

ORDINANCE NO. 2026-011

AN ORDINANCE amending Yakima Municipal Code Title 15 to incorporate text amendments associated with drive-through and parking standards, and middle housing requirements.

WHEREAS, the Planning Commission of the City of Yakima has considered amendments to modify YMC Title 15 adding subsections to Chapter 15.02, modify existing parking standards, modify drive-through standards, and add middle housing to Table 4-1; and

WHEREAS, notice of all amendments to these Titles to fulfill the requirements of RCW 36.70A.130 was sent to the Washington State Department of Commerce; and

WHEREAS, the Planning Commission held a study session for the amendments on November 12, 2025; and

WHEREAS, the Planning Commission, having conducted such study sessions, found, determined, and recommended that the City Council approve such amendments as indicated in the motions attached to the City Council findings dated February 11, 2026; and

WHEREAS, the City Council held a public hearing on April 7, 2026, pursuant to notice to consider such amendments as recommended by the Planning Commission; and

WHEREAS, City staff rearranged YMC 15.02.020 to create new chapter sections for definitions based on each letter of the alphabet so future changes could be done on a more efficient, including cost efficient, basis; and

WHEREAS, the City Council of the City of Yakima, having considered the record herein, the testimony provided at the public hearing, and the recommendations from the Planning Commission, hereby finds and determines that approval of these amendments to modify Title 15 are in the best interests of residents of the City of Yakima and will promote the general health, safety and welfare; now, therefore

BE IT ORDAINED BY THE CITY OF YAKIMA:

Section 1. Amendments to Replace and Supersede. The amendments to YMC Titles 15, as contained in Exhibit "A" attached hereto and fully incorporated herein, shall replace and supersede previous versions of the referenced Yakima Municipal Code sections.

Section 2. Adoption of City Council Findings. The City Council hereby adopts Exhibit "B" City Council as its findings in support thereof pursuant to YMC §15.23.020 and §16.10.095, and are incorporated herein by this reference as if fully set forth herein.

Section 3. Severability/Validity. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

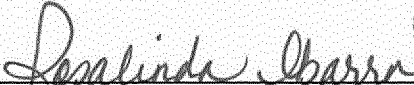
Section 4. Ratification. Any act consistent with the authority, prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 5. Authorization to File. The City Clerk is authorized and directed to file a certified copy of this ordinance with the Yakima County Auditor.

Section 6. Effective Date. This ordinance shall be in full force and effect 30 days after its passage, approval, and publication as provided by law and by the City Charter.

PASSED BY THE CITY COUNCIL, signed and approved this 7th day of April 2026.

ATTEST:



Rosalinda Ibarra, CMC City Clerk





Matt Brown, Mayor

Publication Date: April 11, 2026

Effective Date: May 11, 2026

Exhibit "A"

15.02.020 Definitions.

For the purpose of this title, certain abbreviations, terms, phrases, words and their derivatives shall be construed as specified herein unless the context requires a different meaning. Where terms are not defined, they shall have the ordinary accepted meaning within the context with which they are used. Where an activity or land use could fall under two definitions, the more specific shall apply. Webster's Ninth New Collegiate Dictionary, with the assistance of the American Planning Association's Planner Dictionary and Black's Law Dictionary, shall be the source for ordinary accepted meaning and for the definition of words not defined below. Specific examples are included as illustrations, but are not intended to restrict a more general definition.

15.02.025 A Definitions

"Access driveway" means an entrance roadway from a street or alley to a parking facility.

"Access easement" means any private easement for the purpose of ingress and egress that is not dedicated to the public and that is owned by the underlying owners of land over which it crosses.

"Accessory dwelling unit (ADU)" means a structure meeting the purpose and requirements of YMC 15.09.045 which is attached to a single-family home, or detached garage, or a stand-alone structure with living facilities for one individual or family separate from the primary single-family.

"Accessory use" means a use that is subordinate and incidental to a principal use.

"Administrative official" means the duly appointed city of Yakima director of community development.

Adult Day Care Center. See "Day care facility."

"Adult family home" means a regular family abode, licensed by the state, in which a person or persons provide

personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services (RCW 70.128.175).

"Agricultural building" means a structure designed and constructed to store farm implements or hay, grain, poultry, livestock, fruit and other agricultural products. Controlled atmosphere and cold storage warehouses are not agricultural buildings. An agricultural building shall not be used for human habitation; for processing, treating or packaging agricultural products; nor shall it be a place used by the public.

“Agricultural market” means a use primarily engaged in the retail sale of fresh agricultural products, grown either on or off site. An agricultural market may include, as incidental and accessory to the principal use, the sale of factory-sealed or prepackaged food products such as boxes of apples or other fruit and some limited nonfood items, and these products shall consist of no more than forty percent of the gross floor area. This definition does not include the sale of livestock.

“Agricultural product support” means a business that provides a product or service intended for use in the processing, storage, preservation, or distribution of agricultural commodities. This definition does not include agricultural processing, storage, preservation, distribution, and related uses.

“Agricultural related industry” means specifically:

1. “Packaging plants” may include, but are not limited to, the following activities: washing, sorting, crating and other functional operations such as drying, field crushing, or other preparation in which the chemical and physical composition of the agricultural product remains essentially unaltered. This definition does not include processing activities, slaughterhouses, animal reduction yards, or tallow works;
2. “Processing plants” may include, but are not limited to, those activities which involve the fermentation or other substantial chemical and physical alteration of the agricultural product. This definition does not include slaughterhouses or rendering plants; and
3. “Storage facilities” include those activities that involve the warehousing of processed and/or packaged agricultural products.

“Agricultural stand” means a structure up to one thousand square feet in area used for the retail sale of agricultural products grown on the premises, excluding livestock raised on the premises.

“Agriculture” means the tilling of soil, raising of crops and horticulture. (See Table 4-1, YMC 15.04.030.)

“Airport commercial” means the retail sale of aviation-related products and services including aircraft service and rental, air passenger services, and air terminal activities including passenger ticketing, baggage, taxi service, car rental, restaurants, hotels, and gift shops.

“Airport industrial” means research, design, fabrication, and assembly of aircraft, aircraft parts, and aviation-related products located at the Yakima Air Terminal. This use also includes storage and wholesale trade of aviation-related products and air cargo operations and associated storage and processing.

“Airport operations” means activities, uses, structures and facilities that are located on and necessary to the operation of the Yakima Air Terminal. These activities and facilities include runways, taxiways, parking ramps and aprons, navigation and radar/radio communication

facilities and equipment, safety and emergency facilities, and storage and maintenance facilities.

“Alley” means a public thoroughfare or way twenty feet or less in width which has been dedicated to the city of Yakima or Yakima County for public use. For non-residential uses, alleys provide only a secondary means of vehicular access to abutting property.

“Amendment” means a change in the wording, content, or substance of this title, or change in the district boundaries on the official zoning map.

“Amusement park” means a permanent indoor and/or outdoor facility, which may include structures and buildings, where there are various devices for entertainment, including rides, booths for the conduct of games or the sale of items, and buildings for shows and entertainment.

“Animal clinic/hospital” means a structure used for veterinary care of sick or injured animals. The boarding of animals is limited to short-term care and is accessory to the principal use. This definition does not include kennels.

“Animal husbandry” means the raising of domesticated farm animals when, in the case of dairy cows, beef cattle, horses, ponies, mules, llamas, goats and sheep, their primary source of food, other than during the winter months, is from grazing in the pasture where they are kept.

“Appeal” means a request for review of an administrative official’s or hearing examiner’s decision, determination, order or official interpretation of any provision of this title.

“Applicant” means a person submitting an application for any permit or approval required by this title and who is the owner of the subject property or the authorized agent of the owner.

“Application for development” means the application form and all accompanying documents and exhibits required by this title or the administrative official.

“Arterial” means a principal or minor arterial, as shown in the Yakima urban area transportation plan adopted in the Yakima urban area comprehensive plan.

“Attached” means, in the case of dwellings, two or more dwellings connected by a common vertical wall(s) or roofline, or, in the case of multistory buildings, by a common ceiling/floor(s).

“Auction house” means a structure or enclosure where goods and/or livestock are sold by auction.

Automobile Service Station. See “Service station.”

“Automobile, truck, manufactured home and/or travel trailer sales” means a place used for the display, sale or rental of new or used automobiles, trucks, manufactured and mobile homes, travel trailers, and campers.

“Automotive wrecking or dismantling yard” means a place used for the storage and/or sale of used automotive parts and for the storage, dismantling, sorting, cleaning, crushing or baling of wrecked automobiles, trucks, trailers, or machinery.

15.02.030 B Definitions

“Bed and breakfast” means a residential structure providing individuals with lodging and meals for not more than thirty days. For home occupations, such uses are limited to having not more than five lodging units or guest rooms.

“Beverage industries” means the production, processing, and/or packaging of milk, soft drinks, beer, wine, fruit juices and other drinks.

Bingo Parlor. See “Game room.”

Building. See “Structure.”

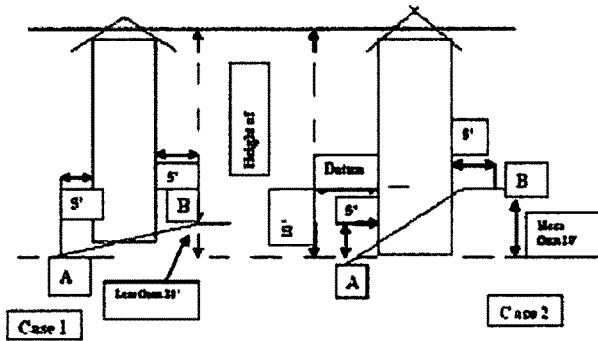
“Building area” means the three-dimensional space within which a structure is permitted to be built on a lot and which is defined by maximum height regulations, yard setbacks and building coverage.

“Building code” means the building code and related codes as amended and adopted by the city of Yakima.

“Building height” is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

1. The elevation of the highest adjoining sidewalk or finished ground surface within a five-foot horizontal distance of the exterior wall of the building when such sidewalk or finished ground surface is not more than ten feet above lowest finished grade;
2. An elevation ten feet higher than the lowest finished grade when the highest sidewalk or finished ground surface described in subsection 1 of this definition is more than ten feet above lowest finished grade. (See Figure 2-1.)

The height of a stepped or terraced building is the maximum height of any segment of the building.



Determination of Building Height in Feet

Figure 2-1

“Building official” means that person or persons designated by the legislative body to enforce the provisions of the building code and administer the assigned provisions of this title.

“Business school” means a commercial or public school providing instruction solely in professional skills such as: business management, accounting, secretarial skills, sales, marketing and merchandising.

“Butcher shop” means a custom retail meat cutting operation. This definition does not include slaughtering, but does include other accessory uses such as frozen food lockers.

15.02.35 C Definitions

“Campground” means a development providing facilities for outdoor recreational activities, including structural improvements such as covered cooking areas, group facilities, and travel trailer or tent sites designed for temporary occupancy. This definition includes camping clubs when developed in accordance with applicable state standards.

“Car wash” means a business engaged in washing, waxing and/or polishing cars and small trucks. This definition includes self-service car washes, automated car washes, manned car washes and auto detailing.

Card Room. See “Game room.”

“Caretaker dwelling” means a single-family dwelling unit accessory to an agricultural, professional, commercial, or industrial use for occupancy by the owner/caretaker.

“Centerline of right-of-way” means the midpoint between the future alignment of the opposite edges of the right-of-way.

“Change of use” means a change from one use listed in Table 4-1, Table of Permitted Land Uses, to another use listed in that table.

“Chicken tractor” means a movable chicken coop lacking a floor, and may house other kinds of poultry.

“Children’s outdoor recreation center” means an outdoor facility which offers children’s rides and/or games such as go-carts, bumper boats, batting cages, miniature golf and/or similar activities for children and which does not operate between the hours of eleven p.m. and eight a.m.

“Church” means a structure, or group of structures, which by design and construction are primarily used for organized religious services and instruction.

“City” means the city of Yakima.

“Class (1) uses” are those uses set forth and defined in the text and tables of YMC Chapter 15.04 and are considered compatible and are permitted on any site in the district. The administrative official shall review Class (1) uses for compliance with the provisions and standards of this title.

“Class (2) uses” are those uses set forth and defined in the text and tables of YMC Chapter 15.04 and are generally permitted throughout the district. However, site plan review by the administrative official is required in order to ensure compatibility with the intent and character of the district and the objectives of the Yakima urban area comprehensive plan.

“Class (3) uses” are those uses set forth and defined in the text and tables of YMC Chapter 15.04 and are generally incompatible with adjacent and abutting property because of their size, emissions, traffic generation, neighborhood character or for other reasons. However, they may be compatible with other uses in the district if they are properly sited and designed. Class (3) may be permitted by the hearing examiner when he determines, after holding a public hearing, that the use complies with provisions and standards; and that difficulties related to the compatibility, the provision of public services, and the Yakima urban area comprehensive plan policies have been adequately resolved.

“Class (1), (2) or (3) use, approved” means any use or development approved upon completion of Type (1), (2) or (3) review.

“Class (1), (2) or (3) use or development, existing” means a use or development legally existing or legally established prior to the effective date of this title that has been or would be classified under YMC Chapter 15.04 as a Class (1), (2) or (3) use in a particular district, even though the use has not been through Type (1), (2) or (3) review, and may or may not conform to the standards of this title. This definition includes any existing Class (1), (2), or (3) use with an approved modification under YMC Chapter 15.17.

“Clean and sober facility” means a commercial business providing a dwelling or building for occupation by rehabilitated alcohol and/or drug users, during their re-entry into the community. The clean and sober facility provides residentially oriented facilities for the rehabilitation or

social adjustment of persons who may need supervision or assistance in becoming socially reoriented, but who do not need institutional care. (Also see "Halfway house.")

"Clinic" means a structure for the medical examination and treatment of human patients, but without provision for keeping such patients overnight on the premises.

"Closed record appeal" means an administrative appeal, held under RCW 36.70B, that is on the record to a city body or officer (including the legislative body) following an open record hearing on a project permit application with no or limited new evidence or information allowed to be submitted and only appeal arguments allowed.

"Coffee/espresso drive-through facility" is a place used to sell coffee and associated items from a drive-up window to a person driving a vehicle.

"Coffee/espresso stand" is a place used to sell coffee and associated items from a bar or counter area commonly inside a building and/or structure.

"Commercial services" means technical services and specialized care services such as lawn and garden care and delivery services, except as otherwise regulated.

"Communication tower" means any tower, pole, mast, whip, or antenna, or any combination thereof, used for radio or television transmission or line-of-sight relay. This definition includes towers erected for use in the amateur radio service.

"Communication tower height" means the vertical distance above the ground measured to the highest point of the communication tower.

"Community center" means a facility owned and operated by a public agency or nonprofit corporation, provided the principal use of the facility is for public assistance, community improvement, or public assembly.

"Community garden" means:

1. Privately or publicly owned land that is used by multiple users who may or may not have ownership of the property;
2. May be divided into separate plots, for the cultivation of fruits, vegetables, plants, flowers, or herbs;
3. Common areas associated with the garden are maintained by group members;
4. The produce or goods grown on site are not for commercial sale;
5. A community garden is different than a "collective garden" that is used for the growing of marijuana plants; and no marijuana shall be grown on a community garden plot;

6. A community garden is separate from the use of "agriculture" as defined and regulated under YMC Chapter 15.02 and YMC 15.04.030, Table 4-1, and is different than a privately maintained garden that is associated with a principal use and regulated in accordance with YMC 15.04.060(A); and

7. Structures and buildings associated with a community garden are considered "accessory uses" to a principal use, and shall comply with the provisions of YMC Title 15, and the International Fire and Building Codes.

Community Water System. See "Water system, public."

"Compatibility" means the characteristics of different uses or developments that permit them to be located near each other in harmony with or without special mitigation measures.

"Comprehensive plan" means the Yakima urban area comprehensive plan and any supplemental plans officially adopted under RCW Chapter 36.70 for the Yakima urban area or any portion thereof.

"Concentrated animal feeding operation" means a structure or pens for the concentrated feeding or holding of animals or poultry, including, but not limited to, horses, cattle, sheep or swine. This definition includes dairy confinement areas, slaughterhouses, shipping terminal holding pens, poultry and/or egg production facilities and fur farms, but does not include animal husbandry.

"Condition(s) of approval" means restrictions or requirements imposed by an administrative official pursuant to authority granted by this title.

"Congregate living facility" means an establishment providing both lodging and meals, or the ability for residents of the facility to cook their own meals, for persons residing in the facility on a permanent or semi-permanent basis. This definition includes facilities commonly known as boardinghouses or dormitories, except that dormitories provided in conjunction with a proposed or existing educational facility shall be an accessory use to that facility.

Consulting Services. See "Professional business."

"Convalescent or nursing home" means an establishment providing nursing, dietary and other personal services to convalescents, invalids, or aged persons, but not mental cases or cases for contagious or communicable diseases which are customarily treated in sanitariums and hospitals.

"Converted dwelling" means a structure which, due to interior alterations, has been modified to increase the number of individual dwelling units. This definition does not apply to multifamily structures constructed under the provisions of this title.

"Cosmetic services" means tattooing, body piercing, and similar services.

“Cottage housing” means a group of three or more clustered single-family dwelling units with common open space and shared parking facilities, meeting the standards listed in YMC 15.09.035.

“County” means Yakima County.

15.02.040 D Definitions

“Dangerous waste” means those solid wastes designated in WAC 173-303-070 through 173-303-103 as dangerous or extremely hazardous waste.

“Day” means calendar day. (See YMC 15.20.110.)

“Day care center” means a day care facility that supplies care, attention, supervision and oversight serving thirteen or more children regardless of whether such services are provided for compensation, governed by Washington State DSHS licensing provisions for said day care use and conducted in accordance with state DSHS requirements.

“Day care facility” means a building or structure in which an agency, person or persons regularly provide care for a group of nonrelated individuals (children or adults) for periods of less than twenty-four hours a day. This includes family day care homes and day care centers.

“Day care home, family” means a family day care home located in a private home that supplies care, attention, supervision, and oversight for one to twelve children, governed by Washington State DSHS licensing provisions for said day care use and conducted in accordance with said state DSHS requirements.

“Delicatessen and other specialty food stores” means retail food stores selling ready-to-eat food products such as cooked meats, prepared salads or other specialty food items. This definition includes seafood, health food and other specialty food stores having seating for no more than five persons.

“Department” means the city of Yakima department of community development.

“Development” means “use” as defined by this title.

“Development, multifamily” means a structure or structures, or portion thereof, designed for occupancy by three or more families living independently of each other and containing three or more attached or detached dwelling units on a lot. Any combination of three-plus, duplex and detached single-family dwellings that have a common driveway access on a single lot of record is considered multifamily development. This definition does not include “cottage housing” as defined in YMC 15.02.020.

“Development permit” means written authorization for development or modification of development as defined in this title. When a building or other construction permit is required, the building/construction permit shall serve as the other development permit. If no

building/construction permit is required, the zoning decision shall serve as the development permit.

“Development permit approval” means written authorization for development or modification of development as defined in this title. When a building or other construction permit is required, the building or construction permit shall serve as the other development permit. If no building or construction permit is required, the zoning decision shall serve as the development permit.

“Development permit denial” means written refusal for development or modification of development.

“Development, planned residential” means, in the residential districts, the coordinated development of a single lot with a number of residential structures and/or dwelling types which are designed to:

1. Maintain the character of the residential neighborhood;
2. Provide compatibility between various types of dwelling units, off-street parking and other uses within the site; and
3. Share such site amenities as off-street parking, access drives, open space and recreational facilities.

This definition includes the clustering of residential units on a single lot. In the commercial districts, “planned residential development” means a mixed-use development combining multifamily residential and commercial use(s) into a single coordinated project.

“Divide” means any transaction or action, not otherwise exempt or provided for under the provisions of this title, which alters or affects the shape, size or legal description of any part of an owner’s “land” as defined in this chapter. Sale of a condominium apartment and rental or lease of a building, facility or structure, which does not alter or affect the legal description of an owner’s “land,” shall not constitute a division of land.

“Domestic farm animal” means animals domesticated by man to live in a tame condition. This definition includes dairy cows, beef cattle, horses, ponies, mules, llamas, goats, sheep, rabbits, poultry, and swine.

“Domestic farm animal—Pet” means four or fewer hen chickens (no roosters) or rabbits that are kept for pleasure or as a hobby rather than utility. Domestic farm animals that are considered pets are regulated under the provisions of YMC 15.04.060(D), Accessory uses, Pets, and are not subject to the provisions of YMC 15.09.070, Special requirements for animal husbandry.

“Driveway” means the private traveled access to a property or through a parking lot for three or more vehicles.

“Drugstore” means a store where the primary business is the filling of medical prescriptions and the sale of drugs, medical devices and supplies, and nonprescription medicines, but where nonmedical products are sold as well.

“Dwelling” means a structure or portion thereof designed exclusively for residential purposes.

“Dwelling, single-family” means a structure designed to contain a single dwelling unit. Single-family dwellings are further classified by their nature of construction as follows:

1. Site-built: Constructed primarily at the occupancy site and permanently affixed to the ground by a foundation.
2. Modular home: See “Modular home.”
3. Manufactured home: See “Manufactured home” and “Mobile home.”

“Dwelling, single-family attached” means two single-family dwellings that are attached, but with each dwelling unit located entirely on its own lot. This definition does not include row houses or other housing types with more than two attached single-family dwellings.

“Dwelling, single-family detached” means one dwelling unit located on one lot and not attached to any other dwelling unit.

“Dwelling, two-family” means a structure designed exclusively for occupancy by two families living independently of each other and containing two attached dwelling units on the same lot. This definition includes the term “duplex.”

“Dwelling unit” means one or more rooms in a dwelling for the occupancy of one family and providing complete and independent living facilities, including permanent provisions for living, sleeping, cooking, eating and sanitation. “Dwelling unit” does not include recreational vehicles or mobile homes.

15.02.045 E Definitions

“Earthen material” means sand, gravel, rock, aggregate and/or soil.

“Environmental review” means the procedures and requirements established by the State Environmental Policy Act, RCW Chapter 43.21C, as it now exists or is hereafter amended.

“Existing uses” means a use or development legally existing or legally established by a jurisdiction prior to the effective date of this title that has been or would be classified under YMC Chapter 15.04 as a Class (1), (2), or (3) use in the appropriate zoning district.

“Extended stay hotel/motel” means a hotel or motel where more than ten percent of the rooms are rented to the public for longer stays, which are more than thirty consecutive days. This definition does not include other defined uses including, but not limited to, a boarding house or multifamily dwelling.

15.02.050 F Definitions

“Family” means individuals, consisting of two or more persons related by blood, marriage or adoption, or a group of not more than five persons, excluding servants, who are not related by blood, adoption or marriage, living together as a single housekeeping unit in a dwelling unit.

A. The term “family” shall include:

1. State-licensed adult family homes required to be recognized as residential uses pursuant to RCW 70.128.175;
2. State-licensed foster family homes and group care facilities as defined in RCW 74.15.180, subject to the exclusions of subsection B of this definition; and
3. Group homes for the disabled and consensual living arrangements equivalent to a familial setting required to be accommodated as residential uses pursuant to the Fair Housing Act and the Washington Housing Policy Act, RCW 35.63.220 and 35A.63.240, respectively.

B. The term “family” shall exclude individuals residing in halfway houses, crisis residential centers as defined in RCW 74.15.020(3)(g), group homes licensed for juvenile offenders, or other facilities, whether or not licensed by the state, where individuals are incarcerated or otherwise required to reside pursuant to court order under the supervision of paid staff and personnel.

C. Calculation of Residents. When calculating the number of unrelated persons residing in a single-family dwelling unit, the following rules shall apply:

1. When one or more unrelated persons reside with a family whose members are related by genetics, adoption or marriage, the total number of residents shall not exceed five persons except as provided in subsection (C)(2) of this definition.
2. A family unit consisting entirely of persons related by genetics, adoption or marriage may rent a room to a total of two additional renters, or up to two students as a part of a recognized foreign exchange program or similar educational, nonprofit program, or a combination of a renter and such student to a total of two additional persons. The additional renters and/or foreign exchange students, to a maximum of two, shall not be considered when calculating the number of unrelated persons residing in a dwelling unit under subsection (C)(1) of this definition. Three or more renters and/or students shall be considered as unrelated individuals and all persons residing in a dwelling unit, regardless of whether a portion of them are related by genetics, adoption or marriage, shall be considered when determining the total unrelated persons residing at a site.
3. Nothing herein shall be interpreted to limit normal hosting activities associated with residential use.

“Fence” means a structure built to prevent escape or intrusion, or to provide privacy or sitescreening.

“Finding” is a conclusion of fact reached by the administrative official in a review process and based on the evidence available therein.

“Floodplain (one-hundred-year)” means the relatively flat area or lowlands adjoining the channel of a river or stream subject to a one percent or greater chance of flooding in any given year.

“Floodway” means the channel or waterway or those portions of the floodplain adjoining the channel which are reasonably required to carry and discharge the floodwaters of the watercourse without causing more than a one-foot rise in the water surface elevation of a one-hundred-year flood.

“Food preparation” means a business, service or facility dealing with the preparation of food items for off-site consumption. This definition includes confectioneries, catering services, and preparation of food items for wholesale

15.02.055 G Definitions

“Game room” means a commercial facility, or a portion thereof, open to the general public, in which card games, pool, electronic games, bingo, etc., are played; provided, however, that this definition shall exclude “social card room” as defined herein. (Also see “Meeting hall.”)

“Garage, private” means a building or portion of a building designed to store motor vehicles that are used by the occupants of the site’s primary use.

“Garage, public” means a building or portion of a building used for equipping, repairing, servicing, hiring, selling or storing motor-driven vehicles; but excluding private garages.

“General Retail Sales”

1. Twelve thousand square feet or less (not otherwise regulated) means the retail sales of merchandise in a store type setting where the building/structure’s gross size is twelve thousand square feet or less.
2. Greater than twelve thousand square feet (not otherwise regulated) means the retail sales of merchandise in a store type setting where the building/structure’s gross size is greater than twelve thousand square feet.

Land uses permitted under the above two categories include, but are not limited to:

Addressing, mailing, and stenographic services	Toy and hobby stores
Antique stores	Jewelry, watches, silverware sales and repair

Artist's supplies	Music stores/instrument sales and repair
Bakeries	Secondhand stores, pawnbroker
Book stores	Paint, glass and wallpaper stores
Stationery and office supplies	Pet stores and supplies/grooming
Camera and photographic supplies	Printing, photocopy service
Clothing, shoes, and accessories	Sporting goods and bicycle shops
Computer and electronic stores	Video sales/rental
Collectables (cards, coins, comics, stamps, etc.)	Gift shops
Department stores	Discount store
Drug stores and pharmacies	Variety store
Fabric and sewing supplies, seamstress, tailor	Specialty shops
Florist (indoor sales only)	Small appliances
Specialty food stores	TVs, business machines, etc., sales

Land uses note meeting the intent of the general retail sales and retail trade definitions, as determined by the administrative official, may be either referred to the hearing examiner for a use interpretation under Chapter 15.22 YMC or use classification under YMC 15.04.040.

"Gift shop" means a business primarily engaged in the retail sale of combined lines of gifts and novelty merchandise, souvenirs, greeting cards, balloons, holiday decorations, curios, crafts, and miscellaneous small art goods.

"Glare" is the reflection of harsh, bright light.

"Grade" is the lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line or, when the property line is more than five feet from the building, between the building and a line five feet from the building.

"Gross floor area" means the interior habitable area of a dwelling unit including basements and attics but not including a garage or accessory structure. For calculating off-street parking based on gross floor area, see YMC 15.06.040.

"Group home" means a place for handicapped, physically or developmentally disabled adults, or dependent or predelinquent children, providing special care in a homelike environment. This definition includes homes of this nature for six or fewer persons, excluding house parents, which are protected by state or federal law as residential uses.

15.02.060 H Definitions

Halfway House. A "halfway house" shall include residentially oriented facilities that provide:

1. State-licensed group care homes for juvenile delinquents;
2. Houses providing residence in lieu of instructional sentencing;
3. Houses providing residence to individuals needing correctional institutionalization; or
4. Detoxification centers licensed by the state where alcohol and drug abusers can be placed in lieu of incarceration for detoxification and treatment from effects of alcohol and drugs. (See "Clean and sober facility.")

"Hazardous materials" means any item listed as hazardous by a federal agency or state Department of Ecology or the Yakima regional clean air authority. (See YMC 15.13.020(D).)

"Hazardous waste" means and includes all dangerous and extremely hazardous wastes as defined in RCW 70.105.010.

"Hazardous waste facility, off-site" means hazardous waste treatment and storage facilities that treat and store waste from generators on properties other than those on which the off-site facilities are located.

"Hazardous waste facility, on-site" means hazardous waste treatment and storage facilities which treat and store wastes generated on the same lot.

"Hazardous waste generator" means any person or site whose act or process produces dangerous waste or whose act first causes dangerous waste to become subject to regulations under the dangerous waste regulations, WAC Chapter 173-303.

"Hazardous waste storage" means the holding of dangerous waste for a temporary period. Accumulation of dangerous waste by the generator at the generation site is not storage as long as the generator complies with the applicable requirements of WAC 173-303-200 and 173-303-201.

"Hazardous waste treatment" means the physical, chemical, or biological processing of dangerous waste to make such waste nondangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in value.

“Hearing examiner” means that person appointed by the Yakima city council.

“Home instruction” means the teaching of an art, hobby, skill, trade, profession or sport as a home occupation, except when otherwise prohibited. (See YMC Chapter 15.04, Table 4-2.)

“Home occupation” means the accessory use of a dwelling unit for gainful employment involving the manufacture, provision or sale of goods and/or services in the home.

“Home occupation, business administration” means the accessory use of a dwelling as an administrative office for a licensed commercial business located in an approved commercial zoning district, or a home based internet business that does not involve the on-site resale of commercial goods. The home is used for phone calls, mail, completing paperwork, and work on a home computer associated with a business. This definition does not include manufacturing, sales not associated with an internet business, repair or other services.

“Home occupation, home contractor” means the accessory use of a dwelling as, but not limited to, lawn care and/or snow removal services, building, electrical and plumbing, contractors’ offices for small businesses.

“Home occupation, home office” means the accessory use of a dwelling for office use including, but not limited to, the following professions: accountant, architect, artist, author, arts and crafts, attorney, composer, dressmaker, seamstress, tailor, engineer, insurance agent, photographer, music teacher, and real estate agent.

“Home occupation, product assemblage/repair” means a business or service involved in assembling products for off-site sales. This definition also includes the repair of small appliances, small engines, radios, televisions, and other similar items.

“Home occupation, taxicab operator” means the accessory use of a dwelling as an administrative office for a taxicab licensed under YMC Ch. 5.78. This use shall be limited to a maximum of two vehicles operated by immediate family members who reside in the home.

“Homeowners’ association” means a community association, other than a condominium association, in which individual owners share ownership or maintenance responsibilities for open space or facilities.

“Hospital” means an institution providing clinical, temporary, and emergency services of a medical or surgical nature to human patients which is licensed by state law to provide facilities and services for surgery, obstetrics, and general medical practice as distinguished from clinical treatment of mental and nervous disorders.

“Hotel” means a lodging use located in a structure, or structures, where rooms are usually accessed by means of common interior hallways, and in which more than ninety percent of the rooms are provided to transient visitors for a fee on a daily or short-term basis. For purposes of this definition, “daily or short-term” means thirty or fewer consecutive days. This definition does

not include other defined uses including, but not limited to, a boarding house or multifamily dwelling.

“Hulk hauler” means any person who deals in vehicles for the sole purpose of transporting and/or selling them to a licensed motor vehicle wrecker or scrap processor in substantially the same form in which they are obtained. A hulk hauler may not sell secondhand motor vehicle parts to anyone other than a licensed vehicle wrecker or scrap processor, except for those parts specifically enumerated in RCW 46.79.020(2), as now or hereafter amended, which may be sold to a licensed vehicle wrecker or disposed of at a public facility for waste disposal. (RCW 46.79.010)

15.02.065 I Definitions

“Impervious surface” means any material reducing or preventing absorption of stormwater into previously undeveloped land.

“Intensity” is the combination of factors (such as visual appearance and building size, traffic generation, noise, dust and light and economic value) associated with a particular use that determines the potential impact of that use on neighboring land uses. The higher the intensity, the greater the possible impact on neighboring land uses. Generally, the intensity of a land use will determine its compatibility with other types of land uses.

“Irrigation and/or drainage facilities” means all irrigation and/or drainage structures, including, but not limited to: standpipes, weir boxes, pipelines, ditches, pump houses, culverts, etc.

15.02.070 J Definitions

15.02.075 K Definitions

“Kennel” means a building, enclosure or portion of any premises in or at which dogs, cats or other domesticated animals are boarded or kept for hire; or in or at which dogs, cats or other domesticated animals are kept or maintained by any person other than the owner; or in or at which six or more cats or four or more dogs over the age of four months are kept or maintained. This definition shall include boarding kennels, but not pet shops, animal hospitals or zoos.

15.02.080 L Definitions

“Land” means a lot or parcel.

“Land use” means the manner in which land and structures are used.

“Landscaping” means the arrangement and planting of trees, grass, shrubs and flowers, and the placement of fountains, patios, street furniture and ornamental concrete or stonework and artificial turf.

“Legislative body” means the Yakima city council.

“Loading space” means an off-street space on the same lot with a structure or use, or contiguous to a group of structures or uses, for the temporary parking of a vehicle while loading or unloading persons, merchandise, or materials, and which abuts a street, alley or other appropriate means of access and egress.

“Lot” means a division of land:

1. Defined by boundaries and shown on a final plat or short plat officially recorded in the Yakima County auditor’s office; or
2. A legally recognized prior division or parcel under the provisions of Yakima County’s subdivision ordinance or the city of Yakima’s subdivision ordinance.

“Lot area” means the total horizontal area within the boundary lines of the gross lot.

“Lot, corner” means a lot abutting two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than one hundred thirty-five degrees. (See Figure 2-2.)

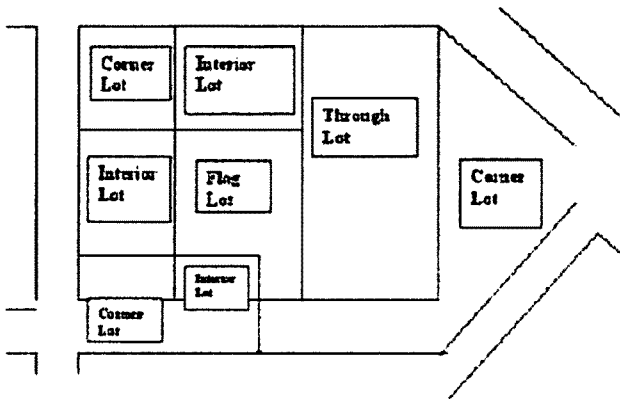


Figure 2-2

“Lot coverage” means that portion of the lot that is covered by structures and other impervious surfaces.

“Lot depth” means the horizontal length of a straight line drawn from the midpoint of the front lot line to the midpoint of the rear lot line. (See Figure 2-3.)

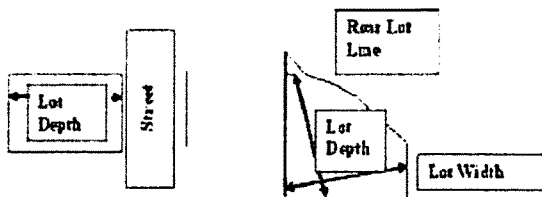


Figure 2-3

“Lot, flag” means a lot only a narrow portion of which fronts on a public/private road and where access to the public/private road is across that narrow portion. (See Figure 2-2.)

“Lot, inside or interior” means a lot other than a corner lot. (See Figure 2-2.)

“Lot line, front” means, in the case of an interior lot, the property line separating the lot from the road or street, other than an alley. For the purpose of establishing the front lot line for a corner or flag lot, the following shall apply:

1. In the case of a corner lot, the front lot line shall be the property line with the narrowest street frontage, except that the building official, or his designee, shall designate the front lot line for corner lots in residential districts.
2. For a flag lot, when the access easement or right-of-way extends across the lot, the front lot line shall be the line separating the lot from the right-of-way or access easement. When the right-of-way or access easement does not extend across the property, the front lot line shall be determined by the building official.

“Lot line, interior” means, in the case of zero lot line development, the property line separating a zero lot line from: (a) another zero lot line or (b) adjoining common open space. (See Figure 2-4.)

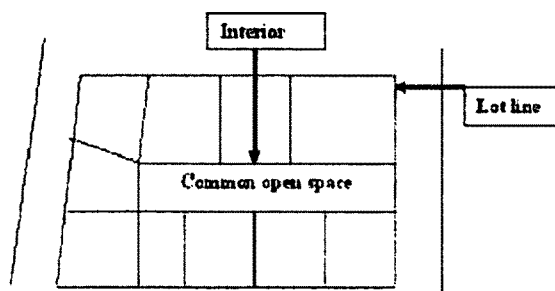


Figure 2-4

“Lot line, rear” means the property line which is opposite and most distant from the front lot line. For the purpose of establishing the rear lot line of a triangular or trapezoidal lot, or of a lot the rear line of which is formed by two or more lines, the following shall apply:

1. For a triangular or gore-shaped lot, a line ten feet in length within the lot and farthest removed from the front lot line, and at right angles to the line comprising the depth of such lot, shall be used as the rear lot line.
2. In the case of a trapezoidal lot, the rear line of which is not parallel to the front lot line, the rear lot line shall be deemed to be a line at right angles to the line comprising the depth of such lot and drawn through a point bisecting the required rear lot line.

3. In the case of a pentagonal lot, the rear boundary of which includes an angle formed by two lines, such angle shall be employed for determining the rear lot line in the same manner as prescribed for a triangular lot.

“Lot line, side” means any lot boundary line not a front lot line or rear lot line.

“Lot, through” means an interior lot having frontage on two streets. (See Figure 2-2.)

“Lot width” means the horizontal distance between the side lot lines, measured at right angles to the line comprising the depth of the lot at a point midway between the front and rear lot lines. (See Figure 2-3.)

“Low impact development” means stormwater management and land development strategies that emphasize conservation and use of existing natural site features integrated with disturbed, small-scale stormwater controls to more closely mimic natural hydrologic patterns in residential, commercial, and industrial settings. Low impact development addresses stormwater management and land development that is applied at the parcel and subdivision scale that emphasizes conservation and use of on-site natural features.

15.02.085 M Definitions

“Manufactured home” means a dwelling on one or more chassis for towing to the point of use which bears an insignia issued by a state or federal regulatory agency indicating that the structure complies with all applicable construction standards of the U.S. Department of Housing and Urban Development definition of a manufactured home and was built after June 15, 1976. Manufactured homes are further classified as follows:

1. “Multi-wide” has a minimum width of not less than seventeen feet as measured at all points perpendicular to the length of the manufactured home;
2. “Single-wide” has a minimum width less than seventeen feet as measured at any point perpendicular to the length of the manufactured home.

“Manufactured structure” means a building manufactured with the intent of being transported to a fixed site and constructed in accordance with the building codes as adopted by the city.

“Massage therapy/spa” means a scientific or skillful manipulation of soft tissue for therapeutic or remedial purposes, specifically for improving muscle tone and circulation and promoting health and physical well-being. The term includes, but is not limited to, manual and mechanical procedures for the purpose of treating soft tissue only, the use of supplementary aids such as rubbing alcohol, liniments, oils, antiseptics, powders, herbal preparations, creams or lotions, procedures such as oil rubs, salt glows and hot or cold packs or other similar procedures or preparations commonly used in this practice. This term specifically excludes manipulation of the spine or articulations and excludes sexual contact.

“Master planned development” means any development within the Yakima urban growth area approved under YMC Chapter 15.28 (i.e., planned residential development, planned commercial development, planned industrial development, and planned mixed-use development).

“Meeting hall” means a private or quasi-private facility in which defined groups or organizations come together for meetings and social events. Includes private bridge club-type card rooms, grange halls, etc.

“Middle housing” means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing

“Mining” means all or any part of the process involved in quarrying, mineral extraction, crushing, asphalt mixing plants, concrete batch plants, or other uses of a similar nature, but does not include petroleum or natural gas exploration or production.

“Mission” means a facility typically owned or operated by a public agency or nonprofit corporation, providing a variety of services for the disadvantaged, typically including but not limited to temporary housing for the homeless, dining facilities, health and counseling activities, whether or not of a spiritual nature, with such services being generally provided to the public at large. Mission uses shall be Class (2) uses within the GC general commercial, CBD central business district, and M-1 light industrial zoning districts as set forth in Table 4-1, YMC 15.04.030, and subject to a Type (3) review as set forth in Chapter 15.15 YMC with a development agreement incorporating applicable development standards and mitigations imposed by the hearing examiner. Effective as of and from August 24, 2015, any modification of an existing mission use shall be subject to the modification procedures and provisions of Chapter 15.17 YMC; provided, that any proposed modification that does not meet the criteria in YMC 15.17.040 for administrative review and approval shall be subject to a Type (3) review with a development agreement incorporating applicable development standards and mitigations imposed by the hearing examiner.

“Mixed-use building” means a building or use in a commercial district or planned development, meeting the standards contained in YMC 15.09.025, used partly for residential use and partly for a community facility or commercial use.

“Mixed-use development” means use of the land or structure for two or more different uses.

“Mobile home” means a dwelling on one or more chassis for towing to the point of use which does not meet applicable HUD manufactured housing standards of June 15, 1976. This definition does not include modular homes, manufactured homes, commercial coaches, recreational vehicles or motor homes.

“Mobile home park” means a parcel of land under single ownership used for the placement of two or more mobile or manufactured homes used as dwellings. This definition shall not apply to

the placement of a temporary hardship unit (see YMC 15.04.140) on the same parcel with another home.

“Mobile home park expansion” means the preparation of additional sites for mobile or manufactured homes (including the installation of utilities, final site grading, the pouring of concrete pads, and the construction of streets).

“Mobile vendor” means a vendor or seller of merchandise or food from a motorized vehicle or other motorized conveyance upon the public streets, alleys, public property of the city, or upon private property. See YMC Chapter 5.57.

“Modification (of use or development)” means any change or alteration in the occupancy, arrangement, placement or construction of any existing use, structure, or associated site improvement, and any change or alteration of land.

“Modular home” means a residential structure which meets the requirements of the International Building Code and is constructed in a factory and transported to the building site. Modular homes are not subject to special review; they are subject to the same review standards as a site-built home.

“Motel” means a lodging use located in a structure, or structures, where rooms are usually accessed by means of exterior corridors, and in which more than ninety percent of the rooms are provided to transient visitors for a fee on a daily or short-term basis. For purposes of this definition, “daily or short-term” means thirty or fewer consecutive days. This definition does not include other defined uses including, but not limited to, a boarding house or multifamily dwelling.

“Multiple-building complex” means a group of structures housing separate businesses sharing the same lot, access and/or parking facilities.

“Multiple-occupancy building” means a single structure housing more than one retail business, office, or commercial venture.

15.02.090 N Definitions

“Net residential acre” means forty-three thousand five hundred sixty square feet minus the area in private and public streets, rights-of-way, and access easements. (See YMC 15.05.030(B) to calculate the maximum number of dwelling units permitted on a site.)

“Nonconforming lot” means a lot, the area or dimension of which was lawful prior to adoption or amendment of this title, but which fails to conform to the present requirements of the zoning district in which it is located.

“Nonconforming structure” means a structure that was lawful prior to the adoption or amendment of this title that fails, by reason of such adoption or amendment, to conform to the present requirements of the zoning district where it is located.

“Nonconforming use” means a use of land or structure lawfully established and maintained, but which does not conform to this title for the district where it is located.

“Nuisance” means any use, activity or structure that interferes with the enjoyment and use of one’s property by endangering personal health or safety, offending the human senses, and/or failing to conform with the provisions, intent, or standards of the district where the use, activity or structure occurs.

“Nursery” means facilities used for the propagation and sale of agricultural or ornamental plants and related products. Nurseries are further classified as follows:

1. “Retail nursery” means a nursery which offers products to the general public including plant materials, planter boxes, fertilizer, sprays, garden tools, and related items;
2. “Wholesale nursery” means a nursery that raises nursery stock for sale to a retail nursery or other business; and
3. “Greenhouse” means a nursery facility constructed with transparent or translucent materials for indoor propagation of plants. This definition does not include private greenhouses with no commercial sales.

15.02.095 O Definitions

“Occupancy” means the purpose for which a structure, portion of a structure, or lot is used or intended to be used. For purposes of this title, a change of occupancy is not intended to include a change of tenants or proprietors, but is intended to indicate a change in the type of use.

“Off-street parking” means a parking space(s) and associated driveway(s) located beyond the right-of-way of a highway, street or alley.

“Open space” means an area of land or water that is substantially free of structures, impervious surfaces, and other land-altering activities.

“Open space, common” means open space within or related to a development that is not dedicated for public use, but is designed, intended and legally committed for the common use or enjoyment of the residents of the development.

15.02.100 P Definitions

“Park” means a public or privately owned area with facilities for active or passive recreation by the public.

“Parking angle” means the angle formed by a parking stall and the edge of a parking bay, wall or driveway of the parking facility, ranging from zero to ninety degrees.

“Parking bay” means the section of a parking facility containing a driveway and containing one or two rows of parking stalls.

“Parking lot” means a facility designed to serve parking for five or more motor vehicles.

“Parking space” means an off-street area that is paved, drained, maintained and used for the temporary storage of one motor vehicle.

“Parking stall” means a clearly marked area in which one vehicle is to be parked; a parking space.

“Party of record” means: (1) the applicant; (2) the property tax payer for the subject property as identified by the records available from the Yakima County assessor’s office; (3) the legal owner of the subject property; (4) any person who testified at the open record public hearing on the application; and/or (5) any person who submitted written comments during administrative review (within the required time frame) or has submitted written comments concerning the application at the open record public hearing (excluding persons who have only signed petitions or form letters).

“Permit” means written governmental approval issued by an authorized official, empowering the holder thereof to take some action permitted only upon issuance of written approval.

“Personal services” means a business providing specialized services such as interior home or business design and shopping services, except as otherwise regulated.

“Pet” means a domesticated animal kept for pleasure or as a hobby rather than utility including but not limited to: fish, dogs fewer than four, cats fewer than six, hen chickens (no roosters) fewer than five, and rabbits fewer than five.

“Pet day care” means a building or structure in which an agency, person or persons regularly provide care for pets, but not including outdoor overnight stays. Overnight stays may be permitted under this definition if provided for in a complete indoor setting. Uses not meeting this definition shall be considered kennels.

“Planning commission” means the duly constituted planning commission for the city of Yakima.

“Planning division” or “division” means the city of Yakima planning division, which is a division of the department of community development.

“Preliminary approval” means the contingent approval by the administrative official using an appropriate Type (2) or (3) review process prior to final approval.

Preschool. See “Day care center.”

“Private access easement” means any private easement for the purpose of ingress and egress that is not dedicated to the public and that is owned by the underlying owners of land over which it crosses.

“Professional business” means a business primarily engaged in administrative or service-related functions and dependent upon professional staff such as lawyers, doctors, realtors, travel

agents, bankers, accountants, engineers and consultants; or providing administrative governmental services.

“Property owner(s)” means the legal owner or owners of the property.

“Public facility” means a facility owned and operated by a governmental agency or owned and operated by a private entity for the purpose of providing essential public services to the public including, but not limited to: water, irrigation, wastewater, garbage, sanitary, transit, police, fire, ambulance, parks and recreation facilities, and street maintenance. The facility should be located to efficiently serve the people benefiting from the service.

“Public hearing” means a meeting open to the public that is announced and advertised in advance at which the public is given an opportunity to participate.

Public Water System. See “Water system, public.”

15.02.105 Q Definitions

15.02.110 R Definitions

“Recreational screen” means a protective device for recreational purposes designed to keep recreational equipment within or outside of a designated area. Such uses are typically associated with schools, parks, golf courses, swimming pools, ball fields, and playgrounds.

“Recreational vehicle” means a motorized or nonmotorized vehicle designed and manufactured for recreational use, including, but not limited to: boats, travel trailers, snowmobiles, go-carts, motorcycles and dune buggies.

“Recycling drop-off center” means a commercial facility where products such as aluminum, tin cans, glass, plastic, paper, and other similar products are deposited, sorted and transferred to a recycling processing center for reprocessing.

“Recycling processing center” means a facility where products such as aluminum and tin cans, glass, plastic, paper and other similar products are deposited, sorted, stored, and reprocessed.

“Residential density” means the number of dwelling units per net acre of land. This term includes dwelling unit density.

“Restaurant” means establishments serving prepared food or beverages for consumption on or off premises. This land use includes but is not limited to: restaurants, sandwich shops, coffee shops with or without drive-through facilities (see YMC 15.04.080 for establishments with drive-through facilities), and fast food restaurants, but does not include bars, cocktail lounges, taverns, brewpubs as licensed by the Washington State Liquor Control Board, catering services, or industrial scale food production facilities.

“Retail services” means uses providing services, as opposed to products, to the general public. Examples are eating and drinking establishments, motels, real estate and financial offices, and uses providing health education and social services.

“Retail trade” means those uses primarily engaged in the sale of goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Lumber yards, office supply stores, nurseries, butcher shops, paint stores and similar uses shall be considered as retail trade establishments even though a portion of their business may be to contractors or other business establishments.

“Retaining wall” means a wall made of wood, stone, cement, steel or other products intended to support, retain or stabilize earthen or gravelly materials at either natural or finished grade.

“Retirement home” means an establishment providing domestic care for elderly persons who are not in need of medical or nursing treatment except in the case of temporary illness. This definition does not include nursing, convalescent or rest homes, hospitals or sanitariums.

“Reviewing official” means the building official, administrative official, hearing examiner, city of Yakima planning commission, or legislative body when engaged in any review or approval procedure under the provisions of this title.

“Rezone” means to change the zoning district classification of particular lot(s) or parcel(s) of land.

“Right-of-way, public” means land deeded or dedicated to or purchased by the city of Yakima or Yakima County for existing or future public pedestrian or vehicular access.

“Road, local access” means a public road not designed as a principal arterial, minor arterial, collector arterial or neighborhood collector by Yakima County or the city of Yakima. The primary purpose of a local access road is to connect property along the local access road with the arterial street system.

“Road, private” means a road not designed, built, or maintained by the city, the Washington State Department of Transportation, or any political subdivision of the state.

“Road, public” means the physical improvement of the public right-of-way, including, but not limited to, surfacing, curbs, gutters and drainage facilities, which is maintained and kept open by the city of Yakima or Yakima County for public vehicular and pedestrian use.

15.02.115 S Definitions

“School” means a structure and accessory facilities in which prescribed courses are taught. This definition includes elementary, junior high or high schools and institutions of higher learning, but does not include commercial schools, nursery schools, kindergartens, or day nurseries, except when operated in conjunction with a public, private, or parochial school.

“School, vocational” means the commercial use of a structure or land for teaching arts, crafts, or trades.

“Service station” means a retail facility to supply motor fuel and other petroleum products to motor vehicles, and may include lubrication and minor repair service and incidental sale of motor vehicle accessories.

“Setback, front” is the minimum horizontal distance measured perpendicularly from the centerline of the adjacent right-of-way to the nearest wall of the structure. Where there is a partial right-of-way, the setback shall be measured perpendicularly from the design centerline. When there is no right-of-way, the front setback shall be twenty feet from the front property line.

“Setback, side and rear” is the minimum horizontal distance measured perpendicularly from the nearest property line to the nearest wall of the structure, except that a side setback on a corner lot, along the adjacent right-of-way, shall be measured perpendicularly from the centerline of the right-of-way. When there is a partial right-of-way, the setback shall be measured perpendicularly from the design centerline.

“Sewer system, community” means small, self-contained sewage treatment facilities built to serve developed areas generally found outside public sewer service areas.

“Sewer system, individual” means a system designed and constructed on site to dispose of sewage from one or two structures. Septic tank systems are the most common form of individual sewer system.

“Sewer system, regional” means sewer service provided by a municipality or special purpose district.

“Short term rental” means a residential structure providing individuals with lodging for not more than thirty days. For home occupations, such uses are limited to having not more than five guest rooms.

Sign. See YMC Chapter 15.08 for a complete listing of sign definitions.

“Sign manufacturing and assembly” means the design, manufacturing, and assembly of metal-cased, thermo-formed, wooden, stone, neon, internally lit, or electronic signs.

“Site improvement” means any structure or other addition to land.

“Site improvement, required” means any specific design, construction requirement or site improvement that is a condition of approval for any permit issued under the provisions of this title or which is a part of any site plan approved under the provisions of this title.

“Site plan, detailed” means a general site plan incorporating such additional factors as landscaping, drainage, and others as may be specified.

“Site plan, general” means a sketch drawn to scale showing the actual dimensions and shape of the lot to be built upon, the sizes and location of existing buildings on the lot to the nearest foot, and the location and dimensions of the proposed building(s), structure(s), or alteration(s).

“Social card room” means a commercial facility, or a portion thereof, open to the general public, in which house-banked social card games are played, as that term is defined by RCW 9.46.0282 (or as the same may be subsequently amended hereafter), or in which other activities occur that constitute gambling and are authorized by the Washington State Gambling Commission under RCW 9.46.070 (or as the same may be subsequently amended hereafter), to the extent that said activities include any gambling activity engaging in the use of, or associated with, slot machines (whether mechanical or electronic) or any gambling activity engaging in the use of, or associated with, any other electronic mechanism including video terminals.

“Special event” means any event for which a special event permit has been issued pursuant to Chapter 9.70 of this code.

Specialty Food Store/Food Store, Specialty. See “Delicatessen and other specialty food stores.”

“Standard, administrative adjustment of” means a change, either an increase or decrease, in one or more of the development standards in YMC Chapters 15.05 through 15.08, in accordance with the provisions of YMC Chapter 15.10.

“Standard, general” means any standard not capable of precise numerical definition, but which expresses the policies of the community in this title and which may be applied by the reviewing official during a Type (1), Type (2) or Type (3) review.

“Standard, specific” means those numerical standards established in YMC Chapters 15.04, 15.05, 15.06, 15.07, 15.08 and 15.09.

“State siting criteria” means criteria for the siting of hazardous waste treatment and storage facilities adopted pursuant to the requirements of RCW Chapter 70.105.

“Stockpiling of earthen materials” means permanent and/or continuous use for storage of rock, gravel, rubble, sand, or soil.

“Storage facilities, bulk” means either enclosed (see “Warehouse”) or outdoor areas designed for the storage of either large quantities of materials or materials of large size. Includes the storage of vehicles when such storage is not incidental and subordinate to another land use and is not vehicle parking, automotive wrecking/dismantling yards or vehicle sales lots.

“Storage facilities, commercial” means enclosed storage areas designated as support facilities for commercial activities and used for the storage of retail materials.

“Storage facilities, commercial outdoor” means a storage area as support facilities for commercial activities and used for the storage of retail materials which may be stored outdoor and screened by, at minimum, a six-foot-tall view obscuring fence or wall.

“Storage facilities, residential mini-storage” means enclosed areas providing storage for residential goods and/or recreational vehicles within the structure.

“Storage facilities, residential mini-storage outdoor” means an outdoor area providing storage for residential goods and/or recreational vehicles and screened by, at minimum, a six-foot-tall view obscuring fence or wall.

“Storage, vehicle” means keeping vehicles on a given site that are not actively used by the principal occupants of the site. This definition does not include automotive wrecking/dismantling yards or vehicle sales lots.

“Street” means a public or private road.

“Street vendor” means a vendor selling food, nonalcoholic beverages, and/or other goods or services within a public or private parking lot, pedestrian plaza, public street, alley, sidewalk, public right-of-way, or public property using a nonmotorized cart or temporary structure. See YMC Chapter 5.57.

“Structural alteration” means:

1. Any change in a major component or other supporting members of the structure, including foundations, bearing walls, beams, columns, floor or roof joists, girders, or rafters; or
2. Any change in the exterior lines or configuration of a structure if such changes result in the enlargement of the structure.

“Structure” means anything constructed or erected which requires location on the ground or attached to something having a location on the ground.

“Structure, temporary” means a structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

“Swimming pool” means a contained body of water, used for swimming or bathing purposes, either above ground level or below ground level, with the depth of the container being more than eighteen inches or the area being more than thirty-eight square feet.

15.02.120 T Definitions

“Tavern” means an establishment operated primarily for the sale of wine, beer, or other beverages with any service of food incidental thereto.

“Technical equipment” means medical, dental, fire suppression, restaurant, etc., equipment.

“Tiny house” and “tiny house with wheels” mean a dwelling to be used as permanent housing with permanent provisions for living, sleeping, eating, cooking and sanitation built in accordance with the state building code.

“Tiny house communities” means real property rented or held out for rent to others for the placement of tiny houses with wheels or tiny houses utilizing the binding site plan process in RCW 58.17.030/YMC Ch 14.35.

“Towing services” means a service to haul or tow vehicles for service, repair or temporary storage. Any facility, except for wrecking yards, storing a vehicle for five or more days shall be considered a vehicle storage facility. Hulk haulers are not included under this definition.

“Transportation brokerage offices” means establishments primarily engaged in furnishing shipping information and acting as agents in arranging transportation for freight and cargo.

15.02.125 U Definitions

“Urban growth area” means the area within the city limits of Yakima and Union Gap, and the unincorporated portion of Yakima County within the Yakima urban growth area boundary established by the board of Yakima County commissioners pursuant to RCW 36.70A and adopted in the Yakima urban area comprehensive plan (YUACP) as amended. The boundary and legal description of the Yakima urban growth area is set forth in YMC 15.01.020. The Yakima urban growth area is that area where growth is expected to occur over the next twenty years from the adoption of the YUACP and is the area in which urban level public services are or will be provided.

“Urban services” include, but are not limited to, public water and sewer lines, neighborhood parks, streetlights, police and fire protection.

“Use” means the activity or purpose for which land or structures or a combination of land and structures is designed, arranged, occupied, or maintained together with any associated site improvements. This definition includes the construction, erection, placement, movement or demolition of any structure or site improvement and any physical alteration to land itself, including any grading, leveling, paving or excavation. “Use” also means any existing or proposed configuration of land, structures, and site improvements, and the use thereof.

Use, Class (1), (2), (3). See Class (1), (2), (3) uses.

Use, Modification of. See “Modification (of use or development).”

“Use, principal” means the primary or predominant use to which a structure, part of a structure, or lot is or may be devoted.

“Use, temporary” means a use established under YMC 15.04.130, for a fixed period of time, with the intent to discontinue such use upon the expiration of the time period.

“Utilities” are those businesses, institutions, or organizations using pipes or conductors in, under, above, or along streets, alleys or easements to provide a product or service to the public.

“Utility services” means facilities operated by utilities, but not including local transmission and collection lines, pipes, and conductors. Such facilities include, but are not limited to, electrical power substations, water reservoirs, and sewage treatment plants.

15.02.130 V Definitions

“Variance” means a modification of the specific regulations of this title in accordance with the terms of this title for the purpose of assuring that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and zoning district.

Veterinary Clinic. See “Animal clinic/hospital.”

“Vision triangle” means a triangular-shaped portion of land established at street intersections in which nothing is erected, placed, planted or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection. (See YMC 15.05.040.)

15.02.135 W Definitions

“Warehouse” means a structure used for the storage of goods and materials. See “Agricultural building.”

“Waste material processing and junk handling” means a place where waste, discarded or salvaged metal, used plumbing fixtures, discarded furniture and household equipment, and other materials are bought, sold, exchanged, stored or baled; and places or yards for the storage of salvaged materials and equipment from building demolition and salvaged structural steel materials and equipment, but excluding establishments for the processing and sorting of garbage, or for the sale, purchase, storage or dismantling of automotive vehicles and machinery. This definition does not include the processing, storage or disposal of hazardous materials.

“Wastewater spray field” means an agricultural or otherwise vegetated field which is irrigated with wastewater or treated sewage. May include storage lagoons utilized solely for storing wastewater before spraying, but not other wastewater treatment facilities. Excludes sprayfields for wastewater defined as hazardous pursuant to RCW Chapter 70.105.

“Water system, public” means any system, excluding a system serving only one single-family residence, providing piped water for human consumption, as defined and/or regulated under WAC 248-54.

“Wholesale trade” means those uses primarily engaged in the sale of merchandise to retailers and to industrial, commercial, institutional or professional business users or to other wholesalers.

“Wineries or breweries” means a winery or brewery for processing and manufacturing purposes only, with limited wholesale trade incidental to the primary use. Wineries and breweries are categorized as follows:

- A. “Basic” does not have a commercial tasting room or restaurant;
- B. “Resort/destination” has either a commercial tasting room or restaurant. This type of winery or brewery is located on a site larger than five acres in size. It could typically be associated or compatible with: high density residential, resort lodging, or a bed and breakfast;
- C. “Retail” has either a commercial tasting room or restaurant.

“Wrecking yard” means the place of business where motor vehicles or parts thereof are kept by a motor vehicle wrecker subject to state regulation (RCW Chapter 46.80).

15.02.140 X Definitions

15.02.145 Y Definitions

“Yard” means an open space, other than a court, on the same lot with a structure.

“Yard, front” means the open area extending along and parallel to the entire length of the front lot line and measured from the property line to the structure.

“Yard, rear” means the open area at the rear of the structure extending the entire width of the lot and measured from the structure to the rear property line.

“Yard, side” means an open area between the side wall line of the structure and the side line of the lot.

15.02.150 Z Definitions

“Zero lot line” means the location of a dwelling on a lot in such a manner that one of the sides of the dwelling rests directly on a side lot line.

“Zoning decision” means a document issued by the planning division, hearing examiner, or city council which serves as the city’s final determination of approval or denial of development or modification of development.

“Zoning district” means a portion of the Yakima urban growth area within which certain uses of land and structures are permitted and certain other uses of land and structures are prohibited, certain yards and other open spaces are required and specific lot areas are established, all as

set forth and specified in this title. This definition also includes the terms “zone” and “use district.”

“Zoo” means a park or facility where animals are kept and raised for visitors to see and observe; zoological park.

15.04.030 Table of permitted land uses.

Table 4-1 titled “Permitted Land Uses” is incorporated as part of this section. Each permitted land use listed in Table 4-1 is designated a Class (1), (2), or (3) use for a particular zoning district. In addition, some Class (1) uses may require Type (2) review in accordance with YMC 15.04.020. All permitted land uses and associated site improvements are subject to the design standards and review procedures of this title.

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CB	RD	M-1	M-2
AGRICULTURAL (COMMERCIAL)															
Agricultural Building (*)	1									1				1	1
Agricultural Chemical Sales/Storage										1				1	1
Agricultural Market (*)	1						1	1	1	1	1	1	1	1	
Agricultural Related Industries (*)	2									1				1	1
Agricultural Stand (*)	1													1	1
Agriculture, Horticulture, General Farming (not feedlots or stockyards) (*)	1									1				1	1
Animal Husbandry (See YMC <u>15.09.070</u>) (*)	1	2												1	1
Concentrated Feeding Operation (*)	3														
Floriculture, Aquaculture	1									1				1	1
Fruit Bin Sales/Storage	3									2				1	1
Marijuana Production (**)														1	1
Resort/Destination (*)	2	3		3							1	1	1	3	
Resort/Destination w/on-site agricultural production (*)	2	3		3							3	3	3	3	
Retail (*)								1	1	1	1	1	1	1	2
Winery and Brewery—Basic (*)										2	3		3	1	2
AMUSEMENT AND RECREATION															

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CB	DRD	M-1	M-2
Amusement Park (Permanent) (*)									3	3	3	3	1	3	
Aquatic Center									3		3	3	1	2	
Bowling Alleys						1		1	1	3	1	1	1	3	
Campground (*)	3										2				
Children's Outdoor Recreation Center* (Less than 500 ft. from abutting residential and/or containing a go-cart track)										3	3		1		
Children's Outdoor Recreation Center* (More than 500 ft. from abutting residential and not containing a go-cart track)										3	1		1		
Drive-In Theatres	3										1		1	1	
Exercise Facilities				1	1	1		1	1	2	1	1	1	1	
Game Rooms, Card Rooms, Electronic Game Rooms (*)								3	1	1	1	1	1		
Golf Courses, Clubhouses, Golf Driving Ranges	3	3	3	3						3			1		
Horse Racing Tracks, Speedways													3	3	
Miniature Golf Courses						3		3	1	3	1	1	1		
Movie Theatres, Auditoriums, Exhibition Halls								3	1		1	1	1		
Parks (*)	2	2	2	2	1	1	1	1	1	2	1	1	1	3	3
Roller Skating or Ice Skating Rink									1	2	1	1	1	2	
Social Card Rooms (See YMC 15.09.090) (*)								3	3		3	3			
Sports Facility (indoor)								1	1		1	1	1	1	
State Fair Park	(See YMC 15.04.200)														
AUTOMOTIVE															
Automotive Dealer New and Used Sales						3		3	3	1	1	3	1	1	
Car Wash/Detailing						1		1	1	1	1		1	1	
Maintenance and Repair Shops						2		1	1	2	1	2	1	1	2
Paint and Body Repair Shops						2		2	1	1	1		1	1	2
Parts and Accessories (tires, batteries, etc.)						2		1	1	1	1	1	1	1	

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	CAS	GC	CB	RD	M-1	M-2
Rental: Auto, Truck, Trailer, Fleet Leasing Services with Storage					3	1			1	1	1	1	1	1	1
Service Station (*)						1		1	1	1	1	1	1	1	
Towing Services										1	3			3	1
Truck (Large), Manufactured Home and Travel Trailer Sales										3	1			3	1
Truck Service Stations and Shops										2	3			1	1
Weekend Automobile and Recreational Vehicle (RV) Sales									1	1	1			1	
Wrecking and Dismantling Yard (*) and Hulk Haulers (*)															3
COMMUNITY SERVICES															
Business Schools (*)	3	3	3	3	3	3			1	1	1	1	1	1	1
Cemetery/Crematorium with Funeral Home	3	3	3	3	3					2					3
Churches, Synagogues, and Temples (*)	2	2	2	2	1	1	1	1	1	2	1	1	1	2	2
Community Center (*) Meeting Halls, Fraternal Organizations	2	2	2	2	1	1	1	1	1	2	1	1	1	2	2
Community College/University—Inside Institutional Overlay	(See YMC Chapter <u>15.31</u>)														
Community College/University—Outside Institutional Overlay	3	3	3	3	3	1	1	1	1	3	1	1	1	1	
Community Gardens (*) (if accessory to an approved principal use) (See YMC <u>15.04.060(G)</u>)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Community Gardens (*) (with planting area of more than one-half acre up to one acre)	1	1	1	1	1	1		1	1	1	1	1	1		2
Community Gardens (*) (with planting area of more than one-quarter and up to one-half acre)	1	1	1	1	1	1		1	1	1	1	1	1		2
Community Gardens (*) (with planting area of one-quarter acre or less)	1	1	1	1	1	1		1	1	1	1	1	1		1
Correctional Facilities	3											3	3	3	3
Day Care Center (*)	1	1	1	1	1	1	1	1	1	2	1	1	1	1	

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SC	LC	CA	SG	CB	DR	M-1	M-2
Day Care Facilities (not home occupation): Family In-Home (*)	1	2	2	1	1	1	1	1	1		1	1			
Elementary and Middle	3	3	3	3	3	3					1	3			
Funeral Home not associated with Cemetery/Crematorium	3				1	1		1	1	2	1	1	1	1	
Hospital (*) Outside Institutional Overlay	3	3	3	3	3						3	3		3	
Libraries	3	3	3	2	1	1	1	1	1		1	1	1		
Museums, Art Galleries		3	3	1	1	1	1	1	1	1	1	1	1		
Public Facility (*)	3	3	3	3	1	1		1	1	1	1	1	1	1	1
Schools															
Senior High School	3	3	3	3	3	3					3	3			
Vocational Schools (*)	3	3	3	3	3	1		1	1	1	1	1	1	1	
Wastewater Sprayfield (*)	3													3	3
Zoo (*)	3							3	3		3		3		
HEALTH AND SOCIAL SERVICE FACILITY															
Congregate Living Facility 11+	3	3	3	3	3	3					1		1		
Congregate Living Facility up to 10 (*)	3	3	3	3	1	1					1	1	1		
Group Homes (more than six), Convalescent and Nursing Homes (*)			3	2	1	1					3	3			
Group Homes (six or fewer), Adult Family Home (*)	1	1	1	1	1	1					1	1			
Halfway House (*)				2							3	3			
Mission (*) (with Type (3) review, and development agreement—see definition)											2	2		2	
Treatment Centers for Drug and Alcohol Rehabilitation					3	3		3	3	3	3	3	3	3	3
MANUFACTURING															
Agricultural Product Support											1	1	1	1	1
Aircraft Parts											1			1	1
Apparel and Accessories											1	3	1	1	1

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CB	DRD	M-1	M-2
Bakery Products (wholesale)							1	1	1	1	1	1	1	1	1
Beverage Industry (*)										1	1	1	1	1	1
Canning, Preserving and Packaging Fruits, Vegetables, and Other Foods										2			1	1	1
Cement and Concrete Plants										2				3	1
Chemicals (Industrial, Agricultural, Wood, etc.)										2				3	1
Concrete, Gypsum and Plaster Products										1				1	1
Confectionery and Related Products (wholesale)					1		1	1	1	1	1	1	1	1	1
Cutlery, Hand Tools and General Hardware										1			3	1	1
Drugs										1	1		1	1	1
Electrical Transmission and Distribution Equipment										1		1	3	1	1
Electronic Components and Accessories and Product Assembly										1	1	1	3	1	1
Engineering, Medical, Optical, Dental, Scientific Instruments and Product Assembly										1		1	1	1	1
Fabricated Structural Metal Products										1	3	3		1	1
Food Processing											3	1	3	1	1
Furniture										1		3	1	1	1
Glass, Pottery, and Related Products and Assembly										1	1	1	1	1	1
Grain Mill Products											3			1	1
Heating Apparatus Wood Stoves														1	1
Leather Products												3	1	1	1
Leather Tanning and Finishing														1	1
Machinery and Equipment										1	1			1	1
Marijuana Processing (**)														1	1
Marijuana Research (**)														1	1
Meat, Poultry and Dairy Products														1	1

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SC	LC	AS	GC	CB	DRD	M-1	M-2
Paints, Varnishes, Lacquers, Enamels and Allied Products										2				3	1
Paperboard Containers and Boxes										1	3			1	1
Plastic Products and Assembly										1	3			1	1
Prefabricated Structural Wood Products and Containers										1				1	1
Printing Trade (service industries)						1		1	1	1	1	1	2	1	1
Printing, Publishing and Binding										1	3		2	1	1
Recycling Processing Center (*)												3		1	1
Rendering Plants, Slaughter Houses															3
Rubber Products										1				1	1
Sawmills and Planing Mills														3	1
Sheet Metal and Welding Shops										1	1			1	1
Sign Manufacturing and Product Assembly (*)									1	1	1			1	1
Stone Products (includes finishing of monuments for retail sale)						1			1	1	1	1	3	1	1
Transportation Equipment, Including Trailers and Campers										1	1		2	1	1
Woodworking: Cabinets, Shelves, etc.									3	1	1	1	2	1	1
MINING/REFINING/OFF-SITE HAZARDOUS WASTE TREATMENT															
Asphalt Paving and Roofing Materials, Rock Crushing	3													3	1
Mining Including Sand and Gravel Pits (*)	3													3	3
Off-Site Hazardous Waste Treatment and Storage Facilities (*)														3	3
Stockpiling of Earthen Materials (*)	3	3	3	3	1	1	1	1	1	1	1	1		1	1
RESIDENTIAL															
13+ DU/NRA			1	1	1	1		1	1		1	1	1		
8—12 DU/NRA			1	1	1	1		1	1		1	1	1		

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CB	RD	M-1	M-2
Accessory Dwelling Unit (*) (See YMC <u>15.09.045</u>)	1	1	1	1	1	1	1	1	1		1		1	1	
Accessory Uses (*)	See YMC <u>15.04.060</u>														
Attached Single-Family Dwelling, Common Wall (*)	1	1	1	1	3	3	1	1	1		1		1		
Co-Living Housing (See RCW 36.70A.535)															
Converted Dwelling (*)	1	1	1	1	1	1	1	1	1		1	1			
Cottage Housing (*) (See YMC <u>15.09.035</u>)		1	1	1	1	1		1	1		1		1		
Detached Single-Family Dwelling (*)	1	1	1	1	3	3	1	3	3		3		3		
Detached Single-Family Dwelling (zero lot line) (*) (See YMC <u>15.09.040</u>)	1	1	1	1	3	3	1	3	3		3		3		
Existing or New Detached Single-Family Dwelling on Existing Lots of 8,000 Square Feet or Less											1		1	1	
Middle Housing *(See RCW 36.70A.635)	1	1	1	1											
Mixed-Use Building					1	1		1	1	3	1	1	1		
Mobile Home (*) or Manufactured Homes (*)	See YMC <u>15.04.160</u>														
Mobile Home Communities (*)	3			2							3				
Multifamily Development (*): 0—7 DU/NRA		1	1	1	1	1		1	1		1	1	1		
Planned Development (*)	See YMC <u>15.28</u>														
Retirement Homes (*)	1	1	3	1	3						1	1			
Temporary Hardship Units (See YMC <u>15.04.140</u>)	2	2	2	2	2	2		2	2		2	2		2	
Tiny House Communities (*)			2	1	1	1		1	1		1				
Two-Family Dwelling (Duplex) (*)	1	1	1	1	1	1	1	1	1		1		1		
RETAIL TRADE, AND SERVICE															
Adult Business Uses	See YMC <u>15.09.200</u>														
Animal Clinic/Hospital/Veterinarian (*)	3				1	1		1	1	1	1	1		1	
Auction House for Goods (*)	3					1		1	1		1	1	2	1	1
Auction House for Livestock (*)	3													1	1

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	H	B	S	C	L	C	A	S	G	C	B	D	R	D	M-1	M-2
Automotive: Car Wash/Detailing						1			1	1	1	1	1	1					1	1		
Bail Bonds														1	1	1						
Beauty and Barber Shops					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
Boats and Marine Accessories						1			1	1			1						1	1		
Butcher Shop						1			1	1			1		2	2			1	1		
Commercial Services (*)					1	1	1	1	1	1	3	1	1	1	1	1			1	1		
Communication Towers (*)	(See YMC Chapter 15.29)																					
Convenience Store						1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Extended Stay Hotel/Motel*									1	1	1	1	1	1	3	3						
Farm and Implements, Tools and Heavy Construction Equipment													1	2					3	1	1	
Farm Supplies									1	1	1	1	1	1					1	1		
Financial Institutions					1	1			1	1	1	1	1	1	1	1	1	1	1	1		
Fuel Oil and Coal Distributors													1	1						1	1	
Furniture, Home Furnishings, Appliances						1			1	1	1	1	1	1	1	1	1	1	1	1		
General Hardware, Garden Equipment, and Supplies						2	1		1	1	1	1	1	1	1	1	1	1	1	1	1	
General Retail Sales (not otherwise regulated) (*)					1	1			1	1	1	1	1	1	1	1	1	1	1	1	3	
Heating and Plumbing and Electrical Equipment Stores						1			1	1	1	1	1	1	1	1	1	1	1	1	1	
Heavy Equipment Storage, Maintenance and Repair													1								1	1
Kennels (*)	2																				2	2
Laundries, Laundromats and Dry Cleaning Plants						1	1		1	1	1	1	1	1	1	1	1	1	1	1		
Liquor Stores						1			1	1			1	1	1	1	1	1	1	1		
Locksmiths and Gunsmiths						1	1		1	1	1	1	1	1	1	1	1	1	1	1		
Lumber Yards									1	1	1	1	1	1							1	1
Marijuana Retail (**)						1			1	1			1	1	1	1	1	1	1	1		

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	CAS	GC	CB	DRD	M-1	M-2
Massage Therapy/Spa (*)					1	1	1	1	1	1	1	1	1		
Mobile Vendor	See YMC Ch. 5.57														
Motels and Hotels								1	1	1	1	1	1		
Night Clubs/Dance Establishments								1	1		1	1	1	1	
Nursery (*)	1					1		1	1	1	1			1	1
Office Contractor Building and Trade (Plumbing, Heating, Electrical, and Painting)				3	1	1		1	1	1	1	1	1	1	1
Offices and Clinics				3	1	1		1	1	1	1	1	1	1	1
Outdoor Advertising (Billboards)	See YMC 15.08.130														
Pet Day Care/Animal Training (*)	1					1		1	1	1	1			1	1
Radio/TV Studio	3				1	1		1	1		1	1		1	
Recycling Drop-Off Center (*)						1		1	1		1	1	1	1	1
Rental: Heavy Equipment (except automotive) with Storage														1	1
Rental: Heavy Equipment (except automotive) without Storage											1	1	3	1	1
Repairs: Reupholstery and Furniture						1		1	1	1	1	1	1	1	1
Repairs: Small Appliances, TVs, Business Machines, Watches, etc.						1	1	1	1	1	1	1	1	1	1
Repairs: Small Engine and Garden Equipment						1	1	1	1	1	1	1		1	
Restaurant (*)					1	1	1	1	1	1	1	1	1	1	1
Shooting Ranges (indoor)								3	3		3	3		1	
Short Term Rental (*)	3	3	3	3	3			3	3		3	1			
Signs, Printed, Painted or Carved						1			1	1	1	1		1	1
Taverns (*) and Bars						1	1	1	1	1	1	1	1	1	1
Technical Equipment Sales (*)					1	1	1	1	1	1	1	1	1	1	1
Waste Material Processing and Junk Handling (*)														3	1
TRANSPORTATION															

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SC	CL	CC	AS	GC	CB	RD	M-1	M-2
Air, Rail, Truck Terminals (for short-term storage, office, etc.)											1		1		1	1
Airport Landing Field											1					
Airport Operations (*)											1					
Bus Storage and Maintenance Facilities															1	1
Bus Terminals											1	1	1	1	1	1
Contract Truck Hauling, Rental of Trucks with Drivers												1			1	1
Railroad Switch Yards, Maintenance and Repair Facilities, etc.															1	1
Taxicab Terminals, Maintenance and Dispatching Centers, etc.									3		3				1	
Transportation Brokerage (*) Offices, with Truck Parking									1		1				1	1
UTILITIES																
Power Generating Facilities														3	1	1
Utility Services (substations, etc.)	3	3	3	3	3	3		3	3		3				1	1
WHOLESALE TRADE—STORAGE																
Parking Lots and Garages					1	1		1	1	1	1	1	1	1	1	
Residential Mini-Storage (*)				3	3					1	3			3	1	1
Residential Mini-Storage, Outdoor (*)				3	3					1	3				1	1
Storage Facilities, Bulk (*)										1	2				1	1
Storage Facilities, Commercial (*)									3	1	3			3	1	1
Storage Facility, Commercial Outdoor (*)									3	1	3				1	1
Warehouses (*)									3	1	2	2			1	1
Wholesale Trade (*)									2	1	1	2			1	1
* Refers to a definition in YMC Chapter 15.02.																
** See YMC 15.09.220 for general development requirements for marijuana uses.																
χ = Not Permitted																
1 = Class (1) Permitted Use																
2 = Class (2) Requires an Administrative Review by the Administrative Official																

Table 4-1. Permitted Land Uses

			R	R	R	B	B									M	M
	SR	1	2	3	1	2	HB	SCC	LCC	AS	GC	CB	RD			1	2
3 = Class (3) Requires a Public Hearing by the Hearing Examiner																	

| 15.04.080 Drive-through facilities.

A. Review Required. Any use having a drive-through service window or booth shall require one higher level of review than shown in Table 4-1, except:

1. Those noted as a Class (3) use requiring a Type (3) review shall remain a Type (3) review;
2. Financial institutions; and
3. Properties that do not abut residential zones.

B. Purpose. Such review is required in recognition of the potential impacts of drive-through uses on adjoining residential uses and the transportation system.

C. Elements of Review. Review is intended to modify or mitigate negative impacts upon adjoining residential uses and the transportation system. The review of a drive-through facility shall include consideration of impacts from the following: noise from the drive-through speaker and/or car radio, glare from vehicle headlights and exterior lighting fixtures, fumes to residential uses, and impacts to transportation traffic flow and carrying capacity of the arterial street system. The proposed site will require an on-site interior parking circulation plan as defined by YMC 15.06.030 and 15.06.080.

D. Definition. For purposes of this section, “drive-through” facilities means a window or station for providing service to customers who remain in their vehicle to conduct a business transaction, excluding gas stations and car washes.

E. Drive-through facilities shall be designed in accordance with YMC 15.06.135.

| 15.06.010 Purpose.

The following parking standards are intended to establish adequate off-street parking, encourage on-street parking, increase traffic safety, maintain smooth traffic flow, and reduce the visual impact of parking lots.

15.06.030 General provisions.

A. The off-street parking and loading facilities required by this chapter shall be established prior to any change in the use of land or structures and/or prior to the occupancy of any new or enlarged structure.

B. Required off-street parking spaces shall provide vehicle parking only for residents, customers, patrons, and employees. Required parking shall not be used for the storage of vehicles or materials; the parking of company or business vehicles used in conducting the business; or for the sale, repair or servicing of any vehicle.

C. Any area once designated for required off-street parking shall not be used for any other purpose unless and until equal facilities are provided elsewhere and a site plan has been approved to reflect the change, or the primary use of the property is changed to a use requiring less off-street parking.

D. A parking circulation plan is required for parking lots and the associated vehicular travel ways for multifamily and nonresidential uses that have five or more required off-street parking spaces. The required off-street parking shall be designed in a manner that eliminates a need for backing and maneuvering from or onto streets, sidewalks, pedestrian ways, or bikeways in order to exit a property or maneuver out of parking spaces. Furthermore, the parking lot and associated travel ways shall be designed in a manner that provides for safe and adequate traffic flow.

1. Loading spaces and truck maneuvering areas shall be included in the parking circulation plan.

2. Drive-through lanes and related facilities shall be clearly shown on the parking circulation plan.

3. Driveway locations and specifications shall be shown on the parking circulation plan and are subject to review for safety and traffic flow. The location of the driveways shall conform to YMC 15.06.065.

4. The parking circulation plan is a site plan requirement. Recommendations regarding adequate circulation may be received from the traffic engineering staff, city engineering staff, fire department, and other reviewing agencies. Additional mitigation or redesign may be required if the proposed circulation pattern creates safety conflicts.

15.06.035 Electric vehicle charging stations.

A. Electric vehicle charging stations, as defined by RCW 36.70A.695(5), or as amended, shall be allowed as follows, except for on resource lands or in critical areas:

1. An accessory use to an approved principal use in all zoning districts.

2. As a right-of-way use permit when located within on-street public parking areas.

| 15.06.040 Off-street parking standards.

A. Table of Required Off-Street Parking. The parking standards in Table 6-1, Table of Off-Street Parking Standards, are established as the parking standards for the uses indicated. "Gross floor area" means the total square footage of all floors in a structure as measured from the interior surface of each exterior wall of the structure and including halls, lobbies, enclosed porches and fully enclosed recreation areas and balconies, but excluding stairways, elevator shafts, attic space, mechanical rooms, storage areas, restrooms, uncovered steps and fire escapes, private garages, carports and off-street parking and loading spaces. All required off-street parking shall be subject to the procedures of this title and the standards of this section.

B. Uses Not Specified. Off-street parking requirements for uses not specifically listed in Table 6-1 shall be determined by the reviewing official based upon the requirement for similar uses.

C. Exemptions from Table 6-1. The following shall be exempt from the provisions of this chapter as their uses relate to the number of parking spaces required, provided that all the other requirements of this chapter shall apply to any parking provided by the applicant:

1. Development within the downtown business district of Yakima, as shown in Figure 6-1 and hereby adopted as a part of this chapter.

2. Dwelling units under 1,200 sq. ft.

3. Commercial spaces under 3,000 sq. ft.

4. Affordable or low-income housing, as defined by RCW 36.70A.030. At the time of land use application submittal, the applicant must submit documentation demonstrating that the housing units will be used for the intended population for a minimum of ten years. Such documentation may include, but is not limited to, an application form submitted to receive subsidy from the city or state. Upon a change in occupancy from subsidized housing to another use, the minimum number of required off-street parking spaces is as required for the new use.

5. Ground level nonresidential spaces in mixed-use buildings.

6. A building undergoing a change of use if the footprint of the building is not being expanded.

Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
	2 spaces for the first 1,000 sq. ft. of gross floor area, plus 1 space for each additional 5,000 sq. ft. for CA storage, warehouse, and refrigeration areas, whichever is deemed more appropriate by the reviewing official
AMUSEMENT AND RECREATION	
Game rooms, card rooms, electronic game rooms	1 space for each 500 sq. ft. of gross floor area
Horse racing tracks, speedways, grandstands	1 space for each 3 fixed seats or 54" of bench seating
Bowling alleys	1 space for each 500 sq. ft. of gross floor area
Gymnasiums, exercise facilities	1 space for each 500 sq. ft. of gross floor area
Parks (public or private)	10 spaces per acre for passive recreation; 20 spaces per field for active recreation; None if less than 1 acre in size
Roller and/or ice skating rink	1 space for each 500 sq. ft. of skating surface area
Swimming pools	1 space for each 500 sq. ft. of water surface area
Movie theatres	1 space for each 4 seats
Golf courses	5 spaces per green and 1 space per 500 sq. ft. of gross floor area
Golf driving ranges	1 space per tee or 1 space per 15 feet of driving line, whichever is greatest
Auditoriums, exhibition halls, community centers, fraternal organization	1 space for each 100 sq. ft. of gross floor area
COMMUNITY SERVICES	
Churches, synagogues, temples, and funeral homes	1 space for each 100 sq. ft. of gross floor area 1 space for each 40 sq. ft. of general reception/gathering area
Community gardens* (accessory to an approved principal use) (See YMC 15.04.060(G))	None
Community gardens* (with planting area of 0.25 acre or less)	None

Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
Community gardens* (with planting area of more than 0.25 acre and up to 0.5 acre)	2 spaces
Community gardens* (with planting area of more than 0.5 acre up to 1 acre)	4 spaces
Convalescent, nursing and group homes	1 space for each 1,000 sq. ft. of gross floor area
Fire and police stations	1 space for each 500 sq. ft. of gross floor area
Correctional facilities	1 space for each 2 beds
Hospitals	1 space for each 1,000 sq. ft. of gross floor area
Schools: Primary, elementary, junior, senior	3 spaces for each classroom, or 1 space for each 3 seats (54" bench-type seating) in the assembly area, whichever is greater
Junior or community colleges	1 space for each 500 sq. ft. of gross floor area
Libraries	1 space for each 500 sq. ft. of gross floor area
Museums, art galleries	1 space for each 500 sq. ft. of gross floor area
Preschools, day care centers	None
Vocational and business schools	1 space for each 500 sq. ft. of gross floor area
MANUFACTURING (MASS PRODUCTION)	
All uses listed under manufacturing in Table 4-1	1 space for each 500 sq. ft. of gross floor area
RESIDENTIAL	
Accessory dwelling units	None
Single-family dwelling, manufactured home, mobile home	1 space
Two-family dwellings	2 spaces
Tiny house, tiny house with wheels, recreational vehicle	1 space
Multifamily development	0.5 spaces (none in CBD) per dwelling unit

Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
Retirement homes	None
RETAIL TRADE AND SERVICES	
Automobile and truck, manufactured homes, travel trailer sales	1 space for each 500 sq. ft. of showroom and 1 space for each 1,000 sq. ft. of retail sales floor area
Automotive: Automobile maintenance and service shops	1 space for each 500 sq. ft. of gross floor area
Car wash	1 space for each 500 sq. ft. of gross floor area
Car wash, self-service	1 space for each 1,000 sq. ft. of gross floor area
Paint and body repair	1 space for each 500 sq. ft. of gross floor area
Specialized repair shops (battery, radiator, etc.)	1 space for each 500 sq. ft. of gross floor area
Wrecking and dismantling yards	1 space for each 500 sq. ft. of gross floor area
Beauty and barber shops	1 space for each 500 sq. ft. of gross floor area
Short term rental	1 space for each guest room
Building and contractors	1 space for each 800 sq. ft. of gross floor area
Congregate living facility	1 space for every 2 beds
Espresso/coffee stand with or without drive-through	1 space for each 500 sq. ft. of outside seating
Farm supplies	1 space for each 800 sq. ft. of gross floor area
Financial institutions	1 space for each 500 sq. ft. of gross floor area
Furniture, home furnishings, appliances	1 space for each 800 sq. ft. of gross floor area
Heating and plumbing equipment stores	1 space for each 500 sq. ft. of gross floor area
Home occupations	See YMC <u>15.04.120(J)</u>
Lumber yards	1 space for each 800 sq. ft. of gross floor area of structure and covered storage area

Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
Nurseries	1 space for each 500 sq. ft. of gross floor area of structure and permanent outside display and sales area
Offices and clinics	1 space for each 500 sq. ft. of gross floor area
Motels and hotels	1.2 spaces for each guest room
Multiple use centers (3 or more uses with shared parking)	1 space for each 500 sq. ft. of gross floor area
Restaurant, cafe, and drive-in eating facilities	1 space for each 500 sq. ft. of indoor and outdoor public floor area
General Retail	1 space for each 500 sq. ft. of gross floor area
Service stations	1 space for each 500 sq. ft. of working/service area, including bays
Taverns and bars, dine, drink, and dance establishments	1 space for each 500 sq. ft. of gross floor area
Waste material processing and junk handling	1 space for each 500 sq. ft. of gross floor area
TRANSPORTATION	
Bus terminals, storage and maintenance facilities	1 space for each 500 sq. ft. of gross floor area
Air, rail and truck terminals	1 space for each 500 sq. ft. of gross floor area
Taxicab terminals, maintenance and dispatching centers	1 space for each 500 sq. ft. of gross floor area
UTILITIES	
Utility services	1 space for each 800 sq. ft. of gross floor area
WHOLESALE TRADE	
Wholesale trade warehouses	1 space for each 500 square feet of gross floor area for packing and processing areas;

Table 6-1. Table of Off-Street Parking Standards

LAND USE	PARKING STANDARDS
	2 spaces for the first 1,000 sq. ft. of gross floor area, plus 1 space for each additional 5,000 sq. ft. for CA storage, warehouse, and refrigeration areas; whichever is deemed more appropriate by the reviewing official
Residential mini-storage	1 space for each 500 sq. ft. of gross floor area of office space

15.06.070 Schedule of minimum parking dimensions.

Driveways and parking stalls shall conform to Table 6-2, which is hereby adopted as the schedule of minimum parking dimensions

Table 6-2. Standard Parking Lot Dimensions

PARKING ANGLE ALONG CURB	STALL WIDTH	CURB LENGTH PER CAR	STALL DEPTH	MINIMUM DRIVEWAY WIDTH ¹	LOT WIDTH: 1 ROW + 1 DRIVEWAY PER CAR	SQ. FT.						
0°	8'	23'	8'	12'	20'	460						
30°	9'	18'	17'3"	11'	28'4"	510						
45°	9'	12'7"	19'8"	13'	32'10"	420						
60°	9'	10'4"	21'0"	18'	39'0"	407						
90°	9'	9'	19'	24'	43'	387						

1. Ninety-degree parking permits two-way driveway travel. If the angle is less than ninety degrees driveway travel shall be one-way, or the driveway width shall be increased to 24 feet.
2. Residential parking shall have minimum dimensions of eight feet by twenty feet for any parking angle, or a minimum equivalent area of 160 square feet with a minimum width of eight feet.

15.06.090 Required landscaping of parking areas.

A. The standard for landscaping of parking and vehicle storage lots with five or more spaces shall be ten percent of the total parking area. This landscaping area may be included to satisfy the lot coverage (impermeable surface) requirements of Table 5-1.

B. The planting area standard, where required, shall be a minimum of twenty-four square feet with the exception of raised planter boxes around buildings.

C. A standard of one tree from an approved list shall be planted for every fifteen parking stalls for parking and vehicle storage lots with five or more spaces.

D. Landscaping may consist of a combination of trees, shrubs, and groundcover with careful consideration to eventual size and spread, susceptibility to disease and pests, durability, and adaptability to existing soil and climatic conditions.

E. Landscaping shall be located within the parking area, such as in between parking spaces or in parking "islands," or around the perimeter of the parking lot.

F. Every parking area for a nonresidential use that abuts property in any residential district shall be separated from such property by a solid wall, view-obscuring fence, landscaped berm, or compact evergreen hedge at least six feet in height. The administrative official may increase the height, depth, and content of said screening as necessary to adequately protect adjacent single-family residential development. The screening shall be provided and maintained along the property line of such lot.

15.06.110 Construction and maintenance.

All off-street parking lots, driveways, travel ways, parking aisles, vehicle storage, and vehicle sales lots having a capacity of three or more vehicles shall be constructed in the following manner:

A. **Surfacing.** Paved with two-inch-thick asphaltic surfacing on an aggregate base, or an equivalent surfacing acceptable to the administrative official, so as to eliminate dust or mud. Pervious asphalt or concrete materials are encouraged. If the parking space has a curb stop, the area beyond the curb stop may be landscaped in order to meet landscaping and/or lot coverage requirements.

B. **Residential Surfacing.** Parking spaces may consist of grass block pavers.

C. **Grading and Drainage.** Graded and drained so all surface water is disposed of on site. Grading and drainage facilities shall be designed according to accepted engineering standards and the Eastern Washington Stormwater Manual, which will require review by the city engineer or a designee.

D. **Border Barricades.** Any parking, vehicle storage, or motor vehicle sales area abutting the street property line shall provide a concrete curb at least six inches in height and located at least two feet from the street property line. The curb shall be securely anchored. No curb shall be required across any driveway or entrance to the parking area, or if the parking lot is separated from the street by a fence or hedge.

E. Markings. All parking spaces (except motor vehicles sales areas) shall be marked by durable painted lines at least four inches wide and extending the length of the stall or by curbs or other means approved by the administrative official to indicate individual parking stalls. Signs or markers located on the parking lot surface shall be used as necessary to ensure safe and efficient use of the parking lot. In addition, when required, all accessible parking spaces shall be marked and signed in compliance with the currently adopted International Building Code.

F. The owner or lessee of a required parking area shall maintain the paved surface, drainage facilities, landscaping, and irrigation facilities in conformance with the standards of this chapter and the approved site plan.

| 15.06.135 Drive-through standards.

Any use having a drive-through service window or booth shall comply with the following standards:

- A. Drive-Through Dimensions. The drive-through shall be of adequate length to prevent vehicles from backing up into the right-of-way or cause conflicts with off-street circulation and parking. Each drive-through lane shall have the minimum dimensions of twelve feet in width and one hundred twenty feet in length, measured from each entrance of the drive-through lane to the midpoint of the first service window or booth.
- B. Drive-Through Location. The drive-through lane shall not serve as sole access to off-street customer parking, except for additional spaces intended to serve drive-through customers located beyond the last service window or booth.

| 15.06.140 Nonconforming parking.

A. Any use which, on the effective date of the ordinance codified in this section or any amendments hereto, is nonconforming in terms of required off-street parking facilities may continue in the same manner as if they were conforming; however, the number of existing off-street parking spaces shall not be reduced.

B. When an existing structure with nonconforming parking is expanded and additional parking is required, the additional parking spaces shall be provided in accordance with the provisions of this chapter; however, the number of additional spaces shall be computed only to the extent of the enlargement, regardless of whether or not the number of previously existing spaces satisfies the requirements of this chapter.

C. When the use of an existing lot or structure with nonconforming parking is changed to another use listed in Table 4-1, the existing parking shall suffice.

| 15.09.025 Mixed-use buildings.

A. Purpose and Intent.

1. To provide a streamlined process for new development or redevelopment projects that include a mixture of high density residential along with complementary retail, commercial, or professional uses at a scale that is compatible with the surrounding neighborhood.

B. Level of Review—Mixed-Use Building.

1. A new or redeveloped mixed-use building is a Class (1) permitted use, requiring Type (1) review, in applicable zones and is determined to be the appropriate level of review for any combination of Class (1) and Class (2) uses listed in those zones.

2. Any combination of uses which includes a Class (3) permitted use shall undergo Type (2) review.

3. The mixed-use building/development shall not contain any use which is otherwise not permitted in the zone.

4. A new mixed-use building that does not meet the layout requirement of subsection (D)(1) of this section shall undergo Type (2) review or be reviewed based upon its particular uses as listed in Table 4-1, whichever is higher.

5. A new mixed-use building located in the downtown business district shall also comply with YMC 15.09.026.

C. Prohibited Uses. The following uses are prohibited in a mixed-use building/development project:

1. All wholesale trade—Storage uses.

2. All transportation uses.

3. All utilities uses.

4. All automotive uses.

5. Boats and marine accessories.

6. Farm and implements, tools and heavy construction equipment.

7. Farm supplies.

8. Fuel oil and coal distributors.

9. Lumber yards.
10. Nurseries.
11. All rental uses.
12. Repairs: reupholstery and furniture.
13. Repairs: small engine and garden equipment.

D. Development Standards.

1. **Layout.** A mixed-use building should not have any residential dwelling units located on the ground floor, whenever feasible. A minimum of fifty percent of the total floor area shall be residential dwelling units, and at least sixty percent of the ground floor shall be dedicated for community facility or commercial use.

2. **Height Bonus.** In the B-1, B-2, and SCC zoning districts, the maximum height of the building (YMC 15.05.030, Table 5-1) may be increased to fifty feet if all of the following are met:

- a. The majority of the additional building height is used to increase the number of dwelling units;
- b. The additional building height is necessary to accommodate on-site parking requirements;
- c. Additional on-site landscaping is provided equaling fifteen percent of the parking area, at a minimum.

E. Design Standards.

1. **Entrances.** Primary pedestrian entrances to the building shall face the street frontage or face common open space which is oriented toward the street.

2. **Transparency.**

a. There shall be windows on all sides of the building facing streets and pedestrian ways.

b. Within the downtown business district, the ground floor of a mixed-use building shall contain transparency for the majority of the wall between three and twelve feet above ground level, including both doors and windows, as measured along street but excluding alleys. Ground floor transparency shall be visually distinct from the above floors by not repeating the exact dimensions and placement of windows.

15.11.020 Application requirements.

All applications shall comply with the following requirements:

- A. Applications shall be submitted either online or in writing on forms provided by the department;
- B. Each submitted land use application shall be completed in its entirety, and contain all narratives, supplemental narratives, site plans, or other required attachments as specified by the pertinent application. For all planning applications, the application shall include a site plan in print or digital form in conformance with YMC 15.11.030; provided, the administrative official at their discretion may require additional information to clarify the application or determine compliance with the provisions of this title;
- C. All applications, including a Type (1) review, shall be signed by the property owner or his agent authorized in writing to do so;
- D. Applications shall be accompanied by the appropriate fee as established by ordinance;
- E. An application is not complete unless it includes all required information, attachments and fees. No application shall be considered officially filed until accepted as complete by the division; and
- F. All applications shall include a minimum eleven-inch by seventeen-inch reproducible copy of the site plan in print or digital form. In the event of expanded review, additional copies may be required at the applicant's expense. Site plans shall be developed in accordance with YMC 15.11.030

EXHIBIT B
CITY COUNCIL FINDINGS
FOR
AMENDMENT TO YAKIMA MUNICIPAL CODE
February 11, 2026

WHEREAS, Pursuant to RCW 36.70A.130(1) the City is required to take legislative action to review and revise its development regulations in accordance with the Growth Management Act; and

WHEREAS, These updates to Yakima Municipal Code (YMC) Title 15 is considered to be a non-project application without a specific use or site plan to be considered; and

WHEREAS, Under the provisions of YMC Ch. 1.42 the Yakima Planning Commission is responsible for the review of amendments to the City's Yakima Zoning Ordinance, Subdivision Ordinance, and other land use matters, and for recommending the approval, modification, or denial of each amendment; and

WHEREAS, The Yakima Planning Commission held a study session to review the proposed amendments on November 12, 2025, and

WHEREAS, All required public notice for these amendments were provided, in accordance with the provisions of YMC Ch. 16.10, on December 24, 2025 and December 30, 2025; and

WHEREAS, SEPA Environmental Review for these updates was considered, a Determination of Nonsignificance was issued on December 24, 2025; and

WHEREAS, The Yakima Planning Commission held an open record public hearing on January 28, 2025, to hear testimony from the public, consider the amendments, and provide a recommendation to the Yakima City Council;

Now therefore, the Yakima City Planning Commission presents the following findings and recommendation to the Yakima City Council:

Based upon a review of the information contained in the application, staff report, exhibits, and other evidence presented at an open record public hearing held on February 26, 2025, the Planning Commission makes the following:

I. PURPOSE AND DESCRIPTION OF PROPOSED AMENDMENTS:

The complete track changes text can be found in Exhibit "A" and is incorporated herein by reference. A summary of the amendments is as follows:

1. YMC Subsection 15.02.020 – Definitions
 - a. Adding a new definition to the ordinance to comply with updated state standards.

Staff Analysis: The State of Washington has issued guidance for new definitions following the updates of their middle housing bills. The City of Yakima is updating the zoning ordinance to comply with the State standards.

2. YMC Subsection 15.04.030 – Table of permitted land uses
 - a. Reorganizing Table 4-1, and changing auto repair from a Type 3 use to a Type 1 use in the Regional Development (RD) zoning district.

Staff Analysis The table will be reorganized to alphabetize the entries and create a separate category for automotive uses. Adding one overall new use to the table under residential called “Middle Housing”.

3. YMC Subsection 15.04.080 – Drive-through facilities
 - a. Referencing a new section in YMC § 15.06.135

Staff Analysis: A new section was added for drive-through standards.

4. YMC §§ 15.06.030 – General Provisions & 15.06.035 – Electric Vehicle Charging Station
 - a. Removing ambiguous provisions from sections

Staff Analysis: removing provision from sections that no longer apply within the City, or meet State guidance.

5. YMC § 15.06.040 – Off-street parking standards
 - a. Removing language related to gross floor area; Revising Exemptions from Table 6-1; Adding new language for downtown business districts, dwelling units, affordable units, and mixed-use spaces.

Staff Analysis: In 2025 the Washington State Legislature passed SB 5184, which effectively limits the amount of parking a city can require for housing and commercial businesses. Staff analyzed the Bill and made specific changes to the commercial and residential parking requirements under Table 6-1, highlighted by SB 5184.

6. YMC Table 6-1 Standard Parking Lot Dimensions
 - a. Removing additional lot width criteria.

Staff Analysis: The additional lot width is confusing and additional sections within YMC provide guidance on parking lot design.

7. YMC §§ 15.06.090 – Landscaping requirements, 15.06.110 – Construction and Maintenance, 15.06.140 – Nonconforming Parking, 15.09.025 – Mixed Use Buildings, and 15.11.020 – Application Requirements.
 - a. Removing and adding minor language to remove ambiguity from sections.

Staff Analysis: The updates in this section are primarily related to questions the department regularly receives related to parking standards, or items covered in other policies used by the City. Updating this section will create additional consistency between divisions and more accessibility options for public submittals.

8. YMC § 15.06.135 – Drive-through standards

- a. Creating a new section specifically for drive-throughs in the City.

Staff Analysis: The City has a long history of drive-through uses, however, there are no standards guiding development of drive-throughs. Recently there have been several applications where the proposed drive-through creates cuing issues into the public right-of-way, and sites where a proposed drive-through is inappropriate. During the application process, property owners usually look to City for guidance for construction specifics. In the case of drive-throughs, the City has no clear guidance. Adding this section will eliminate ambiguity and guide applicants in site planning.

II. YAKIMA COMPREHENSIVE PLAN 2040

The proposed text amendments are consistent with the following goals and policies of the Comprehensive Plan 2040

Goal 2.1: Establish a development pattern consistent with the community's vision.

Policy 2.1.6: Adopt coordinated development regulations that facilitate Yakima's preferred land use pattern (e.g. allowed density, uses, and site provisions)

- Refine the land use code on an ongoing basis to make it user-friendly by employing simple language, easy to read charts, and illustrative graphics.
- Monitor and refine the land use code as needed to facilitate the preferred land use pattern and development character.
- Integrate an appropriate balance of predictability and flexibility when updating development regulations that allow ease of administration and interpretation and offer optional ways of meeting requirements when possible.

III. YAKIMA PLANNING COMMISSION'S CONCLUSIONS

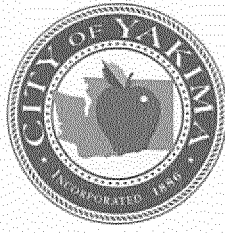
1. No adverse impacts have been identified;
2. The proposed updates underwent Environmental Review;
3. The proposed amendments are consistent with the Yakima Urban Area Zoning Ordinance, 2040 Comprehensive Plan, and Housing Action Plan.

MOTION

Based on the testimony and evidence presented during this afternoon's public hearing, it was moved and seconded that Planning staff draft findings of fact and forward a recommendation of approval to the Yakima City Council. The motion carried 6-2.

RECOMMENDATION TO CITY COUNCIL

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the proposed text amendments to the Yakima Municipal Code.



**BUSINESS OF THE CITY COUNCIL
YAKIMA, WASHINGTON
AGENDA STATEMENT**

Item No. 8.A.
For Meeting of: April 7, 2026

ITEM TITLE: Closed record public hearing and Ordinance for proposed amendments to Yakima Municipal Code Title 15 Urban Area Zoning Ordinance

SUBMITTED BY: *Trevor Martin, Planning Manager

SUMMARY EXPLANATION:

The Yakima Planning Commission held a series of study sessions to review the proposed amendments on November 12, 2025. The Planning Commission made motions at the study session to make revisions to Title 15 of the Yakima Municipal Code and forward the changes on the changes on to the City Council. The complete record was distributed to City Council in the agenda packet on March 17, 2026, and can be found online at: <https://www.yakimawa.gov/council/agendas-and-minutes/>.

ITEM BUDGETED:

STRATEGIC PRIORITY 24-25:

RECOMMENDATION: Pass Ordinance.

ATTACHMENTS:

DRAFT_ORD_NO_2026-YMC_Title_15_text_amendments.docx
Title 15 Redlines TXT#003-15.pdf