

Wenatchee City Code

Proposed Amendments – November 2024

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10.08 Definitions

10.08.040 “A.”

“Accessory dwelling unit” ~~see “Dwelling, accessory,” 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 WCC 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.~~

“Driveway” means an area of a private property that provides vehicular access from the street to carports, garages, or parking space(s) as allowed by WCC Chapters 10.48 and 10.60.

“Dwelling” or “dwelling unit” means one or more rooms designed as complete independent living facilities for one or more persons and includes permanent provisions for living, sleeping, cooking (a kitchen including a sink, stove or range, refrigerator, and countertop(s)), and sanitation (a bathroom containing a toilet, shower or bathtub, and sink).

“Dwelling, accessory” also called an ADU or DADU, means a dwelling unit that has been added onto, created within, or separated from a primary dwelling unit on the same lot.

“Dwelling, duplex” means two attached dwelling units.

“Dwelling, cottage” means dwelling units with a maximum square footage of 1,200 square feet and a common open space that either (a) is owned in common; or (b) has units owned as condominium units with property owned in common and is a minimum of 200 square feet per unit. Cottages may be in single-family or duplex form. Density is calculated at 0.5 per unit.

“Dwelling, courtyard” means three or more multifamily dwelling units arranged on two or three sides of a yard or court which is preserved as common open space. Density may be reduced to 0.75 per unit for units 1,000 square feet or less.

“Dwelling, live-work” means a dwelling unit designed to accommodate a small commercial enterprise on the ground floor and a residential unit above and/or behind.

“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” means a permanent single detached residential living dwelling unit, containing sufficient facilities to function as an independent dwelling unit. Single-family dwellings may be site-built or manufactured.

“Dwelling, single family – cluster” means a single-family development 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 development served by a shared private lane and complying with the provisions of WCC 10.47.070.

“Dwelling, townhouse” means a row of at least three attached dwelling units, constructed to a townhouse standard per International Residential Code (IRC) R302 as amended. 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.

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.

10.08.100 “M.”

“Major transit stop” means a stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW, commuter rail stops, stops on rail or fixed guideway systems, stops on bus rapid transit routes, or stops for a bus or other transit mode providing actual fixed route service at intervals of at least fifteen minutes for at least five hours during the peak hours of operation on weekdays (including those funded for development and projected for construction within an applicable six-year transit plan under RCW 35.58.2795).

10.08.115 “P.”

“Primary structure” means a building that is occupied or is intended to be occupied by a primary use, including an attached garage. When a dwelling unit (pursuant to WCC 10.08.055) is the primary structure on a parcel, it may be termed a “primary dwelling unit.”

“Public utilities and services” means: equipment installations for utility and service purveyors including, but not limited to, telephone exchanges, electrical substations, water reservoirs, pump stations, and similar facilities of service providers, specifically excluding diesel, natural gas and similar internal combustion engine-generated power production.

(1) Public or private infrastructure services that need to be located in or near the area where the service is provided and generally do not have regular employees or customers at the site. Common infrastructure services may include water and sewer pump stations; sewage disposal and conveyance systems; electrical substations; water towers and reservoirs; water quality and flow control facilities; water conveyance systems; stormwater facilities and conveyance systems; and telephone exchanges. Exceptions are services for the express purpose of transmitting or transporting electricity, gas, oil, water, sewage, communication signals or other similar services on a regional level such as a rail line or utility corridor.

(2) Public safety and transportation facilities that need to be located in or near the area where the service is provided. Common facilities include mass transit stops or turnarounds, transit centers, park-and-ride facilities for mass transit; and public safety facilities, including fire and police stations and emergency communication broadcast facilities.

Accessory uses may include parking; control, monitoring, data or transmission equipment; and holding cells within a police station. Public utility and service offices where employees or customers are generally present are classified as “office, business.” Bus barns are classified as “maintenance and service facilities for motor vehicle passenger transportation.”

10.08.135 “T.”

~~“Townhouse” means a row of at least three attached housing units, constructed to a townhouse standard per International Residential Code (IRC) R302 as amended. 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. Townhouse design standards are set forth in WCC 10.47.130.~~

10.10.020 District use chart.

Uses	Commercial				Mixed			Residential				Overlay								
	CBD	NWBD	SWBD	CN	CD	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Single-family dwelling (WCC 10.47.050)	P ₁₀	P ₁₀	P ₁₀	P ₁₀	~	~	~	P	P	P	P	P	P	~	~	P	~	~	~	~
Single-family cluster (WCC 10.47.060)	~	~	~	~	~	~	~	~	~	P	P	P	~	~	~	~	~	~	~	~
Single-family courtyard (WCC 10.47.070)	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Cottage housing (WCC 10.47.080 — 10.47.090)	~	~	~	~	~	~	~	P	P	~	P	P	P	~	~	P	~	~	~	~
Duplex (WCC 10.47.100)	~	P ₁₀	P ₁₀	P ₁₀	~	~	~	P	P	P	P	P	P	~	~	P	~	~	~	P

Patio homes (WCC 10.47.110)	~	~	~	~	~	~	~	~	~	P	P	P	P	P	P	~	~	P	~	~	P
Courtyard housing (WCC 10.47.120)	~	~	P	~	~	~	~	P	P	P ₁₆	P ₁₆	P ₆	P	P	~	~	P	~	P	P	
Townhouses (WCC 10.47.130)	~	~	P	P ₁₂	~	~	~	P	P	P ₁₆	P ₁₆	P ₆	P	P	~	~	P	~	P	P	
Live-work dwellings (WCC 10.47.140)	P ₁₁	P	P	P	~	~	P	P	P	~	~	~	~	~	P ₁₁	P ₁₁	P	~	P	P	
Multifamily dwellings (WCC 10.47.150)	P ₁₁	P	P	P ₁₂	~	~	P	P	P	P ₁₆	P ₁₆	P ₁₆	P	P	P ₁₁	P ₁₁	P	~	P	P	
Mixed use building (WCC 10.47.160)	P ₁₁	P	P	P	~	~	P	P	P	~	~	~	~	~	P ₁₁	P ₁₁	P	~	P	P	
Accessory structure, residential (WCC 10.48.030)	~	~	~	~	~	~	P	P	P	P	P	P	P	P	~	~	P	~	P	P	
Accessory dwelling unit (ADU) (WCC 10.47.040)	P ₁₄	P ₁₄	P ₁₄	P ₁₄	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~	

⁶ Townhouses and courtyard housing in this zone are limited to no more than four attached units in one structure.

¹⁰ Only such uses in existence as of November 7, 2019, are considered a permitted use.

¹⁴ Only permitted as an accessory use to a single-family dwelling in existence as of November 7, 2019, attached units in one structure.

¹⁶ Referenced dwelling types in this zone are limited to no more than three attached units in one structure.

Chapter 10.26 NORTH WENATCHEE BUSINESS DISTRICT (NWBD)

10.26.050 Development standards.

~~(5) Pedestrian Amenities. At least two of the following amenities shall be included in development or redevelopment triggering landscaping, placed in a generally central, visible location(s):~~

~~(a) Street trees placed at least every 25 feet and located in a planter strip or protected by pedestrian-friendly grates between the public street and sidewalk.~~

~~(b) Benches, able to seat a minimum of three adults and constructed of a durable, weatherproof material. A garbage receptacle shall be placed in proximity to any bench.~~

- ~~(c) Open courtyards, a minimum of 100 square feet, with no dimension less than 10 feet, and developed with a durable, dustless surface such as concrete, stamped concrete, brick, stone, or other similar material.~~
- ~~(d) Aesthetically appealing water feature, such as fountains, streams, or shallow pools.~~
- ~~(e) Public art, such as “Art on the Avenue,” or similar professionally created sculpture.~~
- ~~(f) Informational kiosk, providing weatherproof space for displaying information related to public events.~~
- ~~(g) Monument sign, meeting the criteria for signs as listed in Chapter 10.50 WCC, Signs, as the primary signage.~~
- ~~(h) Other Pedestrian Amenities. Any unlisted pedestrian amenity able to demonstrate equal to or greater public benefit than the items listed above shall be considered.~~

Chapter 10.28 SOUTH WENATCHEE BUSINESS DISTRICT (SWBD)

10.28.050 Design standards.

~~(5) Pedestrian Amenities. At least two of the following amenities shall be included in development or redevelopment triggering landscaping, placed in a generally central, visible location(s):~~

- ~~(a) Street trees placed at least every 25 feet and located in a planter strip or protected by pedestrian-friendly grates between the public street and sidewalk.~~
- ~~(b) Benches, able to seat a minimum of three adults and constructed of a durable, weatherproof material. A garbage receptacle shall be placed in proximity to any bench.~~
- ~~(c) Open courtyards, a minimum of 100 square feet, with no dimension less than 10 feet, and developed with a durable, dustless surface such as concrete, stamped concrete, brick, stone, or other similar material.~~
- ~~(d) Aesthetically appealing water feature, such as fountains, streams, or shallow pools.~~
- ~~(e) Public art, such as “Art on the Avenue,” or similar professionally created sculpture.~~
- ~~(f) Informational kiosk, providing weatherproof space for displaying information related to public events.~~
- ~~(g) Monument sign, meeting the criteria for signs as listed in Chapter 10.50 WCC, Signs, as the primary signage.~~
- ~~(h) Other Pedestrian Amenities. Any unlisted pedestrian amenity able to demonstrate equal to or greater public benefit than the items listed above shall be considered.~~

Chapter 10.46 DEVELOPMENT STANDARDS CHARTS

10.46.020 Residential district development chart.

Standard	RS	RL	RM	RH	RF	Conditions/ Exceptions/ Reference
Lot Area	7,250 sf, except 10,000-sf for a duplex	5,500 sf, except 8,000-sf for a duplex	3,000 sf, except 4,500-sf for a duplex	3,000 sf, except 4,000-sf for a duplex	10,000 sf, except 15,000-sf for a duplex	WCC 10.46.060
Maximum Density	6 dwelling units per acre (x)	8 dwelling units per acre (x)	20 dwelling units per acre (x)	40 dwelling units per acre (x)	4 dwelling units per acre (x)	WCC 10.46.110 (x) two dwelling units per lot is allowed unless otherwise provided in WCC 10.46.110

10.46.080 Setback measurements and exceptions.

(3) Rear Setbacks.

(d) Accessory structures may observe a five-foot setback in the rear setback provided:

- (i) The structure is not greater than ~~24~~ 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.

(10) Setbacks for garages served by a shared driveway. The minimum setback for garage facing a shared driveway is at least 20 feet from either the edge of pavement or back of sidewalk, whichever is closer to the garage.

10.46.110 Density calculations and exceptions.

(1) Calculations for Determining Maximum Density, Where Expressed in Dwelling Units per Acre. 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.

(3) Exceptions to Density Standards. Exceptions to established density standards shall be granted in the following instances:

(a) When an exception is granted for a particular use described in Chapter 10.47 WCC.

(b) Additional density may be granted for affordable housing pursuant to RCW 35A.63.300 when local needs can be demonstrated compliant with the comprehensive plan.

(c) Portions of a lot designated as both Rocky Mountain Mule Deer Habitat (pursuant to Chapter 12.08 WCC) and Wildland Urban Interface Primary Zone (pursuant to Chapter 3.36 WCC) shall only be subject to the units per acre standard listed in Section 10.46.020 WCC and not subject to the units per lot standard described in that section.

(d) Up to four units per lot are allowed for lots 1,000 square feet or more in RF, RS, RL, RM and RH when they are within one-quarter mile walking distance of a major transit stop or the following standards are met, except on portions of a lot designated as both Rocky Mountain Mule Deer Habitat (pursuant to Chapter 12.08 WCC) and Wildland Urban Interface Primary Zone (pursuant to Chapter 3.36 WCC).

(i) The applicant shall commit to renting or selling at least one unit as affordable housing. Dwelling units that qualify as affordable housing shall have costs, including utilities other than telephone, that do not exceed 30 percent of the monthly income of a household whose income does not exceed the following percentages of median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development:

A. Rental housing: 60 percent.

B. Owner-occupied housing: 80 percent.

(ii) The units shall be maintained as affordable for a term of at least 50 years, and the property shall satisfy that commitment and all required affordability and income eligibility conditions. The applicant shall record a covenant or deed restriction that ensures the continuing rental or ownership of units subject to these affordability requirements consistent with the conditions in chapter 84.14 RCW for a period of no less than 50 years.

(iii) The covenant or deed restriction shall address criteria and policies to maintain public benefit if the property is converted to a use other than that which continues to provide for permanently affordable housing.

(iv) The units dedicated as affordable housing shall:

A. Be provided in a range of sizes comparable to other units in the development.

B. The number of bedrooms in affordable units shall be in the same proportion as the number of bedrooms in units within the entire development.

C. Generally, be distributed throughout the development and have substantially the same functionality as the other units in the development.

Chapter 10.47 RESIDENTIAL USE STANDARDS

Sections:

- 10.47.010 Purpose.
- 10.47.015 Applicability.
- 10.47.020 Residential structures.
- 10.47.030 Residential Design Guidelines.
- 10.47.035 One to four dwelling units. [NEW SECTION]
- 10.47.040 Accessory dwelling units (ADU).
- 10.47.050 Single-family ~~dwelling~~s.
- 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 ~~dwelling~~s.
- 10.47.150 Multifamily ~~development.~~
- 10.47.160 Mixed use building.
- ~~10.47.170 Alley access and improvements.~~
- 10.47.180 Manufactured home communities.

10.47.035 One to four dwelling units. [NEW SECTION]

Dwelling units defined herein 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 and maintain “eyes on the street” for safety to pedestrians and to create a more welcoming and interesting streetscape.

(b) To enhance the streetscape and promote neighborhood interaction and safety through design.

(c) To deemphasize garages and driveways as major visual elements along the street.

(d) To provide usable open space for residents.

(e) To provide housing types that are responsive to changing household demographics (e.g., retirees, small families, young professionals), provide opportunities for more affordable housing within single-family neighborhoods, and provide opportunities for infill development consistent with goals of the Wenatchee urban area comprehensive plan.

(f) To ensure compatibility with neighboring uses.

(2) Standards

(a) Applicability. The standards of this section shall apply to the development of up to four dwelling units on one lot, including new buildings, building conversions, additions or modifications.

(b) Form. Dwelling units may be detached, attached, stacked, row, or otherwise combined. Allowable unit types include single-family, duplex, cottage, courtyard, multifamily, and townhouse.

(c) Building Design

(i) All facades that are visible from the street and that are not separated from the street by a dwelling or located more than 100 feet from a street must have the following elements:

(A) Entry. A primary entrance that is oriented to the street shall be provided.

(B) Windows and doors. A minimum of 15 percent of the area of the street-facing façade elevation shall include windows or doors. Garage doors are calculated as part of the façade area (they do not count as a door), but windows on garage doors count toward the window area.

(ii) Weather Protection. All new dwellings shall provide a covered pedestrian entry.

(A) For entries serving a single dwelling, facing the street and not separated from the street by a dwelling or located more than 100 feet from a street, a minimum weather protection of four feet wide by three feet deep shall be provided.

(B) For all other entries serving a single dwelling, a weather protection at least two feet deep shall be provided.

(C) For all primary building entries that serve more than one residence, a minimum weather protection of at least six feet wide and five feet deep shall be provided.

(iii) Articulation. Buildings over 26 feet high shall apply at least one articulation method every 30 feet for facades.

1. Roofline change or a roof dormer with a minimum of four feet in width.

2. Balcony(ies) with a minimum of 50 square feet and accessible from an interior room.

3. An offset of the façade of a minimum of two feet in depth.

4. A roofed porch at least 50 square feet in size for facades facing the street.

5. Windows and doors are at least 30 percent of the area for facades facing the street.

6. Meet the requirements of façade articulation methods in the Residential Design Guidelines E.3.1.c.

(d) Open Space. All new dwelling units shall provide open space, that is usable for human activity, of 100 square feet per dwelling unit or 10 percent of the dwelling unit(s) floor area.

(i) Exterior ground level open space must be accessible to each unit either in common or private areas with a minimum dimension of 10 feet on all sides. Drive aisles and parking areas shall not count in the calculations for open space.

(ii) Building related open space may be provided in the form of balconies, roof decks or interior spaces and only count as usable open space when they meet the requirements in Residential Design Guidelines C.3.2.

(e) Greenery.

(i) All new dwelling units shall adhere to the Street Trees section of the Landscaping Chapter 10.62.100(6) WCC.

(ii) Fifty percent of the area of the street setback must be planted and maintained utilizing one of the methods below. A patio or porch may be included in the calculation of planted area. Use of landscape structures such as trellises, raised beds and fencing to unify the overall site design is encouraged. The front planted area may be counted towards required open space.

(A) Planted with living landscape material, such as ground cover, shrubs or trees.

(B) Landscaped to the street frontage standard, per WCC 10.62.100(2).

(f) Parking. Within one half-mile walking distance of a Major Transit Stop, no parking is required.

(g) Driveways and off-street parking spaces may be located between a building and a street when either of the following conditions are met:

a. In the RL, RS and RF zones, up to forty percent of the land area between the street lot line and the closest point of the building may be paved or used for vehicle parking. In addition, on corner lots, no more than twenty percent of the land area between the side street lot line and the side street building line may be paved or used for vehicle parking. As an exception to the area limitations in this

paragraph, a lot is allowed a maximum 18-foot wide driveway and vehicle parking.

b. In the RM and RH zones, up to twenty percent of the land area between the street lot line and the closest point of the building may be paved or used for vehicle parking. In addition, on corner lots no more than twenty percent of the land area between the side street lot line and the side street building line may be paved or used for vehicle parking. As an exception to the area limitations in this paragraph, a lot is allowed a maximum 18-foot wide driveway and vehicle parking.

c. Exception. Driveway coverage in the residential zones may exceed the size limitations of (4)(a) and (4)(b) when the subject property is located on a principal arterial and the increase in site coverage is due to inadequate maneuvering area for the safe exit of vehicles from the site. The exception to driveway coverage is reviewed by the engineering department as a portion of the driveway access permit.

(g) Conversions. When existing residential buildings are expanded or converted to a new residential type, only those portions of the expanded or converted development shall meet the standards in this section.

10.47.040 Accessory dwelling units (ADU).

All accessory dwelling units, where defined in WCC [10.08.040055](#) 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 a primary dwellings unit 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, or to provide for the care of disable persons within their own homes;

~~(c) To provide increased security and companionship for homeowners;~~

~~(cd) 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.~~

(d) To provide more flexible housing options and more diverse housing types.

(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 ADUs~~ may be created within, or detached from, any existing or new ~~single-family primary dwelling unit~~ 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). Detached accessory dwelling units may share a common wall in a duplex arrangement.

~~(b) Number Density. No more than one Two ADUs may be created per legal lot of record, where allowed by WCC 10.10, District Use Chart.~~

~~(c) Occupancy. Only the property owner, which shall include title holders and contract purchasers, may apply for an ADU. For properties in the RS, RL, and RF 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.~~

~~(cd) Minimum Parking. A minimum of three one parking spaces shall be provided for the principal and each accessory dwelling units. On nonarterial streets where on-street parking is available (as approved by the city engineer) abutting the lot, the city engineer may allow for on-street parking to satisfy the requirement for up to one parking space per ADU only two off-street spaces shall be provided for the principal and accessory dwelling units. Within one half-mile walking distance of a Major Transit Stop, no parking is required for ADUs.~~

~~(de) 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 800-1,000 square feet of gross floor area.~~

~~(f) Living Facilities. The ADU shall include, at a minimum, kitchen, bathroom and sleeping facilities.~~

~~(eg) Entrance Location. If a separate outside entrance is necessary for an ADU that faces a street, the entry shall include weather protection of at least four feet wide by three feet deep located within the primary dwelling, that entrance shall be located either on the rear or side of the building.~~

~~(fh) 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.~~

~~(gj) 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) must reside in either the principal or accessory dwelling unit if located in the RS, RL, or RF zoning districts;~~

~~(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.~~

~~(l) Usable Open Space. No additional open space is required for the ADU or DADU. Lots containing an ADU or DADU must demonstrate compliance with the open space standards for single family residences as set forth in WCC 10.47.050(2)(e) before an ADU or DADU can be legally established.~~

(h) Existing Structures. [AS OF DATE OF THIS ORDINANCE], existing legal non-conforming accessory structures, including detached garages, may be converted to an ADU even if they do not conform to current code requirements for setbacks or lot coverage.

(3) Standards for ~~All~~ Detached Accessory Dwelling Units (DADU).

(a) Setbacks. DADUs 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.

(b) Maximum Height. Maximum height for a DADU is limited to 24 feet.

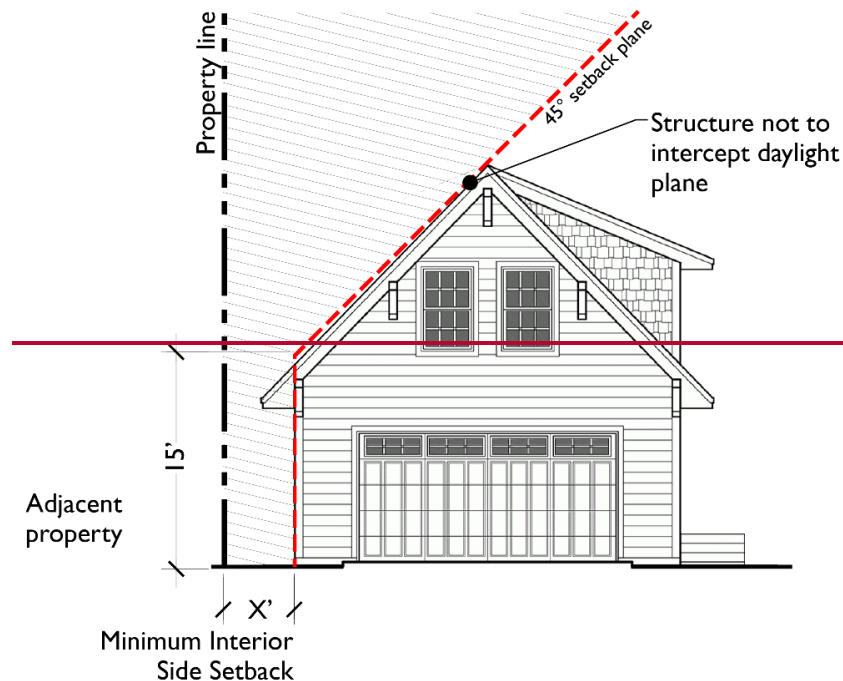
~~(i) DADUs with a roof pitch of 6:12 or greater: 25 feet.~~

~~(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, DADUs shall step back at a 45-degree angle away from the side property line as shown in Figure 10.47.040(3) below. Structures set back further than the minimum side setback shall not encroach into the setback/daylight plane.~~

Figure 10.47.040(3)

Height/setback plane for DADUs along side setbacks.



10.47.050 Single-family dwellings.

All single-family dwellings ~~units~~, where defined in WCC [10.08.055](#) and where allowed by Chapter [10.10](#) WCC, District Use Chart, shall meet the following standards when on a lot with a total of five or more dwelling units, 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 deemphasize garages and driveways as major visual elements along the street.
- (d) To provide usable open space for residents.

(2) Standards.

(a) Entry Standards. 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).

~~(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)(iii).~~

~~(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	-	-

Table 10.47.050(2)(b)

Driveway width measured at the property/right-of-way line.

Use Type	Minimum Width	Maximum Width
- 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.~~

~~(b)~~ Garage Standards. Garages (attached or detached) may occupy no more than 50 percent of the width of the ground-level facade facing the street. Garage doors may exceed this limit up to a maximum of 65 percent of the width of the ground-level facade 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.

		
<p>A decorative trellis over the garage door.</p>	<p>A balcony over the garage, single doors (instead of a wider double door), and windows above the garage on a second story.</p>	<p>A balcony over garage with decorative support columns.</p>

(ce) Standards for Minimum Usable 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.

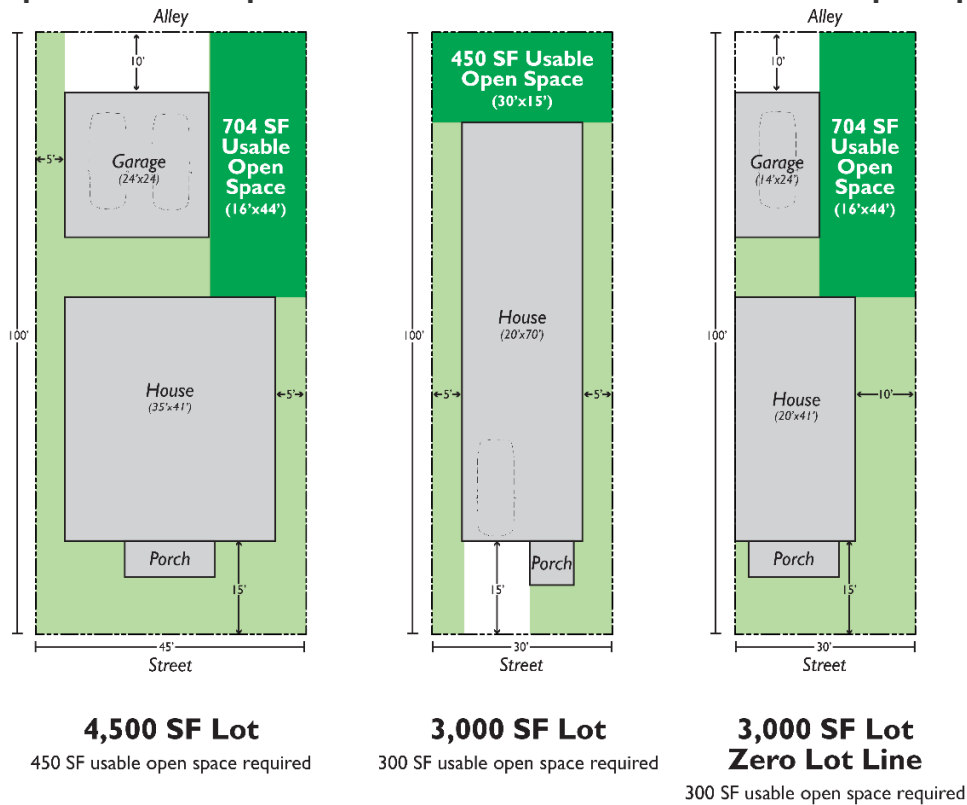
(ii) The open space(s) shall be equivalent to 10 percent (minimum) of the lot area. For example, a 4,000-square-foot lot would require a contiguous open space of at least 400 square feet, or 20 feet by 20 feet in area. Figure 10.47.050(2)(e) illustrates some configurations that comply for residences with alley access.

(iii) Drive aisles shall not count in the calculations for usable open space.

(iv) Additions shall not create or increase any nonconformity with this standard.

Figure 10.47.050(2)(e)

Examples of how to provide the minimum amount of usable open space.



~~(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 title and WCC Title 11. The burden of proof for demonstrating compliance with the applicable standards for the potential short subdivision shall be on the applicant. Submittal requirements will therefore exceed those for a standard building permit. Additional information includes, but may not be limited to, a site plan that includes the “proposed” lot lines, access and utilities, any applicable easements, dimensions, and any other applicable information necessary to demonstrate compliance. 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.

(2) As an alternative to the cluster provisions in subsection (1) of this section, 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 space and meet the following standards:

(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.

(iiiiv) 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:

(A) Maximum length: 150 feet.

(B) Minimum width: 15 feet paved lane within a 20-foot-wide easement.

~~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).

Cottage housing dwelling units, where defined in WCC ~~10.08.050-10.08.055~~ 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 when on a lot with a total of five or more dwelling units, 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.

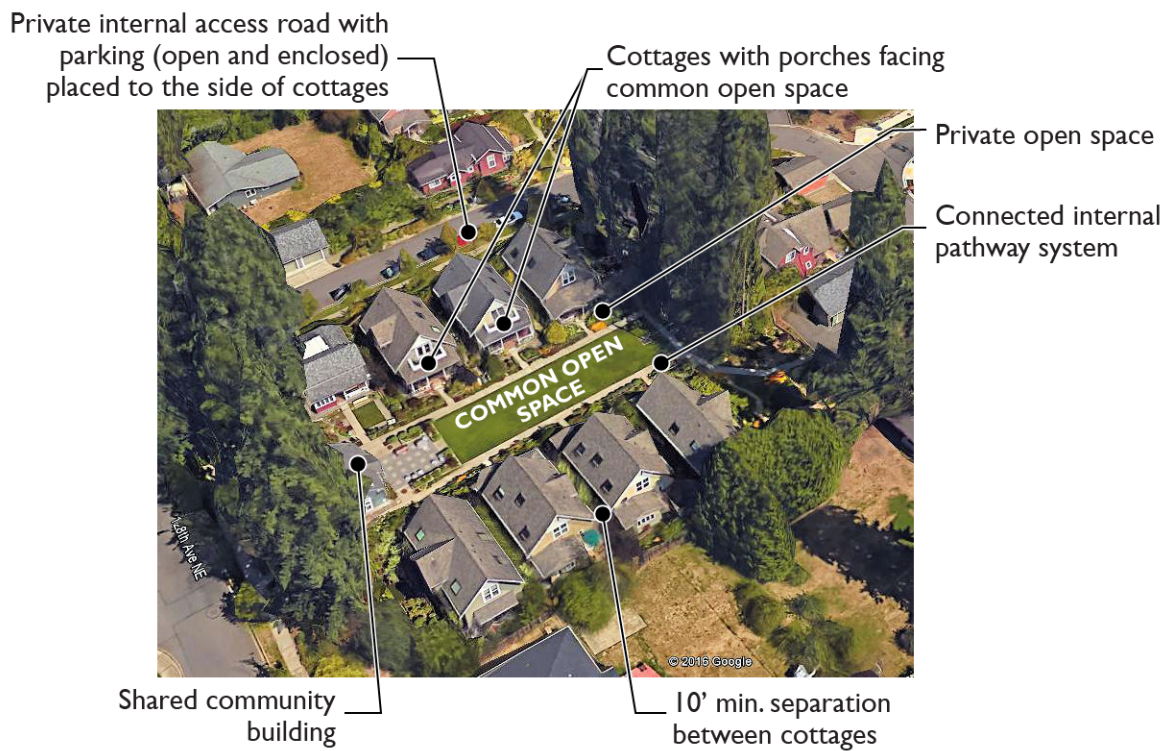
Figure 10.47.090(1)(a)

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 cottages 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~~ five dwelling units.

(ii) ~~Four~~ Five 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) Setback Exceptions to Chapter 10.46 WCCs.

~~(i) Cottages built along streets are subject to the applicable street setbacks in Chapter 10.46 WCC.~~

~~(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 10-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 10 feet, except that two cottages may share a common wall as in a duplex configuration. Within a given development, up to one-half 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.

(jiv) 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.

(iiiv) 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.~~

(iv) Open Space.

(Ai) A common open space is required for each cottage cluster. 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.

(Bii) A minimum of 200 square feet of common open space shall be provided per dwelling unit.

(1A) 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.

(2B) 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, noncommercial orchards, landscaped picnic areas or gardens, wildlife viewing areas, etc.

(3C) Fences are not allowed within any common open space area.

(4D) 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.

~~(Ciii)~~ 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.

~~(Div)~~ 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.

~~(hj)~~ ~~Access, Driveways, Parking, and~~ Garages.

~~(i) Unless a higher classification of road is required per public works preapproved 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 edition 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 WCC 11.20.020, Streets, 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.~~

~~(iv)~~ 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.

~~(jivi)~~ 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.~~

(im) 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.

10.47.100 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 when on a lot with a total of five or more dwelling units, 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 deemphasize 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.~~

(ae) Architectural Design. See Residential Design Guidelines Section E: Building Design.

(b3) Minimum Usable Open Space. Duplexes shall include usable open space for each dwelling unit:

(ia) 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.

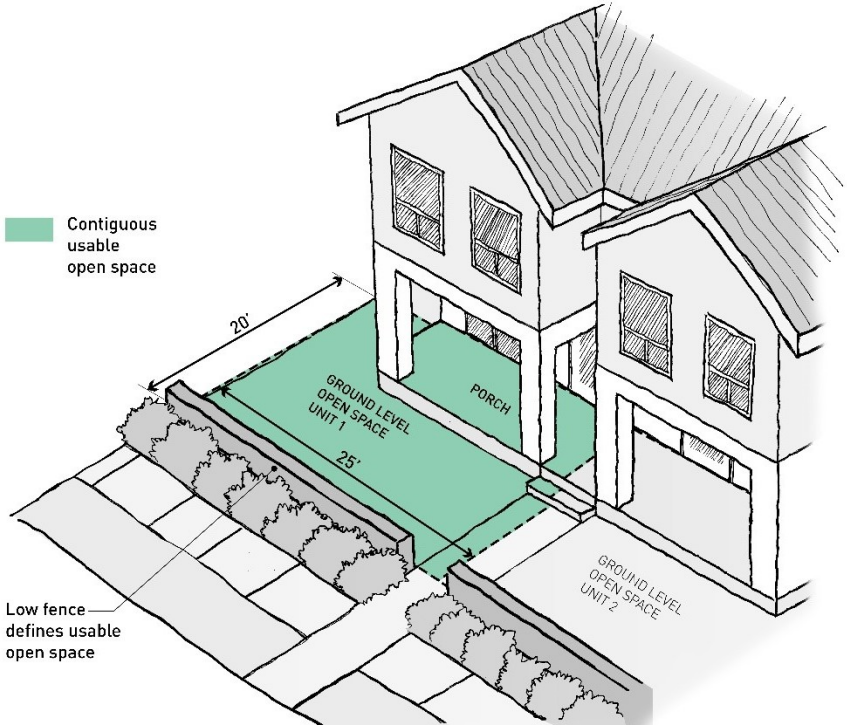
(iib) The combined open spaces shall be equivalent to 10 percent (minimum) of the duplex lot area. For example, an 8,000-square-foot lot would require a usable open spaces of at least 800 square feet (e.g., 20 feet by 20 feet (400 square feet) for each unit). Unenclosed ground-level porches and patio areas and upper floor decks may be included in the open space calculations.

(iiie) Street setbacks may be used to meet this standard provided they are defined with a fence meeting the standards of WCC [10.48.130](#).

(ivd) Drive aisles shall not count in the calculations for usable open space.

(ve) Additions shall not create or increase any nonconformity 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.~~

10.47.120 Courtyard housing.

All courtyard ~~housing~~ developments, where defined in WCC [10.08.0550](#) 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 when on a lot with a total of five or more dwelling units, 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~~ five 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 three-quarters of a unit ~~(resulting in a one-third density bonus)~~.

(e) Setback Exceptions to Chapter 10.46 WCCs.

~~(i) Courtyard buildings facing public streets are subject to the applicable street setbacks in Chapter 10.46 WCC.~~

~~(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 10-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.~~

~~(gh) Open Space.~~

~~(i) A common open space is required for each courtyard cluster. 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.

(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, and 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 Design 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.

~~(h) Access, Parking, and Garages.~~

~~(i) Unless a higher classification of road is required per public works preapproved 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 edition 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 WCC 11.20.020, Streets, 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 the form of hedges or architectural barriers is required to screen surface parking lots from 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.

(iv) 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.

10.47.130 Townhouses.

All townhouses, as defined in WCC ~~10.08.135~~ 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 when on a lot with a total of five or more dwelling units, 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) ~~Setback Exceptions to Chapter 10.46 WCC.s. The minimum setbacks set forth in Chapter 10.46 WCC 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 Chapter 10.46 WCC. 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 Chapter 10.46 WCC.~~

(iii) Townhouses built along rear property lines of adjacent properties shall maintain 10-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 pathway is 15 feet between the facades of each building.

~~(v) The minimum setback for townhouses (including porches and covered entries) not fronting on a public street shall be:~~

~~(A) Ten feet from the back edge of the sidewalk or 15 feet from the edge of roadway/driveway pavement for an internal drive (pursuant to subsection (2)(d) of this section).~~

~~(B) Fifteen feet from a private lane easement or tract.~~

~~(C) The minimum setback for a garage facing a private lane or internal drive aisle shall be at least five feet further from the building facade facing the private lane or internal drive aisle, including a porch or covered entry, and no less than 20 feet from the edge of roadway/driveway pavement and sidewalk if applicable.~~

~~(vi) See also requirements for ground related residential units in Residential Design Guidelines Section C.1.1.~~

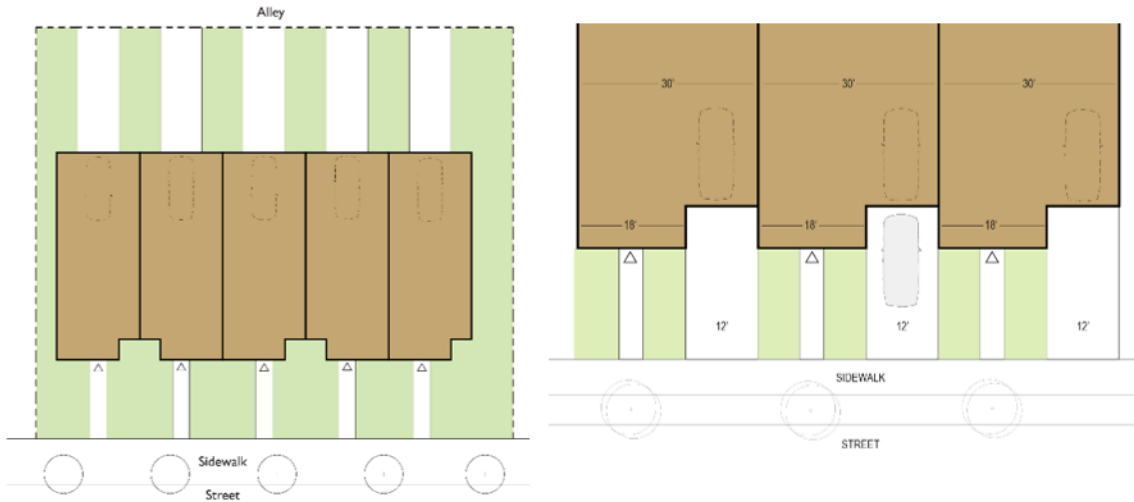
~~(b) Entries. See Residential Design Guidelines Section E.5.1.~~

~~(c) Front-Loaded Townhouses. Private driveways (maximum 12 feet wide) and garages facing the street (single-car width and a maximum 10 feet wide) are allowed in the following circumstances:~~

(i) ~~Where townhouse units are at least 30 feet wide. See Figure 10.47.130(2)(c) below for examples; and~~

(ii) ~~Where townhouses front a street other than a designated principal or minor arterial.~~

Figure 10.47.130(2)(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).

(d) Townhouses with Shared Access.

(i) ~~Unless a higher classification of road is required per public works preapproved 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 edition 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 WCC 11.20.020, Streets, shall also apply.~~

~~(ii) Minimum building separation across internal drive aisles shall be 24 feet. Projections into this minimum building separation standard are permitted for each building consistent with the reduced side setback provisions referenced in WCC 10.46.080(4). 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.~~

~~(iii) Portions of internal drive aisles within townhouse developments that have parking spaces that are directly adjacent shall meet the dimensional standards in WCC 10.60.030.~~

~~(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).~~

(b)f) Usable Open Space. Townhouse dwellings shall provide open space at least equal to 10 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 [10.48.130](#).

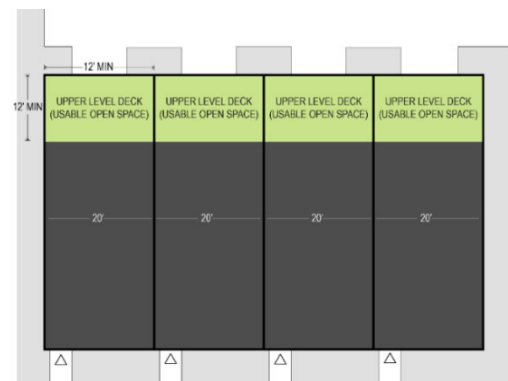
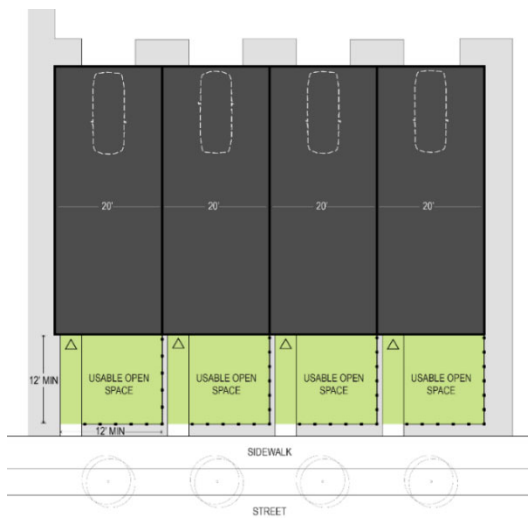
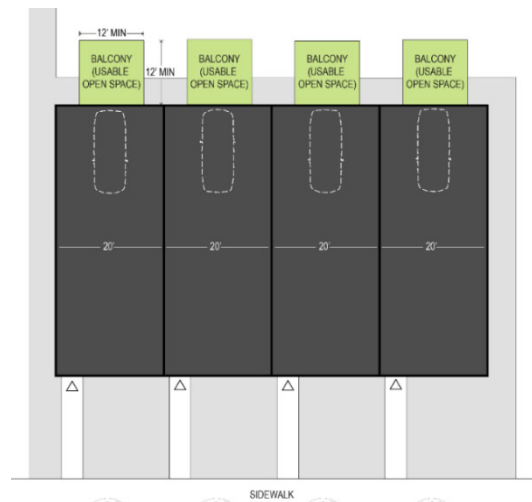
(ii) Balconies, roof decks or porches.

Figure 10.47.130(f)(1)

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.



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

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 when on a lot with a total of five or more dwelling units, unless otherwise regulated within this code. Exception: Courtyard ~~housing~~-(see WCC [10.47.120](#)) and townhouses (see WCC [10.47.130](#)) 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.
- (d) To provide opportunities for infill development consistent with goals of the Wenatchee urban area comprehensive plan.

Figure 10.47.150(1)
Multifamily ~~housing~~ development examples.



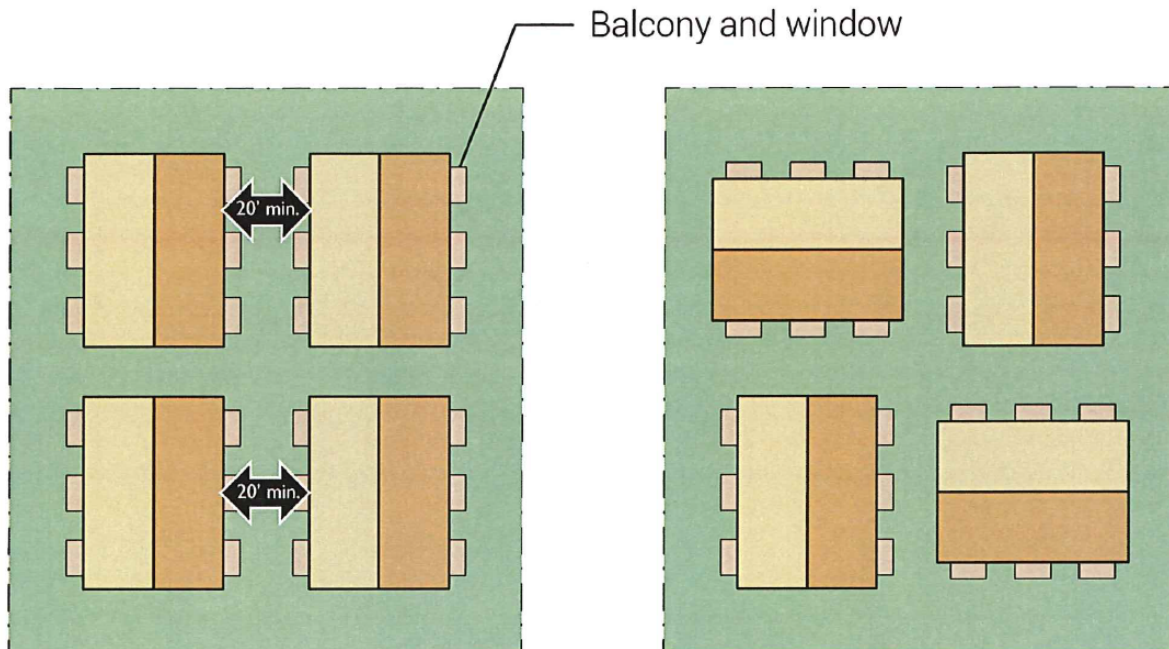
(2) Standards.

- (a) Multifamily housing development options include ownership, rental, and condominium.
- ~~(b) Density. The maximum density shall be as described in WCC [10.46.020](#).~~
- ~~(b) Setback [Exceptions to Chapter 10.46 WCCs](#).~~
 - ~~(i) Multifamily buildings are subject to the applicable setbacks in Chapter [10.46](#) WCC.~~

(ii) Multifamily development built along rear property lines of adjacent properties (not in the development) shall maintain 10-foot minimum setbacks in the RS and RL zones and five-foot minimum setbacks in all other applicable zones unless a smaller minimum is established in this title.

(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 any shared entrance(s) or exterior primary entrances to a unit (if applicable) are 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.~~

~~(cf) Open Space.~~

(i) Amount of Required Residential Open Space. All new multifamily uses 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.

~~(dg) Access, Parking, and Garages.~~

~~(i) Unless a higher classification of road is required per public works preapproved 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 edition 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 WCC 11.20.020, Streets, 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 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 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.

~~(iiv) 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.~~

~~(ej) 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. Developments for which WCC [10.48.320](#) applies shall also meet those standards.~~

~~(f) Bicycle facilities. In multi-story multifamily buildings where some units are not ground related, provide at least one secure bicycle storage space for each unit. The storage space may be within a structured parking area, special structure or within the dwelling unit, if approved by the Director.~~

~~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.~~

Chapter 10.48 GENERAL DEVELOPMENT REGULATIONS

10.48.020 Driveways and Access.

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

~~(1) All driveway widths, setbacks, and separation distances are measured at the property/right-of-way line.~~

~~(24) Access required. Every lot shall be provided with and maintain satisfactory access by a driveway from 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 this title as applicable.~~

(3) Number of driveways. Only one driveway per lot may be permitted for a street frontage which does not exceed eighty feet. Two driveways may be permitted for frontages exceeding eighty feet. All driveways in excess of the number allowed shall be approved if the City Engineer determines that said driveway would be of benefit to the City's traffic circulation.

(4) Location.

(a) All driveways shall be set back a minimum of five feet from a side property line of an adjacent property.

(b) Driveways shall be a minimum of 30 feet from another driveway on the same lot or within the same development.

(c2) Egress and ingress points ~~Driveways~~ along all locally classified principal arterials, minor arterials, and collectors shall:

(ia) Be no closer than 100 feet from another access within the same development project.

(iib) When feasible, be no closer than 150 feet from a minor arterial intersection or 250 feet from a principal arterial intersection.

(d4) On a ~~corner~~ lot with more than one street frontage, access shall be from the lower classified street as depicted in the circulation map of the Wenatchee urban area comprehensive plan. Accessing from the higher classified street shall only be allowed if the city engineer determines that said access would be of benefit to the city's traffic circulation.

(e) Vehicular access shall be taken exclusively from the alley for all residential development on sites adjacent to alleys where the city engineer determines that the alley is sufficient to provide adequate circulation. Developments requiring six or more parking spaces accessing an alley shall make necessary improvements to the alley in accordance with the most current public works standard plans and policies.

(53) Driveway widths. Maximum driveway widths on a public or private street as measured at the property/right-of-way line are set forth below:

(a) Driveway widths shall be a maximum of 18 feet for lots with one to four dwelling units and a maximum of 25 feet for lots with residential development of greater than four dwelling units. The maximum driveway width may be increased on the property at a distance of five feet from the back of sidewalk (or the planned sidewalk location based on current public works standards if the sidewalk is not yet constructed). 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.

(b) Driveway widths for commercial development shall be as determined by the city engineer.

10.48.040 Pedestrian connections.

All pedestrian connections shall meet the following standards unless otherwise regulated within this code:

(1) Pedestrian access to primary building entrances from adjacent public streets shall be provided. For ADU's and lots with one to four dwelling units, the driveway may be used for pedestrian access.

(2) An internal sidewalk or pathway system, at least five feet in width, that enhances pedestrian access within and through the site shall be provided, including from designated parking areas to primary building entrances. When pedestrian access is adjacent to driveways, they shall be differentiated by material or height. Single-family dwellings and duplexes are excluded from this requirement unless otherwise required in Chapter 10.47 WCC.

10.48.120 Vehicle parking.

All dwelling units in a residential zone~~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 as provided in WCC 10.60.030(7). ~~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.~~

10.48.XXX Light and Glare. [new section]

Any exterior lighting shall be of low-intensity and designed to project toward the property, or shall be shielded to keep light from directly projecting over property lines.

Chapter 10.60 OFF-STREET PARKING

10.60.030 General requirements.

(7) Except where otherwise provided by this title, off-street parking for new construction, including additions, must be within fully enclosed structures or located behind or to the side of buildings. Exceptions to this standard may be granted by the director, if site infeasibility can be demonstrated or as provided in WCC 10.47. ~~Single family residences and duplexes shall comply with WCC 10.48.120.~~

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:

Land Use	Standards
Residential	
Accessory dwelling unit	Refer to WCC 10.47.040(2)(d)
Bed and breakfast, transient rental	1 space per bedroom
Boarding or lodging room	1 space per bedroom
<u>Dwelling Unit (properties 6,000sf and less)</u>	<u>1 space per unit, except as in WCC 10.47.035</u>
<u>Dwelling Unit (properties above 6,000sf)</u>	<u>1 space per bedroom, not more than 2 spaces per dwelling unit, except as in WCC 10.47.035</u>

Land Use	Standards
Duplex; patio homes	1 space per bedroom, but not more than 2 spaces per dwelling unit; refer to <u>WCC 10.47.100(2)(a)</u>
Supervised living facilities, welfare or correction institution, group homes (7 or more)	1 space per 5 beds
Home occupation	2 spaces per business
Senior housing	1 space per dwelling unit
Multifamily dwelling; townhouses	1 space per bedroom, but not more than 2 spaces per dwelling unit
Student housing	1.5 spaces per bedroom up to 3 bedrooms per unit. Above 3 bedrooms add 0.5 parking space per student.
Single-family dwelling, adult family home, group home (6 or less)	2 spaces per dwelling unit

Land Use	Standards
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)
Live-work dwellings	Refer to WCC 10.47.140(2)(e)
Manufactured home community	Refer to WCC 10.47.180(2)(k)(i)

Chapter 10.65 CONDITIONAL USES

10.65.220 Public utilities and services.

(1) ~~Architectural Scale. New nonresidential buildings in the RF, RS, RL, RM, and RH zoning districts shall meet WCC 10.48.270Any buildings proposed shall be designed to harmonize with the residential structures of the neighborhood;~~

(2) ~~Parking needs shall be evaluated by the hearing examiner consistent with Chapter 10.60 WCC, as amendedAll setback requirements of the district in which the public service facility is proposed shall be observed;~~

Title 15 Development Impact Fee

GENERAL PROVISIONS GOVERNING THE ASSESSMENT OF IMPACT FEES

15.02.040 Exemptions.

(5) An accessory dwelling unit ~~constructed on a single family lot.~~

Title 7 STREETS AND SIDEWALKS

SIDEWALK CONSTRUCTION STANDARDS

7.22.020 Sidewalks constructed during building improvement.

Curbs, gutters and sidewalks shall be constructed simultaneously with the improvement of real property on the street or streets abutting the property to be improved.

“Improvement of the property” shall mean construction of a primary structure, or any remodels in any two-year period representing greater than 50 percent of the valuation of the structure as determined using the most recent ICC valuation and construction tables, or remodel adding 20 percent or more of gross floor area. The width of the sidewalk shall be determined by the city engineer after taking into consideration the width of existing sidewalks adjacent or contiguous to the property to be improved, the width of available right-of-way for the construction of sidewalks, and the zone in which the property is to be located; provided, however, that the minimum width of any sidewalk constructed pursuant to this chapter shall be four and one-half feet. In lieu of the above requirements, upon approval of the city engineer, the applicant shall dedicate right-of-way to the city of Wenatchee if adequate right-of-way is not available for required sidewalks. The amount of dedication required will be determined by the city engineer.

The development of Accessory Dwelling Units shall not require public street improvements.