

City of Yakima

Development Regulations Gap Summary

Yakima is updating its Comprehensive Plan and development regulations for 2026 major update. The City is required to update its regulations to comply with state legislations, most of which are new and adopted by the legislature from 2023 to 2025. The City has already moved forward with some of the code updates. This memo summarizes areas where Yakima is required by the State Law to update development regulations. These code updates will support implementation of housing policies in the draft 2026 Comprehensive Plan.

New GMA Requirements for Yakima's Comprehensive Plan Updates

New Statutes and Requirements	Applicable Areas/ Code Sections to Update
House Bill (HB) 1110 (2023) – Middle Housing Middle housing requirements for some Washington jurisdictions. Under the middle housing regulations, communities must allow middle housing types and at least two dwelling units per lot in residential zones, with some exceptions. Middle housing includes duplex, triplex, fourplex, cottage housing, townhouse. For Yakima (a Tier 1 City of at least 75,00) must include: - At least six of the nine middle housing types (duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, cottage housing.) 4 units per lot (6 units per lot near major transit)	The City has updated its zoning code. YMC 15.04.030 includes attached single family dwelling (townhomes), duplex, cottage housing, multi-family development. Multifamily development can include apartments, triplex, fourplexes etc. Update code as follows: - YMC 15.02 to clarify multi-family definitions to include triplex, fourplexes or multiplexes - YMC 15.04.030 Table 4-1 to include multiplexes
HB 1337 (2023) – ADU At least two ADUs (both attached, both detached, or one attached and one detached) per lot must be allowed in residential zones in urban growth areas (UGAs) within all zones in urban growth areas where single family homes are permitted. Applicable standards for Yakima include: - Two ADUs are allowed per lot - ADUs do not require owner occupancy - ADUs allow separate sale - Parking requirements - maximum size limit shall be no less than 1,000 sq-ft - Setback should not be more restrictive than the that of primary units (can be on lot lines in certain circumstances). Height limit at least 24 ft.	YMC 15.09.045 includes attached and detached ADUs with a maximum 1,000 sq-ft floor area limit. The code needs update to comply with HB 1337 as follows: - Specify the number of ADUS allowed - Clarify not requiring owner occupancy - Clarify the size limit and other standards - Update YMC 15.06.040 for parking - Clarify the design review requirements
ESHB 1293 (2023) – Design Review May not impose aesthetic standards or requirements for design review that are more restrictive for ADUs than those for principal units.	

New Statutes and Requirements	Applicable Areas/ Code Sections to Update
Senate Bill (SB) 5258 (2023) and SB 5559 (2025)– Unit Lot Subdivision This requires cities, towns and counties (RCW 58.17.060(3)) planning under GMA to allow unit lot subdivisions in their short plat regulations, to facilitate townhome and condominium development. RCW 58.17.060 requires jurisdictions to include procedure allowing “division of a parent lot into separately owned unit lots. Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners’ association comprised of the owners of the individual unit lots.” Commerce fact sheet	Update Short Subdivision Chapter 14.15 to include Unit Lot Subdivision provisions.
SB 6015 (2024) – Parking Standards New rules for residential parking standards that cities must enforce including limitations on what can be required to meet minimum parking requirements. It provides various ways to count parking such as enclosed or unenclosed, tandem, grass block paved surface etc.	Update residential parking standards in YMC 15.06.040 Table 6-1, including: ▪ Clarify parking spaces can be enclosed or unenclosed parking for residential uses; garages and carports can’t be required as a way to meet minimum parking requirements for residential development ▪ Identify that tandem parking spaces count towards meeting minimum residential parking requirements (one space for every 20 linear feet with any necessary provisions for turning radius) ▪ Clarify that parking spaces with grass block pavers count towards minimum parking requirements. ▪ Off-street parking may not be required as a condition of permitting a residential project if compliance with tree retention would otherwise make the proposed residential development or redevelopment infeasible. ▪ Revise code so that parking spaces are not required to exceed 8 feet by 20 feet except for required parking for people with disabilities
SB 5184 (2025) – Parking Reform Reduces or eliminates parking requirements for certain residential uses and commercial spaces in cities with a population of 30,000 or more. Yakima must adopt this by January 2027.	Update YMC 15.06.040 parking standards for compliance with the following parking requirements: ▪ ADU or residences under 1200 sq-ft: 0 per unit ▪ Detached single family: 1 per unit ▪ Duplex: 0.5 per unit ▪ Multifamily dwellings/ apartments: 0.5 per unit ▪ Affordable housing or senior housing: 0 per unit ▪ Commercial spaces under 3,000 square feet: 0 parking ▪ Commercial space: 2 stalls max per 1,000 sq-ft

New Statutes and Requirements	Applicable Areas/ Code Sections to Update
HB 1998 (2024) – Co-Living¹ Requires communities to allow co-living on any lot located within an urban growth area that allows at least six multifamily residential units, including mixed use zoning. Cities must adopt this by December, 2025.	Key revisions include: ■ Update YMC 15.02 to add definitions for sleeping units and co-living housing. ■ Update YMC 15.04.030 Table 4-1 to allow co-living housing in all zones that allow multifamily housing with six or more units per lot. ■ Clarify co-living housing sleeping unit for purposes of calculating dwelling unit density consistent with HB 1998 (e.g. sleeping unit not more than 1/4 of a dwelling unit for density purposes). ■ Update off-street parking considerations for co-living in YMC 15.06.040
HB 1754 (2020) - Limitations on Regulating Temporary Housing Provided by Religious Organizations. Places new limitations on the ability of jurisdictions to regulate temporary housing for unhoused individuals on religious organization property. Allows jurisdictions to require a religious organization hosting the homeless and the agency managing the hosting to enter a memorandum of understanding to protect the public health and safety of residents.	The City currently complies with this under YMC 6.92.070 and 6.92.080
SB 5412 (2023) SEPA Infill Exemptions. Expands SEPA categorical exemptions for residential projects to reduce local governments' land use permitting workloads, thereby facilitating more housing development. All project actions with one or more residential housing units that meet certain criteria within incorporated UGAs or middle housing within unincorporated UGAs are categorically exempt from SEPA.	YMC 6.88.070 A.4 refers to infill categorical exemption per RCW 43.21C.229 for a) residential development up to one hundred dwelling units in the GC and CBD zoning districts, and land in the R-3 zoning district located adjacent to a principal arterial; and b) Mixed-use development up to one hundred dwelling units on upper floors in the GC and CBD zoning districts. Update YMC 6.88.070 to increase the threshold for middle housing.
SB 1491 (2025) - Promoting Transit Oriented Development (TOD). Requires cities to designate “station areas” around certain public transit stops for higher-density development. It defines rail and bus station areas and amends the definition of a “major transit stop.” Commerce will develop a model code for station areas and can approve exceptions to the program. FAQ	There are no major transit stops (light rail or bus rapid transit) in Yakima.
Comprehensive Plan Related	
HB 1220 (2021) – Housing and Equity Requires communities to plan for and accommodate housing affordable to all economic segments of the population of this state.	Comprehensive Plan update is addressing this.
HB 5148 (2025) - Housing Accountability Provides cities, towns, and counties the option to request that the Washington Department of Commerce (Commerce) review and certify their comprehensive plan housing elements and development regulations for compliance with Growth Management Act.	Allows but does not require the City to submit the Housing Element and supporting regulations to Commerce for review.

New Statutes and Requirements	Applicable Areas/ Code Sections to Update
HB 1181 (2023) - Climate. Makes significant changes to the GMA to incorporate climate change into comprehensive plans.	Comprehensive Plan update is addressing this
HB 1799 (2022)- Siting of Organic Materials Management Facilities. Requires a compost procurement ordinance (CPO). Reduction of organic materials from landfills through a variety of interventions. Encourage cities and counties to procure compost created to turn organic materials into finished products. Applies each city or county in which organic material collection services are provided under chapter 70A.205 RCW . Department of Ecology handout	Applies to city or county with a population greater than 25,000 residents to identify priority areas within the county for the establishment of organic materials management facilities.
HB 1576: Requiring Property Owner's Consent for Historic Landmark Designation prevents a city from designating a property as a historic landmark if the property is less than 40 years old; or the designation would restrict use, alteration, or demolition of the property and the owner's consent was not obtained. Properties may be nominated as a historic landmark without the property owner's consent, but the owner's consent must be obtained before designation	Yakima can consider updating its Historic Element policy to reflect this.

1. "Co-living housing" means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building. Local governments may use other names to refer to co-living housing including, but not limited to, congregate living facilities, single room occupancy, rooming house, boarding house, lodging house, and residential suites.