in WCC 10.47. The residential design standards identify character areas throughout the City and identify unifying characteristics options that must be included to ensure that new development is compatible with existing neighborhoods.*
 29. Goal 3, Policy 6 of the Housing Element encourages the city to examine low to moderate density neighborhoods and seek to accommodate a range of multi-unit housing types compatible in scale with single family homes that help meet the growing demand for walkable urban living. The building types referred to as “Missing Middle Housing”, help bring together the walkable streetscape as they diversify the choices available to boarders of different age, size and income. These units may include but not be limited to: the size and shape of stacked duplexes; bungalow courts; carriage houses; four-plexes; small multi-plexes; townhomes; live-work units; and courtyard apartments. *The proposed code includes a greater variety of housing options if WCC 10.10, updated development standards in WCC 10.46, and specific housing standards in WCC 10.47. The residential design standards identify character areas throughout the City and identify unifying characteristics options that must be included to ensure that new development is compatible with existing neighborhoods.*
 30. Goal 3, Policy 7 of the Housing Element encourages the city to seek options for one and two bedroom units as two thirds of the housing units in the Wenatchee area have three or more bedrooms while 60% of Wenatchee’s households only have one or two members. Increase housing opportunity from the current 11% of supply for single bedroom or studio units to better meet the needs of the majority of Wenatchee’s households. *The proposed code includes a greater variety of housing options if WCC 10.10, updated development*

standards in WCC 10.46, and specific housing standards in WCC 10.47 that encourage the development of a wider range of housing types and encourages 1 bedroom units by reducing the required parking.

31. Goal 1, Policy 3 of the Community Design and Healthy Communities Element requires the city to protect the edges of neighborhoods and districts through compatible design and development standards, signage, and landscaping. Compatibility for site design and standards, is not taken as being similar or the same as, but instead is an approach at establishing clearly stated design guidelines and standards that provide a range of acceptable building types, massing and characteristics, sensitive to the interface of adjacent uses or districts. *The proposed code includes a greater variety of housing options if WCC 10.10, updated development standards in WCC 10.46, and specific housing standards in WCC 10.47. The residential design standards identify character areas throughout the City and identify unifying characteristics options that must be included to ensure that new development is compatible with existing neighborhoods.*
32. Goal 2, Policy 7 of the Community Design and Healthy Communities Element directs the City to hire a consulting firm that specializes in urban design to evaluate necessary changes to city design and development standards possibly a form based or hybrid code in some or all existing districts. *The City issued a request for proposals from consulting firms in February of 2018. The City selected Makers Architecture and Urban Design through the vetting process.*
33. Goal 3, Policy 2 of the Community Design and Healthy Communities Element requires the city to review design standards for multi-unit housing to achieve compatibility with the surrounding neighborhood, attractive architectural characteristics of single-family housing/or desired design components of historically relevant and desirable multi-unit housing present in the community , and appropriate screening /placement of surface parking and waste collection areas. Compatibility should be treated in a similar approach as described under Goal 1, Policy 3. *The proposed code includes a greater variety of housing options if WCC 10.10, updated development standards in WCC 10.46, and specific housing standards in WCC 10.47. The residential design standards identify character areas throughout the City and identify unifying characteristics options that must be included to ensure that new development is compatible with existing neighborhoods.*
34. Goal 5, Policy 3 of the Community Design and Healthy Communities Element requires the city to implement policy direction in the comprehensive plan for more effective use and development of medium and high density residential housing options, infill, and mixed use development, recognizing the role that these forms of development play as development patterns supporting a walkable environment. *The proposed code includes a greater variety of housing options if WCC 10.10, updated development standards in WCC 10.46, and specific housing standards in WCC 10.47 to encourage infill, higher density housing, and mixed-use developments. The residential design standards identify character areas throughout the City and identify unifying characteristics options that must be included to ensure that new development is compatible with existing neighborhoods.*

SECTION II

The following conclusions of law are adopted in support of this Ordinance.

Any conclusion of law that is more appropriately deemed a finding of fact shall be a finding of fact.

Conclusions of Law:

1. The procedural and substantive requirements of the State Environmental Policy Act have been complied with.
2. The procedural requirements of RCW 36.70A have been complied with.
3. The proposed amendments are consistent with the Chelan County Countywide Planning Policies and the City of Wenatchee Urban Area Comprehensive Plan.
4. The proposed amendments are consistent with the requirements of Revised Code of Washington, and the Washington Administrative Code.
The proposed amendments have been reviewed and processed in accordance with the requirements of Title 10 Zoning, Title 12 Environmental Protection, and Title 13 Administration of Development Regulations of the City of Wenatchee Code.

SECTION III

WCC Chapter 10.08 Definitions shall be and hereby is amended in part as set forth herein:

DEFINITIONS

[10.08.040 "A."](#)

[10.08.050 "C."](#)

[10.08.055 "D."](#)

[10.08.070 "G."](#)

[10.08.075 "H."](#)

[10.08.095 "L."](#)

[10.08.100 "M."](#)

[10.08.115 "P."](#)

[10.08.130 "S."](#)

[10.08.135 "T."](#)

[10.08.160 "Y."](#)

[10.08.040 "A."](#)

"Accessory dwelling unit" means a dwelling unit that has been added onto, created within, or separated from a single-family detached dwelling for use as a complete independent living unit with provisions for cooking, sanitation and sleeping. Accessory dwelling units are subject to the provisions of WCC 10.47.040.

[10.08.050 "C."](#)

"Cottage housing" refers to small and mostly detached individual dwelling units. Lots where two to three cottage houses are proposed (referred to as "infill-cottage housing") are subject to the provisions of WCC 10.47.080. Lots where four or more cottage houses are proposed are subject to the provisions of WMC 10.47.090.

"Courtyard housing" means small multifamily units arranged around a courtyard and complying with the provisions of WCC 10.47.120.

[10.08.055 "D."](#)

"Duplex" means a detached residential building designed for occupancy by two self-contained attached dwelling units living independently of each other. Duplexes are subject to the provisions of WCC 10.47.100.

"Dwelling, multifamily" means three or more attached residential dwelling units on one lot or parcel. Multifamily developments are subject to the provisions of WCC 10.47.150.

"Dwelling, single family – cluster" means a single family developments featuring reduced lot sizes within a subdivision provided that open space is integrated into the design to compensate for the clustered lot arrangement. Two design options apply to single family cluster developments as set forth in WCC

10.47.060.

"Dwelling, single family – courtyard" means a single family developments served by a shared private lane and complying with the provisions of WCC 10.47.050.

10.08.070 "G."

"Ground-related residential units" refers to dwelling units that contain individual entrances at or near the ground level.

10.08.075 "H."

"Height, building" means the vertical distance measuring the height of buildings as set forth in WCC 10.46.090.

10.08.095 "L."

"Live-work dwelling" means a dwelling unit designed to accommodate a small commercial enterprise on the ground floor and a residential unit above and/or behind. See WCC 10.47.140 for applicable standards.

"Lot, flag" means a parcel of land, the body of which is separated from a public street by one or more lots, connected to a public street by a narrow portion (flag pole) of the parcel. See WCC 10.46.080(6) for flag lot setback standards.

"Lot width" means the dimension measured to determine the width of proposed lots as set forth in WCC 10.46.070.

10.08.100 "M."

"Manufactured home community" means an area of land of at least 2 acres, occupied, or designed for occupation, by designated manufactured homes on a lease, ownership, or cooperative basis and operated as a single development. Manufactured home communities are subject to the provisions of WCC 10.47.180.

"Mixed-use" means any combination of permitted residential, commercial, light industrial, office, institutional, and/or other land uses within one zoning district.

"Mixed-use building or development" refers to buildings or developments that combine permitted residential uses with permitted non-residential uses. Mixed-use buildings and developments are subject to the provisions of WCC 10.47.160.

10.08.115 "P."

"Patio homes" refers to a duplex where the dwelling units are placed side by side and each unit is placed on its own lot, with the interior side lot line running along the common wall. Patio homes are subject to the provisions of WCC 10.47.110.

10.08.130 "S."

"Setback" means the minimum required distance by this title for buildings to be set back from property lines, rights-of-way, private lanes, and shared driveways. Types of setbacks include:

(1) Street setback.

Street setback, garage, carport.

Side setback.

Rear setback.

Interior setback.

"Site area" means the total horizontal area within the property lines excluding external streets, except where property lines extend waterward of the ordinary high water mark (OHWM) in which case the site area is the total horizontal area landward of the OHWM and excluding external streets.

10.08.135 "T."

"Townhouse" means a row of at least three attached single-family dwelling units in which each unit has its own front access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common walls. Townhouses are also referred to as "Zero lot line residences". Townhouse design standards are set forth in WCC 10.47.130.

10.08.160 "Y."

Deleted.

SECTION IV

WCC Chapter 10.10 District Use Chart shall be and hereby in part as set forth herein, otherwise to remain in full force and effect:

DISTRICT USE CHART

10.10.020 District use chart.

The use chart located on the following pages is made a part of this section. The following acronyms have the following meanings, as used in the use chart that is part of this section:

- P = Permitted use
- P₁ = Permitted use, not to occupy grade level commercial street frontage
- AU = Accessory use
- C = Conditional use
- ~ = Prohibited use
- M = Permitted use in a corridor mixed use (CMU) project located within the MRC
- C/M = Permitted conditional use in a corridor mixed use (CMU) project located within the MRC

Districts

- RS = Residential Single-Family District
- RL = Residential Low District

- RM = Residential Moderate District
- RH = Residential High District
- RF = Residential Foothills Low District
- CBD = Central Business District
- NWBD = North Wenatchee Business District
- SWBD = South Wenatchee Business District
- CN = Neighborhood Commercial District
- OMU = Office Mixed Use District
- RMU = Residential Mixed Use District
- WMU = Waterfront Mixed Use District
- I = Industrial District

Overlays

- MRC = Mixed Residential Corridor
- CSO = Columbia Street Overlay
- HEO = Historic/Entertainment Overlay
- PO = Waterfront Pedestrian Overlay
- RRO = Waterfront Recreational/Residential Overlay
- IO = Waterfront Industrial Overlay
- GHD = Grandview Historic District (not included in district use chart)
- CNO = Neighborhood Commercial Overlay (not included in district use chart)

District Use Chart

P = Permitted use
P₁ = Permitted, not to occupy grade level commercial street frontage
AU = Accessory use
C = Conditional use
C₁ = Permitted, not to occupy grade level commercial street frontage
~ = Prohibited use
M = Permitted use in a corridor mixed use project within the MRC overlay

Uses	Commercial Districts					Mixed Use Districts			Residential Districts					Overlay Zones					
	CBD	NWBD	SWBD	CN	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Residential (Most residential developments are also subject to the Residential Design Guidelines)																			
Single-family dwelling (WCC 10.47.050)	P ₁₀	P ₁₀	P ₁₀	P ₁₀	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~
Single-family cluster (WCC 10.47.060)	~	~	~	~	~	~	~	~	~	P	P	~	~	~	~	~	~	~	~
Single-family courtyard (WCC 10.47.070)	~	~	~	~	~	~	~	~	~	P	P	P	~	~	~	~	~	~	~
Staggered housing (WCC 10.47.080-090)	~	~	~	~	~	~	P	P	~	P	P	P	P	~	~	P	~	~	~
Triplex (WCC 10.47.100)	~	P ₁₀	P ₁₀	P ₁₀	~	~	P	P	~	P	P	P	P	~	~	P	~	~	~
Ratio homes (WCC 10.47.110)	~	~	~	~	~	~	~	P	~	P	P	P	P	~	~	P	~	~	~
Courtyard housing (WCC 10.47.120)	~	~	P	~	~	~	P	P	~	~	P ₆	P	P	~	~	P	~	P	P
Townhouses (WCC 10.47.130)	~	~	P	P ₁₂	~	~	P	P	~	~	P ₆	P	P	~	~	P	~	P	P
Live-work dwellings (WCC 10.47.140)	~	P	P	P	~	P	P	P	~	~	~	~	~	P	P	P	~	~	~
Multifamily dwellings (WCC 10.47.150)	P ₁₁	P	P	P ₁₂	~	P	P	P	~	~	~	P	P	P ₁₁	P ₁₁	P	~	P	P
Mixed-use building development (WCC 10.47.160)	P	P	P	P	~	P	P	P	~	~	~	~	~	P	P	P	~	P	P
Accessory building, residential (WCC 10.48.030)	~	~	~	~	~	P	P	P	P	P	P	P	P	~	~	P	~	P	P

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C = Conditional use
C₁ = Permitted, not to occupy grade level commercial street frontage
~ = Prohibited use
M = Permitted use in a corridor mixed use project within the MRC overlay

Uses	Commercial Districts					Mixed Use Districts			Residential Districts					Overlay Zones					
	CBD	NWBD	SWBD	CN	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Accessory dwelling unit (ADU) NCC 10.47.040)	~	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~
Adult family home	AU	AU	AU	AU	~	AU	P	P	P	P	P	P	P	~	~	P	~	~	~
Bed and breakfast NCC10.48.050)	P	~	~	~	~	P	P	P	C	P	P	P	P	P	~	P	~	P	P
Transient rental ⁵	P	~	~	~	~	P	P	P	~	~	~	~	~	P	~	P	~	P	P
Family day care (12 or fewer children)(WCC10.4.080)	AU	AU	~	AU	~	AU	P	P	P	P	P	P	P	~	~	P	~	~	P
Boarding animals, large and small NCC 10.48.060)	~	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~
Group home (six or less)	~	~	~	~	~	~	P	P	C	P	P	P	P	~	~	P	~	~	P
Group home (seven or more)	P ₁	P ₁	P ₁	P ₁	~	C	C	C	C	C	C	C	P	P ₁	P ₁	C	C	C	C
Home occupation NCC10.48.100)	~	~	~	~	~	~	P	P	C	C	C	P	P	~	~	P	~	~	P
Home occupation, mailing address only (WCC 0.48.140)	~	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	P
Manufactured home ¹ (WCC 0.48.200)	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Manufactured home, designated NCC10.47.020)	~	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~

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C₁ = Permitted, not to occupy grade level commercial street frontage
~ = Prohibited use
M = Permitted use in a corridor mixed use project within the MRC overlay

Uses	Commercial Districts					Mixed Use Districts			Residential Districts					Overlay Zones					
	CBD	NWBD	SWBD	CN	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Manufactured/mobile home park (as a residential planned development) NCC Chapter 0.42)	~	~	~	~	~	P ₁₀	P ₁₀	P ₁₀	~	P ₁₀	P ₁₀	P ₁₀	P ₁₀	~	~	P ₁₀	~	~	~
Manufactured home community(WCC 0.47.180)	~	~	~	~	~	~	~	~	~	P	P	P	~	~	~	~	~	~	~
Mobile home ² NCC 10.48.200)	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Modular home NCC 10.48.200)	~	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~
Residential planned developments Chapter 10.42 WCC	Residential planned developments are permitted only when approved prior to (INSERT ADOPTION DATE OF THIS ORDINANCE)																		
Student Housing	~	~	~	~	~	~	P	~	~	~	~	C	P	~	~	P	~	~	~

- ¹ Manufactured homes are permitted only within a mobile/manufactured home park.
- ² Mobile homes are permitted only within a mobile/manufactured home park.
- ³ Storage containers in the NWBD/SWBD must be 100 percent screened from the public right-of-way.
- ⁴ Marijuana production is permitted indoors only; no outdoor production is allowed.
- ⁵ Code reviser's note: Ordinance 2009-08 added transient rentals as a permitted residential use. Ordinance 2014-32 inadvertently omitted transient rentals from the district use chart. The use has been restored here per the city's intent.
- ⁶ Townhouses and courtyard housing in this zone are limited to no more than 4 attached units in one structure.⁷ Storage of building materials or equipment rental supplies in the NWBD north of the Wenatchee River shall be located to the rear of buildings, fully screened from view of any public right-of-way, and not located within 200 feet from the edge of the public right-of-way.

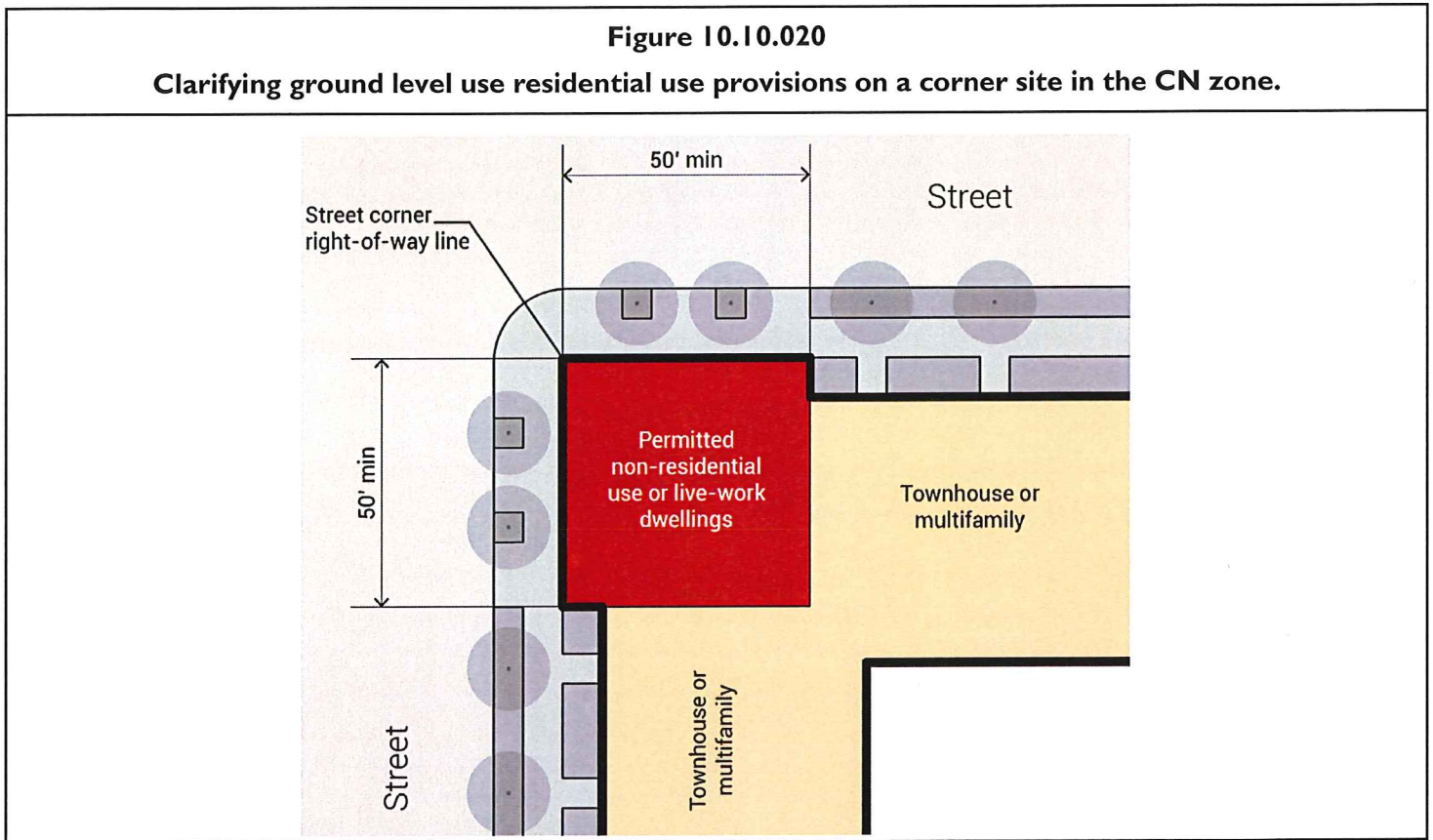
⁸ Mini-storage and all associated uses in the NWBD north of the Wenatchee River shall be located within a completely enclosed building.

⁹ Adaptive reuse of drive-in or drive-through facilities in existence as of May 9, 2019.

¹⁰ Only such uses in existence as of (ADD ADOPTION DATE OF THIS ORDINANCE) are considered a permitted use.

¹¹ Subject use is not allowed on the ground level designated pedestrian-oriented streets (per Figure C.1.d in the Residential Design Guidelines).

¹² For street-corner sites, the townhouses and multifamily uses are allowed on the ground-level provided permitted non-residential uses and/or live-work dwellings occupy the portion of the building within 50-feet of the corner property line (see Figure 10.10.020 as an example). Exception: The subject use is allowed on street corner ground-level building frontages or other street frontages provided the development integrates permitted non-residential uses and/or live-work dwellings within buildings along at least 75-feet of either street's building frontage or in the case of a single frontage, within that specific frontage.



SECTION V

Chapter 10.46 Development Standard Charts shall be and hereby is amended in part as set

forth herein:

SECTION V

WCC Chapter 10.46 Development Standard Charts shall be and hereby is amended in part as set forth herein, otherwise to remain in full force and effect:

DEVELOPMENT STANDARD CHARTS

- 10.46.010 Purpose
- 10.46.020 Residential development chart
- 10.46.030 Mixed use development chart
- 10.46.040 Nonresidential development chart
- 10.46.050 Overlay development chart
- 10.46.060 Minimum lot area calculations
- 10.46.070 Minimum lot width and depth calculations
- 10.46.075 Lot line angles
- 10.46.080 Setback measurements and exceptions
- 10.46.090 Building height calculations, exceptions, and modifications
- 10.46.100 Lot coverage calculations
- 10.46.110 Density calculations

10.46.010 Purpose.

A development chart and exceptions define the buildable area within the established districts. Conditional uses and overlay districts may require additional or varying considerations.

10.46.020 Residential development chart.

General Dimensional Standards. See Section 10.46.060-110 for measurement methods and Section 10.47 for more specific standards with respect to specific residence types. Where these standards conflict with Section 10.47, the City shall determine which requirement applies. Note that the column indicating conditions/exceptions/references is not all inclusive. There may be other conditions in WCC.

Standard	RS	RL	RM	RH	RF	Conditions/ Exceptions/ Reference
Minimum Lot Dimensions						
Lot area	7,250 except 10,000sf for a	5,500sf, except	3,000sf, except	3,000sf, except	20,000sf	WCC 10.46.060

Standard	RS	RL	RM	RH	RF	Conditions/ Exceptions/ Reference
	duplex	8,000sf for a duplex	4,500sf for a duplex	4,000sf for a duplex		
Cluster subdivision lot	4,000sf	3,000sf	N/A	N/A	N/A	WCC 10.47.060
Lot width	70 feet	50 feet	30 feet	30 feet	100 feet	WCC 10.46.070
Lot with alley access	50 feet	30 feet	25 feet	25 feet	100 feet	
Cluster subdivision lot	50 feet	30 feet	N/A	N/A	N/A	WCC 10.47.060
Lot depth	100 feet	80 feet	65 feet	60 feet	150 feet	WCC 10.46.070
Cluster subdivision lot	80 feet	60 feet	N/A	N/A	N/A	WCC 10.47.060
Setback Standards (WCC 10.46.080)						
Street - minimum	20 feet ^{(x)(y)}	20 feet ^{(x)(y)}	15 feet	10 feet	25 feet	WCC 10.46.080(2) ^(x) 15 feet from private lanes ^(y) 15 feet for cluster subdivisions
Street side - minimum	10 feet	10 feet	10 feet	10 feet	20 feet	WCC 10.46.080(2)(a)(ii)
Street - minimum, individual garage, carport	20 feet				25 feet	WCC 10.46.080(2)(b)
Street - maximum	N/A	N/A	N/A	N/A	300 feet	WCC 10.46.080(2)
Rear - minimum	20 feet	20 feet	15 feet ^(x)	10 feet ^{(y)(z)}	45 feet	WCC 10.46.080(3) ^(x) 10 feet if adjacent to an alley. ^(y) 15 feet for ground-related dwelling units ^(z) WCC 10.46.090(2)(c)

Standard	RS	RL	RM	RH	RF	Conditions/ Exceptions/ Reference
Side - minimum	5 feet	5 feet	5 feet	6 feet	10 feet	WCC 10.46.080(4)
Internal - minimum	10 feet	10 feet	10 feet	10 feet	N/A	WCC 10.46.080(5)

Building & Density Standards

Maximum building height	30 feet	30 feet	35 feet	60 feet ^{(X)(Y)}	30 feet	WCC 10.46.090 ^(X) WCC 10.46.090 (2)(b) ^(Y) WCC 10.46.090 (2)(c)
Maximum lot coverage	40%	45%	55%	55%	20%	WCC 10.46.100
Duplexes, townhouses & multifamily	50%	55%	55%	55% ^(X)	N/A	^(X) WCC 10.46.100 (2)(a)
Cluster lots	55%	55%	N/A	N/A	N/A	
Maximum density	6 dwelling units per acre	8 dwelling units per acre	20 dwelling units per acre	40 dwelling units per acre	1 dwelling unit per lot	WCC 10.46.110

10.46.030 Mixed use development chart.
General Dimensional Standards.

Standard	OMU	WMU	RMU	Conditions/ Exceptions / Reference
Minimum Lot Dimensions				
Minimum lot area	3,000sf	None	5,000sf	WCC 10.46.060
Lot width	40 feet	None	40 feet	WCC 10.46.070
Lot with alley access	30 feet	None	30 feet	
Lot depth	80 feet	None	80 feet	WCC 10.46.070
Minimum Setbacks (WCC 10.46.080)				

Standard	OMU	WMU	RMU	Conditions/ Exceptions / Reference
Street	10 feet	None	10 feet, except 25 feet for frontage on Orondo Ave.	WCC 10.46.080(2)
Street, individual garage, carport	20 feet	20 feet	20 feet	WCC 10.46.080(2) and WCC 10.46.080(2)(b)
Rear	10 feet ^(X)	None ^(X)	10 feet ^(X)	WCC 10.46.080(3) and WCC 10.46.080(3)(f) ^(X) WCC 10.46.090(2)(c)
Side	5 feet ^{(X)(Y)}	None ^(Y)	5 feet ^(Y)	WCC 10.46.080(4) ^(X) WCC 10.46.080(4)(d) ^(Y) WCC 10.46.090(2)(c)
Building & Density Standards				
Maximum building height	60-feet ^(Y)	90 feet ^{(X)(Y)}	60 feet ^(Y)	WCC 10.46.090 ^(X) 60 feet between First & Kittitas Streets ^(Y) WCC 10.46.090(2)(c)
Maximum lot coverage	50% ^(X)	100%	35% ^(X)	WCC 10.46.100 ^(X) WCC 10.46.100(2)

10.46.040 Nonresidential development chart.

General Dimensional Standards.

Standard	CN	CBD	NWBD and SWBD	I	Conditions/ Exceptions/ Reference
Minimum Lot Dimensions					
Lot area	10,000sf	None	None	None	WCC 10.46.060
Lot width	60 feet	None	None	40 feet	WCC 10.46.070
Lot with alley access	40 feet	None	None	40 feet	
Lot depth	100 feet	None	80 feet	80 feet	

Standard	CN	CBD	NWBD and SWBD	I	Conditions/ Exceptions/ Reference
Setback Standards (WCC 10.46.080)					
Street - minimum	0-10 feet ^(x)	0-10 feet ^(x)	0-10 feet ^(x)	0 feet ^(y)	WCC 10.46.080(2) ^(x) WCC.10.46.080(2)(d) ^(y) WCC.10.46.080(2)(d)(v)
Front Street – maximum	15 feet for ground level non-residential uses	None	15 feet for ground level non-residential uses	None	
Minimum sidewalk widths	10 feet	12 feet	10 feet	None	10.46.080(2)(d)(i)
Street - minimum, individual garage, carport	20 feet	None	20 feet	None	WCC 10.46.080(2)(a) and WCC 10.46.080(2)(d)
Rear - minimum	0 feet ^(x)	0 feet ^(y)	0 feet ^{(x)(y)}	0 feet ^(y)	WCC 10.46.080(3) ^(x) WCC 10.46.080(3)(f) ^(y) WCC 10.46.090(2)(c)
Side - minimum	5 feet	0 feet ^{(x)(y)}	0 feet ^{(x)(y)}	0 feet ^{(x)(y)}	WCC 10.46.080(4) ^(x) WCC 10.46.080(4)(e)-(f)
Building Standards					
Maximum Building Height	35 feet	90 feet ^(x)	90 feet ^(x)	90 feet ^(x)	WCC 10.46.090 ^(x) WCC 10.46.090(2)(c)
Maximum Lot Coverage	50% ^(x)	100%	100%	70%	WCC 10.46.100 ^(x) WCC 10.46.100(2)

10.46.050 Overlay development chart.

(1) General dimensional standards. If additional development standards apply, they are listed in Chapter [10.40](#) WCC.

Standard	MRC	WMU-RRO	WMU-PO	Conditions/ Exceptions/ Reference
Minimum Lot Dimensions				

Standard	MRC	WMU-RRO	WMU-PO	Conditions/ Exceptions/ Reference
Lot Area	Same as underlying zoning district	Same as underlying zoning district	Same as underlying zoning district	WCC 10.46.060
Lot Width	None	None	None	WCC 10.46.070
Lot Depth	None	None	None	WCC 10.46.070
Setbacks (WCC 10.46.080)				
Street	15 feet	Same as underlying zoning district	Same as underlying zoning district	WCC 10.46.080(2)
Rear	10 feet	Same as underlying zoning district	Same as underlying zoning district	WCC 10.46.080(3)
Side	5 feet	Same as underlying zoning district	Same as underlying zoning district	WCC 10.46.080(4)
Building Standards				
Maximum Building Height	Same as underlying zoning district ^(X)	60 feet	90 feet ^(Y)	WCC 10.46.090 ^(X) WCC 10.46.090(2)(c) ^(Y) 60 feet between First and Kittitas Streets
Maximum Lot Coverage	55%	Same as underlying zoning district	Same as underlying zoning district	WCC 10.46.100

(2) Grandview Historic District Overlay. Standards applicable to the setbacks of primary structures in the Grandview historic district overlay as detailed in the Grandview Historic District Preservation Handbook, adopted by reference pursuant to WCC [10.40.060](#), supersede those development standards of the underlying zoning district. Accessory structures shall comply with the underlying zoning district standards. (Ord. 2016-22 § 1 (Exh. B); Ord. 2013-09 § 3; Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

10.46.060 Minimum lot area calculations.

Minimum lot area calculations are based on the total land area contained within the boundary lines of any lot, tract or parcel of land, exclusive of public rights-of-way and private lanes in a tract, and may be expressed in square feet (sf) or acres.

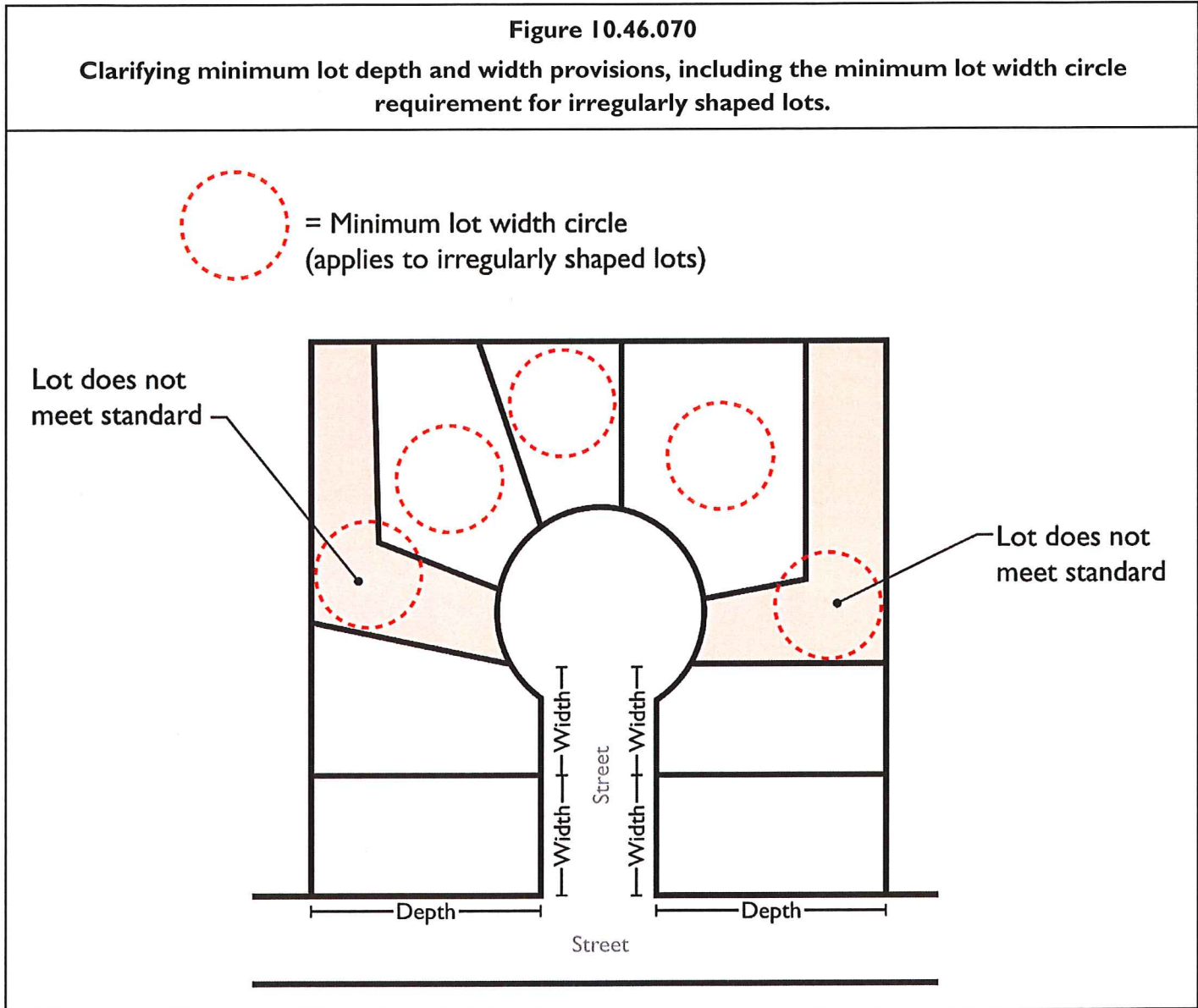
10.46.070 Minimum lot width and depth calculations.

(1) For generally rectangular-shaped lots:

- (a) Minimum lot width is measured at the building line or at the street lot line. For corner lots, minimum lot width is measured at the street lot line with the least street frontage.
- (b) Minimum lot depth is measured between the midpoints of straight lines connecting the two street property corners and the two rear property corners.

(2) For non-rectangular-shaped lots, the minimum lot-width circle applies to help ensure that there is a minimum buildable area included in each lot created consistent with the intent for each zoning district.

- (a) The minimum lot width circle establishes that at least some portion of a lot shall be at least as wide as the minimum lot width. The lot width circle shall not include streams, wetlands, or their associate buffers as designated in Chapter 12.08 of the Wenatchee City Code.
- (b) Lots created through unit lot subdivision are exempt from the minimum lot width circle standards.

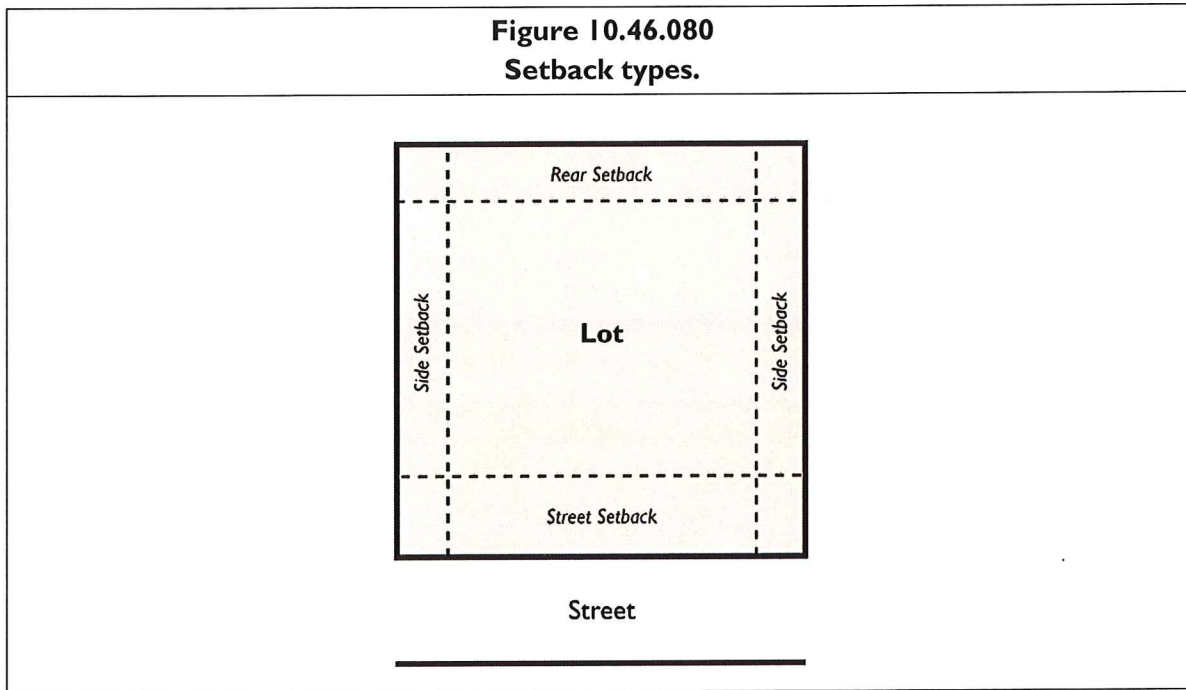


10.46.075 Lot line angles.

Side lot lines shall be straight lines running within 20 degrees of perpendicular to the road upon which the lots front. Side lot lines on curved roads should run at or near radially to the curve.

10.46.080 Setback measurements and exceptions.

The development charts in this chapter provide minimum standards for street, side, rear, and interior setbacks. Figure 10.46.080 shows the location of some setback types on a typical lot. Clarification on how these setbacks are measured are provided in subsections (1) through (9) below.



- (1) Measurement. All setbacks shall be measured at right angles, or as near to right angles as possible, to the nearest property line (unless where otherwise noted) in a plane horizontal to the ground. Setback directions and exceptions shall be determined as provided in subsections (2) through (5) below.
- (2) Street setbacks. The street setback is measured from the street right-of-way unless otherwise noted.
 - (a) Street setback clarifications/exceptions in all applicable zones:
 - (i) Street setbacks may be expanded in accordance with WCC 10.48.180 (Fences and clear view triangle).
 - (ii) For corner lots in residential zones, the street setback is measured from the street right-of-way that is the property's street address and primary access. The other lot frontage is referred to as the street side setback.
 - (iii) Roofed porches and covered entries may project a maximum of eight feet into the required street setback, provided such projections remain unenclosed, except for partial walls or guard rails that measure less than 42 inches from the floor of the porch.
 - (iv) Eaves, cornices, awnings or other architectural projections may project a maximum of four feet into required street setback [except for those elements described in subsection (iii) above].
 - (v) Bus amenities may be located within the street setback in accordance with WCC 10.48.120 and as agreed by the developer, transit authority, and the city.
 - (vi) Additional setbacks may be required for lots adjacent to rights-of-way with planned improvements. Minimum distance from the centerline of the right-of-way equal to one-half of the required public right-of-way based on the public road classification, and for private roads, one-half of the required easement.
 - (vii) Street setbacks are applicable to both public streets and private lanes except as may otherwise

be provided in City Code.

- (b) Street – garage and carport setback standards in all zones. Street setbacks for individual garages and carports apply to the front doors of individual private garages or the front projection of a carport and do not apply to underground or above-ground parking structures shared by tenants of multifamily developments.
- (c) Street setback clarifications/exceptions in residential zones:
 - (i) A lot in a residential district joined on one or both sides by lots on which structures are set back less than the district minimum may observe a required street setback equal to the average of the adjacent structures or the average of the district minimum and an adjoining structure.
 - (ii) In all residential districts except the RH zone, setbacks on corner lots may be reduced to a minimum of 10 feet from the street right-of-way on the one side without a front entrance. In this case, subsections (2)(a)(ii)-(iii) and (2)(c)(iii) of this section are not applicable.
 - (iii) When the garage in the RF, RS or RL district is oriented to the side or located at or behind the required street setback, the front of the residence may extend five feet into the front setback.
 - (iv) Upper floor decks constructed over driveways may project a maximum of eight feet into the required street setback in the RF, RS, and RL zones and up to three feet in the RM zone, provided such projections remain unenclosed, except for required guard rails.

Figure 10.46.080(2)(a)

Permitted street setback projections.



Roof porches/covered entries (left image) may project a maximum of 8-feet into the required street setback. Upper level decks placed over driveways (right image) may project up to 8-feet into the required street setback in the RF, RS, and RL zones and up to 3-feet in the RM zone.

- (d) Street setback clarifications in mixed-use and non-residential zones:
 - (i) Minimum street setbacks shall accommodate minimum sidewalks widths per district, street, or block when specified. In the CBD zone, second floor spaces may extend over sidewalk to the right-of-way line.
 - (ii) 10 feet minimum street setbacks are required for ground floor residential uses. Exceptions:
 - (A) Live-work residences provided they meet the provisions of subsection (2)(c)(iv) below.
 - (B) The street setback may be reduced to a minimum of 5 feet in the CBD, NWBD, SWBD, and

WMU zones where the development conforms to Residential Development Guideline C.1.1 (Ground-related units facing streets, common pathways or common open spaces).

- (iii) Designated pedestrian oriented streets per Figure C.1.d in the Residential Development Guidelines are subject to setback and façade standards in Residential Development Guideline C.1 and E.4.

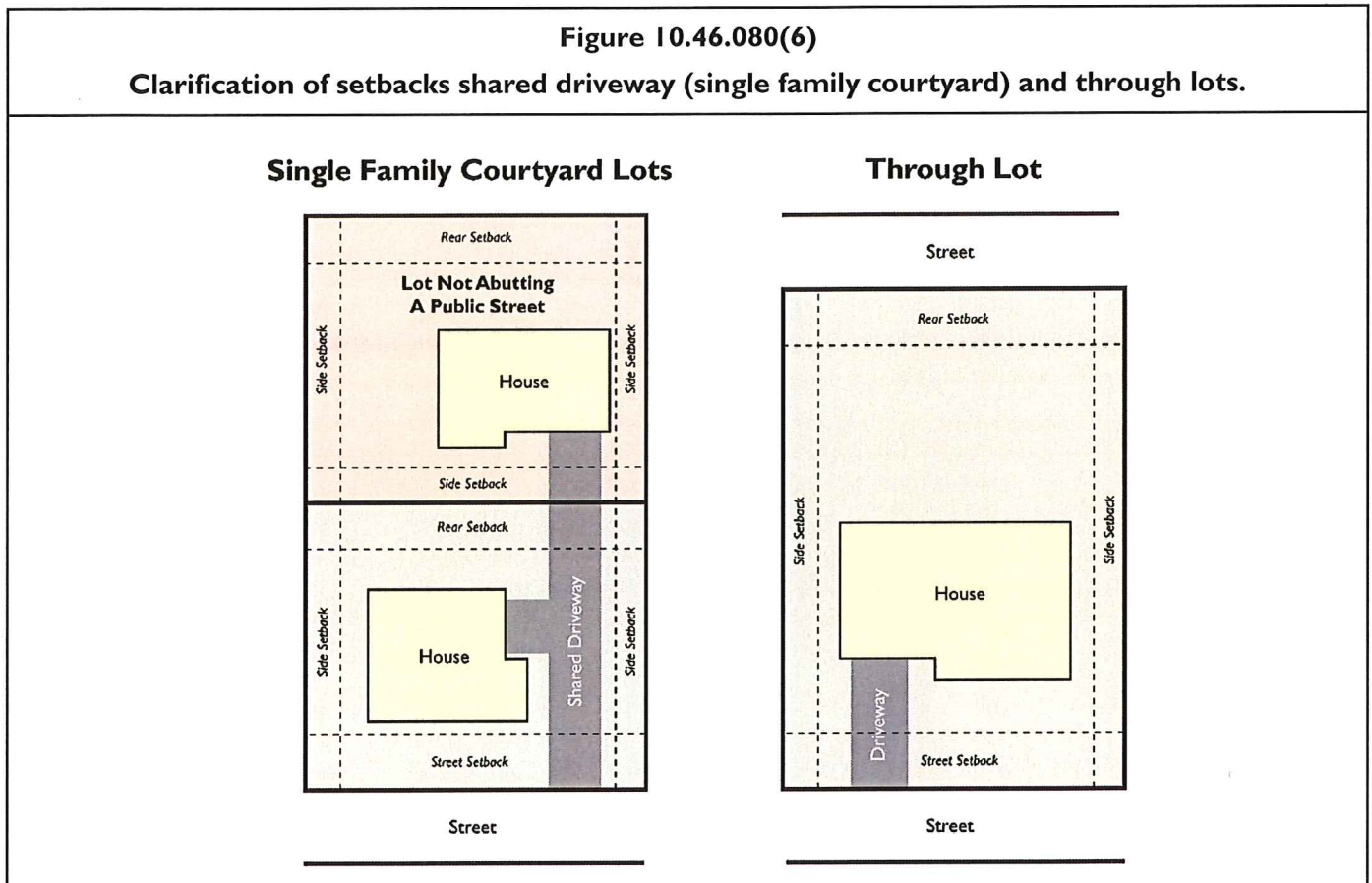
(3) Rear setbacks.

- (a) Roofed porches may project a maximum of four feet into the required rear setback, provided the porch structure remains unenclosed, except for partial walls or guard rails that measure less than 42 inches from the floor of the porch.
- (b) Decks and steps that are no taller than 48 inches above grade may project into the required rear setback.
- (c) Eaves, cornices, awnings or other architectural projections may project a maximum of four feet into required rear setback.
- (d) Accessory structures may observe a five-foot setback in the rear setback provided:
 - (i) The structure is not greater than 20 feet in height.
 - (ii) No projections (eaves, etc.) are within three feet of a property line.
 - (iii) No combination of structures extends more than 50 percent of the horizontal distance of the rear property line.
- (e) Residential accessory structures may observe a zero setback where the rear property line is adjacent to an alley (except a minimum setback of five feet is required where a garage door faces the alley), provided the structure covers less than 50 percent of the rear property line and is no greater than 20 feet in height.
- (f) In the OMU, RMU, CN, NWBD and SWBD zones where the rear setback abuts a residential zone, the minimum rear setback shall be the same as the minimum rear setback of the abutting zone.

(4) Side setbacks.

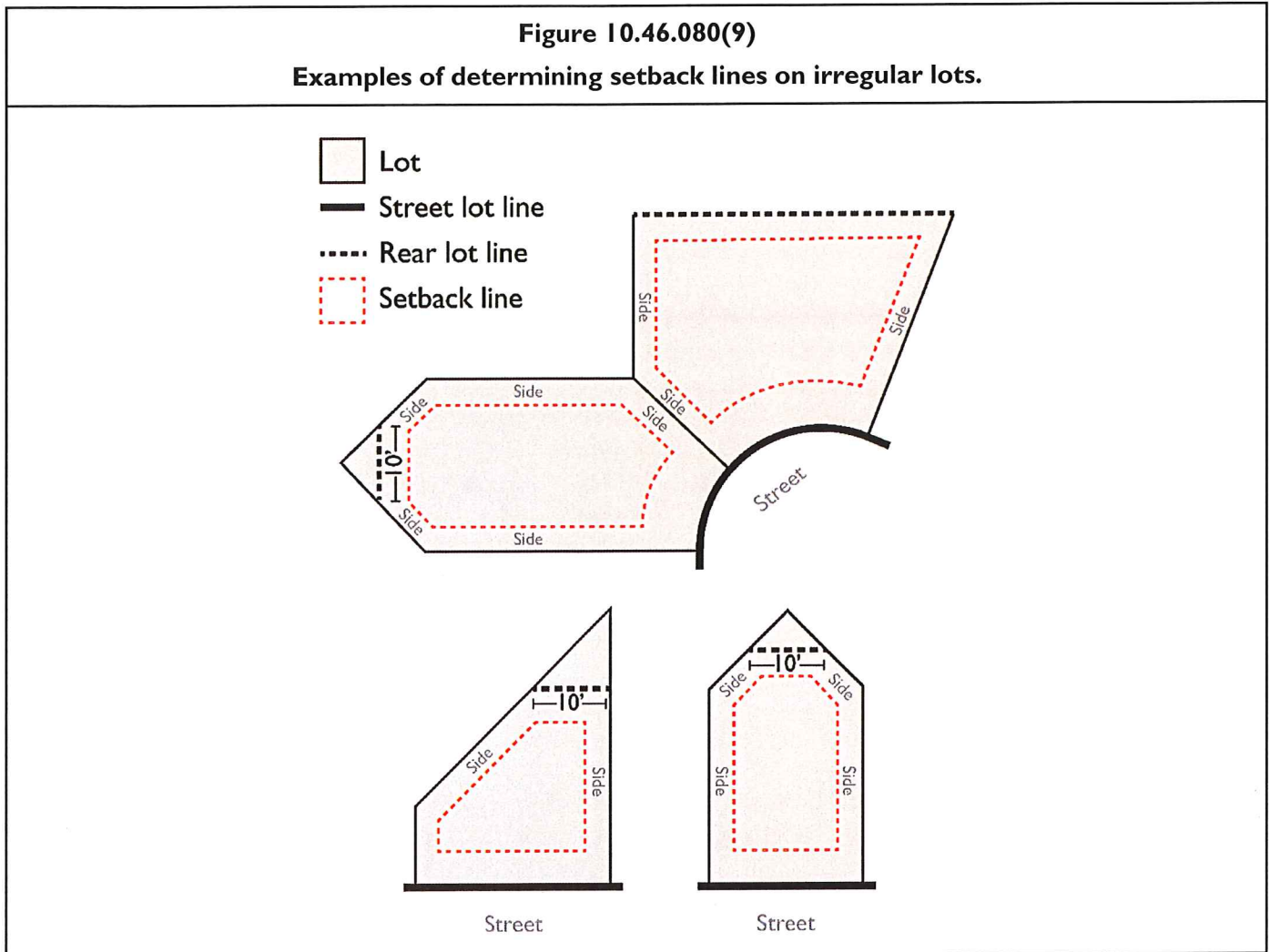
- (a) Eaves, cornices, awnings or other architectural projections may project two feet into required side setback.
 - (b) Accessory structures may observe a five-foot setback in the side setback; provided, that no projections (eaves, etc.) are allowed within three feet of a property line and that no combination of structures extends more than 50 percent of the horizontal distance of the side property line.
 - (c) Residential accessory structures may observe a zero setback where the side property line is adjacent to an alley, provided the structure covers less than 50 percent of the side property line and is no greater than 20 feet in height.
 - (d) In the OMU zone, when abutting the RS, RL, or RM zone, the minimum setback shall increase by one-foot for every two feet of additional building height over 20 feet.
 - (e) In the CBD, NWBD, SWBD, and I zones where the side setback abuts a residential zone, the minimum side setback shall be the same as the minimum side setback of the abutting zone.
 - (f) In the CBD, NWBD, SWBD, and I zones where the side setback abuts a residential zone, the minimum setback shall be increased by one foot for each one foot the proposed structure exceeds the maximum height of the abutting residential zone.
- (5) Interior setbacks refer to the minimum distance between detached dwelling units (where allowed).
- (6) Setbacks for lots served by a shared driveway. Lots that do not abut a public street but are served by a shared driveway, are exempt from street setback requirements. Such lots shall have a rear lot line

designated, typically opposite from the shared driveway, and all other lot lines are considered side lot lines [see Figure 10.46.080(6)].



- (7) Setbacks for single family courtyard. See WCC 10.47.070(2)(c) for applicable standards and examples.
- (8) Through lots. For lots featuring frontage on more than one public or private street, the street setback is measured from the street right-of-way that is the property's street address and primary access. The opposite lot frontage is considered the rear setback. See Figure 10.46.080(7) for an example.
- (9) Setback measurements for irregular lots. Setback distances established for residential zones are based on rectangular lots. Nonrectangular lots, lots with three sides or more than four sides, curved property lines, and other nonstandard lots require special measurement techniques in order to achieve the purpose of setback requirements:
 - (a) Rear setbacks. In the case of an irregularly shaped lot, a ten-foot line which is within the lot and parallel to and most distant from the street lot line shall be considered the rear lot line for purposes of determining required setbacks and for interpretation of other provisions of this code [see Figure 10.46.080(9)].
 - (b) Side setbacks. All lot lines which are not street or rear lot lines shall be considered interior side lot lines for the purpose of measuring setbacks.
 - (c) Determination by the city. Where a building site is situated in such that it is unclear which should be considered the street, rear, and sides, required setbacks shall be as determined by the director in compliance with the following criterion: required setbacks shall not permit the placement of

buildings on the site in a manner that will constitute a grant of special privileges inconsistent with the limitations placed on other properties in the vicinity and incompatible with surrounding uses.

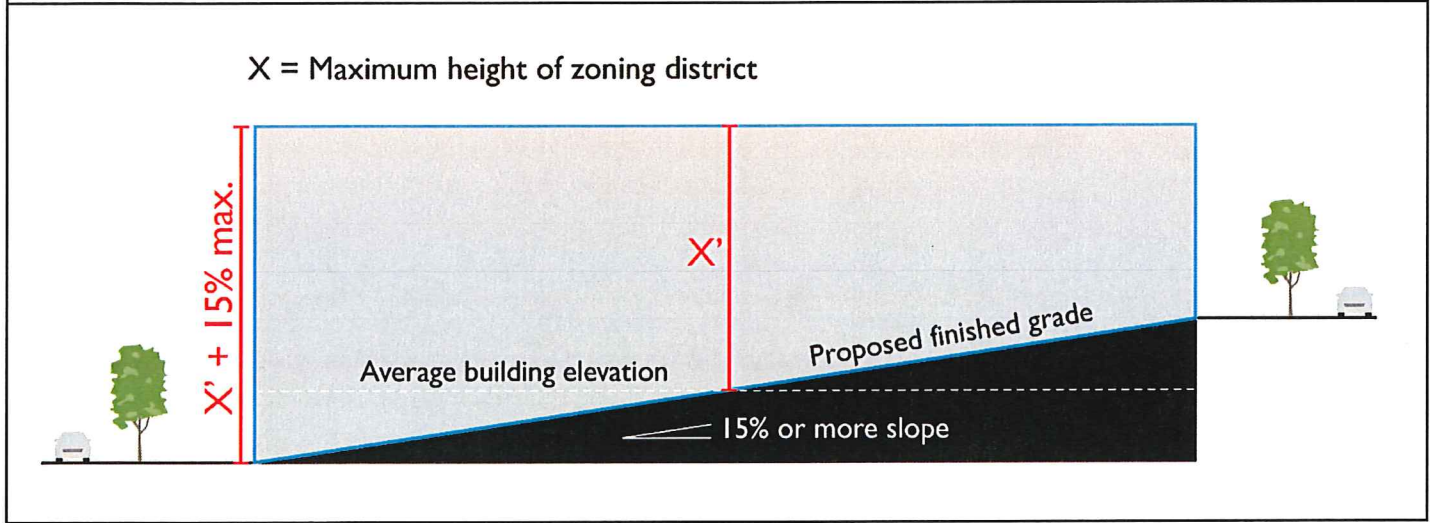


10.46.090 Building height calculations, exceptions, and modifications.

(1) Building height calculations:

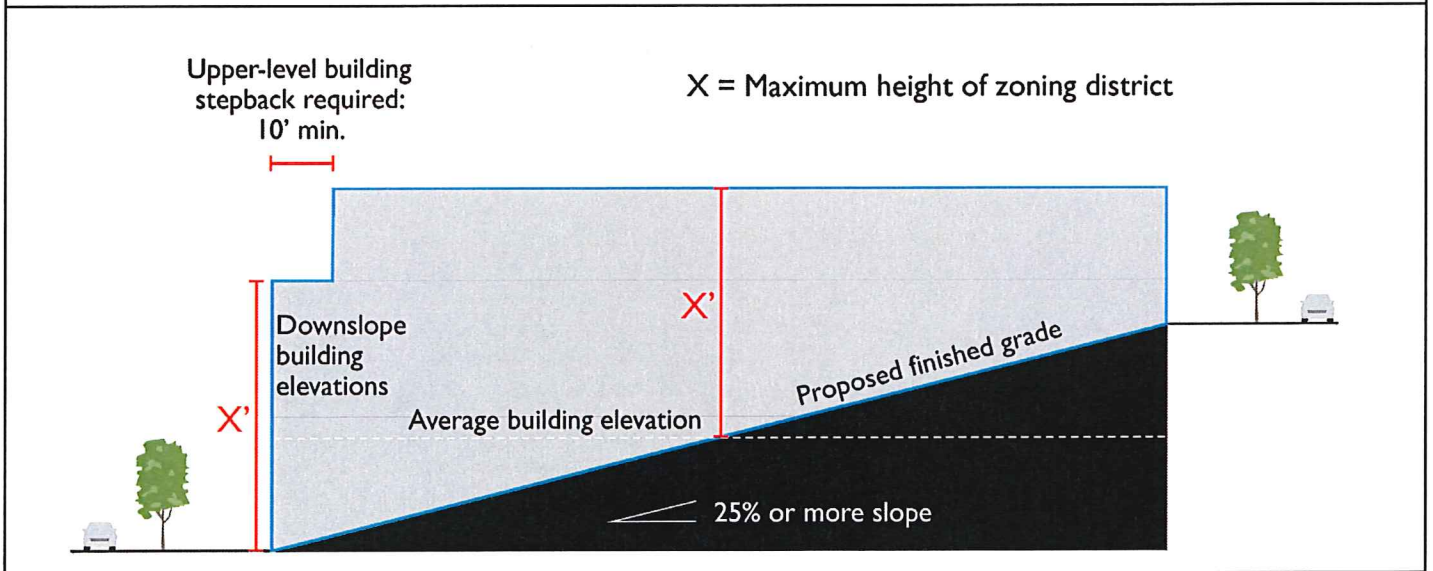
- (a) Building height, except where otherwise noted, is measured to the highest point of a flat roof or the mean height between the eaves and ridge of a pitched roof from the average elevation of the proposed finished grade adjacent, within two feet, to the building foundation.
- (b) No building shall have a non-averaged height measured from the finished grade to the highest point of the building on the downslope façade(s) as to exceed the underlying maximum height by an extent equal to or greater than 15 percent [as shown in Figure 10.46.090(1)(b)].

Figure 10.46.090(1)(b)
Measuring building height on sloping sites (>15%).



(c) As an alternative to the provision in subsection (1)(b) above on sites with slopes of 25 percent or greater, downslope building elevations must not exceed the maximum height of the zone, except for parapets as set forth in subsection (5)(b)(ii). Upper level building stepbacks at least 10 feet deep may be used to achieve maximum possible building height, as shown in Figure 10.46.090(1)(c) based upon the calculations in subsection (a) above. The stepback must occur no lower than 50 percent of the maximum building height.

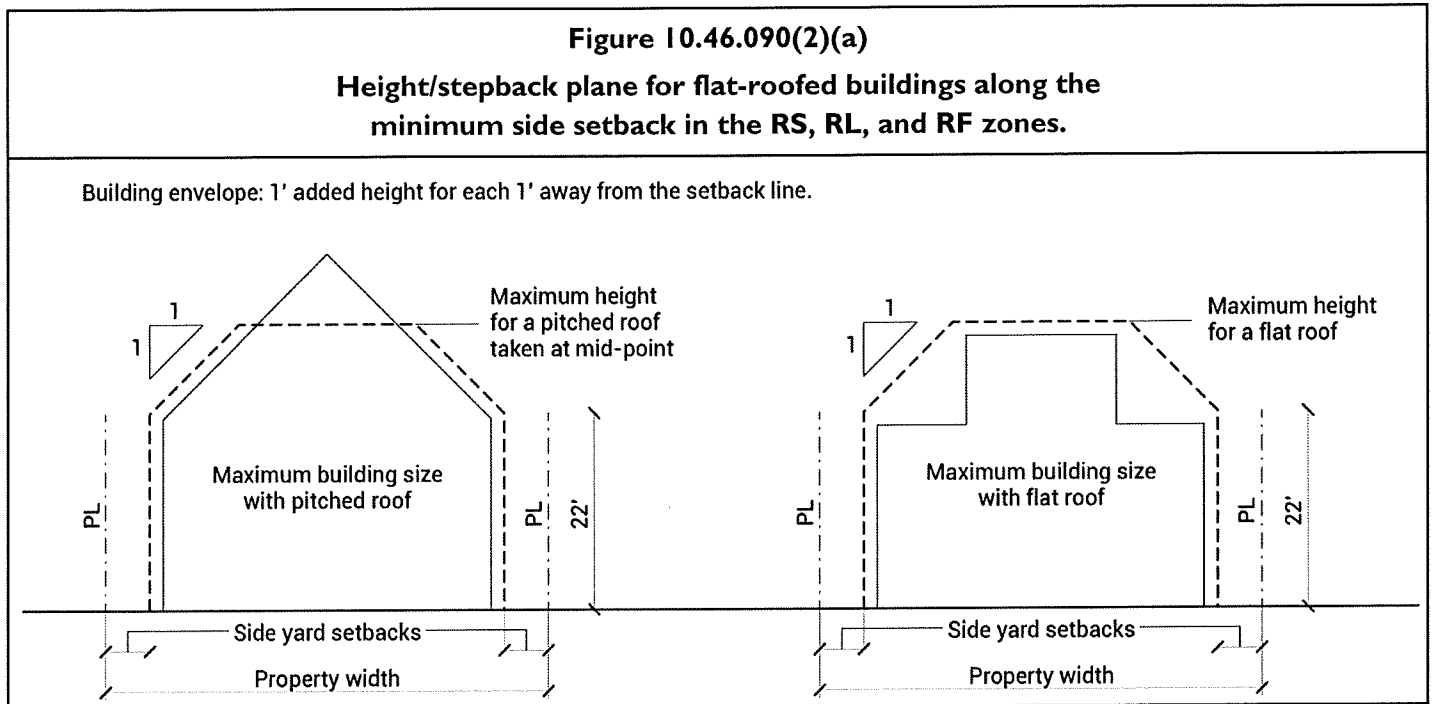
Figure 10.46.090(1)(c)
Alternative approach to measuring building height on sloping sites (>25%).



(2) Special zone or area-specific height standards/exceptions:

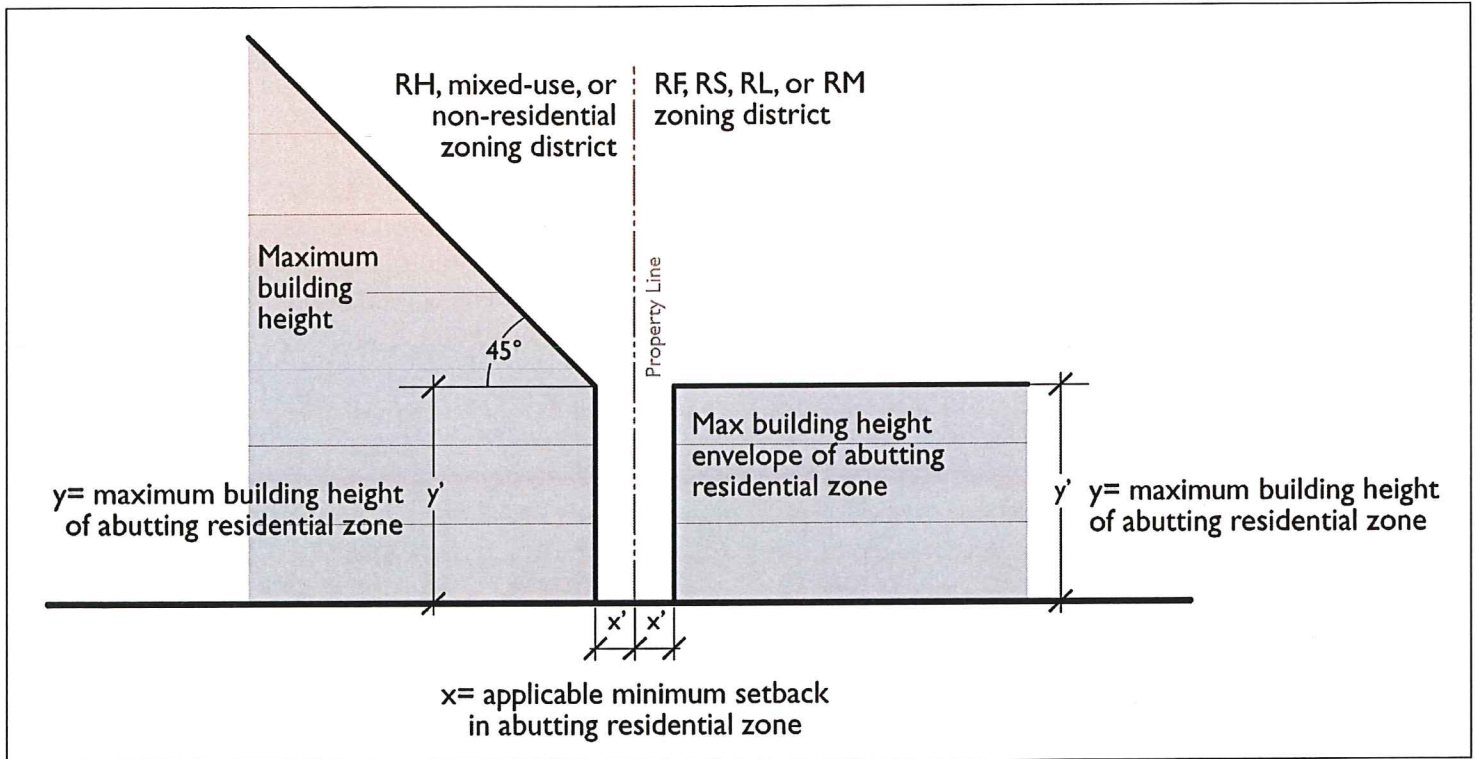
(a) For the RS, RL and RF zones, flat-roofed structures (featuring a roof slope of less than 10-degrees) are subject to the following maximum height/stepback plane: From a height of 22-feet at the minimum side setback, the maximum building height envelope shall step back at a 45-degree angle

(one foot setback for every one foot of additional height) away from the side property line as shown in Figure 10.46.090(2)(a) below.



- (b) For those portions of the RH zone north of the Wenatchee River, the maximum building height shall be 35 feet.
- (c) Special building setback and height standards where high intensity zones abut low to medium-density residential zones. For RH, mixed-use, or non-residential zoned sites abutting RF, RS, RL, or RM zones, the side and rear setback shall be the same as the applicable residential zoning district, up to the maximum height limit of the applicable residential zoning district, above which the minimum side setback shall increase at a 45-degree angle inward up to the maximum height of the applicable zoning district. See Figure 10.46.090(2)(c) for an illustration.

Figure 10.46.090(2)(c)
Illustrating special building setback and height standards where high intensity zones abut low to medium-density residential zoned.



- (3) Exceptions – exceeding height limits. The following structures may be erected above the height limits established in the dimensional standards in WCC 10.46.030-060:
- (a) Except as may otherwise be prohibited by the FAA Regulations, the height limitations do not apply to church spires, belfries, cupolas and domes not intended for residential purposes, or to monuments, water towers, observation towers, power transmission towers, silos, grain elevators, chimneys, smokestacks, derricks, conveyors, flag poles, radio masts, aerials and similar structures.
 - (b) Exceptions for multifamily and non-residential development:
 - (i) Roof structures housing or screening elevators, stairways, tanks, rooftop wind generators, ventilating fans or similar equipment required for building operation and maintenance may exceed the height limit by up to ten feet, provided the area with the added height is limited to what is necessary to screen or enclose the use. Such structures constructed for non-residential or multifamily uses are subject to screening standards in Chapter 10.62 WCC.
 - (ii) Fire or parapet walls may exceed the height limit by up to five feet.

10.46.100 Lot coverage calculations.

Lot coverage refers to the area of a lot which is covered covered/occupied by a roofed building or buildings, usually expressed in square feet (sf) or percentage (%) of land on the lot.

(1) Lot coverage calculation details and clarification:

- (a) The area measured horizontally at the outside of external walls or supporting members of all primary and accessory structures.
- (b) The roof overhang shall not be included in the lot coverage unless it exceeds two feet, in which case only the outer two feet is excluded from the calculation of lot coverage.
- (c) Open beams and lattice work without a roof are not considered part of the lot coverage.
- (d) Minor appurtenances such as bay windows, chimneys and trim not extending more than two feet from the primary wall, and not extending the enclosed floor area do not count in lot coverage.

- (e) Covered porches or decks that are not enclosed, are less than 120 SF in footprint and are less than 42 inches above grade do not count as lot coverage.
 - (f) For lots which share an access easement (e.g.: for a shared drive) the easement may be counted as lot area for the purpose of lot coverage calculation for the lot on which the easement is placed.
- (2) Zone-specific exceptions:
- (a) In the RH, OMU, RMU, and CN zones, the maximum lot coverage may be increased to 75-percent allowed for projects that employ structured parking for 80-percent of their required parking. Structured parking refers to parking facilities that are shared by multiple units or tenants and are enclosed within a structure.

10.46.110 Density calculations.

- (1) Calculations for determining maximum density, where expressed in dwelling units per acre.
 - (a) The entire gross site area may be used in the calculation of the maximum allowed residential density including half of the adjacent City or county right-of-way (to the centerline).
- (2) How to calculate density. Maximum density for an individual site shall be calculated by multiplying the site area (in acres) by the maximum dwelling units/acre in the applicable zone. When calculation results in a fraction, the fraction shall be rounded to the nearest whole number as follows:
 - (a) Fractions of 0.50 and above are rounded up.
 - (b) Fractions below 0.50 are rounded down.

SECTION VI

A new Chapter 10.47 Residential Use Standards shall be and hereby is adopted and added to Title 10

Zoning to read as follows:

**RESIDENTIAL USE STANDARDS:
CHAPTER 10.47**

Chapter 10.47 RESIDENTIAL USE STANDARDS

- 10.47.010 Purpose
- 10.47.020 Residential structures
- 10.47.030 Residential design guidelines
- 10.47.040 Accessory dwelling units (ADU)
- 10.47.050 Single family dwellings
- 10.47.060 Single family – cluster
- 10.47.070 Single family – courtyard
- 10.47.080 Infill-Cottage housing (two to three units)

- 10.47.090 Cottage housing (four or more units)
- 10.47.100 Duplexes
- 10.47.110 Patio homes
- 10.47.120 Courtyard housing
- 10.47.130 Townhouses
- 10.47.140 Live-Work dwellings
- 10.47.150 Multifamily development
- 10.47.160 Mixed-use development or building
- 10.47.170 Alley access and improvements
- 10.47.180 Manufactured home communities

10.47.010 Purpose.

The purpose of the residential use standards is to provide a concise reference to requirements applicable to residential uses and specific housing types.

10.47.020 Residential structures.

All residential structures where allowed by Chapter [10.10](#) WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code. All residential dwellings shall meet the following provisions:

- (3) All dwellings shall be placed on a permanent foundation with the space between the bottom of the home and the ground enclosed by concrete or an approved concrete product which can be either load-bearing or decorative.
- (4) A dwelling shall be not less than 14 feet in width at the narrowest point of its first story.
- (5) All designated manufactured homes located within the city on an individual lot of record, not within a manufactured home park, shall be new, not previously titled to a retail purchaser, no more than three years old on the date of installation, and composed of at least two fully enclosed parallel sections.

10.47.030 Residential design guidelines.

The document entitled Wenatchee Residential Design Guidelines, as adopted by Resolution No. 2019-43, and any later edition thereof, shall be and hereby is adopted and incorporated into the Wenatchee City Code by this reference as if fully set forth herein. A copy of the most current adopted Residential Design Guidelines shall be maintained at the City Clerk’s Office and the City Planning Department available for review during normal business hours of the City.

10.47.040 Accessory dwelling units (ADU)

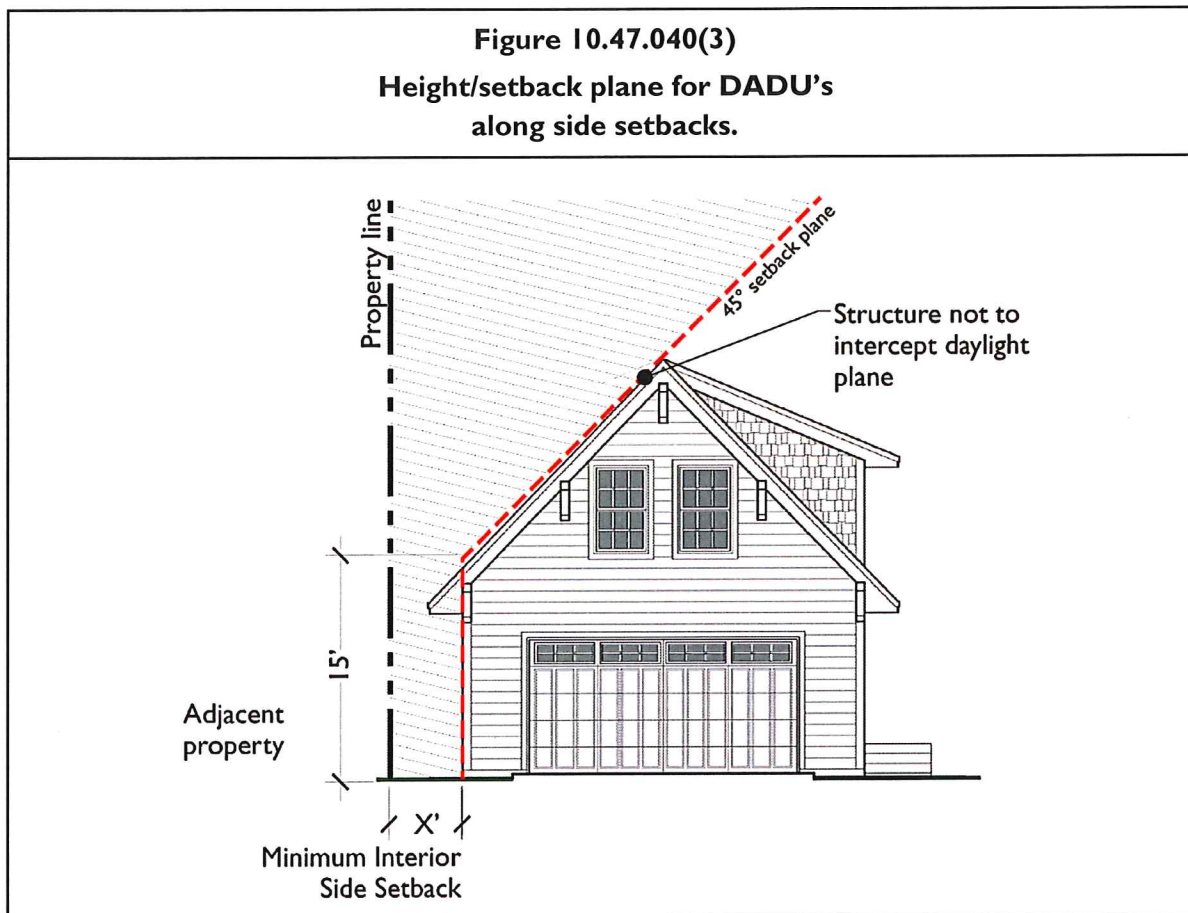
All accessory dwelling units, where defined in WCC 10.08.040 and where allowed by Chapter [10.10](#) WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code.

- (1) Purpose. The purpose of this section is:
 - (a) To regulate the establishment of accessory dwelling units within or in conjunction with single-family dwellings while preserving the character of single-family neighborhoods.
 - (b) To make it possible for adult children to provide care and support to a parent or other relatives in need of assistance;
 - (c) To provide increased security and companionship for homeowners;
 - (d) To provide the opportunity for homeowners to gain the extra income necessary to help meet the

rising costs of home ownership; or to provide for the care of disabled persons within their own homes.

- (2) Standards for all accessory dwelling units, including those attached to the main residence and those that are in a separate building but on the same property.
- (a) Form. An ADU may be created within, or detached from, any existing or new single-family dwelling as a subordinate use. Dwelling units that are physically separated from the primary structure, that is in a separate building, are "detached accessory dwelling units" (DADUs):
 - (b) Number. No more than one ADU may be created per legal lot of record.
 - (c) Occupancy. Only the property owner, which shall include title holders and contract purchasers, may apply for an ADU. For properties in the RS and RL zones, the property owner shall occupy either the primary dwelling or the ADU as their principal residence for at least six months of the year.
 - (d) Minimum parking. A minimum of three parking spaces shall be provided for the principal and accessory dwelling units. On non-arterial streets where on-street parking is available (as approved by the City Engineer), abutting the lot, only two off-street spaces shall be provided for the principal and accessory dwelling units.
 - (e) Maximum size. In no case shall an ADU be larger than 50-percent of the habitable floor area of the principal dwelling, nor more than 800 square feet of gross floor area.
 - (f) Living facilities. The ADU shall include, at a minimum, kitchen, bathroom and sleeping facilities.
- (g) Entrance location. If a separate outside entrance is necessary for an ADU located within the primary dwelling, that entrance shall be located either on the rear or side of the building.
- (h) Home occupations. A home occupation may be permitted in either the primary dwelling or the ADU but not in both if otherwise allowed in the WCC.
 - (i) Utilities. Utilities for an ADU shall be metered jointly with the primary dwelling except as otherwise required by ordinance.
 - (j) Addressing. An address shall be assigned by the City at the time of building permit issuance.
 - (k) Covenants. The property owner shall file a restrictive covenant with Chelan County's auditor's office for the subject property prior to final building inspection approval for the ADU. The recorded information shall:
 - (i) Identify the address of the property;
 - (ii) State that the owner(s) resides in either the principal or accessory dwelling unit;
 - (iii) State that the owner(s) will notify any prospective purchasers of the limitations of the ADU;
 - (iv) State that the ADU shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit; and
 - (v) Provide for the removal of the ADU if any of the requirements of this title are violated.
- (3) Standards for all detached accessory dwelling units (DADU):
- (a) Setbacks. DADUs shall meet rear and side yard accessory structure setback requirements and shall be set back equal to or further than the primary dwelling from the front property line.
 - (b) Usable open space. All lots containing ADU's and DADU's are subject to minimum usable open space standards for single family uses as set forth in WCC 10.47.050(e).
 - (c) Maximum height.

- (i) DADUs with a roof pitch of 6:12 or greater: 25 feet.
- (ii) DADUs with a roof pitch of less than 6:12: 20 feet.
- (iii) Special side setback standards for DADUs: From a height of 15 feet at the minimum side setback, DADU's shall step back at a 45-degree angle away from the side property line as shown in Figure 10.47.040(3) below.



10.47.050 Single family dwellings

All single-family dwellings, where defined in WCC 10.08.055 and where allowed by Chapter [10.10](#) WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code.

(1) Purpose.

- (a) To enhance the character of the street and neighborhood.
- (b) To maintain "eyes on the street" for safety to pedestrians and to create a more welcoming and interesting streetscape.
- (c) To de-emphasize garages and driveways as major visual elements along the street.
- (d) To provide usable open space for residents.

(2) Standards.

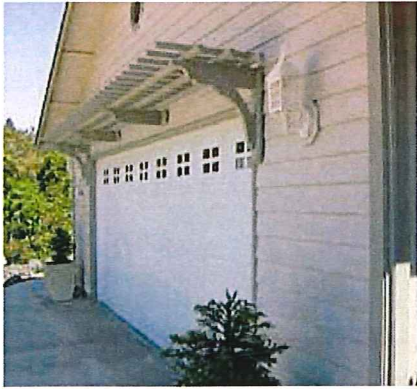
- (a) Entry standards.

- (i) Clear and obvious pedestrian access between the sidewalk (or the street if there is no sidewalk) and the building entry is required for new dwellings. The driveway may be used for pedestrian access.
 - (ii) All new dwellings shall provide a covered pedestrian entry with minimum weather protection of four feet by four feet (a covered porch or recessed entry).
 - (iii) See the street setback exception for roofed porches and covered entries in WCC 10.46.080(2)(a)(ii).
- (b) Driveway standards.
- (i) Minimum and maximum driveway widths for single family houses facing a public street as measured at the property/right-of-way line are set forth in Table 10.47.050(2)(b) below. Paved areas for vehicle storage or other uses may be wider if they are no less than five feet from the street property/right-of-way line.

Table 10.47.050(2)(b)		
Driveway width measured at the property/right-of-way line.		
Use Type	Minimum Width	Maximum Width
Residential		
Lot width = 50 feet or greater	10 feet	18 feet
Lot width < 50 feet	10 feet	12 feet or 18 feet if shared with adjacent lot

- (c) Garage and carport setbacks. Garages and carports are subject to the setback standards in Chapter 10.46 WCC.
- (d) Garage standards. Garages (attached or detached) may occupy no more than 50-percent of the width of the ground-level façade facing the street. Garage doors may exceed this limit up to a maximum of 65-percent of the width of the ground level façade facing the street provided at least two of the following design details are utilized:
- (i) A decorative trellis over at least the entire width of the garage door(s).
 - (ii) A window or windows are placed above the garage on a second story or attic wall.
 - (iii) A balcony that extends out over the garage and includes decorative support columns.
 - (iv) Utilizing all single vehicle car doors as an alternative to wider garage doors suitable for two car garages.
 - (v) Windows on the garage door.
 - (vi) Decorative details on the garage door. Standard squares on a garage door will not qualify as a decorative detail.

Figure 10.47.050(2)(d)
Garage design detail examples.



A decorative trellis over the garage door.



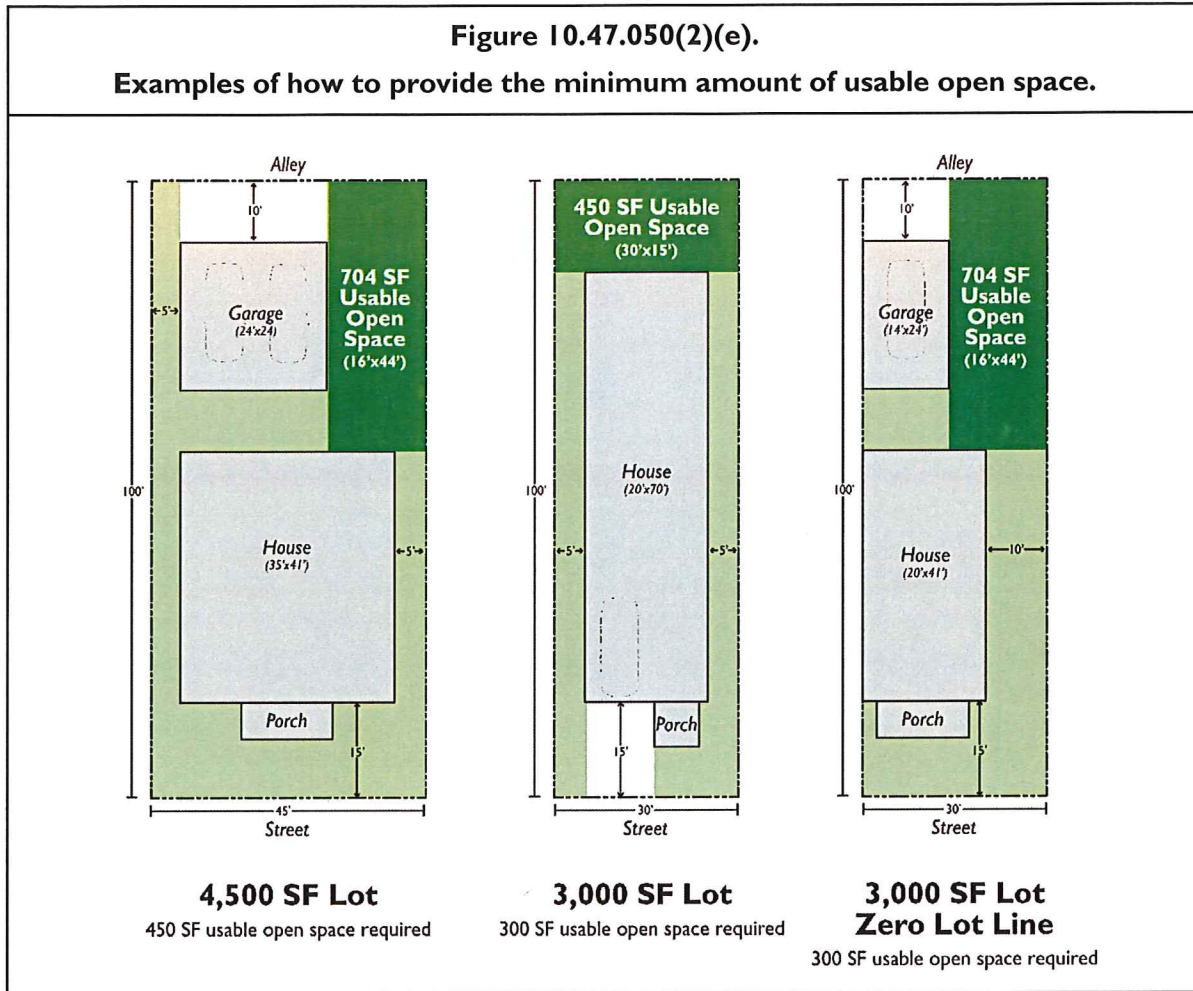
A balcony over the garage, single doors (instead of a wider double door), and windows above the garage on a second story.



A balcony over garage with decorative support columns.

(e) Standards for minimum useable open space.

- (i) All new single-family dwelling units shall provide a contiguous open space to the side or rear of the dwelling with a minimum dimension of 15 feet on all sides. This space may not be used for vehicle or other large object storage but be available for human activity. The open space may be in the street setback if facing a private lane.
- (ii) The open space(s) shall be equivalent to 10-percent (minimum) of the lot area. For example, a 4,000 square foot lot would require a contiguous open space of at least 400 square feet, or 20 feet by 20 feet in area. Figure 10.47.050(e) illustrates some configurations that comply for residences with alley access,
- (iii) Drive aisles shall not count in the calculations for usable open space.
- (iv) Additions shall not create or increase any non-conformity with this standard.



- (f) Multiple single family dwellings on one lot. Multiple single family dwellings may be placed on one lot provided the dwellings are located and designed in a manner so that the lot could be subdivided in the future and meet applicable lot dimensions, setbacks, and lot coverage standards applicable to the zoning district and other applicable standards in this section. Permitting multiple single-family dwellings on a single lot in no way guarantees the ability to subdivide in the future. Future proposed land divisions would need to meet the standards in place at the time of application.

10.47.060 Single family – cluster.

All single-family cluster developments, where defined in WCC 10.08.055 and where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code.

- (1) Single family cluster developments are subject to the specialized lot dimension and lot coverage standards in WCC 10.46.020 that allow for lot sizes close to 50 percent of the size of standard lots. However, single family cluster developments are subject to the standard maximum building height limits and maximum density prescribed for the applicable zone along with the standards for single family dwellings in WCC 10.47.050.

- (a) All such lot reductions shall be compensated for by an equivalent amount of land area in open space to be preserved and maintained for its scenic value, for recreation, or conservation purposes. The

open space shall be clearly labeled and numbered as a tract with the following language inserted on any and all plats filed for record:

This tract is held in reserve as a permanent open space and shall not be considered as a building lot, or encroached upon in any manner.

- (b) The open space created and set aside shall remain for preservation, recreation and conservation purposes, and shall be accessible without trespassing on private property, to all residents of the subdivision or, where the land has been deeded to the city of Wenatchee, to the public.
- (2) As an alternative to the cluster provisions in subsection (1) above, lots may be exempted from minimum lot area, depth, width, and rear setback standards, provided they are arranged in clusters of four to 12 dwelling units around a centralized common open spaces and meet the following standards:
- (a) Development parameters based on compliance with the provisions herein shall be placed on the final plat or final unit lot subdivision.
 - (b) Cluster single family developments shall meet zoning district density standards.
 - (c) Setbacks.
 - (i) Dwellings built along streets and side property lines along the perimeter of the development are subject to the applicable street and side setbacks in WCC Chapter 10.46.020.
 - (ii) Dwellings built along rear property lines shall maintain ten-foot minimum setbacks.
 - (iii) The minimum internal setback between dwellings is ten-feet.
 - (d) At least 50-percent of the dwellings shall abut a common open space meeting the standards in subsection (3) below. Direct access to the common open space shall be provided for each dwelling by a paved walkway. See also Residential Design Guideline D.3 (Residential open Space Elements).
 - (e) Site design and orientation. Dwellings within a cluster development shall be oriented to promote a sense of community, both within the development, and with respect to the larger community, outside of the development. A cluster subdivision shall not be designed to "turn its back" on the surrounding neighborhood by locating rear yards to face a public street.
 - (i) Clear and obvious pedestrian access between the sidewalk (or the street if there is no sidewalk) and the dwelling entry is required.
 - (ii) All new dwellings adjacent to a street shall meet the Residential Design Guidelines, especially Section C.1 (Ground related units facing streets, common pathways, or common open space), Section C.2.1 (Pedestrian connectivity within multi-unit residential development with more than one building) and Section E.5.1. (Building entrances: configuration and details).
 - (iii) Common open space shall be provided in a centrally located focal area for the development and abut at least 50-percent of the dwellings in the cluster subdivision [see subsection (g) below]. Direct access to the common open space shall be provided for each dwelling by a paved walkway. See also Residential Design Guideline Section D.3 (Residential open space elements).
 - (iv) One existing single-family dwelling may be incorporated into a cluster development. Nonconforming residences with respect to architectural standards shall be permitted.
 - (v) A cluster development may contain one community building that is clearly incidental in use and similar in size and architectural design of the dwellings. Such community building shall be commonly owned by the residents.
 - (vi) Cul-de-sacs are not permitted within a single family-cluster development, unless it can be demonstrated that no other configuration is feasible.
 - (f) Building design and orientation. See Section E in the Residential Design Guidelines.

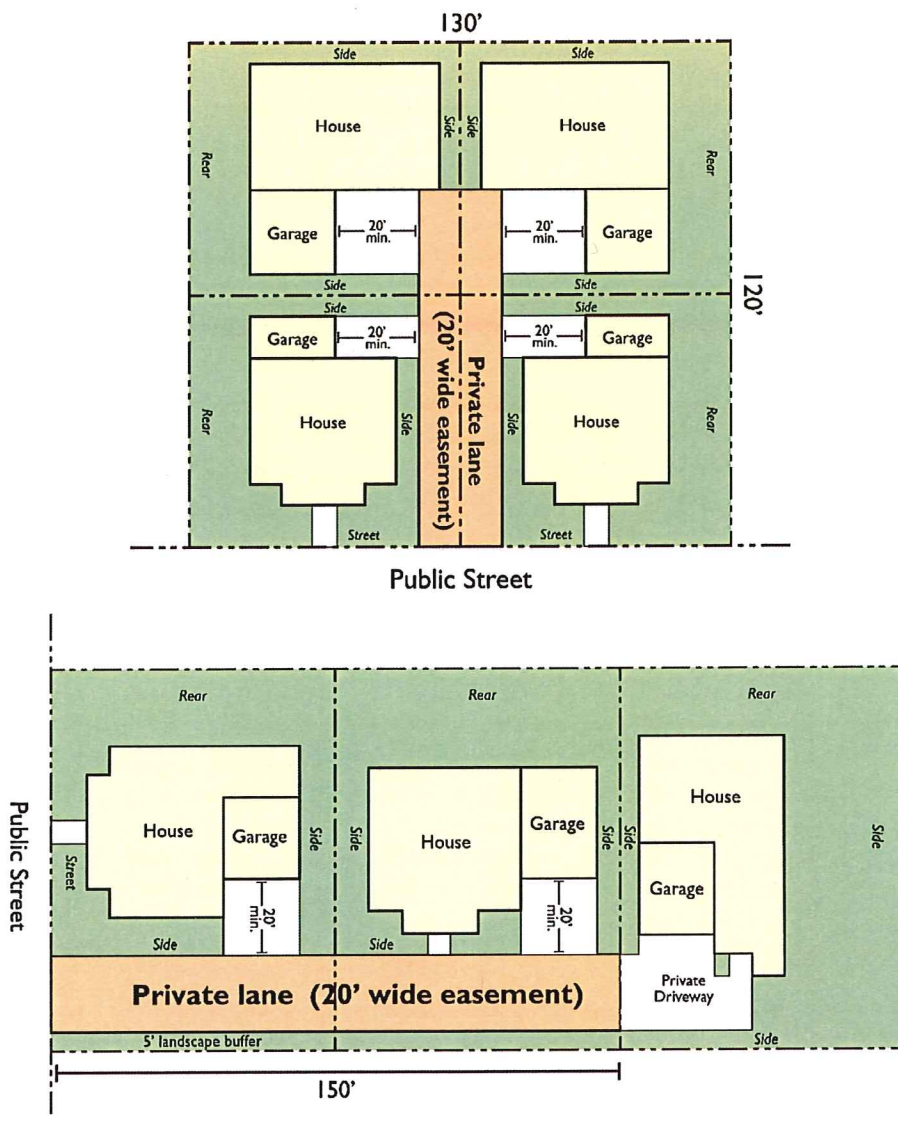
- (g) Common open space standards.
 - (i) A common open space is required for each cluster of four to 12 dwellings.
 - (ii) A minimum of 300 square feet of common open space shall be provided per dwelling unit.
 - (iii) Each common open space shall be a minimum of 1,500 square feet in size with no dimension less than 25 feet, regardless of the number of dwelling units.
 - (iv) Common open space shall meet the requirements of the Residential Design Guidelines, especially, Section C.3.2.b. and be improved for passive or active recreational use. Examples may include, but are not limited to, courtyards, non-commercial orchards, landscaped picnic areas or gardens, wildlife viewing areas, etc.
 - (v) Fences are not allowed within any common open space area.
 - (vi) Common open space shall be located in a separate tract or tracts and owned in common by all property owners.
- (h) Private open space. Each dwelling shall include a minimum of 400 square feet of private open space (in addition to common open space). The private open space shall have no dimension less than 10 feet, be located adjacent to the unit which it serves and feature direct access to the private open space via door. Examples include a semi-private garden space between a dwelling and the common open space.
- (i) Surface water management facilities may be included in the required private and common open space areas provided they are designed to provide functional recreational uses for the residents.
- (j) Driveway, access, parking, and garages.
 - (i) Dwellings adjacent to a street are subject to applicable driveway and garage standards for single family dwellings in WCC 10.47.050.
 - (ii) Parking and garages for individual dwellings may be configured separately on each lot or dwelling site (attached or detached) or clustered in shared parking areas.
 - (iii) Parking areas and garages (individual or shared) shall not be sited adjacent to common open spaces. The Director may allow exceptions where site and/or building design features are integrated to minimize the impacts of garages and parking areas on the function and character of the common open space.
 - (iv) Where parking areas and garages are provided on each dwelling lot or site, shared private lanes may be used to access up to six dwelling units. Shared private lanes are subject to the private lane standards in WCC 11.20.020, except:
 - Maximum length: 150-feet.
 - Minimum width: 15-foot paved lane within a 20-foot wide easement.
 - (v) Where parking areas are clustered in shared arrangements, such parking areas and access lanes are subject to citywide fire-safety and emergency access standards.
- (k) Landscaping. See Residential Design Guidelines Section D.1.
- (l) Covenants enforced by a homeowner's association shall be required to include the perpetual maintenance of all common areas and open spaces and preclude the conversion to another use.

10.47.070 Single family – courtyard.

All single-family courtyard developments, where defined in WCC 10.08.055 and where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code.

- (1) Purpose. To allow greater flexibility to integrate infill single family lots served by a shared private lane.
- (2) Standards.
 - (a) Maximum number of lots served by a shared private lane: Six (this includes lots fronting the street on either side of the private lane as shown in Figure 10.47.070).
 - (b) Shared private lanes are subject to the private lane standards in WCC 11.20.020, except:
 - (i) Maximum length: 150-feet (see Figure 10.47.050 for examples).
 - (ii) Minimum width: 15-feet paved lane within a 20-foot wide easement.
 - (iii) Maximum number of lots: Six in a single family courtyard development.
 - (c) Setback standards and options for lots served by a shared private lane:
 - (i) Lots fronting on a public street and containing a shared private lane on one side are considered corner lots for the purpose of determining setbacks [see WCC 10.46.080(1)(c) for details].
 - (ii) Open space standards of WCC 10.47.050(e) apply.
 - (iii) Garages facing a shared private lane easement shall be setback at least 20 feet from the easement line.
 - (iv) For interior lots featuring a shared private lane and easement extending through one side of the lot, no street setback is required. Such lots are subject to side setbacks on three sides. For the side of the lot featuring the access easement, the side setback is applied from the edge of the easement. The rear setback is located opposite the shared private lane.
 - (v) Lots sited at the terminus of a shared private lane easement are exempt from the street setback requirement. Such lots shall meet side setbacks on three sides and a rear setback on one side.
- (3) See Figure 10.47.070(3) for examples of subdivisions served by shared private lanes and clarification of street, interior, and rear setbacks.

Figure 10.47.070(3)
Examples of courtyard single family developments.



10.47.080 Infill-Cottage housing (two to three units).

Infill-cottage housing developments refer to a type of cottage housing (defined in WCC 10.08.050) that feature between two to three cottage dwellings. Infill-cottage housing developments, where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code.

(1) Purpose.

- (a) To provide housing types that are responsive to changing household demographics (e.g., retirees, small families, young professionals).
- (b) To provide opportunities for more affordable housing within single-family neighborhoods.
- (c) To ensure compatibility with neighboring uses.

- (d) To provide opportunities for infill development consistent with goals of the Wenatchee urban area comprehensive plan.

(2) Standards.

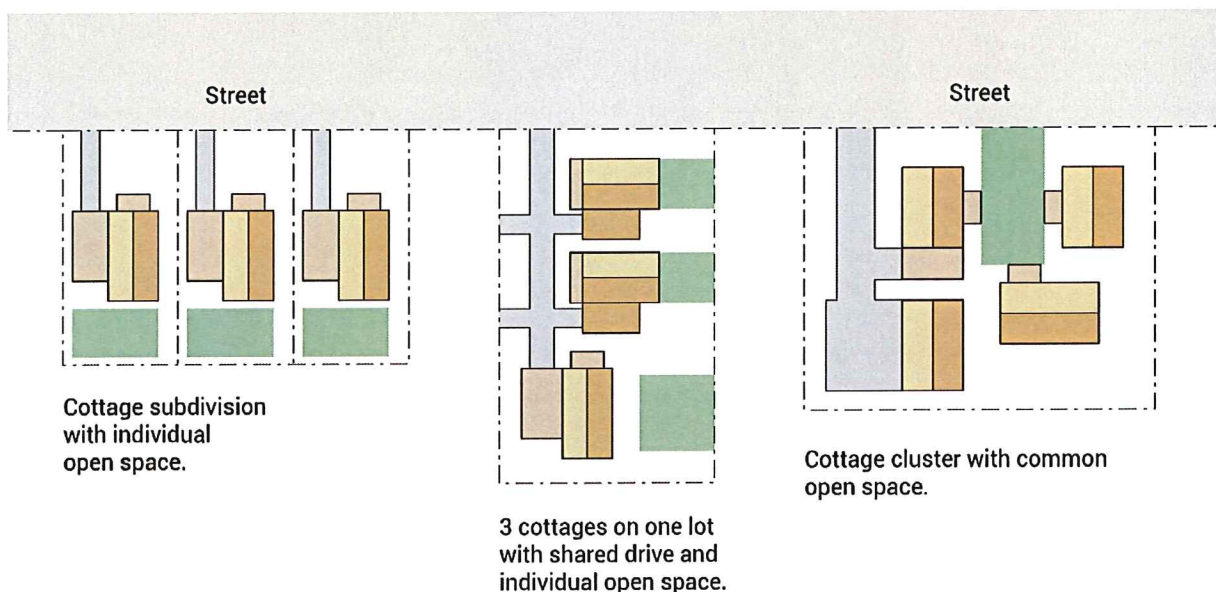
- (a) Occupancy: Cottage housing development options include ownership, rental, condominium, and subdivision. One existing single-family dwelling may be incorporated into an infill-cottage housing development. Nonconforming residences with respect to architectural standards shall be permitted.
- (b) Minimum and maximum number of cottages.
 - (i) Two units minimum.
 - (ii) Three units maximum.
- (c) Maximum cottage size: The total floor area for cottages shall not be larger than 1,000 square feet gross floor area.
- (d) Density: For the purposes of complying with the maximum density of the applicable zoning district, each cottage shall be counted as one-half dwelling unit. For example, for an existing lot that qualifies for between 1.0 and 1.49 dwelling units, two cottages complying with the provisions herein may be built. For an existing lot that qualifies for between 1.50 and 1.99 dwelling units, three cottages may be built.
- (e) Setbacks.
 - (i) Cottages built on existing individual lots shall be subject to the standard street and side setbacks in WCC 10.46.020. The minimum rear setback shall be 15 feet.
 - (ii) Where multiple cottages are clustered on a parent lot or the units on that lot are subdivided as a unit lot subdivision, the standard front, side, and rear setbacks in WCC 10.46.020 apply to the lot lines of the parent lot(s). The minimum internal setback between cottages is ten feet.
 - (iii) Two cottages may share a common wall with no side yard setback in a duplex arrangement.
- (f) Access standards.
 - (i) Cottages, where subdivided on their own individual lots, may be accessed by private individual driveways, provided such driveways meet the standards of WCC Table 10.47.050.
 - (ii) A shared driveway meeting the requirements of WCC 11.20.020(11)(i-xi) is allowed. Such shared driveway may be used to access up to three cottage dwellings, provided all other applicable standards are met.
- (g) Entry standards. See Residential Design Guidelines, especially Sections C.1, C.2.1 and E.5.1.
- (h) Parking and garages.
 - (i) Each cottage dwelling unit shall provide at least one off-street parking space per bedroom, up to two parking spaces per unit.
 - (ii) Garages with a footprint of up to 300 square feet may be attached to individual cottages provided such garages meet setback standard set forth in subsection (iii) below.
 - (iii) Garages and carports are subject to the setback standards in Chapter 10.46 WCC.
 - (iv) Garages and other parking facilities for the cottages may be located or clustered to the side or rear of cottages. Detached and shared garages or carports are limited in size to 300 square feet footprint per cottage (e.g., up to 900 square feet if shared between three cottages).
- (i) Maximum height: Notwithstanding 10.46.020 WCC, the maximum of cottages built under this section is 25 feet where a minimum roof slope of 6:12 for all parts of the roof above 18 feet is

provided. Otherwise, the maximum cottage height is 18 feet.

- (j) Minimum open space. Cottage developments may meet their open space standards either with private open spaces or common shared open spaces:
 - (i) Cottages developed on private individual lots are subject to the minimum usable open space standards for single family dwellings in WCC 10.47.050(e).
 - (ii) Cottages opting to include shared common open spaces shall integrate such space located between and directly accessible to the cottages. The common open space shall contain at least 250 square feet per unit with no dimension less than 20 feet. Common open space shall be improved for passive or active recreational use. Common open spaces are subject to the Residential Design Guidelines Section C.3.2.b. Examples may include, but are not limited to, courtyards, open lawn areas, landscaped picnic areas or gardens. Common open space shall be located in a separate tract or tracts, and owned in common by all property owners.
- (k) Landscaping. See Residential Design Guidelines Section D.1
- (l) Covenants enforced by a homeowner's association shall be required to include the perpetual maintenance of all common areas and open spaces and preclude the conversion to another use.

Figure 10.47.080(2)

Example configurations of developments with three cottages.



10.47.090 Cottage housing (four or more units).

Cottage housing, where defined in WCC 10.08.050 and where allowed by Chapter [10.10](#) WCC, District Use Chart, shall meet the following standards when four or more units are proposed unless otherwise regulated within this code.

- (1) Purpose.
 - (a) To provide housing types that are responsive to changing household demographics (e.g., retirees, small families, young professionals).
 - (b) To provide opportunities for more affordable housing within single-family neighborhoods.

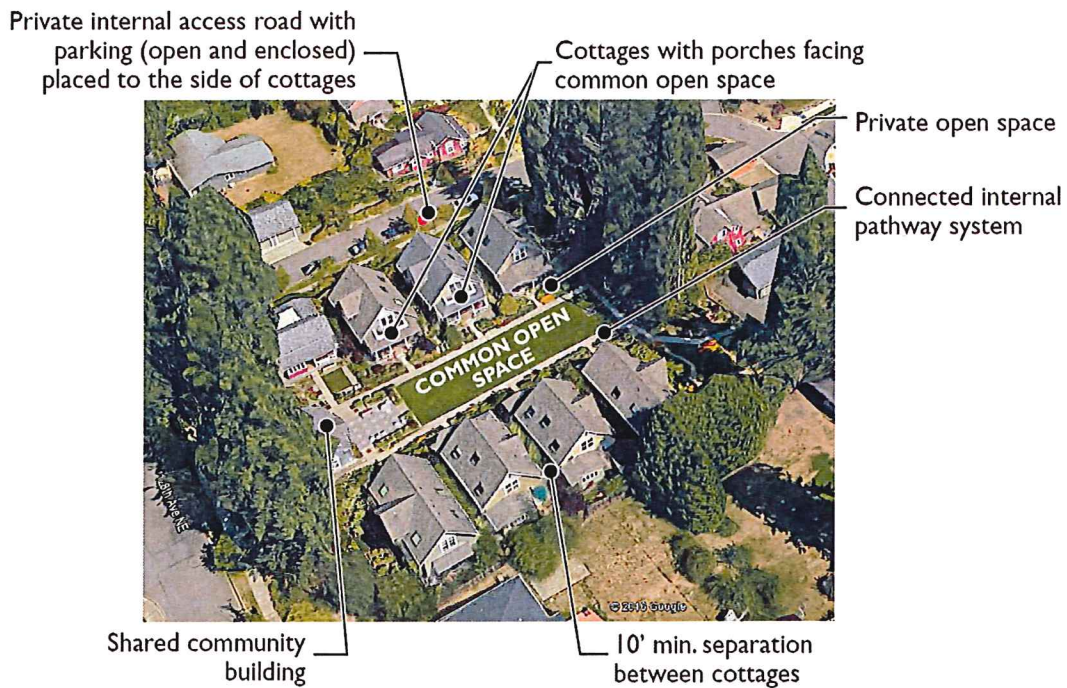
- (c) To encourage creation of functional usable open space in residential communities.
- (d) To promote neighborhood interaction and safety through design.
- (e) To ensure compatibility with neighboring uses.
- (f) To provide opportunities for infill development consistent with goals of the Wenatchee urban area comprehensive plan.

Figure 10.47.090(1)(a)
Cottage housing development examples.



Left example: Note the transition between the common open space on the left and the cottages includes a semi-private garden space and a porch. The middle and right images illustrate the standard “commons” as a simple green space for informal recreation activities. In all examples, the units orient towards the open space and include porches and a small semi-private garden.

Figure 10.47.090(1)(b)
Cottage housing site plan example.



(2) Standards.

- (a) Cottage housing development options include ownership, rental, condominium, and subdivision.
- (b) Subdivision: Where a cottage housing development involves a subdivision, development parameters as determined by the City shall be placed on the final plat or final unit lot subdivision.
- (c) Minimum and maximum number of cottages.
 - (i) A single cottage housing development shall include a minimum of four dwelling units.
 - (ii) Four to 12 cottage structures may make up a cluster (a grouping of cottages situated around a common open space or pedestrian circulation network, each with an entry facing the courtyard or pedestrian system).
- (d) Maximum cottage size: The total floor area for a cottage shall be no greater than 1,200 square feet; provided, the ground floor is not greater than 800 square feet.
- (e) Density: For the purposes of complying with the maximum density of the applicable zoning district, each cottage shall be counted as one-half dwelling unit. For example, for an existing lot that qualifies for three dwelling units would qualify for six cottages.
- (f) Setbacks.
 - (i) Cottages built along streets are subject to the applicable street setbacks in WCC Chapter 10.46.
 - (ii) Cottages built adjacent to side property lines are subject to the applicable side setback.
 - (iii) Cottages built along rear property lines of the parent lot(s) shall maintain a ten-foot minimum setback in the RS and RL zones and a five-foot minimum setback in all other applicable zones.
 - (iv) The minimum internal setback between cottages is ten-feet, except that two cottages may share a common wall as in a duplex configuration. Within a given development, up to 1/2 of the cottages may feature the shared wall/duplex configuration.
- (g) Site design and orientation. Dwellings within a cottage housing development shall be oriented to promote a sense of community, both within the development, and with respect to the larger community, outside of the cottage project. A cottage development shall not be designed to "turn its back" on the surrounding neighborhood by locating rear yards to face a public street.
 - (i) Clear and obvious pedestrian access between the sidewalk (or the street if there is no sidewalk) and the building entry is required for new cottage dwellings.
 - (ii) All new cottage dwellings adjacent to a street shall meet the Residential Design Guidelines, especially Sections C.1 (Ground related units facing streets, common pathways, or common open space, C.2.1 (Pedestrian connectivity within multi-unit residential development with more than one building) and E.5.1. (Building entrances: configuration and details).
 - (iii) Common open space shall be provided in a centrally located focal area for the development and abut at least 50-percent of the cottages in the development (see open space standards below); direct access to the common open space shall be provided for each cottage by a paved walkway. See also Residential Design Guideline D.3 Residential open Space Elements.)
 - (iv) One existing single-family dwelling may be incorporated into a cottage housing development of six or more cottages as a residence. Nonconforming residences with respect to architectural standards shall be permitted.
 - (v) A cottage housing development may contain one community building that is clearly incidental in use and similar in size and architectural design of cottages. Such community building shall be located on the same site as the cottage housing development and be commonly owned by the residents.

- (vi) Cul-de-sacs are not permitted within a cottage development, unless it can be demonstrated that no other configuration is feasible.
- (h) Building design and orientation. See Section E in the Residential Design Guidelines
- (i) Open Space.
 - (i) A common open space is required for each cottage cluster.
 - (ii) A minimum of 200 square feet of common open space shall be provided per dwelling unit.
 - Common open space within a development shall be a minimum of 1,000 square feet in size with no dimension less than 15 feet, regardless of the number of dwelling units.
 - Common open space shall meet the requirements of the Residential Design Guidelines, especially, Section C.3.2.b. and be improved for passive or active recreational use. Examples may include, but are not limited to, courtyards, non-commercial orchards, landscaped picnic areas or gardens, wildlife viewing areas, etc.
 - Fences are not allowed within any common open space area.
 - Common open space shall be located in a separate tract or tracts and owned in common by all property owners.

See Figures 10.47.090(1)(a) and (b) for examples.
 - (iii) Each cottage unit shall include a minimum of 200 square feet of private open space (in addition to common open space. The private open space shall have no dimension less than 10 feet, be located adjacent to the unit which it serves and feature direct access to the private open space via door. Examples include a semi-private garden space between a dwelling and the common open space. See Figures 10.47.090(1)(a) and (b) for examples.
 - (iv) Surface water management facilities may be included in the open space calculation for meeting minimum requirements, if it can be demonstrated that they are designed so that residents can use the space similar to other open space designations.
- (j) Access, driveways, parking, and garages.
 - (i) Unless a higher classification of road is required per public works pre-approved plans or by the City Engineer to provide for consistency with the Wenatchee Urban Area Plan, internal access and circulation shall meet the requirements of, Fire Apparatus Access Road, of the most current addition of the International Fire Code, as amended. Where a standard residential subdivision or binding site plan is proposed associated with these developments, the standards provided in, Section 11.20.020 Streets, WCC shall also apply.
 - (ii) Each cottage dwelling unit shall provide at least one off-street parking space per bedroom, up to two parking spaces per unit.
 - (iii) Cottages adjacent to a street are subject to applicable driveway and garage standards for single family dwellings in WCC 10.47.050.
 - (iv) Parking areas shall be located to the side or rear of cottage clusters (not between the cottages and the street front unless no other configuration is feasible, as determined by the director) Landscaping in form of hedges or architectural barriers is required to screen surface parking lots for neighboring properties and common open spaces.
 - (v) Private garages are allowed to be attached to or detached from individual cottages if less than 250 square feet in size and accessible by an alley or shared access. Private garages shall match the architectural style of the units and meet the same separation requirements as adjoining units.

- (vi) Enclosed parking areas may be grouped into a single structure. . Individual garage doors shall be one car width.
- (k) Landscaping. Cottage housing developments shall adhere to the landscape and screening chapter, Chapter [10.62](#) WCC. See also Residential Design Guidelines Section D.1.
- (l) Architectural design. See Residential Design Guidelines Section E: Building Design
- (m) Covenants enforced by a homeowner's association shall be required to include the perpetual maintenance of all common areas and open spaces and preclude the conversion to another use. (Ord. 2011- 49 § 4 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

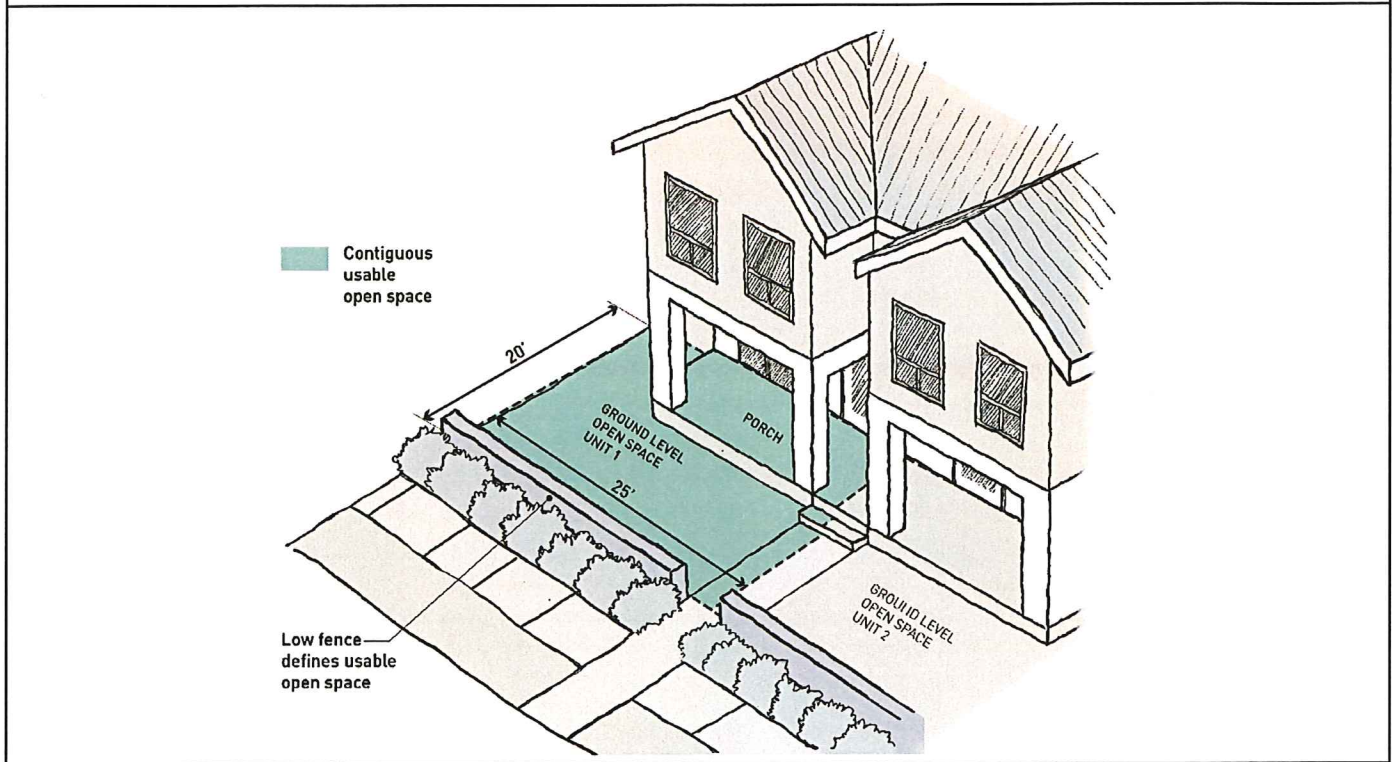
10.47.100 Duplexes.

All duplexes, where defined in WCC 10.08.055 and where allowed by Chapter [10.10](#) WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code.

- (1) Purpose. The intent of these standards is to allow for residential infill that is compatible with the character and scale of existing residential neighborhoods without adversely impacting neighbors, the broader neighborhood, and the community as a whole. Furthermore, the purpose of these duplex design standards is to:
 - (a) To enhance the character of the street and neighborhood.
 - (b) To maintain "eyes on the street" for safety to pedestrians and to create a more welcoming and interesting streetscape.
 - (c) To de-emphasize garages and driveways as major visual elements along the street.
 - (d) To provide usable open space for residents.
- (2) Standards.
 - (a) Off-street parking. Each dwelling unit shall have one parking stall per bedroom up to two stalls per dwelling unit.
 - (b) Access. Access to principal or minor arterial streets shall be limited to a single driveway (18 feet maximum width) per unit unless accessed from an alley or as otherwise approved by the City Engineer.
 - (c) Architectural design. See Residential Design Guidelines Section E: Building Design.
- (3) Minimum usable open space. Duplexes shall include usable open space for each dwelling unit:
 - (a) Each unit shall include a contiguous open space with a minimum dimension of 15 feet on all sides. The Director will allow a reduced minimum dimension of 10 feet on all sides provided multiple usable open spaces are integrated such as upper level decks or balconies.
 - (b) The combined open spaces shall be equivalent to ten-percent (minimum) of the duplex lot area. For example, an 8,000 square foot lot would require a usable open spaces of at least 800 square feet [e.g., 20 feet by 20 feet (400 square feet) for each unit]. Unenclosed ground level porches and patio areas and upper floor decks may be included in the open space calculations.
 - (c) Street setbacks may be used to meet this standard provided they are defined with a fence meeting the standards of WCC 10.48.180.
 - (d) Drive aisles shall not count in the calculations for usable open space.
 - (e) Additions shall not create or increase any non-conformity with this standard.

Figure 10.47.100.a

Example of integrating a duplex's minimum usable open space into the street setback.



10.47.110 Patio homes.

All patio homes, where defined WCC 10.08.115 and where allowed by Chapter [10.10](#) WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code.

- (1) Purpose. The intent of these standards is to allow for residential infill that is compatible with the character and scale of existing residential neighborhoods without adversely impacting neighbors, the broader neighborhood, and the community as a whole. Furthermore, the purpose of these patio design standards is to:
 - (a) To enhance the character of the street and neighborhood.
 - (b) To maintain "eyes on the street" for safety to pedestrians and to create a more welcoming and interesting streetscape.
 - (c) To de-emphasize garages and driveways as major visual elements along the street.
 - (d) To provide usable open space for residents.
- (2) Standards. Patio homes are subject to the same standards as duplexes, as set forth in WCC 10.47.100 above.

10.47.120 Courtyard housing.

All courtyard housing developments, where defined WCC 10.08.050 and where allowed by Chapter [10.10](#) WCC, District Use Chart, are subject to compliance with the Residential Design Guidelines and shall meet the following standards unless otherwise regulated within this code.

Courtyard housing is characterized by attached multifamily units arranged around a courtyard. The units may be all ground related, like townhouses, or a combination of ground related and upper story residences. Courtyard housing on a single lot is a special case of "multifamily development", but standards

for courtyard housing are separated here because of that housing type's unique configuration around a courtyard or open space.

(1) Purpose.

- (a) To provide housing types that are responsive to changing household demographics (e.g., retirees, small families, young professionals).
- (b) To provide opportunities for more affordable housing within single-family neighborhoods.
- (c) To encourage creation of functional usable open space in a pleasant setting.
- (d) To promote neighborhood interaction and safety through design.
- (e) To ensure compatibility with neighboring uses.
- (f) To provide opportunities for infill development consistent with goals of the Wenatchee urban area comprehensive plan.

Figure 10.47.120
Courtyard housing development examples.



(2) Standards.

- (a) Courtyard housing development options include ownership, rental, condominium, and subdivision.
- (b) Subdivision: Where a courtyard housing development involves a subdivision, development parameters, as determined by the City, may be placed on the final plat or final unit lot subdivision.
- (c) Minimum and maximum number of dwelling units.
 - (i) A single courtyard housing development shall include a minimum of four dwelling units, up to a maximum of 24 units. The City may allow development of more than 24 dwelling units if all of the purposes stated above are achieved.
 - (d) Density: The maximum density shall be as described in WCC 10.46.020, except that dwelling units under 1,000 square feet (excluding unenclosed front porches) may be counted as ½ unit (resulting in a 100-percent density bonus).
- (e) Setbacks.
 - (i) Courtyard buildings facing public streets are subject to the applicable street setbacks in WCC Chapter 10.46.
 - (ii) Courtyard buildings built along the side yards of adjacent properties (not in the development) are subject to the applicable side setback.
 - (iii) Courtyards built along rear property lines of adjacent properties (not in the development) shall maintain ten-foot minimum setbacks in the RS and RL zones and five-foot minimum setbacks in all other applicable zones.
 - (iv) There is no minimum internal setback between units within a courtyard development.
- (f) Site design and orientation. Dwellings within a courtyard housing development shall be oriented to promote a sense of community, both within the development, and with respect to the larger community, outside of the courtyard project.
 - (i) Clear and obvious pedestrian access and visual access between the sidewalk (or the street if there is no sidewalk) and the courtyard is required for new courtyard dwellings.
 - (ii) All new courtyard dwellings adjacent to a street shall meet the Residential Design Guidelines, especially Sections C.1 (Ground related units facing streets, common pathways, or common open space, C.2.1 (Pedestrian connectivity within multi-unit residential development with more than one building) and E.5.1. (Building entrances: configuration and details).
 - (iii) Common open space shall be provided in a centrally located focal area for the development and abut at least 50-percent of the courtyards in the development (see open space standards below); direct access to the common open space shall be provided for each courtyard by a paved walkway.
- (g) Building design and orientation. See Section E in the Residential Design Guidelines
- (h) Open Space.
 - (i) A common open space is required for each courtyard cluster.
 - (ii) A minimum of 200 square feet of common open space shall be provided per dwelling unit.
 - (A) Common open space within a development shall be a minimum of 800 square feet in size with no dimension less than 15 feet, regardless of the number of dwelling units.
 - (B) Common open space shall meet the requirements of the Residential Design Guidelines, especially, Section C.3.2.b. be improved for passive or active recreational use. Examples

may include, but are not limited to, courtyards, orchards, landscaped picnic areas or gardens.

- (C) Fences are not allowed within any common open space area.
- (D) Common open space shall be located in a separate tract or tracts and owned in common by all property owners.
- (E) Setbacks, porches and other measures required in Residential Development Guideline C.1.1 shall not be counted as common open space.
- (iii) Surface water management facilities may be included in the open space calculation for meeting minimum requirements, if it can be demonstrated that they are designed so that residents can use the space similar to other open space designations.
- (i) Access, parking, and garages.
 - (i) Unless a higher classification of road is required per public works pre-approved plans or by the City Engineer to provide for consistency with the Wenatchee Urban Area Plan, internal access and circulation shall meet the requirements of, Fire Apparatus Access Road, of the most current addition of the International Fire Code, as amended. Where a standard residential subdivision or binding site plan is proposed associated with these developments, the standards provided in, Section 11.20.020 Streets, WCC shall also apply.
 - (ii) Each courtyard dwelling unit shall provide one off-street parking space per bedroom, up to two parking spaces per unit
 - (iii) Parking areas shall be located to the side or rear of courtyard units (not between the courtyard and the street front unless no other configuration is feasible, as determined by the City) Landscaping in form of hedges or architectural barriers is required to screen surface parking lots for neighboring properties and common open spaces.
 - (iv) Private garages are allowed to be attached to or detached from individual courtyard units if less than 250 square feet in size and accessible by an alley or shared private lane. Private garages shall match the architectural style of the courtyard units.
 - (v) Enclosed parking areas may be grouped together within one or more structures. Individual garage doors shall be one car width.
- (j) Landscaping. Courtyard housing developments shall adhere to the landscape and screening chapter, Chapter [10.62](#) WCC. See also Residential Design Guidelines Section D.1.
- (k) Covenants enforced by a homeowner's association shall be required to include the perpetual maintenance of all common areas and open spaces and preclude the conversion to another use. (Ord. 2011- 49 § 4 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

[10.47.130 Townhouses.](#)

All townhouses, as defined in WCC 10.08.135 and where allowed by Chapter [10.10](#) WCC, District Use Chart, are subject to compliance with the Residential Design Guidelines and shall meet the following standards unless otherwise regulated within this code.

(1) Purpose.

- (a) To provide housing types that are responsive to changing household demographics (e.g., retirees, small families, young professionals).
- (b) To encourage creation of functional usable open space in residential communities.
- (c) To enhance the streetscape and promote neighborhood interaction and safety through design.
- (d) To ensure compatibility with neighboring uses.

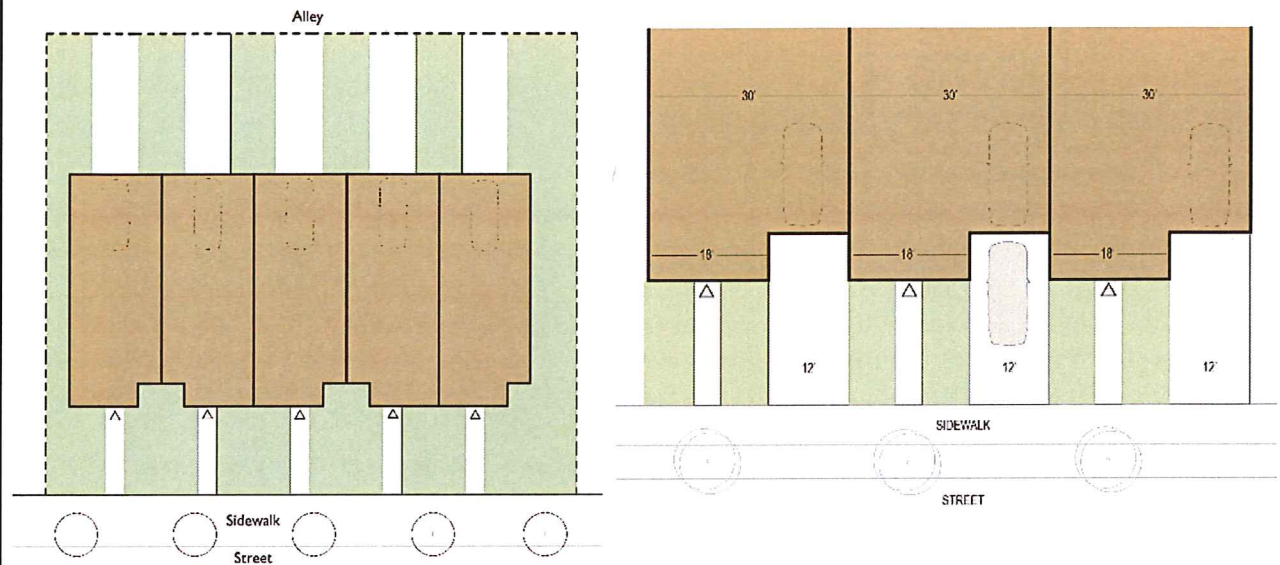
- (e) To enhance design character and livability of townhouse developments.
- (f) To provide opportunities for infill development consistent with goals of the Wenatchee urban area comprehensive plan.

(2) Standards.

- (a) Setbacks. The minimum setbacks set forth in WCC Chapter 10.46 apply to development frontage and external side and rear setbacks of the entire townhouse development. Townhouse units within a single development are exempt from internal side and rear setbacks unless otherwise noted below. However, if the development includes the creation of new lots, the new development shall conform to the provisions of WCC 11.32.080 Unit Lot Subdivisions.
- (i) Townhouses built along and oriented to public streets are subject to the applicable street setbacks in WCC Chapter 10.46. Additionally, the setbacks for garages accessing a public street apply.
- (ii) Townhouses built along side property lines of adjacent properties are subject to the applicable side setbacks in WCC Chapter 10.46.
- (iii) Townhouses built along rear property lines of adjacent properties shall maintain ten-foot minimum setbacks in the RS and RL zones and five-foot minimum setbacks in all other applicable zones.
- (iv) The minimum internal setback between townhouse buildings built around and facing a common open space or pathway is 15-feet from the front façade of the opposite building.
- (v) The minimum street setback for townhouses, (including porches and covered entries) built along and oriented to a private lane or drive shall be 10 feet from the back edge of the sidewalk or 25 feet from the edge of roadway pavement. The minimum setback for a garage facing a private lane shall be at least 5 feet further from the roadway than the front building façade, including a porch or covered entry.
- (vi) See also requirements for ground related residential units in Residential Design Guidelines Section C.1.1.
- (b) Entries. See Residential Design Guidelines Section E.5.1.
- (c) Front-loaded townhouses. Private driveways (maximum 12-foot wide) and garages facing the street (single-car width and a maximum ten-foot wide) are allowed in the following circumstances:
 - (i) Where townhouse units are at least 30-feet wide. See Figure 10.47.130(c) below for examples; and
 - (ii) Where townhouses front a street other than a designated principal or minor arterial.
- (d) Townhouses with shared access.
 - (i) Unless a higher classification of road is required per public works pre-approved plans or by the City Engineer to provide for consistency with the Wenatchee Urban Area Plan, internal access and circulation within a townhouse development shall meet the requirements of, Fire Apparatus Access Road, of the most current addition of the International Fire Code, as amended. Where a standard residential subdivision or binding site plan is proposed associated with these developments, the standards provided in, Section 11.20.020 Streets, WCC shall also apply.
 - (ii) Minimum building separation along internal drive aisles shall be 24 feet. Projections into this minimum building separation standard are permitted for each building consistent with the reduced side yard setback provisions referenced in WCC 10.46.080(3). The purpose is to provide adequate vehicular turning radius, allow for landscaping elements on at least one side, and to

provide adequate light and air on both sides of the dwelling units and vehicle areas, which often function as usable open space for residents.

Figure 10.47.130(c)
Townhouse garage access configurations –
acceptable and unacceptable examples.



The left example includes alley access to private garages. The right example includes front-loaded townhouses units that meet the 30' minimum width standard for such designs that include individual 12' maximum driveway widths accessed from the street.

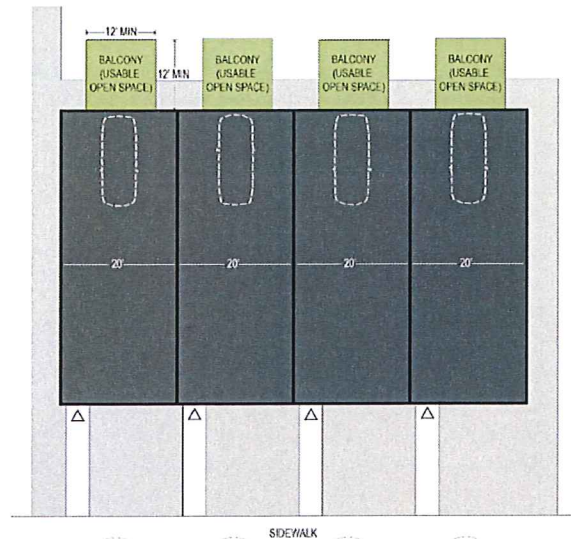


The left example features individual driveways and garages for townhouses less than 30' wide (and thus would not be allowed).

- (e) Parking. Off-street parking standards for townhouses are set forth in WCC 10.60.080 as a type of multifamily dwelling (based on the number of bedrooms).
- (f) Usable open space. Townhouse dwellings shall provide open space at least equal to ten-percent of the gross floor area. The required open space may be provided by one or more of the following:

- (i) Private ground level open space that is directly adjacent and accessible to dwelling units. Such space shall have minimum dimensions of at least 12-feet on all sides and be configured to accommodate human activity such as outdoor eating, gardening, toddler play, etc. Street setbacks from private lanes or drives may be used to meet this standard, provided they are defined with a fence meeting standards of WCC 10.48.080.
- (ii) Balconies, roof decks or porches.

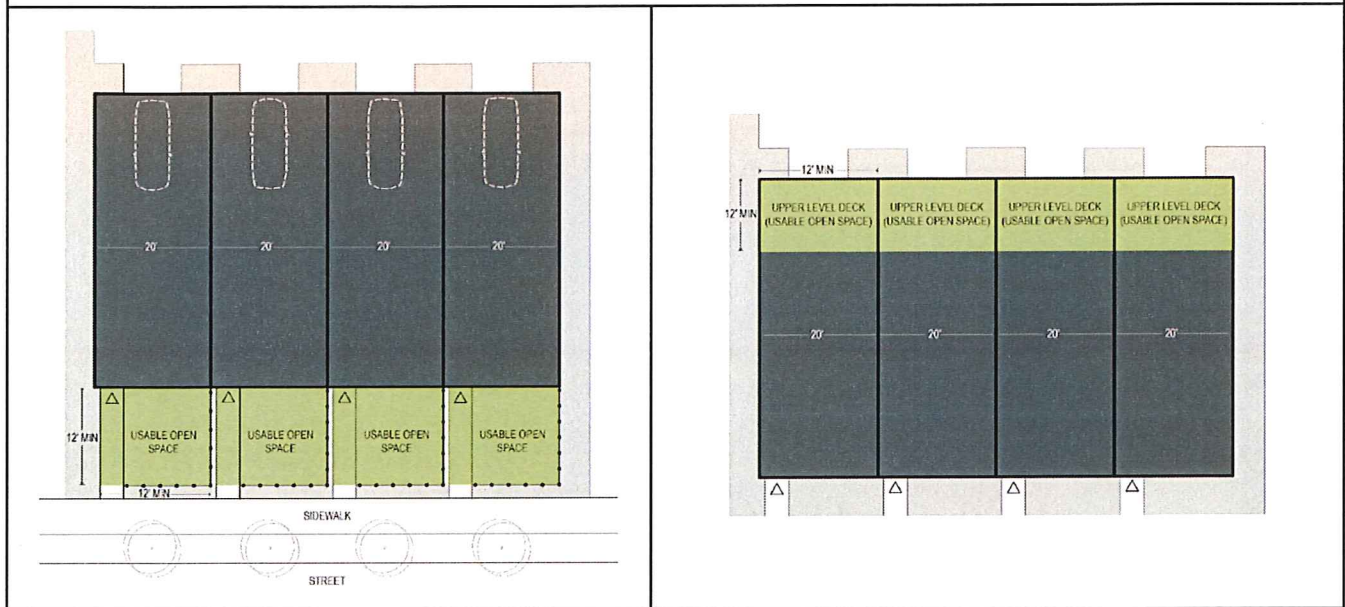
Figure 10.47.130(e)
Examples of usable open space adjacent to townhouse units.



The lower left example includes usable open space in the front yard. The lower right example includes an upper level deck the full width of the unit. The right example uses a balcony that's placed over the garage driveway.

Figure 10.47.130(e)

Examples of usable open space adjacent to townhouse units.



(g) Building design. See Residential Design Guidelines Section E.

10.47.140 Live-Work dwellings.

All live-work dwellings, where defined WCC 10.08.050 and where allowed by Chapter [10.10](#) WCC, District Use Chart, are subject to compliance with the Residential Design Guidelines shall meet the following standards unless otherwise regulated within this code.

A live-work dwelling is a dwelling unit designed to accommodate a small commercial enterprise on the ground floor and a residential unit above and/or behind. A live-work dwelling may be designed as any type of household living dwelling unit. All live-work dwellings, where allowed by Chapter [10.10](#) WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code.

- (1) Purpose. To allow for the opportunity to combine live/work functions into one dwelling.
- (2) Standards.
 - (a) Permitted non-residential uses may be those that are permitted in the applicable zone or overlay designation as established by Chapter [10.10](#) WCC, District Use Chart.
 - (b) See standards in other subsections of WCC 10.46 and 10.47 as well as the Residential Design Guidelines for the applicable dwelling type the live-work use resides in.
 - (c) The non-residential use may occupy up to 50-percent of the gross floor area of the live-work dwelling.
 - (d) The ground floor shall be designed to accommodate non-residential uses. This includes an area along the building frontage with:
 - (i) Minimum floor to ceiling height: 13 feet.
 - (ii) A ground floor interior room facing a public entrance suitable for business uses at least 250 square feet in floor area.
 - (e) The residential use and the non-residential use are subject to the provisions of WCC Chapter

10.60. Exception: Where non-residential net floor area is less than 1,000 square feet and where on-street parking is available along the site's frontage, uses that require less than four spaces per 1,000 square feet of net floor area per WCC 10.60.080 are exempt from additional off-street parking spaces.

10.47.150 Multifamily development.

All multifamily dwellings, as defined in WCC 10.08.055, and where allowed by Chapter [10.10](#) WCC, District Use Chart, are subject to compliance with the Residential Design Guidelines and shall meet the following standards unless otherwise regulated within this code. Exception: Courtyard housing (see WCC 10.47.120) and townhouses (see WCC 10.47.120) are exempt from the standards herein.

(1) Purpose.

- (a) To provide housing types that are responsive to changing household demographics (e.g., retirees, small families, young professionals).
- (b) To provide opportunities for more affordable housing close to transit, employment and services.
- (c) To ensure compatibility with neighboring uses.

To provide opportunities for infill development consistent with goals of the Wenatchee urban area comprehensive plan.

Figure 10.47.150(I)

Multifamily housing development examples.

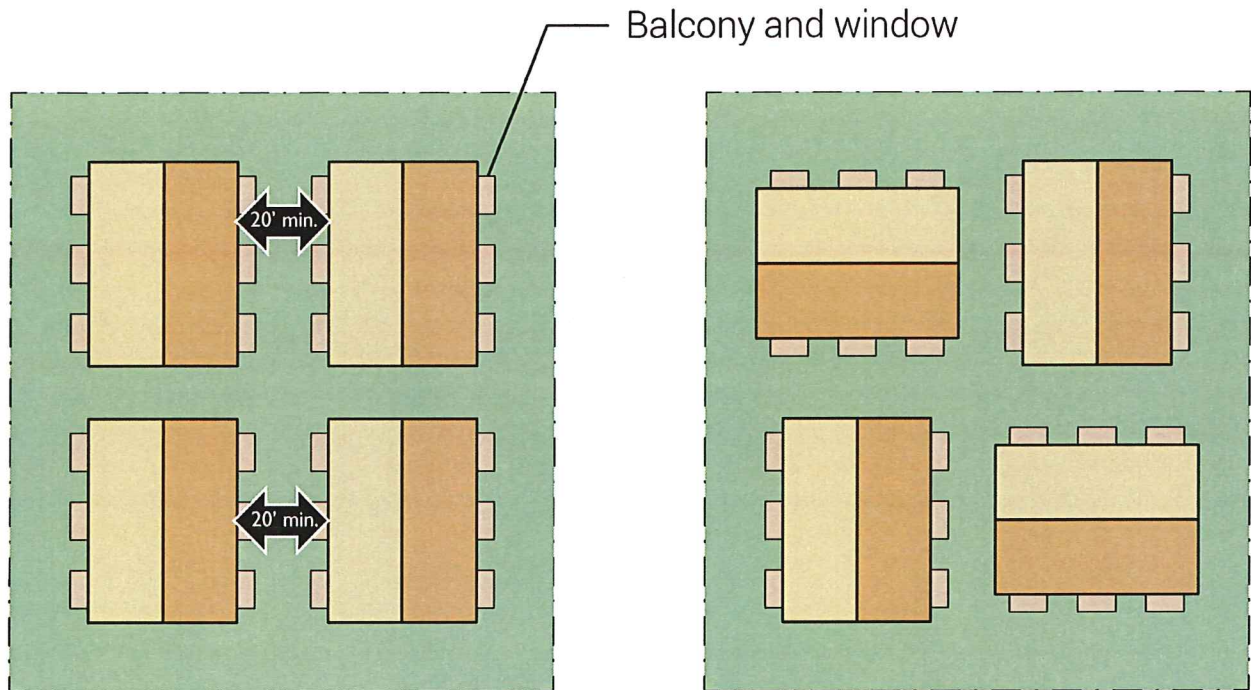


(2) Standards.

- (a) Multifamily housing development options include ownership, rental, and condominium.
- (b) Density: The maximum density shall be as described in WCC 10.46.020.
- (c) Setbacks.
 - (i) Multifamily buildings are subject to the applicable yard setbacks in WCC Chapter 10.46.
 - (ii) Multifamily development built along rear property lines of adjacent properties (not in the development) shall maintain ten-foot minimum setbacks in the RS and RL zones and five-foot minimum setbacks in all other applicable zones.

- (iii) If more than one multifamily building is built on a single lot, building faces with windows facing into opposing/adjacent residential units shall be at least 20 feet apart.

Figure 10.47.150(2)
Multifamily housing development examples.



The buildings in the left example, where units and balconies face each other, shall be placed at least 20 feet apart. The configuration of buildings on the right, where units face the side of other buildings and thus feature less privacy impacts, are not subject to the 20 foot setback requirement.

- (d) Site design and orientation. Dwellings within a multifamily housing development shall be oriented to provide both access and privacy for the residents.
 - (i) Clear and obvious pedestrian access and visual access between the sidewalk (or the street if there is no sidewalk) and the multifamily is required for new multifamily dwellings.
 - (ii) For all new multifamily dwellings adjacent to a street, see Residential Design Guidelines, especially Sections C.1, C.2.1 and E.5.1.
- (e) Building design and orientation. See Section E in the Residential Design Guidelines
- (f) Open space.
 - (i) Amount of required residential open space. All new multifamily buildings with three or more residential units shall either provide on-site open space of 100 square feet per dwelling unit or 10-percent of residential unit floor area, (excluding hallways and common areas) that provides functional leisure or recreational activities. (The lesser amount of the two calculations is acceptable.) The open space may be in the form of common open space, balconies, roof decks, indoor recreation spaces or similar features provided they meet the requirements of the Residential Design Guidelines Section C.3. Required setback areas shall count as part of the required open space requirement if they meet the requirements in the Residential Design Guidelines.

- (ii) Surface water management facilities may be included in the open space calculation for meeting minimum requirements, if it can be demonstrated that they are designed so that residents can use the space similar to other open space designations.
- (g) Access, parking, and garages.
 - (i) Unless a higher classification of road is required per public works pre-approved plans or by the City Engineer to provide for consistency with the Wenatchee Urban Area Plan, Internal access and circulation shall meet the requirements of, Fire Apparatus Access Road, of the most current addition of the International Fire Code, as amended. Where a standard residential subdivision or binding site plan is proposed associated with these developments, the standards provided in, Section 11.20.020 Streets, WCC shall also apply.
 - (ii) Each multifamily dwelling unit shall provide at least one off-street parking space per bedroom, up to two parking spaces per unit.
 - (iii) Parking areas shall be located to the side or rear of multifamily units (not between the multifamily building) and the street front unless no other configuration is feasible, as determined by the City) Landscaping in form of hedges or architectural barriers is required to screen surface parking lots for neighboring properties and common open spaces.
 - (iv) Private garages are allowed to be attached to or detached from individual multifamily units if less than 250 square feet in size and accessible by an alley or shared driveway. Private garages shall match the architectural style of the multifamily units.
 - (v) Enclosed parking areas are encouraged to be clustered, with no more than three parking spaces together within one structure not greater than 800 square feet. Individual garage doors shall be one car width.
 - (h) Landscaping. Multifamily housing developments shall adhere to the landscape and screening chapter, Chapter [10.62](#) WCC. See also Residential Design Guidelines Section D.1.
 - (i) Architectural design. Conform to the Residential Design Guidelines Section E.
 - (j) General storage. Storage of personal property and materials, of residents as well as managers and owners of a development, shall be located outside of required street setback areas, and it shall be entirely within an enclosed building or screened from view of the surrounding properties with a sight obscuring fence and landscaping

[10.47.160 Mixed-use development or building.](#)

All mixed-use buildings or developments, where defined in WCC 10.08.100 and where allowed by Chapter [10.10](#) WCC, District Use Chart, shall meet standards applicable to the specific mix of uses integrated into the development or building. For example, a building integrating ground floor commercial and upper-story multifamily will be subject to:

- (1) District development standards of Chapter 10.46, WCC.
- (2) Other applicable development standards associated with commercial development within this title.
- (3) WCC 10.47.150, Multifamily development.

[10.47.170 Alley access and improvements.](#)

- (1) Alley access is required for all residential development on sites adjacent to alleys where the City Engineer determines that the alley is sufficiently improved to provide adequate circulation.
- (2) Developments requiring six or more parking spaces accessing an alley shall pave the alley if needed and make necessary stormwater improvements.

10.47.180 Manufactured home communities.

Manufactured home communities use permissions are provided by Chapter [10.10](#) WCC, District Use Chart. Manufactured home communities are subject to the following standards unless otherwise regulated within this code.

(1) Purpose.

- (a) To provide housing types that are responsive to changing household demographics (e.g., retirees, small families, young professionals).
- (b) To provide opportunities for more affordable housing within single-family neighborhoods.
- (c) To encourage creation of functional usable open space in residential communities.
- (d) To promote neighborhood interaction and safety through design.
- (e) To ensure compatibility with neighboring uses.
- (f) To provide opportunities for infill development consistent with goals of the Wenatchee urban area comprehensive plan.

(2) Standards.

- (a) Manufactured home community options include ownership, rental, condominium, and subdivision.
- (b) Manufactured homes placed in the Manufactured Home Community shall meet the definition of both "Manufactured Home" and "Manufacture home, designated" found in WCC 10.08.100 and the standards in WCC 10.47.020 in addition to the standards in this section.
- (c) Subdivision: Where a manufactured home community involves a subdivision, development parameters as determined by the City shall be placed on the final plat or final unit lot subdivision. Where manufactured home communities involve the lease of various spaces, the layout shall be placed on a binding site plan meeting the standards in Title 11.
- (d) Minimum size of development and maximum size of cluster.
 - (i) A single manufactured home community shall be at least 2 acres in size.
 - (ii) Up to 12 units may make up a cluster (a grouping of units situated around a common open space or pedestrian circulation network, each with an entry facing the courtyard or pedestrian system).
- (e) Maximum floor area: The total floor area for a unit in a manufactured home community shall be no larger than 1,500 square feet.
- (f) Density: The manufactured home community shall comply with the density of the applicable zoning district.
- (g) Setbacks.
 - (i) Units placed along streets are subject to the applicable street setbacks in WCC Chapter 10.46.
 - (ii) Units placed adjacent to side property lines are subject to the applicable side setback.
 - (iii) Units placed along rear property lines of parent lot(s) shall maintain ten-foot minimum setbacks in the RS and RL zones and five-foot minimum setbacks in all other applicable zones.
 - (iv) The minimum internal setback between manufactured homes is ten-feet. This includes carports, roofs, decks, etc.
- (h) Site design and orientation. Dwellings within a manufactured home community shall be oriented to promote a sense of community, both within the development, and with respect to the larger

community, outside of the project. The development shall not be designed to “turn its back” on the surrounding neighborhood by locating rear yards to face a public street.

- (i) Clear and obvious pedestrian access between the sidewalk (or the street if there is no sidewalk) and the building entry is required for new manufactured homes.
- (ii) All new manufactured homes adjacent to a street shall meet the Residential Design Guidelines, especially Sections C.1 (Ground related units facing streets, common pathways, or common open space, C.2.1 (Pedestrian connectivity within multi-unit residential development with more than one building) and E.5.1. (Building entrances: configuration and details).
- (iii) Common open space shall be provided in a centrally located focal area for the development and abut at least 50-percent of the units in the development (see open space standards below); direct access to the common open space shall be provided for each unit by a paved walkway. See also Residential Design Guideline Section D.3 Residential open Space Elements.)
- (iv) One existing single-family dwelling may be incorporated into a manufactured home community of six or more units as a residence. Nonconforming residences with respect to architectural standards shall be permitted.
- (v) A manufactured home community may contain one community building that is clearly incidental in use and similar in size and architectural design of the units. Such community building shall be located on the same site as the development and be commonly owned by the residents.
- (vi) Cul-de-sacs are not permitted within a manufactured home community, unless it can be demonstrated that no other configuration is feasible.
- (i) Building design and orientation. See Section E in the Residential Design Guidelines.
- (j) Open Space.
 - (i) A common open space is required for each cluster of units.
 - (ii) A minimum of 200 square feet of common open space shall be provided per dwelling unit.
 - (A) Common open space within a development shall be a minimum of 1,000 square feet in size with no dimension less than 15 feet, regardless of the number of dwelling units.
 - (B) Common open space shall meet the requirements of the Residential Design Guidelines, especially, Section C.3.2.b. and be improved for passive or active recreational use. Examples may include, but are not limited to, courtyards, non-commercial orchards, landscaped picnic areas or gardens, wildlife viewing areas, etc.
 - (C) Fences are not allowed within any common open space area.
 - (D) Common open space shall be located in a separate tract or tracts and owned in common by all property owners.
 - (E) See Figures 10.47.090(1)(a) and (b) for examples.
 - (iii) Each unit shall include a minimum of 200 square feet of private open space (in addition to common open space. The private open space shall have no dimension less than 10 feet, be located adjacent to the unit which it serves and feature direct access to the private open space via door. Examples include a semi-private garden space between a dwelling and the common open space. See Figures 10.47.090(1)(a) and (b) for examples.
 - (iv) Surface water management facilities may be included in the open space calculation for meeting minimum requirements, if it can be demonstrated that they are designed so that residents can use the space similar to other open space designations.
- (k) Access, driveways, parking, and garages.

- (i) At least two parking spaces per dwelling unit or space for a dwelling unit are required to be located on the site following the standards in WCC 10.60 and the standards below.
- (ii) Units adjacent to a street are subject to applicable driveway and garage standards for single family dwellings in WCC 10.47.050.
- (iii) Parking areas shall be located to the side or rear of unit clusters (not between the units and the street front unless no other configuration is feasible, as determined by the director)
Landscaping in the form of hedges or architectural barriers is required to screen surface parking lots for neighboring properties and common open spaces.
- (iv) Private garages are allowed to be attached to or detached from individual units if less than 250 square feet in size and accessible by an alley or shared access. Private garages shall match the architectural style of the units and meet the same separation requirements as adjoining units.
- (v) Enclosed parking areas may be grouped into a single structure. Individual garage doors shall be one car width.
- (vi) Unless a higher classification of road is required per public works pre-approved plans or by the City Engineer to provide for consistency with the Wenatchee Urban Area Plan, Internal access and circulation shall meet the requirements of, Fire Apparatus Access Road, of the most current addition of the International Fire Code, as amended. Where a standard residential subdivision or binding site plan is proposed associated with these developments, the standards provided in, Section 11.20.020 Streets, WCC shall also apply.
- (l) Where parking areas are clustered in shared arrangements, such parking areas and access lanes are subject to citywide fire-safety and emergency access standards.
- (m) Landscaping. Manufactured Home Communities shall adhere to the landscape and screening chapter, Chapter [10.62](#) WCC. See also Residential Design Guidelines Section D.1.
- (n) Covenants enforced by a homeowner's association shall be required to include the perpetual maintenance of all common areas, open spaces, and separation between units and accessory structures on adjoining lots/pads; and preclude the conversion to another use. (Ord. 2011- 49 § 4 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

SECTION VII

WCC Chapter 10.48 General Regulations shall be and hereby is amended in part as set forth herein, otherwise to remain in full force and effect:

GENERAL DEVELOPMENT REGULATIONS: CHAPTER 10.48

- 10.48.010 Purpose
- 10.48.020 Access
- 10.48.030 Accessory structures
- 10.48.040 Pedestrian connections
- 10.48.050 Bed and breakfasts
- 10.48.060 Farm animals

- 10.48.070 Bus amenities
- 10.48.080 Family day care
- 10.48.090 Mailing-address-only home occupation
- 10.48.100 Home occupation
- 10.48.110 Slope protection
- 10.48.120 Vehicle parking
- 10.48.130 Fences and clear view triangle
- 10.48.140 Swimming pools
- 10.48.150 Travel trailers/motor, mobile and manufactured homes
- 10.48.160 Adult entertainment businesses
- 10.48.170 Adult oriented retail
- 10.48.180 Outdoor mobile vendors
- 10.48.190 Wireless communication facilities
- 10.48.200 Refuse storage
- 10.48.210 Historic building floating zone
- 10.48.220 Outdoor displays
- 10.48.230 Electric vehicle infrastructure
- 10.48.240 Child day care center – Accessory use
- 10.48.250 Medical cannabis
- 10.48.260 Artisanal industrial/manufacturing
- 10.48.270 Architectural Design standards for non-residential buildings

10.48.010 Purpose.

NO PROPOSED CHANGES

10.48.020 Access.

The following regulations shall apply to all zoning districts and overlays:

- (1) Every lot shall be provided with and maintain satisfactory access by a public or private street or access easement. The city determines whether access will be by right-of-way, vehicular easement or tract on a case by case basis consistent with the provisions of city code and the comprehensive plan. Lots of record which have no recognized public or private street frontage shall demonstrate legal access prior to the issuance of any development permits for said lot. Provisions for new lots served by private lanes or shared driveways are set forth in WCC 11.20.020 except as modified by Title 10 as applicable.
- (2) Egress and ingress points along all locally classified principal arterials, minor arterials, and collectors shall:
 - (a) Be no closer than 100 feet from another access within the same development project.
 - (b) When feasible, be no closer than 150 feet from a minor arterial intersection or 250 feet from a principal arterial intersection.
- (3) Driveway widths at the curb cut shall be 24 to 30 feet for non-single-family residential development and a maximum of 14 to 24 feet for residential development unless otherwise noted for specific housing types in Chapter 10.47, WCC.

- (4) On a corner lot, access shall be from the lower classified street as depicted in the circulation map of the Wenatchee urban area comprehensive plan. (Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

10.48.030 Accessory structures.

NO PROPOSED CHANGES EXCEPT:

(5) No accessory structure shall occupy any part of a required street setback area, except as otherwise allowed.

(9) Detached accessory dwelling units shall meet rear and side accessory structure setback requirements and shall be set back equal to or further than the primary dwelling from the front property line.

DELETE IN FULL – UPDATED CONTENT IN WCC 10.47.030

DELETE IN FULL – UPDATED CONTENT IN WCC 10.47.020

DELETE IN FULL – UPDATED CONTENT IN WCC 10.47.080

DELETE IN FULL – UPDATED CONTENT IN WCC 10.47.090

DELETE IN FULL – UPDATED CONTENT IN WCC 10.47.130

10.48.040 Pedestrian connections.

NO PROPOSED CHANGES

10.48.050 Bed and breakfasts.

NO PROPOSED CHANGES

10.48.060 Farm animals.

NO PROPOSED CHANGES EXCEPT:

(7) "Pasture" is defined as that area which is enclosed within a perimeter fence, and shall not include that portion of the property used for the residential structure(s) and required street setbacks. Pasture areas shall be maintained with a permanent uniform top cover of vegetation.

10.48.070 Bus amenities.

NO PROPOSED CHANGES

10.48.080 Family day care.

NO PROPOSED CHANGES EXCEPT:

(2) One unlighted sign shall be permitted, not exceeding 12 square feet in copy area, meeting the height standards for residential fences when placed in the street setback. See WCC 10.48.180;

10.48.090 Mailing-address-only home occupation.

NO PROPOSED CHANGES

10.48.100 Home occupation.

NO PROPOSED CHANGES

10.48.110 Slope protection.

NO PROPOSED CHANGES EXCEPT:

(2) Retaining Walls. The use, design, and construction of all retaining walls that are subject to a building permit shall meet these standards. Exposed cut slopes, such as those for streets, driveway accesses, or setback areas, greater than seven feet in height shall be terraced. Cut faces on a terraced section shall not exceed a maximum height of five feet. Terrace widths shall be a minimum of three feet to allow for the introduction of vegetation for erosion control.

10.48.120 Vehicle parking.

NO PROPOSED CHANGES EXCEPT:

All single-family and single duplexes, where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code. For purposes of this section, recreational vehicles shall include, but not be limited to, motor homes, travel trailers, snowmobiles, motorcycles, jet skis and similar equipment. Agricultural equipment associated with a legal agricultural use on the site is exempt from the below restrictions.

Not more than a total of five cars, trucks, recreational vehicles, and trailers (per dwelling unit) may be parked outside of a single-family dwelling or duplex on any lot in a residential zone. Said vehicles shall be parked to the rear of the street setback line, except when stored in designated driveways. Driveways shall include a paved or graveled area accessible by curb cut, or on lots where no curb or curb cut or paving/gravel is installed, the driveway shall be considered a designated area equivalent to two parking spaces. (Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

10.48.130 Fences and clear view triangle.

NO PROPOSED CHANGES EXCEPT:

(1) Residential and mixed use zoning district fences in a required setback shall not exceed the following standards:

- (a) Street setback: four feet solid fence. Or six feet when the fence material is less than 50 percent view-obstructing, such as chain-link, lattice space picket or rail fences.
- (b) Side setback: six feet.
- (c) Rear setback d: six feet.

(2) Commercial zoning district fences shall meet the following standards:

- (a) Solid fencing or walls greater than four feet in height within 20 feet of street frontages or rights-of-way shall not extend more than one-third of the lineal distance of the property frontage, including corner lots;
- (b) Fencing less than 50 percent view-obstructing is allowed up to a maximum height of eight feet, within 20 feet of a front property line or rights-of-way; provided, that for every 25 linear feet of fence or wall, architectural features, such as masonry or brick columns, shall be provided. The minimum width and depth of architectural features shall be no less than 12 inches for the full height;
- (c) Solid fencing or wall sections more than 20 feet from a front property line shall be allowed up to a maximum height of eight feet; provided, that for every 50 linear feet of fence or wall, architectural features, such as masonry or brick columns, shall be provided. The minimum width and depth of architectural features shall be no less than 12 inches for the full height;
- (d) Side and rear setback fencing is exempt from providing architectural features and is allowed up to a maximum height of eight feet, except when abutting a residential or mixed use zone, in which case the maximum height shall be six feet;
- (e) The use of high intensity, primary, metallic, or fluorescent colors is prohibited on any fence surface. Colors should be neutral and similar to the exterior of the primary structure;
- (f) Chain link fencing and barbed or razor wire or similar features shall not be permitted on the front of properties within 20 feet of a public street.
- (g) Developments featuring residential uses on the ground level along street frontages are subject to the fence standards for residential and mixed-use zones in subsection (1) above.

10.48.140 Swimming pools.

NO PROPOSED CHANGES EXCEPT:

- (1) Above-ground pools must be located outside of required street setbacks and be set back at least five feet from rear and side property lines, unless otherwise required;
- (2) In-ground pools must be located outside of the required street setback and observe a five-foot setback from rear and side property lines, unless otherwise required. All in-ground pools shall be completely enclosed by a fence of not less than five feet in height;

10.48.150 Travel trailers/motor, mobile and manufactured homes.

Travel trailers, motor homes, mobile homes, and manufactured homes are prohibited as places of habitation when located outside of approved mobile/manufactured home parks having specific authorization for such use, unless developed legally as an existing nonconforming use. (Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

10.48.160 Adult entertainment businesses.

NO PROPOSED CHANGES

10.48.170 Adult oriented retail.

NO PROPOSED CHANGES

10.48.180 Outdoor mobile vendors.

NO PROPOSED CHANGES

10.48.190 Wireless communication facilities.

NO PROPOSED CHANGES

10.48.200 Refuse storage.

NO PROPOSED CHANGES EXCEPT:

- (2) Shall not be located in any required street setback area.

10.48.210 Historic building floating zone.

NO PROPOSED CHANGES

10.48.220 Outdoor displays.

NO PROPOSED CHANGES

10.48.230 Electric vehicle infrastructure.

NO PROPOSED CHANGES

10.48.240 Child day care center – Accessory use.

NO PROPOSED CHANGES

10.48.250 Medical cannabis.

NO PROPOSED CHANGES

10.48.260 Artisanal industrial/manufacturing.

NO PROPOSED CHANGES

10.48.270 Architectural Design standards for non-residential buildings

The following standards apply to non-residential structures when another section of code, such as the zoning district/overlay or conditional use permit criteria, requires that the structure meet the standards in this section. Proposed non-residential structures located in WMU or CBD, for which this section is cited as

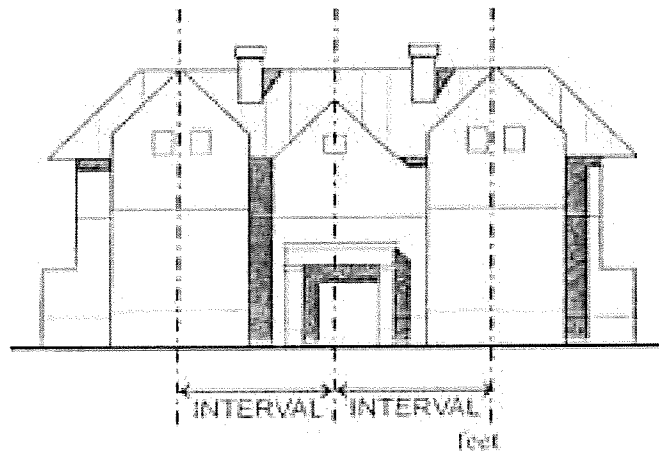
being required based on the nature of the use, shall be designed to comply with the architectural or design standards applicable to structures in those zoning districts and any applicable overlays.

Proposed non-residential structures for which this section applies, shall be designed to comply with the standards listed below. The intent is to reduce the scale of structures and to incorporate architectural design features to increase visual interest. Articulation and modulation shall be for the full height and width of a building, except as otherwise allowed within this title.

- (1) Building Articulation. New building facades visible from public and/or private streets and adjacent properties shall be articulated with windows, balconies, bay windows, or other architectural elements. The building articulation interval shall not exceed 50ft.

Figure 10.48.270

Building articulation demonstration.



(2) Horizontal Building Modulation.

- (a) The maximum facade width (as measured horizontally along the building exterior) without building modulation shall be as follows:
 - (i) A building façade set back 60 or more feet from an adjacent property line shall be designed so the width of modulation interval shall match approximately the width captured within a 45° field of vision which can be calculated with the following formula: $0.8 \times (\text{Setback from property line}) = \text{maximum façade width without building modulation}$. The center of the 45° field of vision shall be perpendicular to the property line at the point along the property line closest to the structure. If the proposed structure is not parallel to the adjacent property line, the mean distance between the closest and farthest point along the applicable façade shall be used in determining the distance from the property line for the purposes of this standard.
 - (ii) A building facade set back between 15 and 60 ft from an adjacent property line, the design should feature the following:
 - Building façade modulation at 50' intervals or less.
 - Landscaping featuring trees greater than 30' at maturity, understory shrubs, and lawn or groundcover).
 - A prominent building entry with pedestrian covering and other enhancements.

- (iii) Buildings within 15' of a public right-of-way shall include façade modulation at intervals no more than 30' and should feature at least two of the following:
 - Highly decorative landscaping
 - Transparent windows along 80% of the first floor of the frontage
 - Enhanced entries
 - Pedestrian weather protection.
 - Decorative materials or special craftsmanship.
 - (iv) Buildings within 15' of a side or rear property line should feature façade articulation or modulation at intervals no more than 30'.
 - (b) When building modulation is utilized the minimum width of modulation shall be eight feet and the minimum depth shall be 10 feet. Roof decks or balconies may be used as all or part of the building modulation so long as each individual roof deck or balcony has an area of at least 50 square feet.
- (3) Building Design – Roof Forms. Modulate the roof line of all facades visible from a public right-of-way, parking area or park according to one or more of the following:
- (a) Roof line modulation of flat roofs with horizontal eave, fascia, or parapet. The width of continuous flat roof line shall extend no more than 50 feet without modulation. Modulation shall consist of either:
 - (i) A change in elevation of the visible roof line of at least eight feet if the particular roof segment is less than 50 feet wide and at least 12 feet if the particular roof segment is greater than 50 feet in length.
 - (ii) A sloped or gabled roof line segment of at least 20 feet in width and no less than three feet vertical in 12 feet horizontal.
 - (iii) A combination of the two options described above.
 - (b) Coordinate modulation of roof lines on multi-tenant buildings to emphasize key building entries and/or change in building tenants or uses.
- (4) Alternatives. Subject to approval by the director, the applicant may depart from the above standards; provided, that they demonstrate that the proposed design meets the intent of the standards.

SECTION VIII

WCC Chapter 10.62 Landscaping and Screening shall be and hereby is amended in its part

as set forth herein:

LANDSCAPING STANDARDS: CHAPTER 10.62

[Chapter 10.62 LANDSCAPING](#)

[10.62.020 Applicability](#)

[10.62.070 Commercial and industrial zones](#)

[10.62.090](#) [Neighborhood commercial, office and residential mixed use zones](#)

[10.62.100](#) [Residential zones and WMU recreational/residential overlay](#)

10.62.020 [Applicability.](#)

- (1) This chapter shall apply to all permitted, accessory, and conditional uses, except as provided for in subsection (2) of this section. Specifically, this chapter shall apply to:
 - (a) All new development in commercial, mixed use, industrial and overlay zoning districts;
 - (b) Residential development in any zoning classification, with the exception of building permit applications for single family homes, duplexes, and their accessory uses;
 - (c) All nonresidential development in any residential zoning classification;
 - (d) All new residential subdivisions ;
 - (e) Short subdivisions with double-frontage or through lots;
 - (f) All new planned developments subject to the requirements of the approved planned development;
 - (g) Any remodels in any two-year period meeting the criteria in subsections (1)(a) through (f) of this section and representing greater than 50 percent of the assessed building valuation, as determined using the most recent Chelan County assessor's record at the time of the building permit application, or remodels adding 20 percent or more of gross floor area. Costs of construction shall be determined using the most recent ICC valuation and construction tables; and
 - (h) All parking lots or new outdoor automobile sales areas totaling six or more vehicles.

10.62.070 [Commercial and industrial zones.](#)

- (1) Intent. The intent of landscaping within the North and South Wenatchee business districts (NWBD and SWBD) and industrial (I) zones is to enhance the aesthetic and environmental quality of these zones within the city; to minimize the impact of lighting, noise and views of surface parking areas; to break up large building facades; to provide a transition between buildings and parking or transportation corridors; and to provide a buffer when adjoining residential zoning districts, public parks and schools.
- (2) Street Frontage Landscaping. New developments in the NWBD, SWBD and I zones shall include at least one of the following measures (a) through (c), as approved by the Director.
 - (a) A continuous six-foot-wide (average) area of landscaping along the street right-of-way shall be required.

The length of landscaping areas shall be the entire frontage of property along the street right-of-way, except driveway entrances and building entrances. In no event, however, shall the length of the landscaping area be less than 50 percent of the length of the property line along the street right-of-way. In those circumstances where access, building location, utilities, or other factors restrict the ability to meet the minimum 50 percent standard, the applicant shall provide for an adjustment of landscaping as detailed in WCC 10.62.050.

The landscaping area shall consist of deciduous, or deciduous and evergreen, trees, ground cover, and shrubs as follows:

- (i) Trees spaced no more than 40 feet on center:
 - (A) At least 70 percent of the trees shall be deciduous.
 - (B) Trees shall not be located closer than three feet to the curb of the public right-of-way or parking lot.

- (ii) Shrubs not exceeding a height of four feet spaced no more than an average of at least one for each 50 square feet of required planting area.
 - (iii) Ground cover pursuant to the general landscape material requirements set forth in WCC 10.62.060(4).
 - (iv) In no case shall sight-obscuring landscaping, greater than 36 inches in height, except trees limbed up to five feet in height, be located within 15 feet of a noncontrolled intersection (a nonlighted intersection or lighted intersection not controlling traffic in all directions).
- (b) A "pedestrian oriented façade" as described in the Residential Design Guidelines Section E.4.1. This option applies to developments featuring non-residential uses on the ground floor.
 - (c) Ground related units complying with the provisions of the Residential Design Guidelines C.1.1. This option only applies if ground related units directly face the street.
- (3) Perimeter Landscape Buffer
- (e) The perimeter landscape buffer area shall generally consist of a mix of evergreen plantings, deciduous trees, shrubs, ground cover, and/or fencing, as follows:
 - (i) No more than 60 percent of the trees shall be deciduous;
 - (ii) Trees shall be planted at intervals no greater than 30 feet on center, unless plantings are clustered into groups, then the planting intervals shall be planted at intervals no greater than 90 feet, but in no event less in quantity than one per 30 feet;
 - (iii) Ground cover spaced pursuant to the general landscape material requirements set forth in WCC [10.62.060](#)(4).
 - (iv) Fencing cannot be substituted for, but may be used in conjunction with, approved landscaping materials to meet perimeter landscaping screening requirements. Fencing may be used as the only material when screening waste dumpsters and outdoor storage areas that do not encroach on the perimeter or other landscape buffer areas.
- (7) Street Trees. New developments within the North and South Wenatchee business districts (NWBD and SWBD) and Industrial (I) zones shall include installation of street trees in accordance with City standards or public works pre-approved plans as administered by the City Engineer. The City Engineer may waive this requirement where such plantings are inappropriate, such as if the sidewalk is too narrow for street trees. If street trees are not required, the building shall be set back from the sidewalk to allow for landscaping per subsection (2)(a) above.

10.62.090 Neighborhood commercial, office and residential mixed use zones.

(2) Street Frontage Landscaping. New developments in the CN, RMU and OMU shall include at least one of the following measures (a) through (c), as approved by the Director.

(a) A continuous six-foot-wide (average) area of landscaping along the street right-of-way shall be required.

The length of landscaping shall be the entire frontage of property along the street right-of-way, except driveway entrances and building entrances. In no event, however, shall the length of the landscaping area be less than 50 percent of the length of the property line along the street right-of-way. In those circumstances where access, building location, utilities, or other factors restrict the ability to meet the minimum 50 percent standard, the applicant shall provide for an adjustment of landscaping as detailed in WCC 10.62.050.

The landscaping area shall consist of deciduous, or deciduous and evergreen, trees, ground cover, and shrubs as follows:

(i) Trees spaced no more than 40 feet on center:

(A) At least 70 percent of the trees shall be deciduous;

(B) Trees shall not be located closer than three feet to the curb of the public right-of-way or parking lot.

(ii) Shrubs not exceeding a height of four feet spaced an average of at least one for each 50 square feet of required planting area.

(iii) In no case shall sight-obscuring landscaping (greater than 36 inches in height, except trees limbed up to five feet in height) be located within 15 feet of a noncontrolled intersection (a nonlighted intersection or lighted intersection not controlling traffic in all directions).

(b) A "pedestrian oriented façade" as described in the Residential Design Guidelines Section E.4.1. This option applies to developments featuring non-residential uses on the ground floor.

(c) Ground related units complying with the provisions of the Residential Design Guidelines C.1.1. This option only applies if ground related units directly face the street.

(3) Perimeter Landscape Screening.

(d) The perimeter landscape screening shall generally consist of a mix of evergreen plantings, deciduous trees, shrubs, ground cover, and/or fencing.

(i) No more than 60 percent of the trees shall be deciduous;

(ii) Trees shall be planted at intervals no greater than 30 feet on center, unless plantings are clustered into groups. Then the planting intervals shall be no greater than 90 feet, but in no event less than one tree per 30 feet;

(iii) Consideration to terrain (slope) shall be given when applying these requirements and developing landscape plans.

(iv) Fencing cannot be substituted for, but may be used in conjunction with, approved landscaping materials to meet perimeter landscaping screening requirements. Fencing may be used as the only material when screening waste dumpsters and outdoor storage areas that do not encroach on the perimeter or other landscape buffer areas.

(6) Street Trees. New developments within the NC, RMU and OMU zones shall include installation of street trees in accordance with City standards or public works pre-approved plans as administered by the City Engineer. The City Engineer may waive this requirement where such plantings are inappropriate, such as if the sidewalk is too narrow for street trees. If street trees are not required, the building shall be set back from the sidewalk to allow for landscaping per subsection (2)(a) above.

10.62.100 Residential zones and WMU recreational/residential overlay.

(2) Street Frontage Landscaping. New developments in the RS, RL RM RH, and RRO shall include at least one of the following measures (a) through (c), as approved by the Director.

(a) A 10-foot-wide (average) area of landscaping within the front yard shall be required for multifamily and nonresidential development.

The length of landscaping shall be the entire frontage of property along the street right-of-way, except driveway entrances and building entrances. In no event, however, shall the length of the

landscaping area be less than 50 percent of the length of the property line along the street right-of-way. In those circumstances where access, building location, utilities, or other factors restrict the ability to meet the minimum 50 percent standard, the applicant shall provide for an adjustment of landscaping as detailed in WCC 10.62.050.

The landscaping areas shall consist of deciduous, or a combination of deciduous and evergreen, trees.

- (i) At least 70 percent of the trees shall be deciduous.
- (ii) Trees shall be spaced no more than 40 feet on center.
- (iii) Trees shall not be located closer than three feet to the curb of the public right-of-way or parking lot.

Ground cover pursuant to the general landscape material requirement set forth in WCC 10.62.060(4) shall be provided; however, grass can be used as 100 percent ground cover.

For double-frontage or through lots created by subdivision or short subdivision, landscaping shall be required as follows:

- (iv) A six-foot-wide (average) area of landscaping shall be installed along the street frontage not providing direct access to the lot; the front of the lot providing access is exempt from the requirements of this subsection.
- (v) The landscaping area shall consist of a mix of ground cover and shrubs. Deciduous trees are encouraged but not required.
 - (A) Shrubs shall be spaced no more than an average of one for each 50 square feet of required planting area.
 - (B) Ground cover shall be pursuant to the general landscape material requirements set forth in WCC 10.62.060(4).
- (b) A "pedestrian oriented façade" as described in the Residential Design Guidelines Section E.4.1. This option applies to developments featuring non-residential uses on the ground floor.
- (c) Ground related units complying with the provisions of the Residential Design Guidelines C.1.1. This option only applies to the RH and RRO zones where ground related units directly face the street.

(3) Perimeter Landscape Screening.

(d) The perimeter screening shall generally consist of a mix of evergreen plantings, deciduous trees, shrubs, ground cover and may include fencing. Development of single-family homes may construct a fence in lieu of perimeter landscaping.

- (i) No more than 60 percent of the trees shall be deciduous.
- (ii) Trees shall be planted at intervals no greater than 30 feet on center, unless plantings are clustered into groups. Then the plantings shall be planted at intervals no greater than 90 feet, but in no event less than one tree per 30 feet.
- (iii) Consideration to terrain (slope) shall be given when applying these requirements and developing landscape plans.
- (iv) Except as provided in (d) above, fencing cannot be substituted for, but may be used in conjunction with, approved landscaping materials to meet perimeter landscaping screening requirements. Fencing may be used as the only material when screening waste dumpsters and outdoor storage areas that do not encroach on the perimeter or other landscape buffer areas.

(6) Street Trees. New townhouse, courtyard housing, and multifamily housing developments (see WCC 10.10.020) shall include installation of street trees in accordance with City standards or public works pre-approved plans as administered by the City Engineer. The City Engineer may waive this requirement where such plantings are inappropriate, such as if the sidewalk is too narrow for street trees. If street trees are not required, the building shall be set back from the sidewalk to allow for landscaping per section (2)(a) above.

SECTION IX

The following miscellaneous amendments shall be and hereby are made to Chapters 10.11, 10.12, 10.14, 10.16, 10.18, 10.20, 10.22, 10.24, 10.26, 10.28, 10.32, 10.34, 10.40, 10.42, 10.60, and 10.65 to read as follows, otherwise to remain in full force and effect:

Chapter 10.11 RESIDENTIAL FOOTHILLS LOW (RF) DISTRICT

10.11.050 Development standards

Chapter 10.12 RESIDENTIAL SINGLE-FAMILY (RS) DISTRICT

10.12.050 Development standards

Chapter 10.14 RESIDENTIAL LOW (RL) DISTRICT

10.14.050 Development standards

Chapter 10.16 RESIDENTIAL MODERATE (RM) DISTRICT

10.16.050 Development standards

Chapter 10.18 RESIDENTIAL HIGH (RH) DISTRICT

10.18.050 Development standards

Chapter 10.20 MIXED USE (RMU) DISTRICT

10.20.050 Development standards

Chapter 10.22 NEIGHBORHOOD COMMERCIAL (CN) DISTRICT

10.22.050 Development standards

Chapter 10.24 CENTRAL BUSINESS DISTRICT (CBD)

10.24.050 Development standards

Chapter 10.26 NORTH WENATCHEE BUSINESS DISTRICT (NWBD)

10.26.050 Development standards

Chapter 10.28 SOUTH WENATCHEE BUSINESS DISTRICT (SWBD)

10.28.050 Development standards

Chapter 10.32 WATERFRONT MIXED USE (WMU) DISTRICT

10.32.050 Development standards

Chapter 10.34 OFFICE MIXED USE (OMU) DISTRICT

10.34.050 Development standards

Chapter 10.40 OVERLAY DISTRICTS AND STANDARDS

10.40.010 Development standards

10.40.070 Mixed residential corridor (MRC)

Chapter 10.42 PLANNED DEVELOPMENTS

10.42.030 Where permitted – Permitted uses

Chapter 10.60 OFF-STREET PARKING

10.60.030 General requirements

10.60.080 Off-street parking requirements

Chapter 10.65 CONDITIONAL USES

10.65.080 Auditoriums/places of public assembly, and places of worship

10.65.110 Child day care center

10.65.170 Institution of higher education

10.65.180 Libraries, museums, and neighborhood centers

10.65.280 Schools

10.65.310 Supervised living facilities

Universal Changes

Chapter 10.11 RESIDENTIAL FOOTHILLS LOW (RF) DISTRICT

10.11.050 [Development standards.](#)

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the provisions below. Also, all housing types except some single family residential uses are subject to conformance with applicable sections of the Residential Design Guidelines.

- (2) Uses permitted in the RF zoning district shall meet applicable regulations as detailed in Chapters 10.47 and 10.48 WCC.

Chapter 10.12 RESIDENTIAL SINGLE-FAMILY (RS) DISTRICT

10.12.050 [Development standards.](#)

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the provisions below. Also, all housing types except some single family residential uses are subject to conformance with applicable sections of the Residential Design Guidelines.

- (2) Uses permitted in the RS zoning district shall meet applicable regulations as detailed in Chapters 10.47 and 10.48 WCC.

Chapter 10.14 RESIDENTIAL LOW (RL) DISTRICT

10.14.050 [Development standards.](#)

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the provisions below. Also, all housing types except some single family residential uses are subject to conformance with applicable sections of the Residential Design Guidelines.

- (2) Uses permitted in the RL zoning district shall meet applicable regulations as detailed in Chapters 10.47 and 10.48 WCC.

Chapter 10.16 RESIDENTIAL MODERATE (RM) DISTRICT

10.16.050 Development standards.

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the provisions below. Also, all housing types except some single family residential uses are subject to conformance with applicable sections of the Residential Design Guidelines.

- (2) Uses permitted in the RM zoning district shall meet applicable regulations as detailed in Chapters 10.47 and 10.48 WCC.
- (3) Off-street parking shall be provided pursuant to Chapter 10.60 WCC.

Chapter 10.18 RESIDENTIAL HIGH (RH) DISTRICT

10.18.050 Development standards.

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the provisions below. Also, all housing types except some single family residential uses are subject to conformance with applicable sections of the Residential Design Guidelines.

- (2) Uses permitted in the RH zoning district shall meet applicable regulations as detailed in Chapters 10.47 and 10.48 WCC.

Chapter 10.20 MIXED USE (RMU) DISTRICT

10.20.050 Development standards.

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the provisions below. Also, most residential developments, including mixed-use development that features at least one dwelling unit, are subject to conformance with applicable sections of the Residential Design Guidelines.

- (2) Uses permitted in the RMU zoning district shall meet applicable regulations as detailed in Chapters 10.47 and 10.48 WCC.

Chapter 10.22 NEIGHBORHOOD COMMERCIAL (CN) DISTRICT

10.22.050 Development standards.

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the provisions below. Also, most residential developments, including mixed-use development that features at least one dwelling unit, are subject to conformance with applicable sections of the Residential Design Guidelines.

- (2) Uses permitted in the NC zoning district shall meet applicable regulations as detailed in Chapters 10.47 and 10.48 WCC.

Chapter 10.24 CENTRAL BUSINESS DISTRICT (CBD)

10.24.050 Development standards.

Development in this district shall meet all of the applicable provisions of this title and all other rules, regulations and provisions of the WCC, and shall comply with the provisions below. Also, most residential developments, including mixed-use development that features at least one dwelling unit, are subject to conformance with applicable sections of the Residential Design Guidelines.

- (5) All applicable provisions of Chapters 10.47 and 10.48 WCC shall apply to development in this district.

Chapter 10.26 NORTH WENATCHEE BUSINESS DISTRICT (NWBD)

10.26.050 Development standards.

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, and including the provisions below. Also, most residential developments, including mixed-use development that features at least one dwelling unit, are subject to conformance with applicable sections of the Residential Design Guidelines.

(2) All applicable provisions of Chapters 10.47 and 10.48 WCC shall apply to development in this district.

(10) Blank Wall Limitation. The intent is to reduce blank wall impacts on the pedestrian and business district environment. Provide varied, pedestrian-friendly building facades and sidewalk activities. Avoid the creation of blank walls and dull facades that deaden the surrounding space and create an uninviting street environment.

(a) Development Standards. Untreated blank walls, including retaining walls, are not allowed adjacent to or within 50 feet of a public street right-of-way or a public park. At least 30 percent of the wall area between two feet and 10 feet in height must be pedestrian friendly. Pedestrian-friendly facades shall have one or more of the following characteristics:

(i) Transparent Windows. Transparent window area or display windows which provide visibility into building interiors. The following transparency standards apply:

(A) Glass must be clear or lightly tinted in windows, doors, and displays. Because it does not provide visibility between the street and building interiors, reflective, opaque, or painted glass is excluded.

(B) Doors and entry windows must be transparent to meet this requirement. If they are not, they shall be considered blank walls.

(ii) Art or Architectural Treatment. Sculpture, mosaic, glass block, opaque art glass as relief artwork, or similar features of visual interest. Structural architectural elements may be acceptable as an administrative waiver if the design meets the intent of this section.

(iii) Vertical Trellis. A permanent vertical trellis in front of the wall with climbing plants or plant materials.

(iv) Pedestrian Plazas. Pedestrian plazas may meet this requirement if the design complies with pedestrian-oriented space standards as detailed in WCC 10.40.030(2).

Chapter 10.28 SOUTH WENATCHEE BUSINESS DISTRICT (SWBD)

10.28.050 Development standards.

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, and including the provisions below. Also, most residential developments, including mixed-use development that features at least one dwelling unit, are subject to conformance with applicable sections of the Residential Design Guidelines.

(2) All applicable provisions of Chapters 10.47 and 10.48 WCC shall apply to development in this district.

(9) Blank Wall Limitation. The intent is to reduce blank wall impacts on the pedestrian and business district environment. Provide varied, pedestrian-friendly building facades and sidewalk activities. Avoid the creation of blank walls and dull facades that deaden the surrounding space and create an uninviting street environment.

(a) Development Standards. Blank walls, including retaining walls, are not allowed adjacent to or within 50 feet of a public street right-of-way or a public park. At least 30 percent of the wall area between two feet and 10 feet in height must be pedestrian friendly. Pedestrian-friendly facades shall have one or more of the following characteristics:

(Transparent Windows. Transparent window area or display windows which provide visibility into building interiors. The following transparency standards apply:

- (A) Glass must be clear or lightly tinted in windows, doors, and displays. Because it does not provide visibility between the street and building interiors, reflective, opaque, or painted glass is excluded.
- (B) Doors and entry windows must be transparent to meet this requirement. If they are not, they shall be considered blank walls.
- (i) Art or Architectural Treatment. Sculpture, mosaic, glass block, opaque art glass as relief artwork, or similar features of visual interest. Structural architectural elements may be acceptable as an administrative waiver if the design meets the intent of this section.
- (ii) Vertical Trellis. A permanent vertical trellis in front of the wall with climbing plants or plant materials.
- (iii) Pedestrian Plazas. Pedestrian plazas may meet this requirement if the design complies with pedestrian-oriented space standards as detailed in WCC 10.40.030(2).

Chapter 10.32 WATERFRONT MIXED USE (WMU) DISTRICT

10.32.050 Development standards.

Development in this district shall meet all of the applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the provisions below. Also, most residential developments, including mixed-use development that features at least one dwelling unit, are subject to conformance with applicable sections of the Residential Design Guidelines.

- (3) Uses permitted in the WMU zoning district shall meet applicable regulations as detailed in Chapters 10.47 and 10.48 WCC.

Chapter 10.34 OFFICE MIXED USE (OMU) DISTRICT

10.34.050 Development standards.

Development in this district shall meet all of the applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the provisions below. Also, most residential developments, including mixed-use development that features at least one dwelling unit, are subject to conformance with applicable sections of the Residential Design Guidelines.

- (2) Uses permitted in the OMU zoning district shall meet applicable regulations as detailed in Chapters 10.47 and 10.48 WCC.

(8) Architectural Scale.

- (b) All multifamily developments shall meet the multifamily development standards listed in WCC 10.47.120.

Chapter 10.40 OVERLAY DISTRICTS AND STANDARDS

10.40.010 Development standards.

- (3) Uses permitted in each overlay shall meet applicable regulations as detailed in Chapters 10.47 and 10.48 WCC or as modified below.

10.40.070 Mixed residential corridor (MRC).

- (3) All development shall comply with applicable standards in Chapter 10.46 WCC, Development Standards Charts, Chapter 10.47 WCC, Residential Use Standards, Chapter 10.48 WCC, General Regulations, Chapter 10.50 WCC, Signs, Chapter 10.60 WCC, Off-Street Parking, and Chapter 10.62 WCC, Landscaping and Screening. Also, most residential developments, including mixed-use

development that features at least one dwelling unit, are subject to conformance with applicable sections of the Residential Design Guidelines.

Chapter 10.42 PLANNED DEVELOPMENTS

10.42.030 Where permitted – Permitted uses.

Planned developments, when approved in accordance with all applicable provisions of the WCC and this chapter, are established as a development permit and, as such, do not reclassify the existing zoning district designation.

(1) A RPD is permitted where approved prior to [insert date of ordinance]. All proposals to amend a previously approved RPD shall be processed as a Type III permit per Title 13 WCC and in accordance with the applicable performance and development standards Titles 10, 11 and 12 of the WCC.

Chapter 10.60 OFF-STREET PARKING

10.60.030 General requirements.

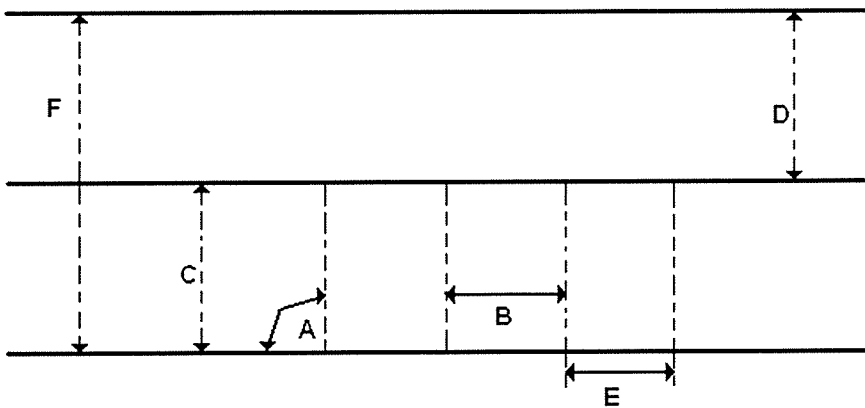
(1) Off-street parking shall be provided in the amount prescribed in this chapter, together with passageways sufficient for its reasonable use as detailed in the parking space and aisle dimensions charts below for surface parking and for structured parking, when constructed as part of a multifamily or commercial buildings or parking that is constructed as two or more levels as an independent structure/parking garage.

Parking Space and Aisle Dimensions for Surface Parking

A	B	C	D	E	F
Parking Angle	Stall Width	Row Width	Aisle Width	Curb Length	Bay Width
Parallel compact car	9 ft.0 in. 8 ft 0 in.	9 ft. 0 in. 8 ft.0 in.	12 ft. 0 in.	23 ft. 0 in.	20 ft. 0 in.
30 compact car	9 ft 0 in. 8 ft 0 in.	17 ft. 0 in. 16 ft. 6 in.	11 ft. 0 in. 10 ft. 0 in.	18 ft. 0 in. 17 ft. 0 in.	27 ft. 6 in. 27 ft. 0 in.
45 compact car	9 ft. 0 in. 8 ft. 0 in.	19 ft. 0 in. 18 ft. 4 in.	13 ft. 0 in. 13 ft. 0 in.	12 ft. 6 in. 11 ft. 3 in.	32 ft. 0 in. 30 ft. 4 in.
60 compact car	9 ft. 0 in. 8 ft. 0 in.	20 ft. 6 in. 19 ft 6 in.	18 ft. 0in. 18 ft.0 in.	10 ft. 6 in. 9 ft. 2 in.	38 ft. 6 in. 38 ft. 6 in.
90 compact car	9 ft 0 in. 8 ft. 0 in.	18 ft 0 in. 16 ft. 0 in.	25 ft.0 in. 25 ft. 0 in.	9 ft. 0 in. 8 ft. 0 in.	43 ft. 0 in 43 ft. 0 in

Parking Space and Aisle Dimensions for Structured Parking

A	B	C	D	E	F
Parking Angle	Stall Width	Row Width	Aisle Width	Curb Length	Bay Width
Parallel compact car	9 ft. 0 in. 8 ft. 0 in.	9 ft. 0 in. 8 ft. 0 in.	12 ft 0 in.	23 ft. 0 in.	20 ft. in.
30 compact car	9 ft. 0 in. 8 ft. 0 in.	17 ft 0 in. 16 ft. 6 in.	11 ft 0 in.	18 ft. 0 in. 17 ft. 0 in.	28 ft. 0 in. 27 ft. 6 in.
45 compact car	9 ft. 0 in. 8 ft. 0 in.	19 ft. 0 in. 18 ft. 4 in.	11 ft 6 in.	12 ft. 6 in. 11 ft. 3 in.	30 ft. 6 in. 29 ft. 10 in.
60 compact car	9 ft. 0 in. 8 ft. 0 in.	20 ft. 6 in. 19 ft. 6 in.	13 ft. 6 in.	10 ft. 6 in. 9 ft. 2 in.	34 ft. 0 in. 33 ft. 0 in.
90 compact car	9 ft. 0 in. 8 ft. 0 in.	18 ft. 0 in. 16 ft. 0 in.	23 ft. 0 in. 22 ft. 0 in.	9 ft. 0 in. 8 ft. 0 in.	41 ft. 0 in. 38 ft. 0 in.



- (4) Parking facilities of commercial, industrial, and multifamily uses may have up to 40 percent of the stalls reduced in size to accommodate compact cars for surface parking lots and up to 50 percent for structured parking; provided:
- Compact car spaces shall be located so as not to be significantly more convenient to use than the standard size spaces; and
 - Each compact car space or grouping of spaces shall be conspicuously identified as being suited for compact cars only.
 - Grouping or clustering of compact stalls is encouraged to minimize surface lot and structure sizes.

10.60.080 Off-street parking requirements.

The following requirements shall be met in all zoning districts, except when specifically regulated elsewhere in this code:

Off-Street Parking Requirements

Land Use	Standards
Residential	
Accessory dwelling unit	Refer to WCC 10.47.040(2)(d)
Infill cottage housing (2 to 3 units)	1 space per bedroom, but not more than 2 spaces per dwelling unit; Refer to WCC 10.47.080(2)(h)
Cottage housing (4+)	1 space per bedroom, but not more than 2 spaces per dwelling unit; Refer to WCC 10.47.090(2)(j)
Courtyard housing	1 space per bedroom, but not more than 2 spaces per dwelling unit; Refer to WCC 10.47.120(2)(i)
Duplex; Patio homes	1 space per bedroom, but not more than 2 spaces per dwelling unit; Refer to WCC 10.47.100(2)(a)
Multifamily dwelling; Townhouses	1 space per bedroom, but not more than 2 spaces per dwelling unit
Live-work dwellings	Refer to WCC 10.47.140(2)(e)

Off-Street Parking Requirements

Land Use	Standards
Manufactured home community	Refer to WCC10.47.180(2)(k)(i)

Chapter 10.65 CONDITIONAL USES

10.65.080 Auditoriums/places of public assembly, and places of worship.

(5) Architectural Scale. New nonresidential buildings in the RF, RS, RL, RM, and RH zoning districts shall meet WCC 10.48.270. Deviations to these standards may be considered where the applicant can demonstrate that the change or deviation in design is either necessary due to the inherent function of the facility, and/or the change provides for equal or greater compatibility with the character of the surrounding neighborhood. Consideration of such a deviation shall include an informal design review workshop recommendation of the planning commission, where input from the surrounding neighborhood shall be solicited, and incorporated in staff analysis before the hearing examiner. (Ord. 2013-41 § 1 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

10.65.110 Child day care center.

(6) Architectural Scale. New child day care center buildings in the RS, RL, RM, and RH zoning districts shall meet WCC 10.48.270. (Ord. 2013-41 § 1 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

10.65.170 Institution of higher education.

(6) Architectural Scale. New nonresidential buildings in the RS, RL, RM, and RH zoning districts shall meet WCC 10.48.270. Deviations to these standards may be considered where the applicant can demonstrate that the change or deviation in design is either necessary due to the inherent function of the facility, and/or the change provides for equal or greater compatibility with the character of the surrounding neighborhood. Consideration of such a deviation shall include an informal design review workshop recommendation of the planning commission, where input from the surrounding neighborhood shall be solicited, and incorporated in staff analysis before the hearing examiner. (Ord. 2013-41 § 1 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A). Formerly 10.65.160)

10.65.180 Libraries, museums, and neighborhood centers.

(4) Architectural Scale. New nonresidential buildings in the RS, RL, RM, and RH zoning districts shall meet WCC 10.48.270. Deviations to these standards may be considered where the applicant can demonstrate that the change or deviation in design is either necessary due to the inherent function of the facility, and/or the change provides for equal or greater compatibility with the character of the surrounding neighborhood. Consideration of such a deviation shall include an informal design review workshop recommendation of the planning commission, where input from the surrounding neighborhood shall be solicited, and incorporated in staff analysis before the hearing examiner. (Ord. 2013-41 § 1 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

10.65.280 Schools.

(7) Architectural Scale. New nonresidential buildings in the RS, RL, RM, and RH zoning districts shall meet WCC 10.48.270. Deviations to these standards may be considered where the applicant can demonstrate that the change or deviation in design is either necessary due to the inherent function of the facility, and/or the change provides for equal or greater compatibility with the character of the surrounding neighborhood. Consideration of such a deviation shall include an informal design review workshop recommendation of the planning commission, where input from the surrounding neighborhood shall be solicited, and incorporated in staff analysis before the hearing examiner. (Ord. 2013-41 § 1 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

10.65.310 Supervised living facilities.

(3) Architectural Scale. New supervised living facility buildings in the RS, RL, RM, and RH zoning districts shall meet WCC 10.48.270. (Ord. 2013-41 § 1 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

Universal Changes

Eliminate the term "yard" associated with Title 10 setback provisions. Specifically make the following edits where necessary throughout Title 10 (where not already addressed by other suggested edits herein):

- Change "front yard setback" to "street setback".
- Change "side yard setback" to "side setback".
- Change "rear yard setback" to "rear setback".

Delete all references to "Planned Developments".

SECTION X

If any section, subsection, sentence, clause or phrase of this Ordinance is declared or judged by a court of competent jurisdiction to be invalid or unconstitutional, such adjudication shall in no manner affect the remaining portions of this Ordinance which shall be in full force and effect as if said section, subsection, sentence, clause or phrase so declared or adjudged invalid or unconstitutional were not originally a part hereof.


SECTION XI

This ordinance shall take effect thirty (30) days from and after approval and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE this 7

day of November, 2019.

CITY OF WENATCHEE, a municipal corporation

By 
FRANK KUNTZ, Mayor

ATTEST:

By 
TAMMY L. STANGER, City Clerk

APPROVED:

By 
STEVE D. SMITH, City Attorney