

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

Yakima County Code  
Chapter 19.14 Table 19.14-1

1  
2  
3 19.14.010 Allowable Land Use Table.

**Chapter 19.14**  
**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**

	<b>A</b> <b>G</b>	<b>F</b> <b>W</b>	<b>MI</b> <b>N</b>	<b>R/EL</b> <b>DP</b>	<b>R-10/5</b>	<b>RT</b>	<b>R</b> <b>S</b>	<b>HT</b> <b>C</b>	<b>S</b> <b>R</b>	<b>R</b> <b>-1</b>	<b>R</b> <b>-2</b>	<b>R</b> <b>-3</b>	<b>B-</b> <b>1</b>	<b>B-</b> <b>2</b>	<b>SC</b>	<b>LC</b> <b>C</b>	<b>G</b> <b>C</b>	<b>M-1</b>	<b>M-2</b>
<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>												
<b>(3) <a href="#">Resort</a> ATO*</b>	<b>4</b>	<b>4</b>			<b>4</b>	<b>4</b>													
...																			
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*	<u>4</u> <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**

	<b>A G</b>	<b>F W</b>	<b>MI N</b>	<b>R/EL DP</b>	<b>R- 10/5</b>	<b>RT</b>	<b>R S</b>	<b>HT C</b>	<b>S R</b>	<b>R -1</b>	<b>R -2</b>	<b>R -3</b>	<b>B- 1</b>	<b>B- 2</b>	<b>SC C</b>	<b>LC C</b>	<b>G C</b>	<b>M-1</b>	<b>M-2</b>
...																			
<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>		2	2					3	2	1	1	1	2	

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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      (4) Restaurants are allowed in these zones as Type 3 uses except when associated with a Winery, Brewery, or Distillery (WB&D)  
4      where they are allowed as Type 2 uses.