

BOARD OF YAKIMA COUNTY COMMISSIONERS

ORDINANCE NO. 4 - 2016

IN THE MATTER OF ADOPTING TEXT AMENDMENTS TO THE LAND USE TABLE OF YAKIMA COUNTY CODE TITLE 19 – UNIFIED LAND DEVELOPMENT CODE (TXT2016-001)

WHEREAS, on May 5, 2015 the Board of Yakima County Commissioners, through Ordinance 7-2013, adopted Yakima County Code (YCC) Title 19, the Unified Land Development Code (ULDC), and repealed YCC Titles 14 (Subdivision Code), 15 (Zoning Code) and 15A (Urban Zoning Code); and,

WHEREAS, the Board of Yakima County Commissioners made YCC Title 19 effective on October 1, 2015 to allow the Yakima County Planning Division 120 days from the May 5, 2015 adoption to implement the new code; and,

WHEREAS, RCW 36.70A.130 requires that Yakima County be a “fully planning” county; shall update its comprehensive plan and development regulations, as necessary, to reflect local needs, new data, and current laws; and,

WHEREAS, during the implementation phase of YCC Title 19, the Yakima County Planning Division determined that a number of land uses listed in the newly adopted land use table of YCC Title 19 were given a more restrictive land use type than they were previously listed in the now repealed YCC Titles 15 and 15A; and,

WHEREAS, staff recommended changes to YCC Title 19 (TXT2016-001) were determined to be categorically exempt from SEPA review under WAC 197-11-800(19)(b); and,

WHEREAS, on January 27, 2016 Yakima County requested expedited review under the 60-Day notice to the Department of Commerce, as required by RCW 36.70A.106 on the proposed text amendments to YCC Title 19; and,

WHEREAS, on February 11, 2016 the Department of Commerce granted Yakima County expedited review for the proposed text amendments to YCC Title 19; 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, Washington, 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, the Planning Commission held their deliberations on January 27, 2016 immediately after the close of the open record public hearing; and,

WHEREAS, the Planning Commission after having carefully considered the staff recommendation, and the written and oral testimony in its deliberations presented to the Board of Yakima County Commissioners on January 27, 2016 their Findings and Recommendations on the proposed text amendments; and,

WHEREAS, the Board of Yakima County Commissioners conducted a properly advertised public hearing on March 1, 2016 to hear testimony on the proposed text amendments outlined in the Planning Commission recommendations; and,

WHEREAS, the Board of Yakima County Commissioners held their deliberations on March 1, 2016 immediately after the close of the open record public hearing and did adopt motions approving or modifying the proposed text amendments; and,

WHEREAS, the Board has determined that proposed text amendments are internally consistent; and,

NOW, THEREFORE, Yakima County does hereby ordain as follows:

Section 1. Reasons for Action.

The proposed development regulation text amendments before the Board of Yakima County Commissioners are as follows:

- A. The proposed development regulation text amendment (TXT2016-001) to Yakima County Code Title 19 is necessary to correct the inadvertently adopted restrictive language identified by Yakima County Planning staff during YCC Title 19's five month implementation phase.

Section 2. Findings.

- A. Compliance with Growth Management Act. The Board of Yakima County Commissioners find that the proposed text amendments to YCC Title 19, adopted by this ordinance are in substantial compliance with RCW 36.70A (the Growth Management Act, or GMA).
- B. Compliance with Yakima County's Public Participation Process. The Board of Yakima County Commissioners finds that Yakima County Planning Division followed the adopted public participation requirements of YCC Title 16B.
- C. The Board of Yakima County Commissioners adopts the proposed development regulation text amendments to YCC Title 19 (TXT2016-001) as detailed in the findings and recommendations of the Planning Commission dated January 27, 2016, which includes:

TXT2016-001 (see Exhibit 1) – Proposed Text Amendments to YCC Title 19 - Yakima County adopted a new unified land development code YCC Title 19, in May of 2015. The new YCC Title 19 became effective on October 1, 2015 to allow the Planning Division to develop an

implementation strategy for the new code. As part of that implementation review a number of land uses listed in the newly adopted land use table of YCC Title 19 where inadvertently given a more restrictive land use type than what they originally had in the repealed YCC Titles 15 and 15A. These text amendments adopted by this ordinance revert those identified land uses back to a less restrictive review type.

Section 3. Severability. The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the resolution, or the validity of its application to any other persons or circumstances.

Section 4. Effective Date. This ordinance shall be effective at 12:00 am on March 16, 2016.

DONE this 15th day of March, 2016

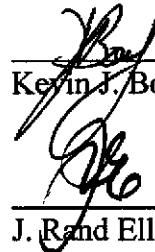




Attest: Tiera L. Girard
Clerk of the Board



Michael D. Leita, Chairman



Kevin J. Bouchey, Commissioner


J. Rand Elliott, Commissioner

*Constituting the Board of County Commissioners
for Yakima County, Washington*

Attachments to Ordinance:

EXHIBIT 1: YCC Chapter 19.14 Land Use Table- Proposed Text Amendments

EXHIBIT 1 YCC Chapter 19.14 Land Use Table -- Proposed text amendments.

	AG	FW*	MIN	R/EDP	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 & FORESTRY (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
Animal-feeding-operations* and animal-husbandry*, excluding concentrated animal-feeding operations*									4	2										
Agricultural building*	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	1	2		2
Agricultural stands* not exceeding 1,000 square feet in area	1	1	1	1	1	2	1	1	1	2				2				1		1
Agricultural service establishments*	2	3			3-2		2													
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	3-2		2		3									1		1
Aquaculture*	1	2	1	2	2	3			1	3								2		1
Winery*	1			3	3-2		2										3-2	1		1
Brewery, domestic*																	2	1		1
Brewery, domestic*-or-micro	4			3	3		2	2									2	1		1
Brewery, micro*	1			3	2		2	2									1	1		1
Distillery* or-distillery-raft*	1			3	3		2	2									2	1		1

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	AG	FW ⁴	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
Distillery* or distillery, craft*	1			3	2		2	2									2	1	1
Distillery, craft*																	4		
Concentrated animal feeding operations*	2			2	3													2	2
Farm labor housing:																			
Farm labor center*	2			3	3														
Farm labor shelter*	1				2														
Seasonal duration temporary worker housing	Note 52	Note 52		Note 3	Note 3	Note 3													
Forest industries*		1		2	2													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	2
AMUSEMENT AND RECREATION																			
Amusement park (permanent) fairgrounds, racetracks and other outdoor amusements*					3	3	3	2									3	3	3
Adult entertainment facilities*																		1	1
Aquatic center							3	2								3	3	2	
Campground* and RV park*	3	2		3	3			2	3								2		
Recreational vehicle park*	3	2		3	3			2	3								2		
Exercise facilities, gymnasiums	2				2		2	2					2	2	1	1	1	2	
Exercise facilities, gymnasiums accessory to a residential project											2	2							
Game rooms, social-card-rooms*, electronic game-rooms*							2												
Game rooms, electronic game rooms*, excluding social card rooms*							2								1	1	1		

EXHIBIT 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
Social card room*, including casinos							2								3	3	3		
Golf courses, clubhouses, pro shops, driving ranges	3	3	2	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	1	1	2	2	2									2		
Movie theaters, auditoriums, exhibition halls							2	1							3	1	1		
Bowling alleys							2	1							2	2	1		
Drive-in theatres						3	3	2	3								2	2	
Livestock event facilities	2			3	2	3	3												
Off-road vehicle recreation facilities*		2		2	2														
Parks, playgrounds, greenways and other public or private outdoor recreational facilities	3	3	2	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 services 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					2		2								3	3	3	2	
Shooting range, outdoor	3	3	2	3	2														
Sports facility, indoor					2		2								2	2	1	3	

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	AG	FW ⁴	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
COMMUNITY SERVICES																			
Cemetery, crematorium, columbaria and mausoleums	2	2		2	2	2	2		3	3	3	3							
Cemetery, crematorium and/or mausoleums									3	3	3	3							
Cemetery, crematorium, columbaria and mausoleums					2		2												
Church or other place of worship*	2	2		2	2	2	2		2	2	2	2	2	2	2	2	1		
Community center*	3	3			3		2		2	3	2	2	2	2	2	2	1	2	
Correctional facilities	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*					2	2	2			3	2	2					3		
Day care center, child*	3				2	2	2		3	3	3	2	2	2	1	1	2	2	
Family home services*, other than safe/shelter home	1			1	1	1	1		1	1	1	1	1	2	1	1	1		
Safe/shelter home* (see Family Home Services)	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*, new Grange hall					3		2	2	2					2	2	2	2	2	
Grange halls and other agriculturally related clubs and organizations	2	2			2														

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	AG	FW*	MIN	R/EDP	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	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	2-2	2	3	3			2		
Government offices							2						2	2	2	2	1	2	
Halfway house/clean and sober facility*	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 agricultural 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	2	2	1	1			
Police, fire station, ambulance service	2	2		2	2	2	2	2	3	3	3	3	2	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	2
Residential care facility*							2			3	2	2							
Residential care facility* within five road miles of a year-round responding fire station					2	2													

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

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	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
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			1															3	1
Chemicals (industrial, agricultural, wood, etc.)																		3	1
Concrete, lime, gypsum and plaster			1															1	1
Confectionery and related products (wholesale)							2								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										3	1	1

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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	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										2-2	1	1
Printing trade (service industries)							2			2							2	1	1
Rendering plants, slaughterhouses																		3	3
Rubber products																	3	2	1
Rubber reclaiming																		3	2
Sawmills and planing mills																		3	1
Sheet metal and welding shops																	3	1	1
Sign manufacturing*																	2	1	1
Signs, printed, painted or carved							2							2	3		2	1	1

EXHIBIT 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
Stone products (includes finishing or monuments for retail sales)			1														3	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	3	1	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	1	2	2	3	3		3	3								2	2
Mineral Batching* (Long-term)			1				3		3									3	3-2
Mineral Batching* (Temporary)	3-2	3-2	1	2	2	3	3	3	3	3							3	3-2	3-2

EXHIBIT 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
Recycled asphalt or concrete, Stockpiling or storage of, (when accessory to an approved mining site/operation)	2	2	1	2	2	3	3	3	3									2	2
<u>The following mining related uses within areas not designated Mineral Resource by the comprehensive plan:</u>																			
Mineral processing*, Mining site/operation* (Long-term-or temporary)	3	3	1	3	3	3	3	3	3									3	3
Mineral Batching* (Long-term)	3	3		3	3	3	3	3										2	2
Mineral Batching* (Temporary) within areas not designated Mineral Resource by the comprehensive plan	3	3		3	3	3	3	3										3	3
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	3
Recycled asphalt or concrete, Stockpiling or storage of (when part of an approved mining site/operation)			1															3	3
<u>Additional Uses:</u>																			

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	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	3													3-2	3-2
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	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	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	2
Petroleum, natural gas and geothermal exploration and production	2	2		2	3														
Recycling center*							3										1	1	1
Refuse landfills*	3	3	3	3	3													2	2
Solid waste drop box site*	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Solid waste-drop-box site* for recyclable materials			-	-	-	-	-	-	2	2	-	-	-	-	2	2	2	-	-
Solid waste transfer stations*	3	3	2	3	3		3											2	2

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	AG	FW*	MIN	R/EDP	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*	2	2	2	2	2	2	1	1	2	2	2	2			1	1	1	1	1
RESIDENTIAL																			
Accessory dwelling unit* – Attached	2	2		2	2	2	2		2	2	1 (R2)	1 (R2)							
Accessory dwelling unit* – detached	2	2		2	2	2	2		3	3	3 (R2)	3 (R2)							
Single-family site built or modular* dwelling, detached, or manufactured home meeting requirements of 19.18.270	1	1		1	1	1	1		1	1	1								
Single-family detached dwelling (zero lot line)*									2	2	1	1							
Single-family attached dwelling*, (common wall)									2	2	1	1							
Single-wide manufactured home*, on an individual lot:									1	2	2	2	2	2					
Previously Titled (Used)	1	1		1	1	1	2		2	2	2								
Not Previously Titled (New)	1	1		1	1	1	2		2	2	2								
Manufactured/Mobile home parks*							2		3			2							
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					
Multi-wide manufactured home* on an individual lot:																			
Previously Titled (Used)	1	1		1	1	1	1		2	2	12								
Not Previously Titled (New)	1	1		1	1	1	1		1	1	1								

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	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	
Multi-family dwelling							2													
Multi-family dwelling*, 12 dwelling per acre or less							2				2	1	2	2	2	2	2			
Multi-family dwelling*, 13 to 18 dwellings per acre							2				3	2	2	2	2	2	2			
Multi-family dwelling*, more than 18 dwellings per acre							2					2	2	2	2	2	2			
Mixed use building/dwellings in mixed-use multi-family residential/commercial development							2						1	1	1	1	1			
Two-family dwelling (duplex)*							1		3	3	1	1								
Dwelling for occupancy by guards, watchmen, caretakers or owners of non-residential permitted use.			1					1					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			
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 [±] in approved or existing manufactured-home subdivisions	-	-	-	-	-	-	-	-	±	±	±	±	-	-	-	-	-	-	-	-
Multi-wide-manufactured-home* not meeting requirements of 19.18.270 on an individual lot	-	-	-	1	±	±	±	-	2	2	±	-	-	-	-	-	-	-	-	-

EXHIBIT 1 YCC Chapter 19.14 Land Use Table – Proposed text amendments.

	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
Single-wide manufactured home ^a in approved or existing manufactured home subdivisions	-	-	-	-	-	-	-	-	1	1	1	1	1	1	-	-	-	-	-
Bed and breakfast inn ^a 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	2	1	1	1	-	-
Bed and breakfast inn ^a 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	2	3	2	2	2	-	-
Home-business, minor ^a	1	1	-	1	1	1	1	-	1	1	1	1	1	1	-	-	-	-	-
Home-business, major ^a	2	2	-	2	2	2	2	-	2	2	2	2	2	2	-	-	-	-	-
Retirement homes ^a exceeding limits of adult family home ^a (see family home service)	-	-	-	-	-	-	2	-	2	-	-	2	-	-	-	-	-	-	-
Safe/shelter home ^a (see Family Home Services)	2	2	-	2	2	2	2	2	2	2	2	2	2	2	2	2	2	-	-
Family home services ^a , other than safe/shelter home	1	-	-	1	1	1	1	-	1	1	1	1	1	2	1	1	1	-	-
Accessory dwelling unit ^a - Attached	2	2	-	2	2	2	2	-	2	2	1	1	-	-	-	-	-	-	-
Accessory dwelling unit ^a - Detached	2	2	-	2	2	2	2	-	2	2	2	2	-	-	-	-	-	-	-
Accessory Dwelling Unit ^a Dwelling for occupancy by guards, watchmen, caretakers or owners of a non-residential permitted-use	-	-	1	-	-	-	-	1	-	-	-	-	-	-	1	1	1	1	1
Existing lawfully established residential-use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Existing residential-use	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-

EXHIBIT 1 YCC Chapter 19.14 Land Use Table – Proposed text amendments.

	AG	FW ¹	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
Manufactured/mobile home parks ²	-	-	-	-	-	-	2	-	3	-	-	2	-	-	-	-	-	-	-
Mixed-use building/dwellings in mixed-use multi-family residential/commercial development	-	-	-	-	-	-	2	-	-	-	-	-	1	1	1	1	1	-	-
Mobile or manufactured homes ² of any size in approved or existing mobile/manufactured home parks ²	1	1	-	1	1	1	1	-	1	1	1	1	1	1	-	-	-	-	-
Multi-family dwelling ²	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-
Multi-family dwelling ² , 12 dwelling per acre or less	-	-	-	-	-	-	2	-	-	-	2	1	-	-	-	-	-	-	-
Multi-family dwelling ² , 13 to 18 dwellings per acre	-	-	-	-	-	-	-	-	-	-	3	2	-	-	-	-	-	-	-
Multi-family dwelling ² , more than 18 dwellings per acre	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-
Multi-wide manufactured home ² in approved or existing manufactured home subdivisions	-	-	-	-	-	-	-	-	1	1	1	1	-	-	-	-	-	-	-
Multi-wide manufactured home ² other than a new manufactured home under 19.19.270 on an individual lot	1	1	-	1	1	1	1	-	1	1	1	2	-	-	-	-	-	-	-
Multi-wide manufactured home ² , not meeting requirements of 19.19.270, on an individual lot	1	1	-	1	1	1	1	-	2	2	-	-	-	-	-	-	-	-	-

EXHIBIT 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
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	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Single-family attached dwelling*, common wall*	-	-	-	-	-	-	-	-	2	2	1	1	-	-	-	-	-	-	-
Single-family detached dwelling (zero lot line)‡	-	-	-	-	-	-	-	-	2	2	1	1	-	-	-	-	-	-	-
Single-family site built or modular* dwelling detached or manufactured home* on an individual lot	1	1	-	1	1	1	1	-	1	1	1	-	-	-	-	-	-	-	-
Single-family site built or modular* dwelling detached or manufactured home meeting requirements of 19.18.270	1	1	-	1	1	1	1	-	1	1	1	-	-	-	-	-	-	-	-
Single-wide manufactured home* in approved or existing manufactured home subdivisions	-	-	-	-	-	-	-	-	1	1	1	1	-	-	-	-	-	-	-
Single-wide manufactured home* on an individual lot	1	1	-	1	1	1	2	-	-	-	-	-	-	-	-	-	-	-	-
Single-wide manufactured home* meeting the standards under 19.18.270 on an individual lot	1	1	-	1	1	1	1	-	1	1	-	-	-	-	-	-	-	-	-

EXHIBIT 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 ² , either-than-a-new-manufactured home-under-19-19-270-on-an individual-lot	-	-	-	-	1	-	-	-	2	2	-	-	-	-	-	-	-	-	-
Temporary-sales-office-accessory to-residential-mixed-use-or-multi- family-development	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
Two-family-dwelling (duplex) ^{1,2}	-	-	-	-	-	-	1	-	3	3	1	1	-	-	-	-	-	-	-
RETAIL TRADE AND SERVICE																			
Addressing, mailing, and stenographic services						1							1	1	1	1	1	1	2
Administrative offices, not otherwise listed						2							1	1	1	1	1	2	2
Agricultural implements, parts, tools and machinery					3		2								1	1	1	2	2
Agricultural implements, parts, tools, heavy-construction equipment, machinery							2										2	1	1
Amateur radio antenna and support structure*, communication tower*, anemometer* or personal wind energy tower* and related facilities	Note 61	Note 61	Note 21	Note 41	Note 41	Note 41	Note 51	Note 51	Note 41	Note 41	Note 61	Note 61	Note 31	Note 31	Note 31	Note 31	Note 31	Note 31	Note 31
Antique store*						1	1							2			1		
Art Supplies														1			1		
Auction house/yard*, excluding livestock							3		3						3	3	2	2	2

EXHIBIT 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
Automobile, motorcycle, truck, trailer, manufactured home & RV sales																2	1	2	
Bail Bonds															1	1	1		
Bakery, butcher shop, delicatessen, specialty food store							1	1					3	1	1	1	1	2	
Beauty and barber shops							1	1					2	1	1	1	1	2	
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	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		
Beer-House*							2								1	1	1		
Boarding or lodging house*	2 ¹	3			3	3	2	1			3	3		3	1	1	1		
Boats and marine accessories							2							2	2	1	1	2	
Books, stationary, office supplies							1						2	1	1	1	1	2	
Building and trade contractors, not qualifying as home occupations*					2	3	2							2	2	2	1	1	
Call center													2	2	3	3	1	1	
Candy store													2	1	1	1	1		
Car wash, detailing							2	1						2	2	1	1	2	
Clothing and accessories				3			1	2					3	1	1	1	1		
Commercial services*							2						3	1	1	1	1	2	
Computer and electronic stores							1												
Computer, camera and electronic stores							1						2	1	1	1	1		

EXHIBIT 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	
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	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	2	2	2
Drug stores*, pharmacies, optical goods, orthopedic supplies							1						2	1	1	1	1			
Espresso/coffee drive-through*		2			3		2	1					3	2	2	2	2	3		
Espresso/coffee stand*		2			3		1	1							1	1	1	1	1	1
Espresso/coffee stand* or cafe, when either is conducted in conjunction with another allowed use													1	1						
Fabric store							1							1	1	1	1			
Farm and ranch supplies	3				3		2								1	1	1			
Financial institutions							1	1					1	1	1	1	1			

EXHIBIT 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	
Florist							1	1					2	1	1	1	1			
Fuel oil and coal distributors																		3	2	1
Furniture, home furnishings, appliances, including service							2							1	1	1	1			
Gift shop*, souvenirs, coins, stamps, toys, hobby store					2		1	1						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	1			
Kennels*	2	2		2	2				3						2	2	2	2	2	2
Laundries, laundromats and dry cleaners							2	1						2	1	1	1	1	1	
Liquor stores							2							2	2	1	1			
Lumber yards															1	1	1	1	1	1
Maintenance and repair shops, including specialized repair (radiator, etc.)					3		2	2						2	1	1	1	2	2	2

EXHIBIT 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
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	2	
Motorcycle repair and maintenance							2								1	1	1	2	
Music stores							1							1	2	1	1		
Nursery, retail*	3	3		3	2	3	1		3					1	1	1	1	2	
Opiate substitution treatment facility													3	3	3	3	3		
Outdoor advertising (billboard)																	2 ⁴	2 ⁴	
Overnight lodging facilities*	2 ⁴	3			2		2	1							1	1	1		
Paint and body repair shops							3								3	1	1	2	2
Parking lots and garages													2	2	2	2	2	1	1
Parking lots and garages accessory to another allowed use							1	1					2	1	1	1	1		
Parts and accessories (tires, batteries, etc.)							2	1							2	2	1	2	
Pawnbroker															2	1	1		
Pet daycare, grooming, animal training*	2	2		2	2	2	1		2						1	1	1	2	
Pet stores, pet supplies							1								1	1	1	2	
Photographic studios							1						1	1	1	1	1		
Printing services, commercial							2								1	1	1	1	
Printing, photocopy service							1	1					1	1				2	
Professional multi-tenant office buildings							2												

EXHIBIT 1 YCC Chapter 19.14 Land Use Table – Proposed text amendments.

	AG	FW*	MIN	R/ELDP	R-10/5	RT	RS	MTC	SR	R-1	R-2	R-3	B-1	B-2	SCC	LCC	GC	M-1	M-2	
Professional, scientific, technical or other services (i.e., advertising, architects, attorneys, engineers, real estate, insurance, surveyors, employment agencies), excluding multi-tenant and administrative offices not otherwise listed							1													
Professional, scientific, technical or other services (i.e., advertising, architects, attorneys, engineers, real estate, insurance, surveyors, employment agencies), may include multi-tenant and administrative offices not otherwise listed							2						1	1	1	1	1	2		
Radio / TV Studio				3			2		3				3	2	1	1	1	2		
Radio / TV studios (communication towers listed separately)				3					3									2		
Railroad switch yards, maintenance and repair facilities, etc.																		1	1	
Rental agencies: Auto, truck, trailer, fleet leasing services with storage																		2	2	
Rental agencies: Auto, truck, trailer, fleet leasing services without storage							2	1						2		1	2	1	2	
Repairs: Re-upholstery and furniture, small engines and garden equipment, golf carts, refrigerators, large items, etc.							2							2	2	1	1	2		

EXHIBIT 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	
Repairs: Small appliances, TVs, business machines, jewelry, locksmiths, gunsmiths, watches, etc.							1							1	1	1	1	2		
Restaurant, café and drive-in eating facilities	Note (3)	3			3		2	2					3	2	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			
Second hand store*							2						3					2		
Second hand store* without outdoor storage							1							2	2	2	2			
Service station, automotive*		3			3		2	1						2	1	1	1	2		
Shoe repair							1							2	1	1	1	2		
Stone products (includes finishing or monuments for retail sale)																	3			
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	1	2		
Towing services* (not including vehicle storage for more than five days)					3												2	2	1	
Towing services* (not including vehicle storage)					3		2	1									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	3														
Video sales/rental					3		1	2						1	1	1	1	1		

EXHIBIT 1 YCC Chapter 19.14 Land Use Table -- Proposed text amendments.

	AG	FW ¹	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
Waste material processing and junk handling*					3													2-2	1
Zoo					3	3									3	3	3		
TRANSPORTATION																			
Air, rail, truck terminals (for short-term storage, office, etc.)							2											1	1
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</u> school buses							2											1	1
Bus terminals							2										2	1	1
Contract truck hauling, rental and trucks with drivers							2	3									3	1	1
Taxicab terminals, maintenance and dispatching centers, etc.							2									3	3	1	
Transportation brokerage offices* with truck parking							3	2								2	2	1	1
Transportation brokerage offices* without truck parking							2	1								1	1	1	1
Truck service stations, washes and shops							2	2									3	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
Power generating facilities	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

EXHIBIT 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
Utility services (substations, reservoirs, etc.)									3	3	3	3	3	3	3	3	3		
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	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	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
WHOLESALE TRADE STORAGE																			
Agricultural chemical sales/storage																		1	1
Mini-storage*					3		2	1				3		3			2	1	1
Storage facilities: Bulk* (see also Agriculturally related industry)							2										3	1	1
Storage Facilities: Commercial*							2									3	2		
Vehicle storage*																	2	2	2
Warehouse*																	3	2	1
Wholesale trade*							2									2	2	1	1