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City of Cle Elum Zoning Guidance

How do I find the zoning for a property?

You can find a property's zoning in two different ways. The first is by using the Kittitas County Assessor's Compas online mapping system. Compas is an interactive map that allows you to find information on any parcel in Kittitas County. By clicking on any parcel within the County boundaries, adding layers, and toggling on and off aerial photos or topographical data such as Lidar, you will be able to discover quite a lot about the property you are interested in.

To obtain the zoning of your property through Compas follow these instructions:

- 1) Paste the following into your internet browser:
<https://gis.co.kittitas.wa.us/compas/default.aspx>

- 2) Click on the four square icon in the upper right of the screen and check the "zoning" box in the drop-down to turn on the zoning layer. You can also use this drop-down to turn on and off the parcel, air photos and other helpful map layers.

- 3) Enter an address in the Search bar at the top right of the screen or zoom into the map to select a parcel manually (use your mouse or the +/- buttons to the right of the Search field).

- 4) Now you can see the zoning of your property!!! If you can't see the zoning layer, try zooming out a bit and it should appear.

- 5) Lastly if you click on your parcel you can find information about your property.



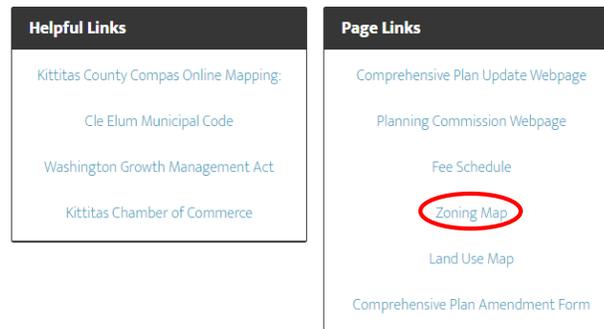
Where can I find a printed zoning map of the City?

You can follow this link for a printable color zoning map:

http://cityofcleelum.com/wp-content/uploads/2017/12/11X17_zoning_map.pdf

OR you can navigate to the map on the City’s website by pasting the following into your internet browser: <http://cityofcleelum.com/city-services/planning/>

You should now be on the City’s Planning Department page. Scroll down to the “Page Links” box and click on “Zoning Map” (see image below).



How does zoning impact what I can do on my property?

Zoning regulates what types of activities can take place on a piece of property. To find the regulations for each City zone, follow the instructions below:

- 1) On your internet browser search: <https://cleelum.municipal.codes/>
Click on “Zoning”, which is Title 17 of the Cle Elum Municipal Code and where you will find all City zoning regulations.
- 2) Once you know how your property is zoned (page 1 of this handout) click on the corresponding Zoning chapter (e.g., Residential, Industrial, etc.).
- 3) The individual chapters provide information on the permitted and conditional uses, uses requiring site and design review, required design standards, and other regulated uses per zone. Note: Conditional Uses require City Conditional Use Permits.

Municipal Code	
1	General Provisions
2	Administration and Personnel
3	Revenue and Finance
5	Business Licenses, Taxes and Regulations
6	Animals
8	Health and Safety
9	Public Peace, Morals and Welfare
10	Vehicles and Traffic
12	Streets, Sidewalks and Public Places
13	Public Services
15	Buildings and Construction
16	Subdivisions
17	Zoning
18	Critical Areas Development
	Tables

Title 17 ZONING*	
Chapters:	
17.04	General Provisions
17.08	Definitions
17.10	Marijuana Regulations
17.12	Use Districts, Map and Boundaries
17.16	R – Residential District
17.20	RM Multiple Family Residential District
17.24	OTC Old Town Commercial District
17.28	EC Entry Commercial District
17.32	CG General Commercial District
17.34	Business Park District
17.36	I Industrial District
17.45	PMU Planned Mixed Use District
17.50	P Public Reserve Area District
17.56	Off-Street Parking and Loading Requirements
17.64	Landscaping Requirements
17.76	Site and Design Review
17.80	Conditional Use Permits
17.85	Variances
17.90	Sidewalk Displays and Advertising in Commercial an