

**ORDINANCE NO. 1720**

**CITY OF LEAVENWORTH, WASHINGTON**

**AN ORDINANCE OF THE CITY OF LEAVENWORTH, WASHINGTON AMENDING CHAPTERS 18.25 “DISTRICT USES,” 18.36 “SUPPLEMENTARY REGULATIONS” AND CHAPTER 21.90 “COMMON DEFINITIONS” OF THE LEAVENWORTH MUNICIPAL CODE, TO PERMIT TRIPLEXES AS A UNIQUE USE IN ALL RESIDENTIAL ZONES AND MODIFY RESIDENTIAL DESIGN STANDARDS TO CREATE AESTHETIC COMPATIBILITY WITHIN EXISTING RESIDENTIAL NEIGHBORHOODS.**

**WHEREAS**, the City of Leavenworth’s 2025 Planning Commission Docket identified triplex regulation updates as a priority for the year; and

**WHEREAS**, the proposed code amendments are necessary for consistency with the Comprehensive Plan Housing Goal 2 and the Adopted Housing Action Plan, Strategies 10 and 11.

**WHEREAS**, the proposed amendments are consistent with the City’s Comprehensive Plan goals to provide a variety of housing types and affordability, and consistent with the Growth Management Act; and

**WHEREAS**, the proposed amendments are exempt from Environmental Review pursuant to WAC 197-11-800(19) as the action is procedural in nature; and

**WHEREAS**, the draft amendments received approval by the Washington State Department of Commerce on December 1, 2025, under expedited review submittal number 2025-S-11142; and

**WHEREAS**, the Planning Commission has conducted a public process including multiple work sessions, agency review, and a duly noticed public hearing on December 3, 2025; and

**WHEREAS**, the City of Leavenworth issued a staff report addressing code requirements of LMC 21.35 and the criteria of 21.31.040(H); and

**WHEREAS**, the City of Leavenworth has followed the requirements of the Leavenworth Municipal Code as it relates to processing legislative actions; and

**WHEREAS**, on February 10 .2026, the City Council set a public hearing to consider the proposed amendments; and

**WHEREAS**, on February 24, 2026, the Leavenworth City Council held a public hearing to consider and take public testimony on the proposed amendments; and

**WHEREAS**, the City Council made the following findings, pursuant to LMC 21.09.060(B)(7):

- a. The amendments have been reviewed for consistency with LMC 21.31 Comprehensive Plan Amendment Process, within the staff report.
- b. The amendments are in compliance with each applicable criterion and applicable standards.
- c. The amendments do not require modification or conditions to be in compliance with all applicable laws.
- d. All public notice and participation requirements have been satisfied.
- e. The City Council decision to adopt amendments is final unless appealed as provided in Chapter 21.11 LMC, Appeals. The appeal shall meet the requirements of the Growth Management Hearing Board process and procedures.
- f. The complete casefile, including findings, conclusions, and conditions of approval, if any, is available for inspection online and at City Hall during normal business hours, 700 US Hwy 2, Leavenworth, contact Community Development Director, 509-548-5275.
- g. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11 have been satisfied.
- h. The adoption of the amendments is in the best interest of the public and furthers the health, safety, and welfare of the citizens of the City of Leavenworth.
- i. All amendments relate to development regulations and standards and have been reviewed together.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LEAVENWORTH, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** The City Council adopts the amendments to Chapters 18.25 District Uses, 18.36 Supplementary Regulations, and Chapter 21.90 Common Definitions, as outlined in Attachment A.

**Section 2.** This Ordinance shall become effective five (5) days after passage and publication as provided by law.

Passed by the City Council of City of Leavenworth, Washington and approved by the Mayor at an open public meeting on the 10<sup>th</sup> day of March, 2026.

CITY OF LEAVENWORTH

DocuSigned by:

By: Carl Florea

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Carl J. Florea, Mayor

Approved as to form:

DocuSigned by:

*Thom Graafstra*

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Thom Graafstra, City Attorney

Attest:

Signed by:

*Andrea Fischer*

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Andrea Fischer, City Clerk

**Chapter 18.25**  
**DISTRICT USES**

- Sections:  
18.25.010 Purpose.  
18.25.020 Shoreline Master Program.  
18.25.030 District use chart.

**18.25.030 District use chart.**

The following acronyms apply to the district use chart. If there is no notation in the chart for the zoning district, that use is not permitted. All uses must meet city standards:

“P” Permitted Use. Those uses/development which are permitted when meeting the city regulations.

“AU” Accessory Use. A use or structure on the same lot that is incidental or subordinate to the primary use or structure, and which may exist only when a primary use is existing on the same lot. The floor area of the accessory use must be less than that devoted to the primary use or structure.

“C” Conditional Use. A use allowed in one or more zones as defined by the zoning code and this district use chart, but which, because of characteristics peculiar to such use, the size, technological processes or equipment, or because of the exact location with reference to surroundings, streets, and existing improvements or demands upon public facilities, requires an approval as provided by the code in order to provide a particular degree of control to make such uses consistent and compatible with other existing or permissible uses in the same zone and mitigate adverse impacts of the use.

“ ” (blank) Prohibited. A use/development which is not permitted.

Zoning Districts:

- (RL6) Residential Low Density 6,000.
- (R-8) Residential 8.
- (MF) Multifamily Residential.
- (GC) General Commercial.
- (CC) Central Commercial.
- (TC) Tourist Commercial.
- (CDMUI) Commercial District Mixed Use Incentives (overlay).
- (LI) Light Industrial.
- (REC) Recreation.
- (RP) Recreation-Public.

| Land Uses                                   | RL6 | R-8 | MF |  | CDMUI | GC | CC | TC | LI | REC | RP |
|---------------------------------------------|-----|-----|----|--|-------|----|----|----|----|-----|----|
| Residential (Specified Use Below)           |     |     |    |  |       |    |    |    |    |     |    |
| Accessory Dwelling Unit                     | AU  | AU  | AU |  |       |    |    |    |    |     |    |
| Boardinghouse, Lodging House, Rooming House |     |     | P  |  |       |    |    |    |    |     |    |

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Chapter 18.25 DISTRICT USES

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| Land Uses                                           | RL6               | R-8               | MF                |  | CDMUI              | GC | CC | TC | LI | REC | RP |
|-----------------------------------------------------|-------------------|-------------------|-------------------|--|--------------------|----|----|----|----|-----|----|
| Dwelling, Above Ground Floor                        |                   |                   |                   |  | P                  | AU | AU | AU |    |     |    |
| Dwelling, Cottage Housing                           | P                 | P                 | P                 |  |                    |    |    |    |    |     |    |
| Dwelling, Duplex                                    | P                 | P                 | P                 |  | AU                 |    |    |    |    |     |    |
| Dwelling, Multifamily                               |                   |                   | P                 |  | P                  | P  | P  | P  |    |     |    |
| Dwelling, Single-Family                             | P                 | P                 | P                 |  | AU                 |    |    |    |    |     |    |
| Dwelling, Tiny Home                                 | P                 | P                 | P                 |  |                    |    |    |    |    |     |    |
| <a href="#">Dwelling, Triplex</a>                   | <a href="#">P</a> | <a href="#">P</a> | <a href="#">P</a> |  | <a href="#">AU</a> |    |    |    |    |     |    |
| Emergency Shelter                                   |                   |                   |                   |  |                    | P  | P  | P  |    | P   | P  |
| Manufactured Home, Designated                       | P                 | P                 | P                 |  |                    |    |    |    |    |     |    |
| Manufactured Home/Mobile Home                       |                   |                   |                   |  |                    |    |    |    |    |     |    |
| Vacation (Short-Term) Rental                        |                   |                   |                   |  |                    | P  | P  | P  |    |     |    |
| <b>Accessory Structures and Uses</b>                |                   |                   |                   |  |                    |    |    |    |    |     |    |
| Accessory Structure                                 | AU                | AU                | AU                |  |                    | AU | AU | AU | AU | AU  | AU |
| Adult Family Home                                   | P                 | P                 | P                 |  | P                  | P  | P  | P  |    |     |    |
| Bed and Breakfast                                   | C                 | C                 | C                 |  |                    |    |    |    |    |     |    |
| Child Day Care                                      | AU                | AU                | AU                |  | P                  | P  | P  | P  |    |     |    |
| Day Care Center                                     | C                 | C                 | C                 |  | C                  | P  | P  | P  |    |     |    |
| Foster Home                                         | P                 | P                 | P                 |  |                    | P  | P  | P  |    |     |    |
| Group A Home Occupation                             | AU                | AU                | AU                |  |                    |    |    |    |    |     |    |
| Group B Home Occupation                             | AU                | AU                | AU                |  |                    |    |    |    |    |     |    |
| Nursing/Convalescent Home, Congregate Care Facility | C                 | C                 | C                 |  |                    | C  |    |    |    |     |    |
| Stacked Parking                                     | AU                | AU                | AU                |  |                    | AU | AU | AU |    |     |    |
| Swimming Pools                                      | AU                | AU                | AU                |  |                    | P  | P  | P  |    | P   | P  |
| Youth Home                                          |                   |                   | C                 |  |                    |    |    |    |    |     |    |
| <b>Public/Semi-Public (Specified Use Below)</b>     |                   |                   |                   |  |                    |    |    |    |    |     |    |
| Bus or Taxicab Stop                                 | C <sup>1</sup>    | C <sup>1</sup>    | C <sup>1</sup>    |  | P                  | P  | P  | P  | P  |     |    |
| Clinic                                              |                   |                   |                   |  |                    | P  | P  | P  | P  |     |    |
| Community Center                                    | C                 | C                 |                   |  |                    | C  |    |    |    | C   | C  |
| Composting Collection Center                        |                   |                   |                   |  | P                  | P  |    | P  | P  | P   | P  |
| Educational Centers                                 | C                 | C                 |                   |  | C                  | P  | C  | C  | C  | C   | C  |
| Educational Facilities                              | C                 | C                 |                   |  | C                  |    |    |    |    |     |    |
| Golf Courses                                        |                   |                   |                   |  |                    |    |    |    |    | P   | P  |
| Hospital                                            |                   |                   |                   |  |                    | C  | C  | C  |    | C   |    |

**18.36.045 Duplex and triplex dwellings.**

Two-family dwelling/duplex and three-family dwelling/triplex shall meet the following minimum requirements:

A. Two-family dwelling unit/duplex and three-family dwelling/triplex shall conform to all other provisions of city code. Conversions of existing structures to a duplex or triplex shall be allowed in conformance with Chapter 18.68 LMC, Nonconforming Provisions, excepting setbacks whereby the legally established structure may receive an administrative deviation to encroach no more than 20 percent into the setback; and

B. Except within the city's urban growth area, Separate water and sewer utilities shall be required for each unit..  
[Ord. 1640 § 1 (Att. A), 2022; Ord. 1628 § 1 (Att. A), 2021.]

**UPDATES TO LMC 21.90 COMMON DEFINITIONS**

| <b>Term</b>                                         | <b>Current Definition</b> | <b>New Definition</b>                                                                                                                                                                                        | <b>Rationale</b>                                                         |
|-----------------------------------------------------|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| “Dwelling, triplex”<br>or three-family<br>dwelling” | Not defined               | “Triplex” means a multifamily building, which is located on one legal lot, containing three dwelling units designed exclusively for occupancy by three single households living independently of each other. | Term has been added to the district use chart and requires a definition. |
| Facade                                              | Not defined               | “Facade” means the entire building exterior wall face, from the ground (grade) to the top of the parapet or eaves, and the full width of that elevation.                                                     | Added for code clarification.                                            |

**18.36.025 Residential ~~dwellings~~ design standards – All types of construction.**

~~The following standards shall apply to all single-family homes, modular homes, and manufactured homes, or other related types of construction.~~

A. Purpose. The purpose of the residential design standards is:

1. To enhance the character of the neighborhood and maintain “eyes on the street” for safety of pedestrians and to create welcoming and interesting streetscape.
2. To deemphasize garages and driveways as major visual elements along the street.
3. To provide housing types that are responsive to changing household demographics, provide opportunities for more affordable housing within single-family neighborhoods, and provide opportunities for infill development.

B. Applicability. The following standards within this section shall apply to all new single-family homes, accessory dwelling units, duplexes, triplexes, multifamily, modular homes, and manufactured homes, or other related types of construction.:

1. Additions and new structures on existing developed lots shall comply with these standards to the greatest extent feasible. The Administrator shall be given discretionary authority to waive or modify these standards for existing structures, to fit development patterns, topography, and other constraints.
2. City of Leavenworth Pre-Approved Dwelling Units are not subject to design standards in Section C or E of this Section.

~~A.C.~~ A. Dwelling facades facing a street on which the front and/or street side yard setback is located shall include a minimum of 15 percent glazing. ~~If the main entry door of the dwelling does not face the street from which the front yard setback is derived, a minimum of 30 square feet of glazing shall be on the portion of the dwelling facing the street on which the front yard setback is located;~~

~~B.~~ Weather protection. Covered E entry porches/landing areas shall be ~~constructed~~ designed as an integral part of the dwelling architecture and of materials which complement the primary structure.

1. For all new dwelling units, a minimum covered pedestrian entry of four feet by three feet shall be provided.

~~E.~~ Garages. Garges should complement the primary structure. ~~Attached/detached garages shall be constructed with siding materials which are the same or similar to those of the primary structure;~~

1. Garage doors shall not exceed 40 percent of the front façade.
- ~~1.2.~~ Where alley access is available, garage doors facing the street shall not exceed 20 percent of the front façade.

~~C. Attached/detached garages shall be constructed with siding materials which are the same or similar to those of the primary structure;~~

~~D.~~ All dwellings shall be permanently connected to foundations, and must meet wildland-urban interface, seismic, snow, and wind loading standards for the city of Leavenworth.

G. Articulation and modulation. If a front façade is greater than 30 feet in length, articulation or modulation shall be used to break up the appearance of a long blank wall. Articulation and modulation shall include at least two of the following elements:

1. Bays, bump outs, alcoves that change the wall plane;

2. Recessed second story;
3. Gables, dormers, parapet height changes;
4. Useable balconies;
5. Architectural design changes, accent panels, shutters, window trim, cornices, or changes in building materials such as brick, stone, cement fiber, and stucco;
- 2.6. Other forms of articulation or modulation, as approved by the Administrator.

~~E. All foundations shall meet International Residential Code standards for site-built homes;~~

~~F. Any support structure built to meet snow loading standards shall be designed to integrate with the building and shall not be a separate support structure, such as a portico;~~

~~G. On level grades, no more than 12 inches of foundation wall shall be exposed on the walls facing a street (an additional factor of plus two percent (above the 12-inch maximum) may be included for drainage); greater than 12 inches of foundation wall may be exposed in cases where the slope of the lot necessitates this;~~

~~H. All siding shall extend below the top of the foundation one and one-half to two inches. A bottom trim board does not qualify as siding and cannot be used to cover the top of the foundation;~~

~~I. All skirting materials shall resemble a typical residential foundation;~~

~~J. All wheels, tongues, and other transportation equipment shall be permanently removed. [Ord. 1694 § 1 (Att. A-1), 2024.]~~