

BOCC DRAFT
Proposed Changes Considered

Yakima County Code
Chapter 19.14 Table 19.14-1

Chapter 19.14
ALLOWABLE LAND USE TABLE

19.14.010 Allowable Land Use Table.

(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 districts defined in this title. In addition to Table 19.14-1, reference to the individual zoning districts and, where indicated, the notes following the table and definitions of 19.01.070, is necessary in order to determine if any specific requirements apply to the listed use.

(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 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.

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 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 subject to a similar use interpretation in Chapter [19.31](#).

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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
AGRICULTURE & FORESTRY (COMMERCIAL)																			
Agricultural tourist operation*† (ATO):																			
(1) Retail ATO*	2			2	2	<u>3</u>													
(2) Destination/ <u>Resort</u> 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*	4 <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
...																			
RETAIL TRADE AND SERVICE																			
Restaurants, café, and drive-in eating facilities	<u>3⁽⁵⁾</u>	3		<u>3⁽⁵⁾</u>	<u>3⁽⁵⁾</u>	<u>3⁽⁵⁾</u>	2	2					3	2	1	1	1	2	

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1 Notes:

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

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

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

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

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

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

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