

When Chapter 15A.04 Land Use Table was updated, it was moved to 19.14. In Chapter 15A.04, convenience stores and service stations were both noted as a type 1 and 2 in Small Convenience Center (SCC) and Large Convenience Center (LCC) zones, and a type 1 in the General Commercial (GC) zone. During the move from Chapter 15A.04 to 19.14, convenience stores were inadvertently left off the table in these zones. This was not the intention of staff at the time.

This error was brought to the Planning Department’s attention when an application for a service station was submitted but then discovered the convenience store they intended to include in the application was not allowed. Staff researched the history of the table and found this error. As you can see from the table below (highlighted in yellow), the previous land use table (YCC 15A Table 4-1) allowed convenience stores in the SCC, LCC, and GC zone. When the table was moved from Chapter 15A.04 to 19.14, the hours of operation limitation was removed, allowing service stations to be open 24 hours a day. The same change was intended for convenience stores. Unfortunately, it was left off the table. This proposal is to correct this administrative error to include convenience stores as a type 1 use in the SCC, LCC, and CG zone.

YCC 15A Table 4-1

Grocery/Convenience Store closed between 10:00 p.m. and 6:00 a.m.  
 Grocery/Convenience Store open between 10:00 p.m. and 6:00 a.m.  
 Service stations closed between 10:00 p.m. and 6:00 a.m.  
 Service stations open between 10:00 p.m. and 6:00 a.m.

SR	R1	R2	R3	B1	B2	SCC	LCC	GC	M1	M2
					2	1	1	1	2	
					3	2	2		2	
					2	1	1	1	1	
					3	2		1	2	

YCC 19.14 Table 19.14-1

	AG	FW	MIN	R/ELDP	R-10/5	RT	RS	HTC	SR	R-1	R-2	R-3	B-1	B-2	SCC	LCC	GC	M-1	M-2
Convenience Store		2			3		2	1						2				2	
Service Stations, Automotive		3			3		2	1						2	1	1	1	2	

Attached: Draft text amendments to YCC 19.14 Table 19.14.-1 Allowable Lane Use Table

Yakima County Code  
Chapter 19.14 Allowable Land Use Table.

**Chapter 19.14**

**ALLOWABLE LAND USE TABLE**

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Table 19.14-1 Allowable Land Uses

	AG	FW	MIN	R/ELDP	R-10/5	RT	RS	HTC	SR	R-1	R-2	R-3	B-1	B-2	SCC	LCC	GC	M-1	M-2
Convenience* store*†		2			3		2	1						2	<u>1</u>	<u>1</u>	<u>1</u>	2	

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