

17.10.620 Yard, rear.

“Rear yard” means that part of the yard which lies between the rear lot line, the side lot lines and the rear line of the principal building. (Ord. 361 § 3, 1992).

17.10.630 Yard, side.

“Side yard” means that part of the yard which lies between a side lot line, the rear lot line of the front yard, the side line of the principal building and the front line of the rear yard. There are two such side yards. (Ord. 361 § 3, 1992).

17.10.640 Zone.

“Zone” means one of the classifications of permitted use into which the land area of the town is divided such as mixed residential, central business district and light industrial. (Ord. 361 § 3, 1992).

17.10.650 Zoning district.

“Zoning district” means a part of a zone, shown on the zoning map, with specific boundaries and designation of its zoning classification. (Ord. 361 § 3, 1992).

17.10.660 Zoning map.

“Zoning map” means the official map which illustrates and delineates boundaries of the various zoning districts. The zoning map is on file in the office of the town clerk-treasurer. (Ord. 361 § 3, 1992).

Chapter 17.15

MIXED RESIDENTIAL (MR)

Sections:

- 17.15.010 Principal uses.
- 17.15.020 Secondary uses.
- 17.15.030 Conditional uses.
- 17.15.040 Minimum lot size.
- 17.15.045 Location criteria for duplexes.
- 17.15.050 Maximum lot coverage.
- 17.15.060 Minimum open space.
- 17.15.070 Maximum height.
- 17.15.080 Setbacks.
- 17.15.090 Requirement to connect to town water and sewer systems.
- 17.15.100 Parking.
- 17.15.110 Protection of critical areas.
- 17.15.120 Shoreline permits.
- 17.15.130 Outdoor lighting.
- 17.15.140 Binding site planning.

17.15.010 Principal uses.

- (1) Single-family dwelling unit.
- (2) Duplex dwelling unit. (Ord. 539 § 1 (Att. A), 2013; Ord. 361 § 12, 1992).

17.15.020 Secondary uses.

- (1) Accessory buildings. (Ord. 361 § 12, 1992).

17.15.030 Conditional uses.

- Subject to the approval of the council:
- (1) Bed and breakfast rooms and inns.
 - (2) Boarding houses.
 - (3) Churches (new churches and additions exceeding 30 percent of the existing floor space).
 - (4) Day care centers.
 - (5) Factory-built housing in compliance with Chapter 15.15 SCEMC.
 - (6) Foster and/or group homes.
 - (7) Home occupations.
 - (8) Nursery, greenhouse.
 - (9) Public facilities.
 - (10) Radio transmitting and satellite signal receiving antennas over 3.28 feet in diameter.

(11) Containers/units that are located on a site for more than six months. (Ord. 627 § 2, 2022; Ord. 539 § 1 (Att. A), 2013; Ord. 379, 1995; Ord. 361 § 12, 1992).

17.15.040 Minimum lot size.

(1) Single-family dwelling lots shall have a minimum of 6,000 square feet.

(2) Duplex lots shall have a minimum of 10,000 square feet and are subject to location criteria in SCEMC 17.15.045. (Ord. 539 § 1 (Att. A), 2013; Ord. 361 § 12, 1992).

17.15.045 Location criteria for duplexes.

No more than one duplex shall be built on a block face. (Ord. 539 § 1 (Att. A), 2013).

17.15.050 Maximum lot coverage.

Single-family and duplex dwelling units shall not exceed 35 percent of the lot area. (Ord. 539 § 1 (Att. A), 2013; Ord. 361 § 12, 1992).

17.15.060 Minimum open space.

Single-family and duplex dwelling units shall maintain a minimum of 40 percent of the lot area as open space, free of structures or buildings. (Ord. 539 § 1 (Att. A), 2013; Ord. 361 § 12, 1992).

17.15.070 Maximum height.

No dwelling, building or structure shall be more than 35 feet high, and shall not be more than two stories in height. (Ord. 361 § 12, 1992).

17.15.080 Setbacks.

(1) Street or front: 20 feet.

(2) Side yard: five feet.

(3) Rear yard: 20 feet.

(4) Corner Lot. Where a property sideline abuts a street, the building shall be no less than 15 feet distant from such side line.

(5) Accessory buildings in the rear yard shall not be less than five feet distant from the rear and side property lines.

(6) The projection of any structures or appendages shall be the distance measured horizontally from the property line to the outermost point of projection. (Ord. 379, 1995; Ord. 361 § 12, 1992).

17.15.090 Requirement to connect to town water and sewer systems.

All development is required to be served by the town's public water system and sewage system. (Ord. 361 § 12, 1992).

17.15.100 Parking.

All single-family and duplex dwellings shall provide two off-street parking spaces per each residence or dwelling unit. (Ord. 539 § 1 (Att. A), 2013; Ord. 361 § 12, 1992).

17.15.110 Protection of critical areas.

All development in this zone shall be subject to the town's critical areas regulations in Chapter 16.10 SCEMC. (Ord. 539 § 4 (Att. C), 2013; Ord. 379, 1995; Ord. 361 § 12, 1992).

17.15.120 Shoreline permits.

Required for development along the Yakima River within the jurisdictional boundaries of the town of South Cle Elum. (Ord. 361 § 12, 1992).

17.15.130 Outdoor lighting.

Outdoor lighting is permitted as follows:

(1) Lighting installed by the town government or installed as a result of agreement among the residents affected.

(2) Any lighting from incandescent bulbs of 150 watts or less; provided, that spot or flood lamps on any particular property are aimed at points within that property.

(3) Any lighting shielded in such a way that the illumination of adjoining property is no greater than from an ordinary 150 watt incandescent bulb (not a spot or flood light) installed in the same place.

(4) Any lighting at least 200 feet from any residence on other property, provided it does not cause unreasonable interference to adjacent neighbors.

(5) No outdoor lighting shall be installed in the town right-of-way without permission from the town.

(6) Any other lighting which causes no denial of any reasonable use or enjoyment of property by a person other than the owner of the lighting. (Ord. 361 § 12, 1992).

17.15.140 Binding site planning.

A binding site plan is required for all residential development and shall include:

(1) All information required on a preliminary plat.

(2) The location of all proposed structures, with detailed plot plan including all setbacks.

(3) Schematic plans and elevations of proposed buildings and accessory structures. (Ord. 379, 1995).

Chapter 17.20

DOWNTOWN BUSINESS DISTRICT (DBD)

Sections:

- 17.20.010 Principal uses.
- 17.20.015 Conditional uses.
- 17.20.020 Minimum lot size.
- 17.20.030 Maximum lot coverage.
- 17.20.040 Maximum height.
- 17.20.050 Setbacks.
- 17.20.060 Requirement to connect to town water and sewer systems.
- 17.20.070 Parking.
- 17.20.080 Loading space requirements.
- 17.20.090 Parking for the handicapped.
- 17.20.100 Barrier free access.
- 17.20.110 Binding site plan.
- 17.20.120 Protection of critical areas.
- 17.20.130 Outdoor lighting.

17.20.010 Principal uses.

- (1) Bank or similar financial institution.
- (2) Bed and breakfast room and inn.
- (3) Church.
- (4) Club, lodge, fraternal organization, grange hall or similar use.
- (5) Establishment offering personal services, such as barber and beauty shops, dress-making and tailoring, cleaning and pressing, coin-operated laundry and cleaning.
- (6) Home occupation.
- (7) Hotel or motel.
- (8) Locksmith.
- (9) Medical-dental clinic.
- (10) Newspaper, printing or lithographing establishment.
- (11) Nursery, greenhouse.
- (12) Nursing home, retirement home, rest home, convalescent home or similar use.
- (13) Private library, art gallery, museum or similar use.
- (14) Professional and business office.
- (15) Public facilities and public utility use.
- (16) Rental agency – home or garden equipment.
- (17) Repair shop for radio, TV, small appliances, shoes, watches or other similar items.