

YAKIMA COUNTY PLANNING COMMISSION

**IN THE MATTER OF ADOPTING CHANGES) FINDINGS
TO YAKIMA COUNTY CODE TITLE 19, THE) AND
UNIFIED LAND DEVELOPMENT CODE (ULDC)) RECOMMENDATION
LAND USE TABLE)**

WHEREAS, on May 5, 2015 the Board of Yakima County Commissioners adopted YCC Title 19 Unified Land Development Code (ULDC) which integrates/consolidates official controls and procedural requirements for land development and division in unincorporated areas within County land use jurisdiction previously codified as the 1974 Subdivision Ordinance (Title 14), 2000 Zoning Ordinance (Title 15) and 2011 Urban Growth Area Zoning Ordinance (Title 15A); and,

WHEREAS, the Board of Yakima County Commissioners provided a planning staff a five-month Implementation phase for YCC Title 19 Unified Land Development Code (ULDC) with an effective date of October 1, 2015; and,

WHEREAS, upon completion of the Implementation phase and after YCC Title 19 had become effective planning staff identified a number of necessary text amendments to the land use table of YCC Title 19; and,

WHEREAS, YCC Title 16B, requires the Yakima County Planning Commission to hold a public hearing on any proposed amendments to official controls prior to making a recommendation to the Board of Commissioners; and,

WHEREAS, in conformance with the noticing procedures set forth in YCC Title 16B the proposed changes to YCC Title 19 were published on Yakima County Public Services Website, paper copies made available to the public and properly advertised in the local media as a public hearing for taking public testimony; and,

WHEREAS, the Planning Commission held an advertised study session on the proposed changes to YCC Title 19 on Tuesday January 19, 2016 at the Yakima County Resource Center Conference Room, 2403 South 18th Street, Union Gap, WA., starting at 5:30 PM; and,

WHEREAS, the Planning Commission held a properly advertised and noticed open record public hearing on the proposed changes to YCC Title 19 on January 27, 2016 at the Yakima County Resource Center Conference Room, 2403 South 18th Street, Union Gap, WA, starting at 6:00 PM; and,

WHEREAS, at the conclusion of oral testimony, the Planning Commission held deliberations immediately following the open record public hearing; and,

NOW THEREFORE, the Yakima County Planning Commission hereby makes and enters the following:

Pursuant to RCW 36.70.550, RCW 36.70.600, and RCW 36.70.610, the Planning Commission makes the following findings and recommendations:

Reasons for Action

1. The Board of Yakima County Commissioners directed the Planning Commission and planning staff to review the recently adopted land use table of YCC Title 19 to ensure that the listed land use types are consistent with the Board's original intent of simplifying and streamlining the County's development regulations.

Findings of Fact

2. On January 26, 2016, notification for expedited review of development regulation amendment was provided to the Washington State Department of Commerce in accordance with RCW 36.70A.106.
3. On January 27, 2016 the Yakima County Planning Commission held a properly noticed public hearing on the proposed YCC Title 19 at the Yakima County Resource Center, starting at 6:00 PM.
4. Immediately following their open record public hearing, the Yakima County Planning Commission held deliberations at which they considered all testimony and submitted exhibits from said hearing.
5. The Planning Commission finds that the proposed text changes to the land use table of YCC Title 19 - Unified Land Development Code, as outlined in Attachment 1 should be forwarded to the Board of Yakima County Commissioners for adoption.
6. The Planning Commission further finds that at the next YCC Title 19 review, the Planning Commission and Planning Staff examine how the newly created Rural-10/5 zoning district is implementing the goals and policies of the comprehensive plan and if necessary make a recommendation to the Board to split the Rural-10/5 zoning district back into Valley Rural and Mountain Rural zoning districts.

Recommendation

7. In the Planning Commission's judgment, the proposed YCC Title 19 - the Unified Land Development Code edits contained in Attachment 1 should be adopted by the Board of Yakima County Commissioners.

8. As part of the Planning Commission's periodic review of YCC Title 19 to evaluate its implementation and make recommendations as needed to improve the code, also evaluate the newly created Rural-10/5 zoning district.

Motion

9. The Yakima County Planning Commission recommends the proposed YCC Title 19 – Unified Land Development Code amendments be moved forward to the Board of Yakima County Commissioners for adoption, along with recommendations 9 above.

Zella West, Chair

Ed Burns, Vice-Chair

Nancy Charron, Vice-Chair

Ashley Garza

Michael Shuttleworth

John Crawford

Jerry Craig

ATTEST:

~~Thomas Carroll, Planning Commission Secretary~~

1
Date

Date _____

Date

Date

Dafe

Date

Date

Yakima County Planning

PLANNING COMMISSION EXHIBIT LIST
January 27, 2016

File No.: YCC Chapter 19.14 Land Use Table Proposed Changes

	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
AGRICULTURE & FORESTY (COMMERCIAL)																			
Agriculture*, silviculture, and animal feeding operations* (Excluding: concentrated animal feeding operations*, livestock auction/sale yards, rendering plants and slaughter houses)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Animal feeding operations* and animal husbandry*, excluding concentrated animal feeding operations*																			
Agricultural building*	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Agricultural market*	2	3	3	2	2	1	2								2	1	1	1	2
Agricultural stands* not exceeding 1,000 square feet in area	1	1	1	1	1	2	1	1	1	1	2				2			1	1
Agricultural service establishments*	2	3																	
Agricultural tourist operation*(ATO):																			
(a) Retail ATO*	2		2	2															
(b) Destination ATO*	3		3	3															
(c) Resort ATO*	4	4	4	4															
Agriculturally related industry*	1		3	<u>3-2</u>		2		3							1	1			
Aquaculture*	1	2	1	2	2	3											2	1	
Winery*	1		3	<u>3-2</u>		2													
<u>Brewery, domestic*</u>																			
<u>Brewery, domestic* or micro</u>																			
<u>Brewery, micro*</u>																			
Distillery* or distillery-craft*	1																2	1	1

FILED
Yakima County Planning Commission
DATE <u>1/27/16</u> FILE NO. <u>1</u>
EXHIBIT NO. <u>1</u>

YCC Chapter 19.14 Land Use Table – Proposed text amendments.

	AG	FW [#]	MIN	R/ELDP	R-10/5	RT	RS	HTC	SR	R-1	R-2	R-3	B-1	B-2	SCC	ICC	GC	M-1	M-2
Distillery* or distillery, craft*	<u>1</u>		<u>3</u>	2		<u>2</u>	<u>2</u>								<u>2</u>	<u>1</u>	<u>1</u>		
Concentrated animal feeding operations*	2			2	<u>3</u>													<u>2</u>	<u>2</u>
Farm Labor housing:																			
Farm labor center*	2			3	3														
Farm labor shelter*	1			2															
Seasonal duration temporary worker housing	<u>5</u> <u>3</u>	<u>5</u> <u>3</u>		<u>3</u>															
Forest industries*		1		2	<u>3</u>													2	1
Irrigation distribution/drainage facilities*	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Livestock auction/sale yards*	2			2	3													3	<u>3</u> <u>2</u>
AMUSEMENT AND RECREATION																			
Amusement park (permanent) fairgrounds, racetracks and other outdoor amusements*				3	3	3	2								3	3	3		
Adult entertainment facilities*																		1	<u>1</u>
Aquatic center																	3	3	2
Campground* and RV park*	<u>3</u>	<u>2</u>		3	3	3	2	3										2	
Recreational vehicle park*	<u>3</u>	<u>2</u>		<u>3</u>	<u>3</u>		<u>2</u>	<u>3</u>										<u>2</u>	
Exercise Facilities, gymsnasiums necessary to a residential project	2			2	2	2	2	2					2	2	1	1	1	2	
Game rooms, social card rooms*, electronic game rooms*																			
Game rooms, electronic game rooms*, excluding social card rooms*																	1	1	1

	AG	FW*	MIN	R/EIDP	R-10/5	RT	RS	HTC	SR	R-1	R-2	R-3	B-1	B-2	SCC	LCC	GC	M-1	M-2
Social card room*, including casinos						<u>2</u>									3	3	3		
Golf courses, clubhouses, pro shops, driving ranges	3	3		2	2	2	2	2	3	3	3	3							
Miniature golf courses					3	3	3	2							3	3	1	1	2
Historic landmark allowable use permits	2	2	2	2	2	2	2	2	3	3	3	3	2	2	2	2	2	2	2
Hunting and fishing services, horse rental, pony rides	1	1		1	<u>1</u>	<u>2</u>	2											2	
Movie theaters, auditoriums, exhibition halls						2	1							3	1	1			
Bowling alleys							2	1					2	2	2	1			
Drive-in theatres							3	3	2	3							2	2	
Livestock event facilities	2		3	<u>3</u>	<u>2</u>	3	3												
Off-road vehicle recreation facilities*			2	2															
Parks, playgrounds, greenways and other public or private outdoor recreational facilities	3	3	<u>3</u>	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Public or private camps* and guest ranches*	2	2	3	3															
Recreational <u>services</u> including equipment sales and rentals	2		2																
Sporting goods, Retail and recreational equipment sales and rentals							1	1				2	1	1	1				
Shooting range, indoor						<u>3</u>	<u>2</u>	2					3	3	3	2			
Shooting range, outdoor	3	3	2	3	<u>3</u>	<u>2</u>	2						2	2	1	3			
Sports facility, indoor																			

VCC Chapter 19.14 Land Use Table – Proposed text amendments.

COMMUNITY SERVICES	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
Cemetery, <u>crematorium</u> , columbaria and mausoleums	2	2		2	2	2	2	3	3	3	3	3							
Cemetery, crematorium and/or columbaria and mausoleums																			
Cemetery, crematorium, columbaria and mausoleums																			
Church or other place of worship*	2	2		2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	
Community center*	<u>3</u>	<u>3</u>				3	2	2	2	3	2	2	2	2	2	2	1	2	
Correctional facilities	3	3		3	3	3	3	3	3								3	3	3
Correctional facilities only when the work programs for its inmates are directly related to or dependent on a location within the AG or FW zone	3	3																	
Crisis residential facilities*																			
Day care center, child*	3					2	2	2	3	2	2						3		
Family home services*, other than safe/shelter home	1					1	1	1	1	1	1	1	1	1	1	1	1	1	2
Safe/shelter home* (see Family Home Services)	2	2		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Funeral home, without cemetery or crematorium								2	3				2	2	2	1	1	2	
Fraternal organizations*, lodges and clubs, meeting/reception hall*								3	2	2				2	2	2	2	2	
Grange halls and other agriculturally related clubs and organizations	2	2																	

	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
Existing Grange halls and other existing agriculturally related clubs and organizations				2	2	2		2											
Group care facilities (large)**, foster family homes (large)**, or licensed boarding homes for more than six residents** (**Exceed definitions under Family Home Services)				2	2	2		2	3.2	2	3	3					2		
Government offices							2			2	3	2	2	1	2				
Halfway house/clean and sober facility*	3	3		3	3	3		3		3	2				3				
Halfway house/clean and sober facility* when its location within the AG or FW zone is directly related to or dependent on ag or forestry activities as a source of employment or an integral part of the halfway house work programs for its residents	3	3		3															
Health care facilities*	3		3		2		3	3	3	3	3	3		3	2	2			
Libraries					2	2	2	2	3	3	3	3	2	2	1	1	1		
Museums, art galleries	2	2		3	2	2	2	2	3	3	3	3	2	2	1	1	1		
Police, fire station, ambulance service	2	2		2	2	2	2	2	3	3	3	3	2	2	2	1	1	1	
Public buildings and uses*	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Residential care facility*							2		3	2	2								
Residential care facility* within five road miles of a year-round responding fire station							2	2											

YCC Chapter 19.14 Land Use Table – Proposed text amendments.

	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
Retirement homes*					2		<u>2</u>			<u>2</u>									
Retirement homes* exceeding limits of adult family home* (>6 residents (see family home services))							<u>2</u>			<u>2</u>									
School bus storage & maintenance facilities	3	3	3	2	2	<u>2</u>		2	2	2	<u>2</u>								
Schools: Elementary and middle*, senior high school*	3	3	2	2	2		3	3	3	3	3	3	3	3	3	3	2	2	
Senior high school*	3	3	2	2	2		3	3	3	3	3	3	3	3	3	3	3	2	
Business incubator facilities, single- or multi-tenant				2															
Business school*				2															
Commercial education services and studios			3	1															
Community college/university			3	3	2		3	3	3	3	3	2	2	2	2	2	2	2	
Vocational school*			2	3	3	3	3	3	3	3	2	2	2	2	2	2	2	2	
Treatment centers for drug and alcohol rehabilitation			<u>3</u>								<u>2</u>	<u>1</u>	1	1	1	2			
Opiate substitution treatment facility defined under RCW 36.70A.200			3								<u>3</u>								
MANUFACTURING																			
Agricultural product support																	2	1	1
Aircraft, aircraft parts																	1	1	1
Aircraft, commercial and industrial uses																	1	<u>2</u>	
Apparel and accessories																	<u>3</u>	1	1
Bakery products (wholesale)																	2	1	1

	AG	FW ^a	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
Beverage industry*, not including wineries						2											2	1	1
Canning, preserving, processing and packaging fruits vegetables and other foods not with definition of AG. Related industry						2										2	1	1	
Cement and concrete plants																3	1		
Chemicals (industrial, agricultural, wood, etc.)																3	1		
Concrete, lime, gypsum and plaster																1	1		
Confectionery and related products (wholesale)						2										2	2	1	1
Drop forge products																3	1		
Drugs and pharmaceutical products																1	1		
Electrical transmission and distribution equipment																1	1		
Electronic components and accessories																2	1	1	
Engineering, medical, optical, dental and scientific instruments																2	1	1	
Explosives and ammunition																3	2		
Fabricated structural metal products																1	1		
Fertilizer, chemical	3					3										3	1		
General hardware, including hand tools, cutlery, etc.																2	1	1	
Food processing																2	1	1	

YCC Chapter 19.14 Land Use Table – Proposed text amendments.

	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
Furniture and custom cabinet shops					3								2	1	1				
Glass pottery and related products						2							2	1	1				
Grain mill products						2							3	1	1				
Heating apparatus, wood stoves																			1
Leather products							3							2	1	1			
Leather tanning and finishing															3	1			
Machinery and equipment								3					2	1	1				
Major industrial development*														3	3				
Meat, poultry and dairy products							3							3	1	1			
Metal, plastic or glass containers									3						2	1			
Paints, varnishes, lacquers, enamels and allied products															3	1			
Paperboard containers and boxes										3					3	2	1		
Petroleum products, refining and manufacture															3	1			
Plastic products													3	1	1				
Prefabricated structural wood products and containers															3	1	1		
Printing, publishing and binding										2						3	1	1	
Printing trade (service industries)										2					2	2	1	1	
Rendering plants, slaughterhouses																	3	3	
Rubber products																	3	1	
Rubber reclaiming																		3	2
Sawmills and planing mills																		3	1
Sheet metal and welding shops																3	1	1	
Sign manufacturing*																2	1	1	1
Signs, printed, painted or carved															2	3	2	1	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
Stone products (includes finishing or monuments for retail sales)			1														<u>3</u>	1	1
Transportation equipment, including camping and recreational vehicles																	3	1	1
Vehicle assembly, including automobile, truck, farm, heavy equipment, etc.																	3	2	
Woodworking, not otherwise listed																	3	3	1
MINING/REFINING/OFFSITE HAZARDOUS WASTE TREATMENT																			
The following mining related uses within areas designated Mineral Resource by the comprehensive plan:																			
Chemical washing, blending, or extraction of precious or semi-precious minerals			3														3	3	
Manufacture, fabrication and sale of concrete, asphalt, and mineral products		1															3	2	
Mineral processing*, Mining site/operation (Long-term or temporary) within areas designated Mineral Resource by the comprehensive plan	2	2	2	2	3	3	3	3								2	2		
Mineral Batching* (Long-term)		1					3	3								<u>32</u>	<u>32</u>		
Mineral Batching* (Temporary)	<u>32</u>	<u>32</u>	1	2	2	<u>3</u>	3	3	3	3						<u>3</u>	<u>32</u>	<u>32</u>	

YCC Chapter 19.14 Land Use Table – Proposed text amendments.

	AG	FW*	MN	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
Recycled asphalt or concrete, Stockpiling or storage of, (when accessory to an approved mining site/operation)	2	2	<u>1</u>	2	2	3	3	<u>3</u>										2	2
<u>The following mining related uses within areas not designated</u>																			
<u>Mineral Resource by the Mineral Resource Plan:</u>																			
Mineral processing*, Mining site/operation* (long-term or temporary)	<u>3</u>	<u>3</u>	<u>1</u>	<u>3</u>															
Mineral Batching* (Temporary)	<u>3</u>	<u>2</u>	<u>2</u>																
<u>Mineral Batching* (Temporary)</u>																			
<u>Mineral Resource by the Mineral Resource Plan:</u>																			
Chemical washing, blending, or extraction of precious or semi-precious minerals		<u>3</u>																	
Manufacture, fabrication and sale of concrete, asphalt, and mineral products		<u>1</u>																	
Recycled asphalt or concrete, Stockpiling or storage of (when part of an approved mining site/operation)		<u>1</u>															<u>3</u>	<u>2</u>	<u>3</u>
<u>Additional Uses:</u>																			

	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
Hazardous waste treatment and storage facilities subject to the State siting criteria of Chapter 70.105 RCW: Offsite, and storage of chemicals and empty chemical containers			3	3	<u>3</u>													<u>3-2</u>	<u>3-2</u>
Hazardous waste treatment and storage facilities subject to the State siting criteria of Chapter 70.105 RCW: Onsite, and storage of chemicals and empty chemical containers	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Extraction of mineral resources as part of a federal or state approved fish or wildlife habitat restoration/enhancement project (Temporary)	2	2	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Federal or state approved wetland mitigation projects requiring extraction of mineral resources (Temporary)	2	2	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Petroleum, natural gas and geothermal exploration and production	2	2	2	3															
Recycling center*				3											1	1	<u>1</u>		
Refuse landfills*	3	3	3	3											<u>2</u>	<u>2</u>			
Solid waste drop box site*	2	2	2	2	2	2	2	2	2	2	2	2	2	2	<u>2</u>	<u>2</u>	1		
Solid-waste-drop-box-site*-for recyclable-materials															2	2			
Solid waste transfer stations*	3	3	2	3	3												2	1	

YCC Chapter 19.14 Land Use Table – Proposed text amendments.

	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
Stockpiling of Earthen Materials Not within FEMA Flood Plain*	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>1</u>	<u>1</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	
RESIDENTIAL																			
Accessory dwelling unit* – Attached	<u>2</u>	<u>2</u>		<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>1</u> ⁽³⁾	<u>1</u> ⁽³⁾						
Accessory dwelling unit* – detached	<u>2</u>	<u>2</u>		<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>3</u> ⁽³⁾	<u>3</u> ⁽³⁾						
Single-family site built or modular* dwelling, detached, or manufactured home meeting requirements of 19.18.270	<u>1</u>	<u>1</u>		<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>								
Single-family detached dwelling (zero lot line)*						<u>2</u>	<u>2</u>	<u>1</u>	<u>1</u>										
Single-family attached dwelling*, (common wall)						<u>2</u>	<u>2</u>	<u>1</u>	<u>1</u>										
Single-wide manufactured home*, on an individual lot.						<u>4</u>	<u>4</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	
Previously Titled (Used)	<u>1</u>	<u>1</u>				<u>1</u>	<u>1</u>	<u>1</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	
Not Previously Titled (New)	<u>1</u>	<u>1</u>				<u>1</u>	<u>1</u>	<u>1</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	
Manufactured/Mobile home parks*						<u>2</u>	<u>3</u>												
Mobile or manufactured homes* of any size in approved or existing mobile/manufactured home parks*	<u>1</u>	<u>1</u>		<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	
Multi-wide manufactured home* on an individual lot:																			
Previously Titled (Used)	<u>1</u>	<u>1</u>		<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>2</u>	<u>2</u>	<u>2</u>								
Not Previously Titled (New)	<u>1</u>	<u>1</u>		<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>								

	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
Multifamily dwelling*						2													
Multi-family dwelling*, 12 dwelling per acre or less						2													
Multi-family dwelling*, 13 to 18 dwellings per acre						23													
Multi-family dwelling*, more than 18 dwellings per acre						2													
Mixed use building/dwellings in mixed-use multi-family residential/commercial development						2							1	1	1	1	1	1	
Two-family dwelling (duplex)*						1	1	3	3	1	1		1	1	1	1	1	1	
Dwelling for occupancy by guards, watchmen, caretakers or owners of non-residential permitted use.			1			1							1	1	1	1	1	1	
Temporary sales office within a residential or mixed-use project while units in the project are sold by the developer						1	1	1	1	1	1	1	1	1	1	1	1	1	
Second farm dwelling on a parcel at least 20 acres in size, in addition to the owner's single-family residence, that is in active agricultural use	1																		
Multi-wide manufactured home*	-	-	-	-	-	-	-	1	1	1	1	-	-	-	-	-	-	-	
in-approved or existing manufactured home subdivisions	-	-	-	1	1	1	1	2	2	1	-	-	-	-	-	-	-	-	
Multi-wide manufactured home*, not meeting requirements of 19.18.270 on an individual lot	-	-	-	1	1	1	1	2	2	1	-	-	-	-	-	-	-	-	

YCC Chapter 19.14 Land Use Table – Proposed text amendments.

	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
Single-wide manufactured home* in-approved or existing manufactured home subdivisions	-	-	-	-	-	-	-	1	1	1	1	1	1	1	-	-	-	-	-
Bed-and-breakfast inn* with a maximum of two guest bedrooms and without receptions, group meetings or special gatherings	1	1	-	2	4	1	1	1	1	1	1	1	1	2	1	1	1	1	1
Bed-and-breakfast inn* with a maximum of five guest bedrooms and/or receptions, group meetings and/or special gatherings	2	2	-	3	2	2	2	2	2	2	2	2	3	2	2	2	2	2	2
Home-business, minor*	1	1	-	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-
Home-business, major*	2	2	-	2	2	2	2	2	2	2	2	2	2	2	-	-	-	-	-
Retirement homes* exceeding limits of adult family home* (see family home services)	-	-	-	-	-	-	-	2	2	2	2	2	2	-	-	-	-	-	-
Safe/shelter-home* (see Family Home Services)	2	2	-	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Family-home services*, other than safe/shelter-home	1	-	-	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1
Accessory dwelling unit*	2	2	-	2	2	2	2	2	2	2	2	2	2	2	-	-	-	-	-
Attached	2	2	-	2	2	2	2	2	2	2	2	2	2	2	-	-	-	-	-
Accessory dwelling unit*	2	2	-	2	2	2	2	2	2	2	2	2	2	2	-	-	-	-	-
Detached	2	2	-	2	2	2	2	2	2	2	2	2	2	2	-	-	-	-	-
Accessory Dwelling Unit*	2	2	-	2	2	2	2	2	2	2	2	2	2	2	-	-	-	-	-
Dwelling for occupancy by guards, watchmen, caretakers or owners of a non-residential permitted-use	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
Existing lawfully established residential use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	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
Existing-residential-use	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	
Manufactured/mobile-home parks*	-	-	-	-	-	2	3	-	-	2	-	-	-	-	-	-	-	-	
Mixed-use-building/dwellings-in mixed-use-multipamily residential/commercial development	-	-	-	-	-	2	-	-	-	1	1	1	1	1	-	-	-	-	
Mobile-or-manufactured-homes,* of-any-size-in-approved-or-existing mobile/manufactured-home parks*	1	1	-	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	
Multifamily-dwelling*	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	
Multi-family-dwelling*, 12-dwelling per-acre-or-less	-	-	-	-	2	-	-	2	4	-	-	-	-	-	-	-	-	-	
Multi-family-dwelling*, 13-to-18 dwelling/s-per-acre	-	-	-	-	-	-	3	2	-	-	-	-	-	-	-	-	-	-	
Multi-family-dwelling*, more-than 18-dwelling/s-per-acre	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	
Multi-wide-manufactured-home*, in-approved-or-existing manufactured-home-subdivisions	-	-	-	-	-	1	1	1	1	-	-	-	-	-	-	-	-	-	
Multi-wide-manufactured-home*, other-than-a-new-manufactured home-under-19.18.270-on-an individual-lot	1	1	-	1	1	1	1	1	2	-	-	-	-	-	-	-	-	-	
Multi-wide-manufactured-home*, not-meeting-requirements-of 19.18.270, on-an-individual-lot	1	1	-	1	1	1	2	2	-	-	-	-	-	-	-	-	-	-	

YLL Chapter 19.14 Land Use Table – proposed text amendments

	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
Single-wide manufactured home*, other than a new manufactured home under 19.18.270 or an individual lot					1					2	2								
Temporary sales office-accessory to residential, mixed-use, or multi-family development										2									
Two-family dwelling (duplex)*										1	3	3	4	4					
RETAIL TRADE AND SERVICE																			
Addressing, mailing, and stenographic services										1	1	1	1	1	1	1	1	1	2
Administrative offices, not otherwise listed										2			1	1	1	1	1	1	2
Agricultural implements, parts, tools and machinery					3		2							1	1	1	1	1	2
Agricultural implements, parts, tools, heavy construction equipment, machinery														1	1	1	1	1	2
Amateur radio antenna and support structure*, communication tower*, anemometer* or personal wind energy tower* and related facilities	Note 6_1	Note 6_1	Note 2_1	Note 4_1	Note 4_1	Note 5_1	Note 4_1	Note 6_1	Note 6_1	Note 3_1									
Antique store*						1	1				2		1						
Art Supplies											1		1						
Auction house/yard*, excluding livestock										3	3		3	3	2	2	2	2	2

YCC Chapter 19.14 Land Use Table – Proposed text amendments

	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
Automobile, motorcycle, truck, trailer, manufactured home & RV sales																	2	1	2
Bail Bonds																			
Bakery, butcher shop, delicatessen, specialty food store										1	1					3	1	1	1
Beauty and barber shops										1	1					2	1	1	1
Bed and Breakfast inn* with a maximum of five guest bedrooms and/or receptions, group meetings and/or special gatherings										2	2	2	2	2	2	2	2	2	2
Bed and breakfast inn* with a maximum of two guest bedrooms and without receptions, group meetings or special gatherings	1	1			2	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Boarding House*										2						4	4	4	4
Boarding or lodging house*		2 ⁴								3	3	3	3	3	3	1	1	1	1
Boats and marine accessories										2						2	2	1	1
Books, stationary, office supplies										1						2	1	1	1
Building and trade contractors, not qualifying as home occupations*										2	3	2				2	2	2	1
Call center																2	2	3	1
Candy store																2	1	1	1
Car wash, detailing																2	2	1	1
Clothing and accessories										3	2	1				2	2	1	1
Commercial services*										1	2					3	1	1	1
Computer and electronic stores																2	1	1	1
Computer, camera and electronic stores																1	2	1	1

	AG	FW*	MIN	R/ELDP	R ^{10/5}	RT	RS	HTC	SR	R-1	R-2	R-3	B-1	B-2	SCC	ICC	GC	M-1	M-2
Convenience* store	2			3	2	1									2		2		
Convenience* store-not exceeding 4,000 square feet in area				3	2	1									2		2		
Department, discount, variety stores				3															
Department, discount, variety stores, 25,000 square feet or less				3											2	2	1	1	
Department, discount, variety stores, more than 25,000 square feet				3											3	3	1	1	
Drive-through food, espresso/coffee and beverage vendor, * e.g.: juice-bar, mobile food vendor	1			3	2	1								3	2	2	2	3	
Drive-through food and beverage vendor,* e.g.: juice-bar, mobile food vendor located on a site longer than four hours within a 24 hour period.				3	2	1								3	2	2	2	2	
Drug stores*, pharmacies, optical goods, orthopedic supplies				1						2	1	1	1						
Espresso/coffee drive through*		2			3	2	1				3	2	2	2	3				
Espresso/coffee stand*		2			3	1	1				1	1	1	1					
Espresso/coffee stand* or café, when either is conducted in conjunction with another allowed use										1	1								
Fabric store										1	1	1	1						
Farm and ranch supplies	3				3	2					1	1	1	1					
Financial institutions					1	1													

YCC Chapter 19.14 Land Use Table – Proposed text amendments.

	AG	FW ¹	MN	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	
Florist						1	1				2	1	1	1	1	1	1	1		
Fuel oil and coal distributors																	3	2	1	
Furniture, home furnishings, appliances, including service							2								1	1	1			
Gift shop*, souveniers, coins, stamps, toys, hobby store						2								1	1	1	1			
Grocery Store							2							3	2	2	1			
Hardware, garden equipment and supplies, farm and ranch supplies, building and trade retailers (e.g., plumbing, glass, heating, electrical, lumber, paint, wallpaper)							2							2	2	1	1	2		
Heavy construction equipment sales and rental						2									1	2	1			
Heavy construction equipment storage, maintenance, repair and contracting services						2	3								3	1	1			
Home business, major*	2	2		2	2	2	2	2	2	2	2	2	2							
Home business, minor*	1	1		1	1	1	1	1	1	1	1	1	1							
Jewelry, watches, silverware						1	1				1	1	1							
Kennels*	2	2		2	2						3				2	2	2	2	2	
Laundries, laundromats and dry cleaners															2	2	2	2	2	
Liquor stores														2	2	1	1			
Lumber yards														1	1	1	1	1		
Maintenance and repair shops, including specialized repair (radiator, etc.)											3	2	2		2	1	1	2	2	

VCC Chapter 19.14 Land Use Table – Proposed text amendments.

	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
Marinas* (may include accessory sales of marine products)	3	2		2	2														
Massage therapy/spa*						1				1	1	1	1	1					
Medical and dental laboratories, offices and clinics						1				1	1	1	1	1	1	1	1	2	
Motorcycle repair and maintenance						2					1			1	1	1	1	2	
Music stores										1			1	2	1	1			
Nursery, retail*	3	<u>3</u>			3	2	3	1	3		1	1	1	1	1	1	2		
Opiate substitution treatment facility										3	3	3	3	3					
Outdoor advertising (billboard)														<u>2⁴</u>	<u>2⁴</u>				
Overnight lodging facilities*	<u>2⁴</u>	3			2	2	1				1	1	1						
Paint and body repair shops						3					3	1	1	2	2				
Parking lots and garages												<u>2</u>	<u>2</u>	2	2	2	1	1	
Parking lots and garages accessory to another allowed use										1	1		2	1	1	1			
Parts and accessories (tires, batteries, etc.)								2	1				2	2	1	1	2		
Pawnbroker														2	1	1	1		
Pet daycare, grooming, animal training*	2	2		2	2	1	2				1	1	1	1	1	2			
Pet stores, pet supplies								1			1	1	1	1	1	1	2		
Photographic studios									1		1	1	1	1	1	1	1		
Printing services, commercial									2				1	1	1	1	1	1	
Printing, photocopy service										1	1		1	1			2		
Professional multi-tenant office buildings												<u>2</u>							

YCC Chapter 19.14 Land Use Table – proposed text amendments.

	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
Repairs: Small appliances, TVs, business machines, jewelry, locksmiths, gunsmiths, watches, etc.						1				1	1	1	1	1	1	1	1	2	
Restaurant, café and drive-in eating facilities	Note (3)	3		3	2	2			3	2	1	1	1	1	2				
Roller skating or ice skating rink						2	1						2	2	3				
Seamstress, tailor, shoe repair						1				2	1	1	1	1	1				
Second hand store* without outdoor storage						2				3								2	
Service station, automotive*						1							2	2	2				
Shoe repair						1							2	1	1	1	1	2	
Stone products (includes finishing or monuments for retail sale)						3	2	1					2	1	1	1	1	2	
Tasting room*						2	2						3	2	1	2			
Taverns*, bars, dance establishments						2	2						3	2	1	2	2		
Technical equipment sales*						2								2	1	1	1	2	
Towing services* (not including vehicle storage for more than five days)						3								3	2	1	2	2	
Towing services* (not including vehicle storage)						3									2	2	2	1	
Animal clinic/hospital/veterinarian* (see also Ag. Service)						2	3	2	2	3			2	2	2	1	1	2	
Veterinary clinics (see also Ag. Service)						2													

YCC Chapter 19.14 Land Use Table – Proposed text amendments.

	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
Video sales/rental					3	1	2						1	1	1	1	1		
Waste material processing and junk handling*					3													<u>3-2</u>	1
Zoo					3	3							3	3	3				
TRANSPORTATION																			
Air, rail, truck terminals (for short-term storage, office, etc.)																		<u>1</u>	<u>1</u>
Airports & landing fields, personal or restricted use*	2	2			2	2	3								3	2	2		
Airports & landing fields, public use*	3	3			3	3												2	2
Bus storage and maintenance facilities, <u>excluding school buses</u>																		1	1
Bus terminals						2												2	1
Contract truck hauling, rental and trucks with drivers						2	3											3	1
Taxicab terminals, maintenance and dispatching centers, etc.						2												3	1
Transportation brokerage offices*; with truck parking						3	2								3	3	1		
Transportation brokerage offices*; without truck parking						2	<u>1</u>								2	2	1	1	
Truck service stations, washes and shops						2	2								1	1	1	1	
UTILITIES																			
Impoundment of water, including dams and frost ponds	1	1	2	1	2	2	2		2	2								1	1
Linear transmission facilities*	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

	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
Power generating facilities	3	3	3	3	3	3	3									3	3	1	
Sewage treatment plants	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2
Utility services* (substations, reservoirs, etc.)																			
Utility services* (substations, reservoirs, etc.), when the building or series of buildings exceeds 120 sq. ft. or the SEPA threshold is exceeded	2	2	2	2	2	2	2	3	3	3	3	3	3	3	3	3	2	1	
Utility services* (substations, reservoirs, etc.), when no building or series of buildings exceeds 120 sq. ft. and the SEPA threshold is not exceeded	1	1	1	1	1	1	1	3	3	3	3	3	3	3	3	3	1	1	
Wastewater lagoons and sprayfields*	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
WHOLESALE TRADE-STORAGE																			
Agricultural chemical sales/storage																			
Mini-storage*																			
Storage facilities: Bulk* (see also Agriculturally related industry)																			
Storage Facilities: Commercial*																			
Vehicle storage*																			
Warehouse*																			
Wholesale trade*																			

Notes:

* References to a definition in Section 19.01.070

(1) In the Forest Watershed district, particular emphasis shall be given to maintaining and enhancing the scenic values of the SR 410 and SR 12 corridors through the indicated Type 1, 2, 3, or 4 Review.

(2) Limited food service may be allowed in retail and destination agricultural tourist operations as defined in Section 19.01.070.

(3) The type of review of towers and associated structures varies depending on height, diameter and other factors listed in Section 19.18.490.

(4) All uses in the Rural Transitional district shall be reviewed in accordance with Subsection 19.18.260(7)(n) (Requirements for Land Use Compatibility within Pipeline Corridors).

(5) All uses in the Rural Settlement district shall be reviewed in accordance with Subsections 19.11.040(3) (Review Criteria for Uses in the RS Zone) and 19.18.260(7)(n) (Requirements for Land Use Compatibility within Pipeline Corridors).

(6) Where the property is located within an Urban Growth Area, HTC uses shall be subject to the County's minimum urban standards or the respective city's standards, whichever are higher. HTC uses outside Urban Growth Areas shall be limited to those that do not require the extension of urban level services.

(7) Resort agricultural tourist operations require review as a Master Planned Resort, a Type 4 permit.

(8) All uses in Urban Growth Areas shall be reviewed in accordance with Subsection 19.18.260(7)(n) (Requirements for Land Use Compatibility within Pipeline Corridors).

(9) In the Single Family Residential (R-1) district, particular emphasis shall be given to ensuring that R-1 uses and land divisions will facilitate future urban development and extension of utilities.

(10) Particular emphasis shall be given to ensuring that R-2 and R-3 uses will facilitate future urban development and extension of utilities.

(11) Allowed as an accessory use to an existing detached, single-family residence.

(12) Agriculture conducted continuously from the date of the ordinance codified in this Title is considered an existing use pursuant to Section 19.01.070.

(13) Off premises signs, including billboards, shall be allowed only where consistent with the respective city's adopted plan and zoning regulations. See Section 19.20.130.

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

(45) ~~Please refer to Chapter 19.18 Special Uses and Standards for specific development standards that may apply.~~

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

~~(Ord. 7 2013 § 1 (Exh. A) (part), 2015).~~

Form