
Proposed 2024 annual amendments to the Wenatchee Urban Area Comprehensive Plan are to the residential portion of the Land Use Implementation Chart located in the Land Use Element on page 38 of 211. Proposed amendments appear on the next page of this document.

District	Primary Uses	General Development Standards
Residential Foothills Low	<p>Primary Uses:</p> <ul style="list-style-type: none"> ▪ Single family ▪ Duplex <u>Middle housing up to 3-units in a structure</u> <p>Secondary Uses:</p> <ul style="list-style-type: none"> ▪ Accessory Dwelling Units ▪ Agricultural uses ▪ Home based businesses 	<ul style="list-style-type: none"> ▪ Very low density residential suited for outlying areas taking into consideration topography and foothills aesthetics. ▪ Density: Up to 4 units per acre <u>or applicable middle housing unit density.</u> ▪ Height: 30ft
Residential Single Family	<p>Primary Uses:</p> <ul style="list-style-type: none"> ▪ Single Family ▪ Duplex <u>Middle housing up to 3-units in a structure</u> ▪ Compatible very low-density development. <p>Secondary Uses:</p> <ul style="list-style-type: none"> ▪ Accessory Dwelling Units ▪ Agricultural uses ▪ Home based business 	<ul style="list-style-type: none"> ▪ Very low density residential suited for outlying areas taking into consideration topography and foothills aesthetics. ▪ Density: Up to 6 units per acre <u>or applicable middle housing unit density.</u> ▪ Height: 30ft
Residential Low	<p>Primary Uses:</p> <ul style="list-style-type: none"> ▪ <u>Middle housing up to 4-units in a structure</u> ▪ Compatible blended low-density housing <p>Secondary Uses:</p> <ul style="list-style-type: none"> ▪ Accessory Dwelling Units ▪ Agricultural uses ▪ Home based business 	<ul style="list-style-type: none"> ▪ Low density residential development ▪ Density: Up to 8 units per acre <u>or applicable middle housing unit density.</u> ▪ Height: 30ft
Residential Moderate	<p>Primary Uses:</p> <ul style="list-style-type: none"> ▪ Entire range of housing choices <p>Secondary Uses:</p> <ul style="list-style-type: none"> ▪ Accessory Dwelling Units ▪ Agricultural uses ▪ Home based business 	<ul style="list-style-type: none"> ▪ Moderate density residential development suitable to a variety of housing choices, subject to appropriate design and development standards for neighborhood compatibility. ▪ Density: Up to 20 units per acre <u>or applicable middle housing unit density.</u> ▪ Height: 35ft
Residential High	<p>Primary Uses:</p> <ul style="list-style-type: none"> ▪ Entire range of housing choices <p>Secondary Uses:</p> <ul style="list-style-type: none"> ▪ Adult care facilities ▪ Home based business 	<ul style="list-style-type: none"> ▪ Mixed residential densities suitable to a variety of housing choices which maintain and enhance desired urban neighborhood characteristics through appropriate design and development standards. ▪ Density: Up to 40 units per acre <u>or applicable middle housing unit density.</u> ▪ Height: 60ft