

APPENDIX A.

ZONING AND LAND USE TABLES

Combined Yakima County and City of Yakima Land Use

Yakima County 1996 land use data was originally derived from County Assessor's land use codes which were then grouped and edited for use in the Yakima County Comprehensive Plan 2010. The City of Yakima data was updated by the city in 2004. This analysis combines Yakima County and City data. It was then clipped to the study area boundary. Current land use data was not available for Union Gap.

Table A-1 Land Use in the Study Area

Land Use	Acres	Percent
Agriculture	46,963.40	36.94%
Single Unit	8,637.96	6.79%
Vacant	11,167.84	8.78%
Mining	25.21	0.02%
Five or More Units	124.07	0.10%
Commercial	833.66	0.66%
State Lands	35,242.51	27.72%
Other Residential	788.77	0.62%
Wholesale\Industry	1,210.43	0.95%
Duplex-Fourplex	247.62	0.19%
Transportation\Utilities	13.36	0.01%
Not Assigned	346.56	0.27%
Parks	479.63	0.38%
Education and Government	437.41	0.34%
Forestry	20,405.90	16.05%
Mobile Home Parks	216.56	0.17%
Totals	127,140.89	100.00%

The land use shape file was then cut to the boundaries of the 1998 Effective FEMA Flood Insurance Rate Maps (FIRM) to determine land use within the 1% annual chance (100-year) floodplain. The 2009 Effective FIRMs are nearly identical to the 1998 maps.

Table A-2 Land Use in Floodplain

Land Use	Acres	Percent
Agriculture	2,135.13	67.21%
Single Unit	510.06	16.06%
Vacant	206.75	6.51%
Mobile Home Parks	32.55	1.02%
Other Residential	50.96	1.60%
Commercial	30.24	0.95%
Duplex-Fourplex	3.41	0.11%
Five or More Units	2.56	0.08%
Wholesale\Industry	175.54	5.53%
Parks	13.91	0.44%
Not Assigned	15.80	0.50%
Totals	3,176.91	100.00%

Yakima County and City Zoning

Since most of the study area is unincorporated, analysis of Yakima County zoning provides a broad view of activities in the upper Ahtanum and Wide Hollow watersheds. Yakima County 2005 zoning was used for this analysis.

Table A-3 Yakima County Zoning in the Study Area

Zone	Acres	Percent
Agriculture	13,932.04	9.1%
Local Business	27.77	0.0%
Yakima Nation Closed	8,962.44	5.8%
Forest Management	53,408.58	34.7%
Industrial District	23.58	0.0%
City Limits	11,420.92	7.4%
Light Industrial	257.12	0.2%
Mining	324.09	0.2%
Planned Development	292.40	0.2%
Single Family	4,878.81	3.2%
Single Family (urban)	736.96	0.5%
Two Family	53.37	0.0%
Multi Family	12.49	0.0%
Remote Extremely Limited	26,488.67	17.2%
Rural Settlement	288.94	0.2%
Rural Transitional	2,723.40	1.8%
Suburban Residential	984.87	0.6%
Federal land\Tribal Trust	13,630.83	8.9%
Valley Rural	15,394.94	10.0%
Total	153,842.22	100.0%

Results for the remaining tables were created by clipping the 2005 zoning data for each jurisdiction to the same 1998 Effective FEMA Flood Insurance Rate Maps (FIRM) mentioned above.

Table A-4 City of Yakima Zoning in the Floodplain

Code	Description	Acres	Percent
B-1	Professional Business	3	1%
B-2	Local Business	5	1%
CBDS	Central Business District Support	30	7%
LCC	Large Convenience Center	0	0%
M-1	Light Industrial	243	57%
R-1	Single Family Residential	58	14%
R-2	Two-Family Residential	1	0%
R-3	Multi-Family Residential	34	8%
SR	Suburban Residential	52	12%
Total		426	100%

Table A-5 City of Union Gap Zoning in the Floodplain

<u>Code</u>	<u>Description</u>	<u>Acres</u>	<u>Percent</u>
C-1	Commercial District	3	1%
CBD	Central Business District	16	3%
L-I	Light Industrial District	95	20%
NON	not classified	26	5%
PBD	Public Buildings District	21	4%
PRc	Planned Recreational	115	24%
PkO	Parks/Open Space	118	24%
R-1	Single Family Residential 1	42	9%
R-2	Single Family Residential 2	27	6%
R-3	Multi-Family Residential	1	0%
TT	Tribal Trust	6	1%
W/W	Wholesale/Warehouse	13	3%
Total		483	100%

Table A-6 Yakima County Zoning in the Floodplain

<u>Zone</u>	<u>Acres</u>	<u>Percent</u>
Agriculture	661.09	16.8%
Local Business	5.90	0.1%
Yakima Nation Closed	140.20	3.6%
Forest Management	190.48	4.8%
Industrial District	9.21	0.2%
City Limits	910.39	23.1%
Light Industrial	48.04	1.2%
Mining	0.00	0.0%
Planned Development	0.08	0.0%
Single Family	494.39	12.5%
Single Family (urban)	0.00	0.0%
Two Family	0.00	0.0%
Multi Family	0.00	0.0%
Remote Extremely Limited	130.36	3.3%
Rural Settlement	100.21	2.5%
Rural Transitional	172.99	4.4%
Suburban Residential	74.64	1.9%
Federal land\Tribal Trust	263.54	6.7%
Valley Rural	739.53	18.8%
Total	3,941.03	100.0%

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