

YAKIMA URBAN AREA ZONING ORDINANCE

15 Attachment 2

Table 5-2. Subdivision Requirements

Subdivision Requirements			Zoning Districts														
			SR	R-1	R-2	R-3	HB	B-1	B-2	SCC	LCC	CBD	GC	AS	RD	M-1	M-2
Maximum Number of Dwelling Units Permitted per Net Residential Acre			See YMC Ch. 15.04, Table 4-1														Not Permitted
Minimum Lot Size (in square feet) (3)	Residential Uses See Definitions in YMC Ch. 15.02	Detached S.F. Dwelling	6,000			6,000 Where Permitted											
		S.F. Dwelling, Zero Lot Line ⁽⁴⁾	4,000		3,500												
		S.F. Dwelling, Common Wall															
		Two-Family Dwelling	8,000		7,000												
		Multifamily Dwellings and PD—Residential	Density May Not Exceed Maximum Number of Dwelling Units Permitted per Net Residen-tial Acre														
	Permitted Nonresidential Uses ⁽⁵⁾			10,000			5,000		10,000		None				1/2 Acre		
Standard Lot Width ⁽²⁾ (in feet)		ALL Except Common Wall Dwelling (per Unit)	60	50			None										
		Common Wall Dwelling (per Unit)	35 Where Permitted														

NOTES:

1. In the residential districts, these minimums apply when lots are served by a public or community water system and either the regional or approved community sewer system.
2. The lot width at the rear line of the required front yard shall not be less than fifty feet. (Note: this provision only applies to those districts with a minimum lot width of fifty feet or larger.)
3. One acre shall be the minimum lot size in residential districts within the floodplain and greenway overlays.
4. See special development standards for zero lot line development, YMC 15.09.040.
5. Lots created for utility purposes may be created below the minimum lot size listed in YMC Ch. 15.05, Table 5-2, as long as the lot is designated as “nonbuildable lot for utility purposes” on the face of the plat and the proposed lot is reviewed for compatibility. The lot must still meet the minimum lot width established in YMC Ch. 15.05, Table 5-2, and structures built on the lot must still meet the setback requirements in YMC Ch. 15.05, Table 5-1.

(Ord. 2023-026 § 1 (Exh. A), 2023; Ord. 2022-011 § 1 (Exh. A), 2022; Ord. 2016-029 § 1 (Exh. A) (part), 2016; Ord. 2012-34 §§ 3, 4, 2012; Ord. 2011-52 § 6, 2011; Ord. 2010-16 § 7, 2010; Ord. 2008-46 § 1 (part), 2008; Ord. 2001-04 § 5 (Att. A), 2001; Ord. 95-13 § 6, 1995; Ord. 3106 § 13, 1988; Ord. 3019 §§ 24, 25, 1987; Ord. 2947 § 1 (part), 1986).