

BOCC DRAFT
Proposed Changes Considered
With Public Comments

Yakima County Code
Chapter 19.14 Table 19.14-1

1
2
3 19.14.010 Allowable Land Use Table.

Chapter 19.14
ALLOWABLE LAND USE TABLE

4 (1) The following Table 19.14-1 indicates those uses which may be permitted through Type 1, 2, 3 or 4 review in the various zoning
5 districts defined in this title. In addition to Table 19.14-1, reference to the individual zoning districts and, where indicated, the notes
6 following the table and definitions of 19.01.070, is necessary in order to determine if any specific requirements apply to the listed use.

7 (2) Uses. The uses set out in Table 19.14-1 are examples of uses allowed in the various zoning districts defined in this title. The
8 appropriate review authority is mandatory. See YCC Title [16B](#) for more explicit definitions of Type 1, 2, 3, and 4 uses/reviews.

“Type 1” Uses allowed subject to approval of applicable permits where required. Type 1 uses usually require Type 1 review, but may require Type 2 review under certain conditions.

“Type 2” Uses allowed upon Type 2 administrative review and approval as set forth in Section [19.30.030](#) uses subject to review and approval. Type 2 uses require administrative review by the Administrative Official and may be referred to the Hearing Examiner.

“Type 3” Uses which may be authorized subject to the approval of a conditional use permit as set forth in Section [19.30.030](#). Type 3 conditional uses are not generally appropriate throughout the zoning district. Type 3 uses require Hearing Examiner review of applications subject to a Type 3 review under the procedures of Section [19.30.100](#) and YCC Subsection [16B.03.030\(1\)\(c\)](#).

“Type 4” Uses which may be allowed subject to the approval of a project permit as set forth in Section [19.30.030](#). Type 4 uses require both the Hearing Examiner and Board of County Commissioners review of applications subject to a Type 4 review under the

“Blank” Uses specifically prohibited.

BOCC DRAFT
Proposed Changes Considered
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Yakima County Code

Chapter 19.14 Table 19.14-1

1 A higher level of review may be required for a use located within one or more overlay districts, designated in Chapter [19.17](#), or where
 2 circumstances merit a higher level of review as described in Section [19.30.030](#). Where a use is not listed, it is specifically prohibited or
 3 subject to a similar use interpretation in Chapter [19.31](#).

Table 19.14-1 Allowable Land Uses

	A G	F W	MI N	R/EL DP	R-10/5	RT	R S	HT C	S R	R -1	R -2	R -3	B- 1	B- 2	SC	LC C	G C	M-1	M-2
AGRICULTURE & FORESTRY (COMMERCIAL)																			
Agricultural tourist operation*† (ATO):																			
(1) Retail ATO*	2				2	2	<u>3</u>												
(2) Destination/ Resort ATO*	3				3	3	<u>3</u>												
(3) Resort ATO*	4	4			4	4													
...																			
Brewery, domestic*	<u>3</u>				<u>3</u>	<u>3</u>		<u>2</u>	<u>2</u>						2	1	1		
Brewery, micro*	1				3	2		2	2						1	1	1		
Distillery*	<u>4</u> <u>3</u>				3	<u>3</u>		2	2						<u>2</u>	<u>1</u>	<u>1</u>		
Distillery*, craft*	1				3	2		2	2						2	1	1		
Winery*	1				3	2		2							2	1	1		

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Yakima County Code
 Chapter 19.14 Table 19.14-1

Table 19.14-1 Allowable Land Uses

	A G	F W	MI N	R/EL DP	R- 10/5	RT	R S	HT C	S R	R -1	R -2	R -3	B- 1	B- 2	SC C	LC C	G C	M-1	M-2
...																			
RETAIL TRADE AND SERVICE																			
Overnight lodging facilities*	2 ⁽⁴⁾	3			2		2	1							1	1	1		
Restaurants, café, and drive in eating facilities	<u>3⁽⁵</u> <u>4)</u>	3		<u>3⁽⁵</u>	<u>3⁽⁵</u>		2	2					3	2	1	1	1	2	

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2 Notes:

3 * References to a definition in Section [19.01.070](#)

4 †Refers to a special use and standard in Section 19.18

5 (1) The type of review of towers and associated structures varies depending on height, diameter and other factors listed in
 6 Section [19.18.490](#).

7 (2) Allowed as an accessory uses to an existing detached, single-family residence.

8 (3) Seasonal-duration temporary worker housing, located on a rural worksite, is limited to review only for height, setback and access
 9 requirements under RCW [70.114A.050](#).

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Yakima County Code
Chapter 19.14 Table 19.14-1

1 (4) ~~In the Agricultural district, boarding/lodging houses and overnight lodging facilities are allowed only where accessory to an~~
2 ~~agricultural tourist operation.~~

3 (54) ~~Restaurants, café, and drive in eating facilities are allowed in these zones, as Type 33 uses, ONLY except -when associated with~~
4 ~~an approved Winery, Brewery, or Distillery (WB&D) where they are allowed as Type 2 uses.. Hours of operation for eating facilities~~
5 ~~must follow the hours of operation of the approved WB&D. Drive thru facilities are not allowed in any zone when associated with~~
6 ~~a WB&D.~~