

**BOCC DRAFT**  
**Proposed Changes Considered**  
**With Public Comments**

Yakima County Code  
Chapter 19.14 Table 19.14-1

Chapter 19.14  
ALLOWABLE LAND USE TABLE

1  
2  
3 19.14.010 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.

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- 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 C	LC C	G C	M-1	M-2
<b>AGRICULTURE &amp; FORESTRY (COMMERCIAL)</b>																			
Agricultural tourist operation*† (ATO):																			
(1) Retail ATO*	2			2	2	<u>3</u>													
(2) Destination/ <a href="#">Resort</a> ATO*	3			3	3	<u>3</u>													
<del>(3) Resort ATO*</del>	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*	<del>1</del> <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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**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
...																			
<b>RETAIL TRADE AND SERVICE</b>																			
Overnight lodging facilities*	2 <sup>(4)</sup>	3			2		2	1							1	1	1		
Restaurants, <del>café, and drive-in eating facilities</del>	<u>3<sup>(5)</sup></u> <u>4</u>	3		<u>3<sup>(5)</sup></u>	<u>3<sup>(5)</sup></u>	<u>3<sup>(5)</sup></u>	2	2					3	2	1	1	1	2	

- 1
- 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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- 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.