



User's Guide To The Land Use Permit Process

AG Larger Lot Size

Yakima County Planning Division ♦ 128 N. 2nd Street 4th Floor Courthouse - Yakima, Washington 98901 ♦ Phone (509) 574-2300

A larger lot size to the small lot provision and special exception lots under YCC19.11.010(4) within the Agricultural (AG) zoning district may be authorized subject to Type 1 review and recording of a covenant precluding further division of the subject lot while designated for agricultural use by the adopted Yakima County Comprehensive Plan.

A larger lot size within the Agricultural zoning district may be authorized by the Reviewing Official when the applicant submits evidence or information that documents one or more of the following:

- The Yakima Health District determines a larger area is necessary to include approved water supply and sewage disposal systems within the lot; or
- The logical division to create the lot follows a physical feature which acts as a bonafide, practical obstacle to normal and necessary farming practices (e.g., rock outcrops; Type 1 and 2 streams, slopes exceeding 15%; or a different intervening in-fee ownership physically separates that parcel by a State highway or primary irrigation district canal or major sublateral); or
- A larger lot size is necessary to encompass existing related uses or structures in immediate proximity; or
- Accommodation of the special agricultural setback required under Section 19.18.205 necessitates a larger lot size to achieve a building area not to exceed 10,000 square feet.

This application is submitted and processed in conjunction with either a Short Subdivision or a Boundary Line Adjustment application. There is a separate application fee which will need to be paid in addition to the application fees of the short subdivision or boundary line adjustment. If approved, a covenant restricting the further division of the small/special exception lot is required to be recorded with the Yakima County Auditor's Office prior to the finalization of the short subdivision or boundary line adjustment.

If you have further questions concerning this process, or would like additional information, please contact the Yakima County Planning Division at (509) 574-2300.

For specific application submittal requirements and timelines please refer to Title 19 (Unified Land Development Code) and Title 16B (Yakima County Project Permit Administration Ordinance).