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## Chapter 19.18

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### SPECIAL USES AND STANDARDS

3 **19.18.060 Agricultural Tourist Operations.**

4 (1) Legislative Intent. Agricultural Tourist Operations (ATOs), as defined in Section 19.01.070  
5 and allowed under RCW 36.70A.177, and accessory sales of items promoting the  
6 agricultural tourist operation, are considered to be agricultural accessory uses and a  
7 component of a strong agricultural economy. This Section is intended to provide standards  
8 to ensure that the physical development of tourist operations and public education in  
9 farming areas enables business diversification that supports, promotes and sustains  
10 agricultural operations and production. Therefore, Agricultural Tourist Operations are  
11 defined as retail and destination operations and are subject to the following minimum  
12 requirements to protect agricultural land of long-term commercial significance, ensure the  
13 operation is accessory to a principal agricultural use, and location, design, and operation that  
14 does not interfere with, and supports the continuation of, the overall agricultural use of the  
15 property and neighboring properties.

16 (2) Additional Accessory Uses. The ATO may include the following:

17 (a) Food Service. Food services associated with a use or activity allowed pursuant to this  
18 Section are those services which are incidental or accessory to a permitted use or value-  
19 added food items produced from agricultural products grown on the applicant's farm and  
20 may include sales of ancillary prepackaged foods or beverages that are not prepared on the  
21 premises for on-site consumption. Food handling is subject to a License from the Yakima  
22 Health District and may require a commercial kitchen meeting YCC Title 13 standards,  
23 depending on the specific conditions of the development authorization and the food service  
24 offered.

25 (b) Educational Services. Education services located on a farm shall be a subordinate  
26 element of the operation of an ongoing agricultural activity as defined by RCW  
27 84.34.020(2).

28 (c) Events (Ancillary Entertainment/Special Events). Events (Ancillary  
29 entertainment/special events), including but not limited to weddings, receptions, meetings,  
30 and retreats shall be sized and conditioned consistent with the character of permitted  
31 activities and uses. The Reviewing Official shall place a limit on the number of occupants or  
32 size of indoor and outdoor events allowed. Capacity is limited by building occupancy and  
33 parking limitations.

34 (d) Commercial Uses. Accessory uses include those which support, promote, or sustain  
35 agricultural operations and production as a secondary, subordinate, and/or supplemental

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1 element of the operation of an ongoing agricultural activity as defined by RCW  
2 84.34.020(2). Accessory commercial or retail uses shall predominantly sell regionally  
3 produced agricultural products from one or more producers, products derived from regional  
4 agricultural production, agriculturally related experiences, or products produced on-site.  
5 Accessory commercial retail uses shall offer for sale products or services produced on-site  
6 and/or limited items promoting the ATO.

7 (3) General Requirements. All types of Agricultural Tourist Operations shall:

- 8 (a) Be consistent with the intent of this Section;
- 9 (b) Be operated by the owner, operator, or occupant of the farming use;
- 10 (c) Comply with specific provisions applicable to the type of agricultural tourist operation  
11 in this Section;
- 12 (d) Be subject to, and limited by the appropriate licensing standards of the Yakima Health  
13 District where food handling is required; and
- 14 (e) Be located on a at least a 3 (three) acre farm consisting of one or more contiguous  
15 parcels producing the crops or products sold in the approved ATO;
- 16 (f) Locate and design the ATO accessory facilities and permanent parking so they will not  
17 interfere with agricultural operations on the site of the proposed use or on nearby properties.  
18 Overflow parking for larger events shall be provided for in a way that does not interfere  
19 with, and supports the continuation of, the overall agricultural use of the property;
- 20 (g) Not locate nonagricultural accessory uses and activities, including new buildings,  
21 parking or supportive uses, outside the general area already developed for buildings and  
22 residential uses and shall not otherwise convert more than one acre of agricultural land to  
23 nonagricultural uses;
- 24 (h) Have adequate access from a county road consistent with the standards under Chapter  
25 19.23. ATOS that share a private road must submit a road maintenance agreement at the time  
26 of application signed by all legal property owners or their designees. Without the road  
27 maintenance agreement, the application will be considered incomplete; and
- 28 (i) Provide sufficient detail with applications proposing phased development of an ATO to  
29 enable the County, agencies, and adjoining property owners to consider all aspects of the  
30 project at full build-out. Changes to an approved ATO that result in new uses that were not  
31 considered in the original approval are subject to the level of review for the requested  
32 change.

33 (4) Agricultural Tourist Operation – Retail.

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1       (a) Events (Ancillary Entertainment/Special Events). Indoor event facilities shall be no  
2       larger than 1,500 square feet. Events are an expected component of an ATO and shall be  
3       permissible under these regulations without applying for additional Special Occasion  
4       Permits. Events where the predicted total number of persons on the site is five hundred  
5       persons or more at any point in time, an Outdoor Festival Permit shall be obtained under  
6       YCC Title 8.10.

7       (b) Food Service. The sale of food that is incidental or accessory to a permitted use or  
8       value-added food items produced from agricultural products grown on the applicant's farm  
9       may be provided. Food service may include sales of ancillary prepackaged foods or  
10      beverages that are not prepared on the premises for on-site consumption. Food service in the  
11      Retail ATO is subject to Yakima Health District licensing requirements and no permanent  
12      commercial kitchen is permitted. Food service shall only be served by licensed food vendors  
13      and shall be restricted to the events.

14      (c) Commercial Uses. Accessory commercial retail uses may sell products or services  
15      produced on-site and/or limited items promoting the ATO.

16      (5) Agricultural Tourist Operation – Destination. A Destination ATO is one that consists of an  
17      assortment of uses over and above any uses associated with Retail ATO, but may include:

18       (a) Events (Ancillary Entertainment/Special Events). Indoor event facilities shall be no  
19       larger than 7,500 square feet. Events are an expected component of an ATO and shall be  
20       permissible under these regulations without applying for additional Special Occasion  
21       Permits. For events where the predicted total number of persons on the site is five hundred  
22       persons or more at any point in time, an Outdoor Festival Permit shall be obtained under  
23       YCC Title 8.10.

24       (b) Food Service. A restaurant developed as an accessory use to the Destination ATO may  
25       serve meals to the general public, subject to Yakima Health District licensing requirements,  
26       including a commercial kitchen meeting the Building and Fire, Life and Safety requirements  
27       of YCC Title 13.

28       (c) Commercial Uses. Other commercial uses directly related to the ATO may be allowed,  
29       such as gift stores, art galleries or the like.

30       (d) Overnight Lodging Facilities and Short-term Rentals. Overnight lodging facilities and  
31       Short-term Rentals shall be limited to 6 (six) overnight accommodations, as provided in  
32       subsection (6) below.

33      (6) Accessory Overnight Lodging Facilities and Short-term Rentals. Overnight lodging  
34      facilities, to include stick built units, recreational vehicles, and membrane structures (teepees,  
35      yurts, or tents) are subject to additional requirements when proposed within an Agricultural  
36      Tourist Operation:

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1       (a) **Overnight Lodging Facilities and Short-term Rentals.** Overnight lodging facilities and  
2       Short-term Rentals as defined in Section 19.01.070 shall be subject to the following  
3       conditions:

4           (i) Facilities proposed within the Agriculture (AG) zone shall only be considered when  
5       being proposed as an accessory use to a Destination Agricultural Tourist Operation.

6           (ii) In all allowed zones, such facilities being proposed as an accessory use to a  
7       Destination Agricultural Tourist Operation shall be limited to 6 (six) overnight  
8       accommodations.

9           (iii) The facilities and permanent parking shall be located and designed so they will not  
10      interfere with agricultural operations on the site of the proposed use or on nearby  
11      properties.

12          (iv) The facilities and permanent parking shall be located within the general area  
13      already developed for buildings and residential uses and shall not convert more than one  
14      acre of agricultural land to nonagricultural uses.

15       (b) **Membrane Structures.** The use of a membrane structure, such as a tepee or yurt that  
16      meets the following criteria may be allowed in conjunction with approval of an overnight  
17      lodging facility or boarding or lodging house. The membrane structure:

18           (i) Shall be placed on a permanent foundation or pad;

19           (v) If the facility is a membrane structure, it shall meet the current building code and  
20      Yakima Health Department requirements for transient accommodations; and

21           (vi) If the facility is a membrane structure, it does not contain indoor cooking facilities.

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23      (Ord. 6-2017 § 2(C) (Exh. 1) (part), 2017: Ord. 7-2013 § 1 (Exh. A) (part), 2015).