

**GRANDVIEW PLANNING COMMISSION  
REGULAR MEETING AGENDA  
WEDNESDAY, APRIL 29, 2026**



This meeting will be held in person  
and will also be available via teleconference.

**PLEASE NOTE:** The maximum occupancy of the Council Chambers is 49 individuals at one time. Access to exits must be kept clear to ensure everyone in the Chambers can safely exit in the event of an emergency.

**REGULAR MEETING – 6:00 PM**

**PAGE**

- 1. CALL TO ORDER & ROLL CALL**
- 2. MINUTE APPROVAL**
  - A. Minutes of the February 25, 2026 Planning Commission Meeting 1-4
- 3. ACTIVE AGENDA**
  - A. Grandview Subdivision Ordinance – Draft 5-33
  - B. Grandview Zoning Ordinance – Draft 34-182
  - C. Comprehensive Plan Update - Proposed and Required Changes 183-190
- 4. ADJOURNMENT**

The Planning Commission meeting scheduled for Wednesday, April 29, 2026 at 6:00 pm will be held in person and will also be available via teleconference.

Please join the meeting from your computer, tablet or smartphone.

Join Zoom Meeting

<https://us06web.zoom.us/j/84946236697?pwd=bfzQzPD1P7fbANkQeEOAo0lOKgCyCs.1>

To join via phone: +1 253 215 8782

Meeting ID: 849 4623 6697

Passcode: 612830

**GRANDVIEW PLANNING COMMISSION  
MEETING MINUTES  
FEBRUARY 25, 2026**

**1. CALL TO ORDER**

Commissioner Brenda Saldana called the meeting to order at 6:00 p.m., in the Council Chambers at City Hall.

Planning Commissioners present were: Brenda Saldana, Gracie Sexton and Randy Tucker

Planning Commissioner absent was: Don Olmstead Jr.

Staff present were: Land Use Planner Keelan Naasz with the Yakima Valley Conference of Governments, City Administrator Shane Fisher and City Clerk/Secretary Anita Palacios

**2. MINUTE APPROVAL**

**On motion by Commissioner Tucker, second by Commissioner Sexton, the Commission approved the minutes of the January 28, 2026 regular meeting.**

**3. ACTIVE AGENDA**

A draft schedule of the Comprehensive Plan Elements was distributed. It was noted that the schedule was subject to change.

Month	Meeting Date	Topics
January	1/28/2026	Draft Comprehensive Plan Elements: <ul style="list-style-type: none"> <li>• Transportation</li> <li>• Capital Facilities</li> <li>• Utilities</li> </ul>
February	2/25/2026	Draft Comprehensive Plan Elements: <ul style="list-style-type: none"> <li>• Housing Element – First Pass</li> <li>• Land Use Element – First Pass</li> </ul>
March	3/25/2026	Draft Comprehensive Plan Elements: <ul style="list-style-type: none"> <li>• Housing Element</li> <li>• Land Use Element</li> <li>• Introduce Development Regulations</li> </ul>
April	4/29/2026	Development Ordinances/Climate Element <ul style="list-style-type: none"> <li>• Zoning</li> <li>• Subdivision</li> <li>• Flood</li> <li>• Climate Element – First Pass</li> </ul>
May	5/27/2026	Draft Comprehensive Plan Elements: <ul style="list-style-type: none"> <li>• Climate Element</li> <li>• Remaining Elements and Regulations – outstanding edits</li> </ul>
June	6/24/2026	Draft Comprehensive Plan  Public Participation Report

**A. Comprehensive Plan Update – Land Use Element**

The Land Use Element established the desirable character, quality and pattern of the physical environment and represents the community's policy plan for growth over the next 20 years. In addition, because land was a limited resource, the Land Use Element acts as a check and balance by establishing which areas were suitable or unsuitable for development. Unsuitable lands included those that pose significant health hazards, areas with development limitations, and critical areas.

The Washington State Growth Management Act (GMA) requires that the following be addressed by the Land Use Element:

- Designation of the proposed general distribution, extent and general location of a number of land uses for various activities;
- Establishment of population densities, building intensities and estimates of population growth;
- Wherever possible, the Land Use Element should consider utilizing urban planning approaches that promote physical activity;
- Provisions for the protection of the quality and quantity of groundwater used for public water supplies (this requirement is addressed in the Natural Systems Element); and
- Where applicable, the Land Use Element must review drainage, flooding and storm water runoff in the area covered by the plan and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute the waters of the state (this requirement is addressed in the Natural Systems Element).

Designation of an Urban Growth Area (UGA), integration with countywide planning policies, and identification of lands useful for public purposes and open space corridors within and between UGAs were also GMA inventory requirements, and would also be addressed in this element.

The Commission reviewed various components of the Land Use Element, including groundwater protection, stormwater management, and natural settings. Discussed updating policies related to open space corridors and critical areas within the City. The Commission also addressed the need to add considerations for environmental justice policies and wildfire preparedness measures. The discussion also covered potential FireWise standards for land use planning, including tree trimming guidelines and community buffers, which would be further explored in the upcoming Climate Element discussions. Discussed fire safety concerns and land use planning, with discussions about wildfire risks and the need to consider development near fields and hillsides. Language would need to be added to the Land Use Element regarding urban planning approaches that increase physical activity and reduce greenhouse gas emissions. In addition, relevant critical area policies would need to be moved from the Natural Setting Element to the Land Use Element as required by new state guidance.

**B. Comprehensive Plan Update – Housing Element**

The Housing Element was intended to guide the location and type of housing that would be built over the next 20 years. This element establishes both long-term and short-term policies to meet the community's housing needs and achieve community goals. The Housing Element specifically considers the condition of the existing housing stock; the cause, scope and nature of

any housing problems; and the provision of a variety of housing types to match the lifestyle and economic needs of the community.

The Washington Growth Management Act (GMA) requires that the following be addressed by the Housing Element:

- Inventory and analysis of existing and projected housing needs.
- Adequate provisions for existing and projected housing needs for all economic segments of the community.
- Identification of sufficient land for housing, including government-assisted, low-income, manufactured, multifamily housing, and group homes and foster care facilities.
- Statement of goals, policies, and objectives for the preservation, improvement, and development of housing.

The City of Grandview's Housing Action Plan 2023, prepared by the Yakima Valley Conference of Governments, addresses the housing challenges in the City, including affordability, availability, and diversity. The plan aims to create strategies to meet local housing needs, prevent displacement, and support sustainable growth.

Key Findings:

1. Low Vacancy Rates: Current rates are 1-2%, far below the desired 5%, leading to limited housing options and increased competition.
2. Rising Housing Costs: Home prices have increased by 270% from 2012 to 2022, while median family income rose only by 139%.
3. Cost-Burdened Households: 32% of households spend over 30% of their income on housing, with 77% of low-income households being cost-burdened.
4. Housing Diversity Needed: 76% of housing consists of single-family homes, limiting options for diverse needs.
5. Long Commutes: 20% of workers commute over 50 miles due to housing affordability issues.

Objectives and Strategies:

1. Maintain and Rehabilitate Existing Housing Stock:
  - Establish housing trust funds.
  - Utilize funding programs like Low-Income Housing Tax Credits (LIHTC), Washington State Housing Trust Fund, and Community Development Block Grants (CDBGs).
  - Support third-party purchases of affordable housing and provide tenant relocation assistance.
2. Expand Infrastructure Strategically:
  - Reduce minimum lot sizes to increase housing density.
  - Invest in infrastructure to support new developments.
3. Increase Housing Diversity:
  - Encourage "missing middle" housing options like duplexes, townhouses, cottage housing, and accessory dwelling units (ADUs).
  - Revise zoning codes to allow for more diverse housing types and higher density.
  - Offer incentives for developers to build affordable housing.
4. Prevent Displacement:
  - Implement strategies to address physical, economic, and cultural displacement.

- Support community land trusts, tenant relocation assistance, foreclosure intervention, and affordable housing preservation.
- Regulate short-term rentals and provide property tax assistance programs.

Implementation and Monitoring:

The plan includes actions to implement strategies, such as revising zoning codes, offering incentives, and leveraging funding sources. Key indicators for monitoring progress include housing production by type, cost-burdened households, and vacancy rates.

Appendices:

The plan includes the Housing Needs Assessment, community outreach results, policy reviews, housing strategies, and displacement prevention strategies.

Staff would propose updates to the Housing Element strategies to align with the 2023 Housing Action Plan and new state requirements.

Discussion of the Housing Element highlighted the need for affordable housing and diverse middle housing options due to a low vacancy rate, rising housing costs, and income disparities. Key strategies included preserving existing housing, expanding infrastructure, and allowing accessory dwelling units (ADUs) to increase density. The Commission discussed state laws promoting middle housing and ADUs. They also discussed strategies for increasing housing density, including allowing more units per lot and considering tiny homes and manufactured housing communities. The Commission identified outdated language and strategies that need revision to comply with state requirements.

**4. ADJOURNMENT**

The Planning Commission meeting adjourned at 6:55 p.m.

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Commissioner Brenda Saldana

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Anita Palacios, City Clerk

**Title 16**

**SUBDIVISIONS**

**Chapter 16.04  
GENERAL PROVISIONS**

- § 16.04.010. Short title.
- § 16.04.020. Scope.
- § 16.04.030. Limitations.
- § 16.04.040. Exemptions.
- § 16.04.050. Definitions.

**Chapter 16.08  
ADMINISTRATION AND  
ENFORCEMENT**

- § 16.08.010. Compliance with provisions required.
- § 16.08.020. Variances.
- § 16.08.030. Enforcement.

**Chapter 16.12  
PRELIMINARY PLATS**

- § 16.12.010. Compliance required.
- § 16.12.020. Processing of applications.
- § 16.12.030. Development contract.
- § 16.12.040. Conditional sales prior to recording.
- § 16.12.050. Application and fees.
- § 16.12.060. Plat contents and specifications.
- § 16.12.070. Public hearing - Notice.
- § 16.12.080. Application process.
- § 16.12.090. Review by planning commission or hearing examiner.
- § 16.12.100. Review by city council.
- § 16.12.110. Approval or disapproval by city council.
- § 16.12.120. Time limitation.
- § 16.12.130. Effect of approval.
- § 16.12.140. Reconsideration of decision by city council.

**Chapter 16.16  
FINAL PLAT**

- § 16.16.010. Generally.
- § 16.16.020. Contents.
- § 16.16.030. Approval.
- § 16.16.040. Recording.
- § 16.16.050. Terms of approval.

**Chapter 16.20  
SHORT PLATS**

- § 16.20.010. Generally.
- § 16.20.020. Application and fees.
- § 16.20.030. Contents - Specifications.
- § 16.20.040. Review of application.
- § 16.20.045. Design requirements.
- § 16.20.048. Improvement requirements.
- § 16.20.050. Approval or denial.
- § 16.20.060. Recordation.
- § 16.20.070. Appeal.

**Chapter 16.24  
DESIGN STANDARDS**

- § 16.24.010. General requirements.
- § 16.24.020. Lots.
- § 16.24.030. Blocks.
- § 16.24.040. Streets.
- § 16.24.045. Street trees.
- § 16.24.050. Utility easements.
- § 16.24.060. Design and engineering plans required.
- § 16.24.070. Submission of as-built drawings.

**Chapter 16.28  
IMPROVEMENTS**

- § 16.28.010. Streets.
- § 16.28.020. Utilities.

GRANDVTEW CODE

- |              |  |              |   |
|--------------|--|--------------|---|
| § 16.28.030. | <b>Water.</b>                            | § 16.30.020. | <b>Authority.</b>                                     |
| § 16.28.040. | <b>Sanitary sewer.</b>                   | § 16.30.030. | <b>Applicability.</b>                                 |
| § 16.28.050. | <b>Storm drainage.</b>                   | § 16.30.040. | <b>Application and fees.</b>                          |
| § 16.28.060. | <b>Sidewalks.</b>                        | § 16.30.050. | <b>Design review meeting.</b>                         |
| § 16.28.070. | <b>Street signs and traffic control.</b> | § 16.30.060. | <b>Administrative decision.</b>                       |
| § 16.28.080. | <b>Street lighting.</b>                  | § 16.30.070. | <b>Final plan approval and recording.</b>             |
| § 16.28.090. | <b>Irrigation facilities.</b>            | § 16.30.080. | <b>Administrative approval of individual lots.</b>    |
|              |  | § 16.30.090. | <b>Vacation or alteration of a binding site plan.</b> |
|              |  | § 16.30.100. | <b>Appeals.</b>                                       |
- Chapter 16.30  
**BINDING SITE PLANS**
- § 16.30.010. **Purpose.**

CHAPTER 16.04  
GENERAL PROVISIONS

**§ 16.04.010. Short title.**

The ordinance codified in this title shall be known as the "Grandview Subdivision Ordinance."  
(Ord. 1105 § 1(A), 1984)

**§ 16.04.020. Scope.**

The provisions of this title shall apply to all division of land within the corporate limits of the city. Hereafter, all division, subdivision and resubdivision of land into lots, tracts, parcels, sites or divisions for any purpose shall be in full compliance with the provisions and specifications of this title unless the provisions of Chapter 16.30 GMC, Binding site plans, apply in which case the provisions of Chapter 16.30 GMC shall control said division of such lands.  
(Ord. 1105 § 1(B), 1984; Ord. 1426 § 1, 1995)

**§ 16.04.030. Limitations.**

The following limitations shall apply to this subdivision ordinance:

- A. The city council shall not approve a short plat or final plat or binding site plan for any subdivision, short subdivision, lot, tract, parcel or site which lies in whole or in part in an irrigation district organized pursuant to Chapter 87.03 RCW unless there has been provided an irrigation water right-of-way for each parcel of land in such district and such rights-of-way shall be evidenced by the respective plats submitted for final approval.
- B. The sale of land is prohibited unless it is a duly platted parcel of land, or is a lot of record at the time of passage of the ordinance codified in this title.  
(Ord. 1105 § 1(C), 1984; Ord. 1426 § 2, 1995)

**§ 16.04.040. Exemptions.**

The provisions of this title shall not apply to:

- A. Cemeteries and other burial plots while used for that purpose;
- B. Divisions made by testamentary provisions, or the laws of descent;
- C. A division made for the purpose of adjusting boundary lines which does not create any additional lots, tract, parcel, site or division which contains sufficient area and dimension to meet minimum requirements for width and area for a building site;
- D. Any division of land not containing a dedication in which the smallest lot created by the division exceeds five acres in area;
- E. Divisions of land due to condemnation or sale under threat thereof, by an agency or division of government vested with the power of condemnation;
- F. Divisions of land for lease which has received approval as a manufactured home park;
- G. Divisions of land in commercial or industrial zones, which comply with binding site plan requirements pursuant to RCW 58.17.040.

(Ord. 1105 § 1(D), 1984; Ord. 1627 § 6, 2002)

**§ 16.04.050. Definitions.**

The words or phrases defined in this section shall have the indicated meanings:

- A. "Administrator" means the city public works director or his designated representative.
- B. "Alley" means a public right-of-way used as a secondary means of access to abutting property.
- C. "As-built drawings or plans" means revised construction plans in accordance with all approved field changes reflecting the improvements on the site as they actually exist.
- D. "Block" means a group of lots, tracts or parcels within well-defined and fixed boundaries.
- E. "Building setback line" means a line parallel to the front property line in front of which no structure shall be erected. The location of such line shall comply with the regulations of the zoning ordinance for the city as it now exists or is hereafter amended.
- F. "Comprehensive plan" means that plan adopted by the planning commission and the city council, indicating the general locations recommended for major arterials, parks, streets, public buildings, other public improvements, and zoning districts.
- G. "Controlling corner" means all angle points of the perimeter of a subdivision or separate division of a subdivision.
- H. "Dedication" means the deliberate appropriation of land by an owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public use to which the property has been devoted.
- T. "Easement" means a grant by the property owner for use by the public, a corporation or person(s) of a parcel of land or portion thereof for specific purposes.
- J. "Environmental impact statement" means a written statement prepared in accordance with state regulations (Chapter 43.21C RCW, Chapter 197-10 WAC), which contains a determination of environmental significance of the proposed subdivision.
- K. "Improvements" means street grading or graveling, permanent street and corner monuments, street pavement, curbs and sidewalks, pedestrian ways, water mains, storm and sanitary sewers, and irrigation water services.
- L. "Lot" means a fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include tracts or parcels, and may be further defined:
  - 1. "Corner lot" means a lot which abuts on two or more intersecting streets.
  - 2. "Interior lot" means a lot which has frontage on one street only.
  - 3. "Through lot" means an interior lot having frontage on two streets.
  - 4. "Irregular lot" means a lot generally with differing dimensions for the frontage, rear or mid widths oftentimes with the narrow width on the frontage and the wider width to the rear of the lot, such as lots located within the arc or a curve on a cul-de-sac.

- M. "Metes and bounds" means a description of real property which starts at a known point and describes the bearings and distances of the line forming the boundaries of the property and completed when the description returns to the point of beginning.
- N. "Open space" means a parcel of land, excluding building sites, parking area access routes, which is designated and maintained as an area for leisure, recreation and other activities normally carried on outdoors, including greenbelt and recreation areas.
- O. "Pavement width" means the actual paved surface measured between faces of curbs or from edge to edge of road surfaces.
- P. "Plat" means a map or representation of a subdivision showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys or other division and dedication, and may be further defined:
1. "Preliminary plat" means a neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots and blocks, which shall furnish a basis for the approval or disapproval of the general layout of a subdivision. A preliminary plat shall be prepared by or under the supervision of a registered professional engineer.
  2. "Final plat" means the final drawing of the subdivision and dedications prepared for filing for record with the county auditor and containing all elements and requirements set forth in this title.
  3. "Short plat" means the map of representation of a short subdivision.
- Q. "Plat certificate" means a title report by a title insurance company certifying the ownership, deed restrictions, covenants, etc., of the land being subdivided.
- R. "Right-of-way" means a strip of land dedicated to and/or maintained by the city for street and utility purposes and on a portion of which a street is built.
- S. "Short subdivision" means the division or redivision of land into nine or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership.
- T. "Subdivider" means any person, firm or corporation who subdivides or develops any land deemed to be a subdivision as herein defined.
- U. "Subdivision" means the division or redivision of land into five or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership, except as provided for short subdivisions.
- V. "Street" means a public right-of-way improved and maintained for vehicular use. Streets are classified as follows:
1. "Arterial street" means a street designated as an arterial by the city street plan.
  2. "Local street" means a street designated as a local street by the city street plan.
  3. "Cul-de-sac" means a street intersecting another street at one end and permanently terminated by a vehicular turnaround at the other end.
- W. "Utility" means an agency that provides necessary services to the public and includes those

agencies which distribute services such as telephone, gas, electric power, television cable, water and sewer, and irrigation water.

- X. "Binding site plan" means a drawing to scale specified by local ordinance which:
1. Identifies and shows the areas and locations of all streets, roads, improvements, utilities, open space, and any other matter specified by local regulations;
  2. Contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the local government body having authority to approve the site plan; and
  3. Contains provisions making any development be in conformity with the site plan.
- (Ord. 1105 § 1(F), 1984; Ord. 1406 § 1, 1995; Ord. 1426 § 3, 1995; Ord. 1453 § 1, 1996; Ord. 1580 § 4, 2000)

CHAPTER 16.08  
ADMINISTRATION AND ENFORCEMENT

**§ 16.08.010. Compliance with provisions required.**

No lot, parcel or subdivision subject to provisions of this title shall be placed on the assessment rolls until an approved short plat or long plat has been filed with the county auditor.  
(Ord. 1105 § 4(A), 1984)

**§ 16.08.020. Variances.**

The planning commission or hearing examiner may permit variances, after a public hearing, from the provisions or requirements of this title only in such cases where it appears that strict compliance with the provisions or requirements is not reasonably possible. A fee of \$250.00 payable to the city at the time of filing the variance application shall be charged. Any cost to the city of any required engineer review or study shall be paid prior to final determination on the application. All fees are nonrefundable. The fees set forth herein shall be subject to change by resolution of the city council. No such variance shall be authorized unless the planning commission or hearing examiner finds that all of the following facts or conditions exist:

- A. That the variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located;
- B. That such variance is necessary because of special circumstances, relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located;
- C. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.

(Ord. 1105 § 4(B), 1984; Ord. 1453 § 2, 1996; Ord. 1563 § 1, 1999; Ord. 1584, 2000; Ord. 1704 § 1, 2005)

**§ 16.08.030. Enforcement.**

Enforcement of this title shall be in accordance with Chapter 14.13 GMC.  
(Ord. 1105 § 4(C), 1984; Ord. 1453 § 3, 1996)

CHAPTER 16.12  
PRELIMINARY PLATS

**§ 16.12.010. Compliance required.**

The division of land or the resubdivision of short subdivisions into 10 or more lots shall comply with regulations governing subdivisions and must follow preliminary and final platting procedures unless the provisions of Chapter 16.30 GMC apply.

(Ord. 1105 § 3(A), 1984; Ord. 1426 § 4, 1995; Ord. 1453 § 4, 1996)

**§ 16.12.020. Processing of applications.**

Unless an applicant for preliminary plat approval requests otherwise, a preliminary plat shall be processed simultaneously with applications for rezones, variances, planned unit developments, site plan approvals, and similar quasi-judicial or administrative actions to the extent that procedural requirements applicable to these actions permit simultaneous processing.

(Ord. 1105 § 3(B), 1984)

**§ 16.12.030. Development contract.**

Prior to approval by the city council of any preliminary plat, the applicant shall enter into a development contract with the city. Said contract shall be written to cover one of the following alternatives available to the applicant:

- A. The applicant may elect to complete all required improvements prior to final approval of the project. If this is done, an agreement setting forth the construction and inspection requirements of the city shall be entered into prior to installation of improvements. Upon satisfactory completion of the applicant's obligation under the contract, the city shall approve the final plat in accordance with applicable statutes and standards.
- B. The applicant may elect to complete required improvements after approval of the final plat. In this event, the agreement shall set forth the construction and inspection requirements of the city, and that the developer shall provide a surety bond or other secure method, acceptable to the city, providing for and securing to the city the actual construction of required improvements within a specified period of time. Any bond or other method shall specify the improvements covered and the schedule for completion.

(Ord. 1105 § 3(B)(1), 1984)

**§ 16.12.040. Conditional sales prior to recording.**

An agreement to sell or lease a lot, tract or parcel of land shall not be in violation of RCW 58.17.200 or 58.18.300, which provide for injunctive relief against such sales as long as:

- A. Preliminary plat approval has been obtained; and
- B. If such sale, lease or transfer is expressly conditional upon the recording of the final plat; and
- C. All payments on account of such an offer or agreement are deposited in an escrow or other regulated trust account and no disbursements are permitted until the final plat is recorded.

(Ord. 1105 § 3(B)(2), 1984)

**§ 16.12.050. Application and fees.**

Each application for a subdivision shall include the following:

- A. An application form completed and signed by the subdivider on a form supplied by the city;
- B. A fee of \$500.00 plus \$25.00 per lot payable to the city at the time of filing the application shall be charged. Any cost to the city of any required preliminary engineering review or study shall be paid to the city prior to preliminary plat approval by the city. Any cost to the city for final review and inspection fees incurred by the public works department shall be paid to the city prior to recording the final plat. All fees are nonrefundable. The fees set forth herein shall be subject to change by resolution of the city council;
- C. Ten copies of the preliminary plat;
- D. A complete environmental checklist pursuant to the provisions of the State Environmental Policy Act (Chapter 197-10 WAC, Chapter 43.21C RCW).  
(Ord. 1105 § 3(C), 1984; Ord. 1415 § 1, 1995; Ord. 1453 § 5, 1996; Ord. 1563 § 2, 1999; Ord. 1584, 2000; Ord. 1636 § 1, 2002)

**§ 16.12.060. Plat contents and specifications.**

The following shall be required of the plat map:

- A. The preliminary plat shall be drawn on high-grade paper, sheet size not less than 18 inches by 24 inches, to a scale not to exceed one inch equals 100 feet, unless a larger scale has been specifically approved by the administrator;
- B. Name of the plat;
- C. Name, address and phone number of the subdivider and the engineer;
- D. Date, north arrow, and scale;
- E. An accurate and complete legal description of the area being platted;
- F. The entire lot or parcel constituting the applicant's land and showing the proposed plat in relation to adjacent property;
- G. Zoning on and adjacent to the proposed subdivision;
- H. Boundary lines of the proposed plat and of adjacent tracts of unsubdivided and subdivided land shall be indicated for a distance of 300 feet;
- T. Lot lines, lot numbers, and block numbers;
- J. Location, size and physical description of improvements to existing roads, streets, rights-of-way, utilities and easements adjacent to, or across, the land;
- K. Size, location and purpose of any streets, rights-of-way, utilities or easements proposed to serve the lots within the subdivision; elevation of surfacing, culverts, and gutters with approximate grade and gradients, and street names;
- L. Size and location of water, sewer, drainage, irrigation and utility easements, including all private utilities, and the grade and elevation of the sewer main proposed to serve the lots

created by the subdivision, and profile drawings for street, water, sewer and storm drainage;

- M. Subsurface conditions if required by the administrator;
  - N. Parcels of land intended or required to serve the lots within the proposed subdivision for streets or other public purposes and the conditions attached thereto shall be indicated;
  - O. Ground elevations with contour lines at maximum of five-foot intervals. Elevation datum shall be U.S. Coast and Geodetic.
- (Ord. 1105 § 3(D), 1984)

**§ 16.12.070. Public hearing - Notice.**

Upon receiving an application, the planning commission at their next regular meeting shall set a date for a public hearing on the application before the planning commission. Notice of the hearing shall be given in the following manner:

- A. Notice shall be published not less than 10 days prior to the hearing in a newspaper of general circulation within the county and a newspaper of general circulation in the area where the real property which is proposed to be subdivided is located.
- B. Notice of the hearing shall be given to adjacent landowners by mail or any other reasonable method deemed necessary. Adjacent landowners are the owners of real property, as shown by the records of the county assessor, located within 300 feet of any portion of the boundary of the proposed subdivision. If the owner of the proposed subdivision owns other adjacent real property, notice shall be given to owners of real property located within 300 feet of real property owned by the owner of the proposed subdivision.
- C. All hearings shall be public.
- D. All hearing notices shall include a description of the location of the subdivision. The description may be in the form of either a vicinity location sketch or a written description other than a legal description.

(Ord. 1105 § 3(E)(1), 1984)

**§ 16.12.080. Application process.**

Upon receipt of a preliminary plat application, the application process in Chapter 14.05 GMC will be followed.

(Ord. 1105 § 3(E)(2), 1984; Ord. 1453 § 6, 1996)

**§ 16.12.090. Review by planning commission or hearing examiner.**

- A. The planning commission or hearing examiner shall review the proposed subdivision during a public hearing to determine conformance with the following standards:
  - 1. The provisions of the zoning ordinance for the city;
  - 2. The general purposes of the comprehensive plan;
  - 3. The provisions of this title;

4. The comprehensive water and sewer plans;
  5. The ordinances governing streets, rights-of-way and curbs and gutters;
  6. Any other standards necessary to serve the public good.
- B. No later than 14 days following the public hearing, the planning commission or hearing examiner shall submit a written report and recommendations to the city council. Every decision or recommendation made by the planning commission or hearing examiner shall be in writing and shall include findings of fact and conclusions to support their decision or recommendation.
- (Ord. 1105 § 3(E)(3), 1984; Ord. 1453 § 7, 1996; Ord. 1704 § 2, 2005)

**§ 16.12.100. Review by city council.**

Upon receipt of the recommendation on any preliminary plat, the city council shall at its next public meeting set the date for the public meeting where it shall consider the recommendations of the planning commission or hearing examiner and may adopt or reject the recommendations of the planning commission or hearing examiner based on the record established at the public hearing. If, after considering the matter at a public meeting, the city council deems a change in the planning commission's or hearing examiner's recommendation approving or disapproving any preliminary plat is necessary, the city council shall adopt its own recommendations and approve or disapprove the preliminary plat.

(Ord. 1105 § 3(E)(4), 1984; Ord. 1453 § 8, 1996; Ord. 1704 § 3, 2005)

**§ 16.12.110. Approval or disapproval by city council.**

If the city council finds that the proposed plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare and for such open spaces, drainage ways (storm water retention and detention), streets, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school, and the public use and interest will be served by the platting of such subdivision and dedication, then it shall be approved. The proposed plat may be disapproved because of flood, inundation or swamp conditions. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under RCW 82.02.050 through 82.02.090 may be required as a condition of subdivision approval. Dedications shall be clearly shown on the final plat. No dedication, provision of public improvements, or impact fees imposed under RCW 82.02.050 through 82.02.090 shall be allowed that constitutes an unconstitutional taking of private property. The legislative body shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners. Every decision or recommendation made by the city council shall include findings of fact and conclusions to support their decision or recommendation and shall be incorporated within the council minutes.

(Ord. 1105 § 3(E)(5), 1984; Ord. 1453 § 9, 1996; Ord. 2017-1 § 2)

**§ 16.12.120. Time limitation.**

Preliminary plats of any proposed subdivision and dedication shall be approved, disapproved or returned to the applicant for modification or correction within 90 days from date of filing thereof unless the applicant consents to an extension of such time period; provided, that if an

environmental impact statement is required as provided in RCW 32.21.303.C, the 90-day period shall not include the time spent preparing and circulating the environmental impact statement by the city.

(Ord. 1105 § 3(E)(6), 1984)

**§ 16.12.130. Effect of approval.**

A. Approval of the preliminary plat by the city council shall constitute authorization for the subdivider to proceed with developing the subdivision facilities in accordance with the standards and procedures established herein, and including any conditions imposed by the city council. If the subdivider intends to develop only a portion of the subdivision covered within the preliminary plat, he shall notify the council within 10 days of approval of the preliminary plat.

B. The subdivider shall have 18 months or a period of time specified in the development contract from the date of approval by the city council to complete all improvements within the area of the preliminary plat or such smaller portion as provided for in GMC § 16.12.030.

(Ord. 1105 § 3 (E)(7), 1984)

**§ 16.12.140. Reconsideration of decision by city council.**

Any person feeling that the decision of the city council is based on errors of law or fact may make a written request for review by the Yakima County superior court in accordance with GMC § 14.11.030 and Chapter 36.70C RCW.

(Ord. 1105 § 3(E)(8), 1984; Ord. 1453 § 10, 1996)

## CHAPTER 16.16

## FINAL PLAT

**§ 16.16.010. Generally.**

- A. A final plat meeting all design standards and improvements required by this title shall be submitted to the city council for approval, based on the timeline below:
1. Seven years if the date of preliminary plat approval is on or before December 31, 2014.
  2. Five years if the preliminary plat is issued on or after January 1, 2015.
  3. Ten years if the project is located within city limits, not subject to the Shoreline Management Act and the preliminary plat is approved on or before December 31, 2007.
- B. An applicant who files a written request with the city council at least 30 days before the expiration of the time periods listed above may be granted one one-year extension upon a showing that the applicant has attempted in good faith to submit the final plat within the time period. The final plat shall conform to the preliminary plat design, including recommendations made by the city council.

(Ord. 1105 § 3(F), 1984; Ord. 1453 § 11, 1996; Ord. 2017-1 § 3)

**§ 16.16.020. Contents.**

In addition to conforming with the preliminary plat, the final plat shall contain the following information:

- A. Boundaries for each lot and dedicated easement and right-of-way;
- B. Construction of protective improvements such as buffer zones, fences, dikes and levies shall be noted;
- C. A complete and accurate legal description shall be shown on the face of the plat;
- D. Certificate or a separate written instrument containing the dedication of all lands to be conveyed to the public, and shall be signed and acknowledged before a notary public by all parties having any ownership interest in the lands subdivided and shall be recorded as part of the final plat;
- E. Certification that the applicant is the landowner;
- F. The signature and a statement of approval of the city engineer or other licensed engineer on behalf of the city;
- G. The signature of the mayor, witnessed by the city clerk, which shall evidence the approval of the final plat by the city council;
- H. Signature of the planning commission chairman;
- T. Certification by a land surveyor certifying the accuracy of the survey and plat;
- J. Signature of the city treasurer indicating payment of all taxes and assessments;

- K. Signature of the irrigation district indicating payment of all assessments;
- L. Surveyor's certificate and location and description of monuments.  
(Ord. 1105 § 3(F)(1), 1984)

**§ 16.16.030. Approval.**

When the city council finds that the subdivision proposed for final plat approval conforms to all terms of the preliminary plat approval, and the requirements herein, other applicable state laws and any other ordinances for the city and that all engineering fees necessitated by the final plat incurred by the city have been paid, it shall authorize the mayor to sign the final plat. Final plats shall be approved, disapproved, or returned to the applicant within 30 days from the date of filing thereof. No final plat shall be approved until the required improvements are installed or a bond for completion is posted.

(Ord. 1105 § 3(F)(2), 1984; Ord. 1453 § 12, 1996; Ord. 1712 § 1, 2005)

**§ 16.16.040. Recording.**

Copies of the final plat shall be filed as follows:

- A. The original of the final plat shall be filed for record with the county auditor by the city clerk. The subdivider shall pay the required statutory filing fees.
- B. One reproducible copy shall be furnished to the administrator.
- C. One copy shall be furnished to the office of the city clerk.
- D. One paper copy shall be filed with the county assessor.  
(Ord. 1105 § 3(F)(3), 1984)

**§ 16.16.050. Terms of approval.**

- A. A subdivision shall be governed by the terms of approval of the final plat, and the statutes, ordinances and regulations in effect at the time of approval under RCW 58.17.150(1) and (3) for a period of seven years after final plat approval unless the city council finds that a change in conditions creates a serious threat to the public health and safety in the subdivision.
- B. Any lots in a final plat filed for record shall be a valid land use notwithstanding any change in zoning laws for a period of seven years from the date of filing.  
(Ord. 1105 § 3(F)(4), 1984; Ord. 2010-5 § 1)

**CHAPTER 16.20  
SHORT PLATS****§ 16.20.010. Generally.**

Every division of land for the purpose of gift, sale or development into two or more but less than 10 lots, parcels or tracts within the city shall proceed in compliance with this section unless said division is pursuant to a binding site plan under Chapter 16.30 GMC. Land in short subdivisions may not be further subdivided in any manner within a period of five years without the filing of a final plat.

(Ord. 1105 § 2(B), 1984; Ord. 1426 § 5, 1995; Ord. 1453 § 13, 1996)

**§ 16.20.020. Application and fees.**

- A. Each application for a short subdivision shall include the following:
1. An application form completed and signed by the subdivider. The form shall be supplied by the city;
  2. Two copies of a short plat map prepared in accordance with the provisions of this section;
  3. A current title certificate or other evidence of title showing the names of anyone with an interest in the land being subdivided.
- B. At the time of filing of a preliminary short subdivision, the applicant shall pay a fee of \$500.00 plus \$25.00 per lot. Any cost to the city of any required preliminary engineering review or study shall be paid to the city prior to preliminary plat approval by the city. Any cost to the city for final review, engineering fees, and inspection fees incurred by the public works department shall be paid to the city prior to recording the final plat. All fees are nonrefundable. The fees set forth herein shall be subject to change by resolution of the city council. At the time of final approval of the short plat map, the city shall file the completed map in the office of the county auditor, and the applicant shall pay to the city the auditor's statutory filing fees.

(Ord. 1105 § 2(C), 1984; Ord. 1415 § 2, 1995; Ord. 1563 §§ 3, 4, 1999; Ord. 1584, 2000; Ord. 1636 § 2, 2002; Ord. 1713 § 1, 2005)

**§ 16.20.030. Contents - Specifications.**

The following shall be required of the plat map:

- A. A plat map submitted for short subdivision shall be drawn in black ink on reproducible high-grade paper, sheet size 18 inches by 24 inches, and suitable for recording with the county auditor, to a scale not to exceed one inch equals 100 feet, unless a larger scale has been specifically approved by the administrator.
- B. The plat map shall be a sketch of the entire contiguous tract owned by the applicant showing the following information:
1. Name of property owners or outlines of existing subdivision lots for property adjacent to proposed short subdivision;
  2. Boundaries for each lot and of the total subdivision together with a description of the

monuments set;

3. Legal description of the entire short subdivision;
4. Location of existing and proposed roads, rights-of-way or easements for the short plat;
5. Notarized signatures of all parties having an interest in the land agreeing to the division of property and the dedication of any rights-of-way or easements involved;
6. A space for the approval of the administrator;
7. A space for the city treasurer to certify that city taxes and assessments have been paid;
8. A space for the irrigation district, or city, to certify that assessments have been paid;
9. A surveyor's certificate and location and description of monuments.

(Ord. 1105 § 2(D), 1984; Ord. 1453 § 14, 1996)

#### **§ 16.20.040. Review of application.**

Upon receipt of a complete application, the application process in Chapter 14.05 GMC will be followed to determine whether the following conditions have been met:

- A. The proposed lots conform to the comprehensive plan and zoning requirements;
  - B. The proposed lots are served with adequate means of drainage, water supply, sewage disposal, or other necessary services;
  - C. The proposed lots have adequate means of ingress and egress of a minimum width being 15 feet;
  - D. The public use and interest will be served by permitting the proposed division of property.
- (Ord. 1105 § 2(E)(1), 1984; Ord. 1453 § 15, 1996)

#### **§ 16.20.045. Design requirements.**

- A. All short subdivisions shall comply with the design standards for subdivisions contained in Chapter 16.24 GMC with the following exception:

Upon application by the subdivider, the administrator may waive the requirements of GMC § 16.24.020(A) and permit one lot within a short subdivision to gain access to a public street by means of an access easement at least 20 feet in width.

(Ord. 1343 § 1, 1992)

#### **§ 16.20.048. Improvement requirements.**

- A. Street, utility, lighting and sidewalk improvements in accordance with Chapter 16.28 GMC are required for each short subdivision and shall be consistent with the size, nature and availability of existing improvements which shall serve adjacent lots and lots in the immediate vicinity of the proposed short subdivision.
- B. Improvement requirements for each short subdivision shall be established by the administrator, following technical review, in conformance with subsection A of this

section. Appeal to the administrator's determination of required improvements may be had in the same manner as provided for by Chapter 14.11 GMC.

- C. In the event the required improvements for a short subdivision are of a lesser size, quality or availability than those improvements which would be required of a full subdivision pursuant to Chapter 16.28 GMC, then each lot in the short subdivision shall be committed on the face of the short plat, as an obligation or covenant running with the land, to participate in future local improvement districts for the construction of improvements, in compliance with Chapters 16.24 and 16.28 GMC as they exist at the time the local improvement district is formed.

(Ord. 1343 § 2, 1992; Ord. 1453 § 16, 1996)

**§ 16.20.050. Approval or denial.**

The administrator shall notify the applicant of approval or denial of the application within 30 days after filing of application for approval, unless an environmental impact statement is required. If the application is denied, the applicant shall be notified in writing of the denial and the findings of fact for denial.

(Ord. 1105 § 2(E)(2), 1984)

**§ 16.20.060. Recordation.**

If the application is either approved or conditionally approved, the applicant may satisfy the necessary conditions, then submit the original of the map to the city clerk. The original shall be recorded with the county auditor. A conditionally approved plat becomes void after two years.

(Ord. 1105 § 2(E)(3), 1984)

**§ 16.20.070. Appeal.**

Any person aggrieved by the decision of the administrator to approve or disapprove a proposed plat may appeal the decision in accordance with Chapter 14.11 GMC, together with the applicable fee of \$150.00 which at the discretion of the council may be refunded in the event of a successful appeal.

(Ord. 1105 § 2(E)(4), 1984; Ord. 1420 § 1, 1995; Ord. 1453 § 17, 1996)

CHAPTER 16.24  
DESIGN STANDARDS

**§ 16.24.010. General requirements.**

- A. Land which the city council or planning commission has found to be unsuitable due to flooding, bad drainage, or swamp conditions likely to be harmful to the safety, welfare and general health of future residents shall not be subdivided unless adequate means of control have been formulated by the subdivider and approved by the city engineer or other licensed engineer acting on behalf of the city.
- B. In the event the land to be subdivided has a slope or slopes of more than 20 percent and/or has rock or unstable soil conditions, the subdivider shall furnish soils data to the city. If conditions warrant control measures to correct slides, erosion, or other similar problems, the subdivider shall be responsible for the design, installation and expense of any device or corrective measure subject to approval of the city council.
- C. Except for subdivisions exempted under the provisions in GMC § 16.04.040, permanent control monuments shall be established at each and every controlling corner on the boundaries of the parcel of land being subdivided and on each lot within the subdivision.
- D. All subdivisions shall be required to be connected to an accepted city street.  
(Ord. 1105 § 3 (G)(1), 1984; Ord. 2015-5 § 1)

**§ 16.24.020. Lots.**

- A. Each lot shall have direct access to and frontage upon dedicated public streets. Minimum frontage shall be 50 feet except for lots located within the arc of a curve or where unusual topography exists, a minimum frontage of 35 feet is allowed.
- B. Insofar as practical, side lot lines shall be at right angles to street lines or radial to curved street lines. Side and rear lot lines shall be straight or composed of straight lines.
- C. Lots having frontage on two streets shall be avoided whenever possible. However, double frontage lots are permitted only where determined by the city to be essential to provide separation of residential lots from principal and minor arterial streets, high-intensity land uses, or to overcome specific disadvantages of topography or parcel configuration.  
(Ord. 1105 § 3(G)(2), 1984; Ord. 1406 § 2, 1995; Ord. 2015-5 § 1)

**§ 16.24.030. Blocks.**

- A. The lengths, widths, and shapes of blocks shall be determined with due consideration of:
  - 1. The provisions of adequate building sites suitable to the special needs of the proposed subdivision;
  - 2. The need for convenient and safe access, circulation and control of street traffic;
  - 3. The limitations and opportunities of the topography.
- B. The maximum length of a block shall be 1,000 feet.  
(Ord. 1105 § 3(G)(3), 1984; Ord. 2015-5 § 1)

**§ 16.24.040. Streets.**

All new street design and construction shall conform to the city's design and construction standards and specifications for public works improvements.

- A. **Right-of-Way.** Right-of-way shall be dedicated for new or existing streets to or within a subdivision to accommodate the following right-of-way widths:
1. Arterial streets: 70 feet minimum;
  2. Collector streets: 60 feet minimum; and
  3. Local streets: 50 feet minimum.
- B. **Construction Guidelines.**
1. Arterial streets: 44-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk both sides, illumination, and storm drainages required;
  2. Collector streets: 40-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk both sides, illumination, and storm drainages required; and
  3. Local access streets: 40-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk one side, illumination, and storm drainage required.
- C. **Curbs and Gutters.** Cement concrete barrier curb and gutter shall be installed along all new streets. Curb and gutter shall be poured as a single unit in accordance with the city's design and construction standards and specifications for public works improvements.
- D. **Surfacing Between Curbs.** The street area between the curbs shall be constructed with the following minimum compacted depth of surfacing materials:
- Three-inch hot mix asphalt class one-half inch PG 64-28;
  - Three-inch crushed surfacing - top course (five-eighths-inch to zero);
  - Six-inch crushed surfacing - base course (one and one-quarter inch to zero).
- All materials installed and work performed pursuant to the requirements of the above paragraph shall be done in accordance with the city's design and construction standards and specifications for public works improvements.
- E. **Grades.** All grades of streets and curbs shall be approved by the city engineer or other licensed engineer acting on behalf of the city before any improvement is commenced.
- F. **Cul-de-Sacs.** Maximum length shall be 600 feet and right-of-way radius shall be 60 feet.
- G. **Offset Intersections.** Offset intersections shall have a minimum of 100 feet between street centerlines.
- H. **Curves.** The minimum centerline radii for horizontal curves shall be 100 feet and the minimum length for vertical curves shall be 50 feet.

- T. **Alleys.** Alleys are not required but may be included in the subdivision at the developer's option. Alleys shall have a minimum right-of-way width of 20 feet. Utility easements may be provided in lieu of alleys.
- J. **Dead-End Roads.** All dead-end roadways shall include cul-de-sacs. The city may allow use of an "L" or "hammerhead" turnaround upon approval by the public works director.  
(Ord. 1105 § 3(G)(4), 1984; Ord. 1343 § 3, 1992; Ord. 1400 § 1, 1995; Ord. 1453 § 19, 1996; Ord. 2015-5 § 1)

**§ 16.24.045. Street trees.**

Planting in city rights-of-way shall be in conformity with Chapter 12.14 GMC.  
(Ord. 1189 § 1, 1987; Ord. 2015-5 § 1)

**§ 16.24.050. Utility easements.**

- A. Utility easements shall be continuous and aligned from block to block within a subdivision and with adjoining subdivisions.
- B. A 10-foot utility easement for underground power, telephone, irrigation water and cable television shall be provided across the front of each lot within a subdivision and short subdivision. Side lot line easements shall be required where deemed necessary to adequately provide lots with utility services or to provide for continuous easements.
- C. Easements for new and/or future utility lines shall be a minimum of 16 feet wide, provided the width of the easements for buried utilities will be at least twice the depth of the planned excavation.
- D. Drainage easements shall be provided where a subdivision is traversed by a watercourse, drainageway, or stream channel.
- E. Easements for unusual facilities such as high voltage electric lines, irrigation canals, and high-capacity gas transmission lines shall be approved by the public works director.  
(Ord. 1105 § 3(G)(5), 1984; Ord. 2015-5 § 1)

**§ 16.24.060. Design and engineering plans required.**

The developer shall submit to the public works director plan and profile drawings of the proposed streets, grading and water, sewer, storm drainage, planting in public rights-of-way, and irrigation water systems for construction purposes prepared in accordance with the city's design and construction standards and specifications for public works improvements. Following initial review by the city and any required corrections by the developer for compliance with the city's design and construction standards and specifications for public works improvements, the developer shall submit to the city the original plan tracings and specifications for final approval. The city's responsible officials shall approve such drawings and specifications before any groundwork is done. Construction shall be in accordance with drawings and specifications approved by the city.  
(Ord. 1105 § 3(G)(6), 1984; Ord. 1189 § 2, 1987; Ord. 2015-5 § 1)

**§ 16.24.070. Submission of as-built drawings.**

The developer's consulting engineer shall prepare and maintain a neatly marked, full-sized print

set of record drawings showing the final location and layout of all new construction of the public facilities. Prior to final acceptance by the city of Grandview, one set of reproducible record drawings and two sets of prints prepared by the developer's engineer and clearly marked "Record Drawings" shall be delivered to the public works director for review and acceptance.  
(Ord. 1105 § 3(G)(7), 1984; Ord. 2015-5 § 1)

**CHAPTER 16.28  
IMPROVEMENTS****§ 16.28.010. Streets.**

Existing or proposed streets within or adjacent to a proposed subdivision shall be improved at the expense of the developer by the construction of curbs, gutters, sidewalks, illumination, storm drainage and pavement surface in conformance with the city's design and construction standards and specifications for public works improvements. Improvement of adjacent streets to the proposed subdivision may be postponed by the city council until such time as other portions of this adjacent street are improved by the city or others. If such postponement of street improvements is permitted by the city council, an obligation or covenant running with the land shall be placed on the face of the subdivision plat which requires said lots in that subdivision to such adjacent street to participate in a future local improvement district for street improvements in compliance with Chapters 16.24 and 16.28 GMC as they exist at the time the local improvement district is formed. Postponement does not relieve the developer from his obligation to make the improvements at such time as is determined by the city council. The city council may require the developer to deposit all or a portion of the estimated development costs in escrow to cover the cost of the improvements postponed.

(Ord. 1343 § 4, 1992; Ord. 1574 § 1, 2000; Ord. 2015-6 § 1)

**§ 16.28.020. Utilities.**

- A. All underground utilities (non-city-owned) in all new residential areas shall be installed and maintained at a depth of not less than three feet below the graded surface of said way or street, provided existing installations may be maintained at the present level until replaced.
- B. All new or existing utilities within or adjacent to a proposed subdivision shall be installed underground, except for the following:
  - 1. Electric, pad-mounted transformers;
  - 2. Electric transmission systems of a voltage of 15 KV or more;
  - 3. Service meters at structures;
  - 4. TV cable amplifiers, distribution taps;
  - 5. Telephone pedestals and cross-connection terminals;
  - 6. Temporary services necessary for construction.
- C. No buildings or structures, except fences, shall be permitted to be constructed on any utility easements, or over any utility facilities. Masonry fences will be considered as structures, rather than fences.

(Ord. 1343 § 4, 1992; Ord. 1724 § 1, 2005; Ord. 2015-6 § 1)

**§ 16.28.030. Water.**

- A. A complete domestic water distribution and fire protection system shall be installed at the expense of the developer in conformance with the city's approved water system plan. All water lines and services shall be installed prior to street improvements.

- B. The water distribution system shall be designed and constructed in accordance with the State Department of Health regulations, the city's design and construction standards and specifications for public works improvements, and with the standard practices of the city. Fire hydrants shall be installed, at the expense of the developer, at locations determined necessary by the fire chief. Water mains shall be extended to the far edge of subdivisions for future extension by others.
- C. The city, at its discretion, may direct that water main diameters in excess of that needed for service and fire protection for the subdivision be installed. If the city directs such oversizing, the city will pay the difference in pipe material cost between the pipe diameter required for the subdivision and the city-directed oversize diameter pipe.

(Ord. 1343 § 4, 1992; Ord. 2015-6 § 1)

**§ 16.28.040. Sanitary sewer.**

- A. A sanitary sewer system shall be installed at the expense of the developer with a separate connection to the city sewer system for each lot and shall be constructed in conformance with the Comprehensive Sewer Plan.
- B. Sewer lines should be located within the paved portion of the street right-of-way, and must be a minimum of eight inches in diameter.
- C. The sanitary sewer system shall be designed and constructed in accordance with the State Department of Ecology regulations, the city's design and construction standards and specifications for public works improvements, and with the standard practices of the city. Sewer mains shall be extended to the far edge of subdivisions for future extensions by others.
- D. The city, at its discretion, may direct that sewer main diameters in excess of that needed for service for the subdivision be installed. If the city directs such oversizing, the city will pay the difference in pipe material cost between the pipe diameter required for the subdivision and the city-directed oversize diameter pipe.
- E. A city-approved backflow prevention device shall be installed at the expense of the developer on the side sewer extension for each lot.

(Ord. 1343 § 4, 1992; Ord. 2015-6 § 1)

**§ 16.28.050. Storm drainage.**

Each subdivision shall provide a drainage system for the collection, control, and disposal of surface water runoff. All storm drainage improvements shall be planned, designed, permitted, constructed and maintained in accordance with the requirements of the latest edition of the Washington Department of Ecology (WDOE) Stormwater Management Manual for Eastern Washington (SWMMEW).

- A. It is the intent of this section to adequately provide for suitable drainage provision in all short or long subdivisions. All subdivisions shall provide for drainage such that their development does not conflict with present drainage patterns, or create a drainage problem within itself or for its neighbors.
- B. A drainage plan, where required, shall be designed by a professional engineer licensed in the state of Washington and submitted to the city for review and approval for any proposed

land development that will increase the quantity of or in any way alter the drainage runoff occurring prior to development.

- C. Design calculations for peak flow and peak volume storage requirements shall be based on a design storm frequency of 25 years. At the city's discretion, if the facilities are critical to public health and safety, or significant property damage could occur, or the development is located in a drainage problem area, they shall be designed to successfully pass the 50-year or 100-year storm.
- D. The plan shall provide for the on-site detention and/or retention, and disposal, of the total water intercepted and collected by the development and the areas (improved or unimproved) lying and draining presently to and through the proposed development for the design storm, unless other natural or manmade systems are available for use.
- E. There exist several areas of subsurface drainage systems, known as drainage improvement districts or DTDs. These systems were designed and constructed specifically for the purpose of lowering the ground water tables sufficiently to promote agricultural development. It was never the intent of these systems to convey surface drainage. Over the years, the drainage demand on these systems has steadily increased to the point where almost all of the DTDs are experiencing overloaded conditions. Engineers shall not consider the use of any of these DTDs in their drainage plans.
- F. Detention and/or retention of storm water runoff from any proposed land development shall be accomplished by storm water holding facilities, either open or closed. Storm water shall be introduced into permeable soils via an infiltration system in accordance with the SWMMEW, all remaining on site.
- G. The drainage plan shall incorporate all calculations for the determination of the required size of the system. Said calculations shall be based on required criteria hereinafter stated and upon an analysis of estimated runoff from areas contributing runoff to those facilities. Peak flow analyses and storage volume quantities shall be done using methods presented in the SWMMEW. The assumption for the infiltration rate used will need to be verified by the developer by actual field testing in the case of infiltration systems. Collection systems shall be either gravity pipe systems, open channels, or a combination of the two.
- H. The submitted drainage plan shall incorporate, among other data, a topographical map to clearly define:
  - 1. The proposed development;
  - 2. All areas, improved or unimproved, lying upstream and draining to and across the proposed development; and
  - 3. Drainage course, natural or otherwise, to which the proposed development shall drain.
- T. Said plans shall include a plan-profile of the systems, including cross-sections of all open ditches and channels. Hydraulic and physical data such as grades, bottom elevations of ditches and channels, inverts of pipes at all structures, such as manholes and catch basins, sizes and lengths of all pipes, length of ditches and channels, and top elevations of all catch basin covers shall be called out. This includes the invert elevations of the existing or other proposed storm drainage systems that the subject drainage plan proposes to tie into.

(Ord. 1343 § 4, 1992; Ord. 2015-6 § 1)

**§ 16.28.060. Sidewalks.**

Cement concrete sidewalks shall be constructed at the developer's expense along all new and existing streets in conformance with the following minimum standards:

- A. Sidewalks shall be located in the right-of-way and shall be four inches thick in walk areas (behind barrier curb) and six inches thick in drivable areas (behind depressed and rolled curb);
- B. Sidewalks shall be placed along at least one side of all local access streets and shall have a minimum width of five feet;
- C. Sidewalks shall be placed along both sides of all arterial and collector streets and shall have a minimum width of six feet;
- D. Where a proposed subdivision or short subdivision is located adjacent to an existing street, the subdivider is not required to provide a sidewalk on the opposite side of the street;
- E. Curb ramps for physically handicapped shall be constructed pursuant to RCW 35.68.075 and 35.68.076 at all intersections and other appropriate locations.

(Ord. 1343 § 4, 1992; Ord. 1406 § 3, 1995; Ord. 2015-6 § 1)

**§ 16.28.070. Street signs and traffic control.**

The subdivider shall install, at his expense, street signs and traffic control devices to the satisfaction of the public works director.

(Ord. 1343 § 4, 1992; Ord. 2015-6 § 1)

**§ 16.28.080. Street lighting.**

Street lights shall be installed with the capital cost at the developer's expense in conformance with the following standards:

- A. One street light at each intersection;
- B. One street light at midblock if the block is longer than 450 feet; and
- C. Placement of street lights along arterial and collector streets shall conform to the city's design and construction standards and specifications for public works improvements.

Once the development is approved by the city as complete, the city shall assume ownership including financial and maintenance responsibilities for the street lights.

(Ord. 1343 § 4, 1992; Ord. 2015-6 § 1; Ord. 2022-11 § 1)

**§ 16.28.090. Irrigation facilities.**

- A. A pressurized irrigation piping system shall be installed at the expense of the developer within the subdivision boundaries with a separate three-fourths-inch minimum pipe diameter service lateral to each lot. The irrigation system shall be designed and constructed with the standard practices of the city.
- B. Irrigation mains shall be four-inch diameter, pressure class 160 psi or greater, polyvinyl chloride (PVC) pipe installed and maintained at a depth of not less than two feet below the

graded surface of streets or utility easements.

- C. Individual irrigation service laterals shall be three-fourths-inch diameter, Schedule 40, polyvinyl chloride (PVC) pipe installed and maintained at a depth of not less than two feet below the graded surface of streets or utility easements.
- D. Irrigation mains shall be extended to the far edge of subdivisions for future extension by others.

(Ord. 1343 § 4, 1992; Ord. 2015-6 § 1)

CHAPTER 16.30  
BINDING SITE PLANS

**§ 16.30.010. Purpose.**

The purpose of this chapter is to provide a process for the division of land for the purpose of sale, lease, or transfer of commercial or industrial zoned O office district; C-1 neighborhood business district; C-2 general business district; M-1 light industrial district; and M-2 heavy industrial district.

(Ord. 1425 § 1, 1995; Ord. 2012-1 § 7)

**§ 16.30.020. Authority.**

RCW 58.17.035 and 58.17.040(4) provide for a binding site plan process as an alternate method of dividing land for commercial or industrial land.

(Ord. 1425 § 1, 1995)

**§ 16.30.030. Applicability.**

This chapter shall apply solely for the sale, lease, or transfer of lots zoned O, C-1, C-2, M-1 and M-2 under GMC Title 17.

(Ord. 1425 § 1, 1995; Ord. 2012-1 § 8)

**§ 16.30.040. Application and fees.**

At the time of filing of a preliminary binding site plan with the building department, the applicant shall pay a fee of \$350.00. Any cost to the city for final review, engineering fees and inspection fees incurred by the city prior to recording the final plat of any required preliminary engineering review or study shall be paid to the city prior to preliminary plan approval by the city. Any cost to the city for final review and inspection fees incurred by the public works department shall be paid to the city prior to recording the final plat. All fees are nonrefundable. The fees set forth herein shall be subject to change by resolution of the city council. The preliminary binding site plan must include the following in order to be considered a completed application:

- A. Five copies of the proposed site plan, prepared by a licensed architect, engineer, or registered land surveyor, that is of a scale of at least one inch equals 200 feet;
- B. All existing and proposed easements and public and/or private roads; all existing structures; elevation shown by contour lines at intervals of five feet or less for ground slopes exceeding three percent; and approximate location of all natural features;
- C. The location, description, and proposed phasing of all facilities proposed to serve the development:
  1. Interior and exterior roadway network,
  2. Water and sewerage facilities,
  3. Storm water drainage facilities,
  4. Sidewalks and streetlights,
  5. Fire protection devices with sufficient water storage and flows,

6. Facilities to address compatibility with adjacent dissimilar land uses,
  7. Any lot(s) to be created as a part of the original binding site plan;
- D. A current title report covering the entire property included in the site plan;
- E. Provisions for long-term maintenance with adequate financing for areas and facilities under common ownership.
- (Ord. 1425 § 1, 1995; Ord. 1563 § 5, 1999; Ord. 1584, 2000; Ord. 1636 § 3, 2002; Ord. 1714 § 1, 2005)

**§ 16.30.050. Design review meeting.**

To ensure that city requirements are properly addressed, upon receipt of a fully completed binding site plan application, the building department shall schedule a design review meeting and circulate a copy of the plan to all affected city departments and agencies together with the time and date of the meeting. This meeting will be scheduled within 20 days of receipt of said application.

(Ord. 1425 § 1, 1995)

**§ 16.30.060. Administrative decision.**

The administrator shall review the binding site plan for compliance with the provisions of this chapter and all other land use regulations in effect at the time of submission of a fully completed binding site plan application. If all requirements for approval are met, the administrator shall provide written findings of facts supporting the approval of the preliminary binding site plan and set forth all conditions for final binding site plan approval.

(Ord. 1425 § 1, 1995)

**§ 16.30.070. Final plan approval and recording.**

When all conditions of preliminary binding site plan approval are met, the developer shall submit the final binding site plan together with the fee set forth in the adopted fee schedule to the building department for processing and recording. The final binding site plan must include the following:

- A. A complete survey of the entire property and the initial lots to be created, if any, including the legal description, north arrow, scale, surveyor's certificate, etc.;
- B. The acknowledged signatures of all parties having an ownership interest in the property;
- C. The signature of the city public works director, the administrator, and the city treasurer;
- D. Auditor's certificate;
- E. Written documentation that all requirements for preliminary binding site plan approval are met including the completion of all required infrastructure/improvements.

Once all the above requirements are met, the building department shall file the final binding site plan with the county auditor.

(Ord. 1425 § 1, 1995)

**§ 16.30.080. Administrative approval of individual lots.**

Once the final binding site plan is recorded, the creation of individual lot(s) other than lots established by the recorded binding site plan may be administratively approved through the exemption process set forth in GMC § 16.04.040. Once a completed binding site plan exemption application is submitted, together with the fee of \$100.00, it will be reviewed by the building department and the public works department and any other agency with jurisdiction for compliance with this chapter. Any cost to the city of any required engineer review or study shall be paid prior to final determination on the application. All fees are nonrefundable. The fees set forth herein shall be subject to change by resolution of the city council. The application must include the following:

- A. The proposed lot(s) created must be surveyed by a registered land surveyor and the legal description for the lot must be prepared by the surveyor in accordance with the Survey Recording Act (Chapter 58.09 RCW). All parties having an ownership interest in the property shall sign the exemption application and the survey;
- B. The lot(s) to be created meets the requirements set forth in the recorded final binding site plan;
- C. The lot(s) meets the minimum lot size in the zoning district.

When the exemption application is approved, the survey containing the above information must be recorded with the county auditor's office prior to the sale, lease, or transfer of any lot.

(Ord. 1425 § 1, 1995; Ord. 1563 § 6, 1999; Ord. 1584, 2000)

**§ 16.30.090. Vacation or alteration of a binding site plan.**

Whenever any person is interested in the vacation or alteration of a recorded binding site plan, the procedures set forth in RCW 58.17.212 and 58.17.215 which procedures are hereby adopted by reference shall be followed, except that this section does not apply to the creation of lots under GMC § 16.30.080.

(Ord. 1425 § 1, 1995)

**§ 16.30.100. Appeals.**

Any decision of the administrator may be appealed in accordance with Chapter 14.11 GMC, together with the applicable fee of \$150.00 which at the discretion of the county may be refunded in the event of a successful appeal. Failure to appeal under this provision shall result in the aggrieved party failing to exhaust their administrative remedies.

(Ord. 1425 § 1, 1995; Ord. 1453 § 18, 1996)

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CHAPTER 17.04  
TITLE – PURPOSE

**§ 17.04.010. Title.**

This title shall be known as the "Grandview urban area zoning ordinance."  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.04.020. Purpose of title.**

The purpose of this title is to implement the comprehensive plan for the Grandview urban area. This title is to also further the purpose of promoting the health, safety, convenience, comfort, prosperity and general welfare of the present and future inhabitants of the Grandview urban area, and:

- A. To encourage and facilitate the orderly growth and development of the Grandview urban area.
- B. To provide adequate open space for light and air, to prevent overcrowding of the land, and to lessen congestion on the streets.
- C. To secure economy in municipal expenditures, to facilitate adequate provisions for transportation, water, sewer, schools, parks, and other public facilities and services.
- D. To increase the security of home life and preserve and create a more favorable environment for citizens and visitors of the Grandview urban area.
- E. To secure safety from fire, panic and other dangers.
- F. To stabilize and improve property values.
- G. To enhance the economic and cultural well-being of the inhabitants of Grandview.
- H. To promote the development of a more wholesome, serviceable and attractive city resulting from an orderly, planned use of resources.
- I. Provide regulatory and administrative actions that do not result in an unconstitutional taking of private property.

(Ord. 2011-29 § 5 (Att. B); Ord. 2017-1 § 4)

**§ 17.04.025. Illegal uses prohibited.**

- A. General. No use that is illegal under local, state or federal law shall be allowed in any zone within the city.
- B. Production, Processing and Retailing of Marijuana Prohibited. Until such time that this code is amended to provide specific provisions and land use controls allowing and regulating production, processing, retail sale and retail outlets for the sale of marijuana and marijuana-infused products, all as defined in Initiative Measure No. 502, as codified in the Revised Code of Washington, and implementing regulations in Chapter 314-55 WAC, as now existing or hereafter amended, such uses are each prohibited and not allowed in any zone within the city.

(Ord. 2014-5 § 1; Ord. 2014-8 § 1)

**§ 17.04.030. Severability clause.**

If any word, clause, sentence, paragraph, or section of this title or its application to any person or circumstance shall for any reason be adjudged by any court of competent jurisdiction to be unconstitutional or invalid, the judgment shall not affect, impair or invalidate the remainder of this title or its application to other persons or circumstances, but shall be confined in its operation to the word, clause, sentence, paragraph, persons or circumstances, or part thereof directly involved in the controversy in which the judgment shall have been rendered.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.04.040. Jurisdiction.**

This title is enacted and administered separately by the city of Grandview and Yakima County for lands and uses within the Grandview urban area.  
(Ord. 2011-29 § 5 (Att. B))

CHAPTER 17.08  
INTERPRETATION AND ENFORCEMENT

**§ 17.08.010. Interpretation.**

In interpreting and applying the provisions of this title, the provisions and standards contained herein shall be deemed to be the minimum standards or requirements with which compliance is essential to the permitted uses, and shall not be construed as limiting the legislative authority of the city council to further restrict permissive uses or to withhold or revoke permits for uses where, notwithstanding the existence of the minimum standards set forth in this title, the promotion or protection of the public health, morals, safety and welfare bears a substantial relation to such withholding, denial or revocation of permits or uses.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.08.020. Conflicting provisions.**

Where this title imposes a greater restriction upon land, buildings, or structures than is imposed or required by other rules, regulations, standards, policies, ordinances, contracts, covenants public or private, deeds, or statutes lawfully adopted by the city of Grandview, the provisions of this title shall govern and take precedent. In the case of conflicts between the text, maps and tables of this title, the text shall govern unless otherwise stated.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.08.030. Enforcement.**

It shall be the duty of the public works director to enforce this title through proper legal channels. No permits shall be issued for the construction, alteration, or repair of any building or part thereof unless such plans and intended use of such buildings or land conforms in all respects with the provisions of this title. Monetary penalties for violations may be assessed in accordance with GMC Title 14.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.08.040. Not a licensing regulation.**

Nothing contained in this title shall be deemed to be a consent, license, or permit to use any property or to locate, construct, or maintain any structure or facility or to carry on any trade, industry, occupation or activity.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.08.050. Complaints regarding violations.**

Whenever a violation of this title occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the public works director. The public works director shall record properly such complaint, immediately investigate, and take action thereon as provided by this title.

(Ord. 2011-29 § 5 (Att. B))

**CHAPTER 17.12  
DEFINITIONS****§ 17.12.005. Purpose.**

This chapter provides definitions for terms and phrases used in this title. Where any of the definitions conflict with the definitions used in other titles of the city code, the definitions in this chapter shall prevail for the purpose of this title.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.010. Interpretation and construction.**

A. For the purpose of this title, certain terms or words herein shall be interpreted or defined as follows: except where specifically defined in this chapter all words in this title shall carry the customary meanings.

1. Words used in the present tense shall include the future;
2. Words in the singular number include the plural number, and words in the plural number include the singular, unless the context clearly indicates otherwise;
3. "Person" includes a corporation, a member or members of a partnership or other business organization, a committee, association, board, trustee, receiver, agent, or other representative and all other legal entities;
4. "Shall" is mandatory and not directory;
5. "May" is permissive;
6. "Use," "used," or "occupied" as applied to any land or building shall be construed to include the words "intended," "arranged," or "designed" to be used or occupied;
7. "City" means city of Grandview;
8. "County" means Yakima County;
9. Unless otherwise specified, all distances shall be measured horizontally;
10. Words not defined herein, but defined within the International Building Code, shall have the same meaning as defined within the International Building Code;
11. Chapter and section headings contained in this title shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of the provisions of this title.

B. For the purposes of this title, certain terms or words shall be interpreted and defined as in the following sections of this chapter.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.015. Accessory structure.**

"Accessory structure" means any building other than the dwelling unit or main structure erected on the site.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.020. Accessory use.**

"Accessory use" means a use subordinate to the principal use and located on the same lot with such principal use.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.025. Adult entertainment.**

See adult use business definitions in GMC § 5.10.010.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.030. Adult entertainment facility.**

See adult use business definitions in GMC § 5.10.010.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.032. Adult family home.**

"Adult family home" means a regular family abode in which a person or persons provides 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. Adult family homes shall be considered a residential use of property for zoning and public and private utility rate purposes. Adult family homes shall be a permitted use in all areas zoned for residential or commercial purposes, including areas zoned for single-family dwellings.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.035. Agricultural uses (commercial).**

"Agricultural uses (commercial)" means agricultural activities, involving 10 or more acres, carried on as a commercial enterprise with the object of gain, benefit, or advantage, directly or indirectly. Agricultural uses (commercial) do not include feed lots, stockyards, dairies, hog farms or poultry husbandry.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.040. Agricultural use (limited).**

"Agricultural use (limited)" means an agricultural operation including the construction of farm buildings and the keeping of farm animals upon the premises, but the agricultural operation shall be for a personal use only and not be carried on as a commercial enterprise where a profit is realized.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.045. Alley.**

"Alley" means a dedicated narrow service way, not more than 20 feet wide, providing a secondary means of public access to abutting properties.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.046. All weather surface.**

"All weather surface" means any roadway, driveway, alley or parking lot surface paved with crushed stone, asphalt, concrete or other pervious or impervious material in a manner that will support the weight of anticipated vehicular traffic in all weather conditions and minimize the

potential for ruts, dust, potholes, or pooling of water.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.050. Alterations.**

"Alterations" means as applied to a building or structure:

- A. A change or rearrangement of the structural or nonstructural parts in the existing facilities;  
or
- B. An enlargement or addition on a building or structure; or
- C. Moving a building or structure from one location or position to another; or
- D. A change of use.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.055. Amusement game device.**

See vending and amusement devices definitions in GMC § 5.18.010.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.060. Amusement game center.**

"Amusement game center" means any building or portion thereof, which contains more than two amusement game devices.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.065. Animal unit.**

See animal definitions in GMC Title 6, Animals.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.070. Antique.**

"Antique" means a piece of furniture, glassware, silverware, art work or other items that are at least 60 years old and are distinguished from general secondhand personal property and collectibles by educational value, historic value, artistic value, ornamental character or intrinsic aesthetic merits.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.075. Antique dealer.**

"Antique dealer" means an establishment having as its primary stock-in-trade "antiques" as that term is defined in this chapter.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.080. Apartment building.**

"Apartment building" means a building arranged, intended, or designed to be occupied by three or more families living independently of each other.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.085. Auto body shop.**

"Auto body shop" means a building or portion of a building wherein there is engaged the business of improvement and restoration of automobiles and other motor vehicles by sanding, priming, painting, straightening and other like repair and restoration.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.090. Auto detail shop.**

"Auto detail shop" means a building or portion of a building wherein there is engaged the business of improvement of the appearance of automobiles or other vehicles by washing, waxing, polishing or other like means not within the definition of an "auto body shop," GMC

§ 17.12.085.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.092. Batch plant (asphalt or concrete).**

"Batch plant" means a manufacturing facility for the production of paving and/or construction materials, usually temporary in nature, and normally associated with specific construction projects or mineral resource extraction facilities.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.095. Billiard or pool halls.**

"Billiard or pool halls" means an establishment wherein the principal use or activity is billiards, pool, or snooker, regardless of the number of billiard, pool or snooker tables.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.100. Boat.**

"Boat" means any type of water craft, whether registered or unregistered, licensed or unlicensed. The term "boat" shall include any wheeled trailer or other device on which such boat is or may be kept, stored, or transported, whether registered or unregistered, licensed or unlicensed.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.105. Boardinghouse.**

"Boardinghouse" means any dwelling with less than 20 sleeping rooms in which persons whether individually or as families are housed or lodged and are provided meals at the dwelling. A rooming house or furnished rooming house is a boardinghouse.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.110. Building.**

"Building" is any structure used or intended for supporting or sheltering any use or occupancy.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.115. Building, accessory.**

"Accessory building" means a supplementary building, the use of which is incidental to that of the main or principal building and which is located on the same lot therewith.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.120. Building area.**

"Building area" means the three-dimensional space within which a building is permitted to be built on a lot and which is defined by height regulations, yard setbacks, and building coverage. (Ord. 2011-29 § 5 (Att. B))

**§ 17.12.125. Building, detached.**

"Detached building" means a building surrounded by open space as required herein. (Ord. 2011-29 § 5 (Att. B))

**§ 17.12.130. Building height.**

"Building height" means 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 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:

- A. 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 10 feet above lowest finished grade;
- B. An elevation 10 feet higher than the lowest finished grade when the highest sidewalk or finished ground surface described in subsection A of this section is more than 10 feet above lowest finished grade.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.135. Camp trailer/travel trailer/fifth wheel.**

"Camp trailer/travel trailer/fifth wheel" means a structure designed to provide temporary living quarters for recreational camping or travel use, constructed with integral wheels to make it mobile and/or tow-able by motor vehicle.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.140. Camper (pickup).**

"Camper (pickup)" means a structure designed to be mounted on a pickup or truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling for recreational use, camping or vacation use.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.145. Club.**

"Club" means an organization catering exclusively to members and their guests in premises and buildings for recreation and athletic purposes.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.150. Communication tower.**

"Communication tower" means a freestanding or building-mounted structure, including appurtenances and antenna intended for airway communication purposes, such as a television antenna or ham radio tower. This definition does not include wireless communications towers defined in GMC § 17.12.485.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.152. Community building.**

"Community building" means a facility used for the common welfare of all persons.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.153. Community kitchen.**

"Community kitchen" means a facility that offers or provides meals and food to the homeless and needy as its primary activity.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.155. Community service facilities level one.**

"Community service facilities" of the level one category include, but are not limited to, day care centers, nursery schools, hospitals, sanitariums, nonprofit community health clinics, governmental and quasi-governmental activities, and related uses, which provide similar services for citizens; except any such use which limits the activity solely to organizational or administrative office functions, whereby the actual community service is provided elsewhere, shall be excluded from this definition.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.156. Community service facilities level two.**

"Community service facilities" of the level two category include, but are not limited to, drug abuse and alcoholic treatment centers, halfway houses, charitable organizations, nonprofit service groups, juvenile care and treatment centers, crisis residential centers, correctional work release facilities, correctional institutions, juvenile delinquency homes and facilities, any and all facilities for incarceration or detainment, temporary shelters, emergency housing facilities, community service housing, missions, community kitchens, food banks, and other similar uses which provide social, health and welfare service for citizens; except any such use which limits the activity solely to organizational or administrative office functions, whereby the actual community service is provided elsewhere, shall be excluded from this definition.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.160. Day care center, nursery school, preschool.**

"Day care center, nursery school, preschool" means any type of group day care programs, for children or adults, including nursery schools for children under the minimum age for education in public schools, parent cooperative nursery schools, playgroups for preschool children, covering after school care for school children, and programs which provide organized learning and education experiences, provided such establishments are licensed by the state and conducted in accordance with state requirements. For the purpose of this title, the following shall also apply to day care centers, nursery schools or preschools:

- A. "Babysitting care" means a dwelling which provides occasional custodial care to children, for periods of less than 24 hours, who do not reside within the residence of the person providing the care. Babysitting care is not necessarily provided in exchange for compensation.
- B. "Home-based day care" means a home licensed by the Department of Social and Health

Services and in which day care is regularly provided for not more than 12 children or adults for periods of less than 24 hours. Home-based day care is allowed in any home regardless of its zoning classification.

- C. "Mini-day care center" means a place, other than the home of the provider, which provides regular custodial care for one to 12 children or adults for periods of less than 24 hours.
- D. "Day care center" means a place which provides regular custodial care for 12 or more children or adults.
- E. "Preschool/nursery schools" means a place that provides regular custodial care and/or organized learning and educational experiences for children.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.163. Discontinuance.**

"Discontinuance" means the intentional or inadvertent cessation of a nonconforming use or the same or a more restrictive use of a nonconforming building including, but not limited to, the termination of a nonconforming tenancy and nonoccupancy of the building for the required period or the cessation of a nonconforming business use of a building for the prescribed period.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.165. Dwelling.**

"Dwelling" means a building designed exclusively for residential purposes, including one-family, two-family, or multiple-family dwellings, but not including hotels or motel units.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.170. Dwelling, multiple.**

"Multiple dwelling" means a building used or designed as a residence for three or more families living independently of each other doing their own cooking therein. This includes apartment houses and flats.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.175. Dwelling, one-family.**

"One-family dwelling" means a detached dwelling designed for or occupied exclusively by one family.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.180. Dwelling, two-family.**

"Two-family dwelling" means a building designed for or occupied exclusively by two families living independently of each other, except that common laundry facilities are allowed.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.185. Dwelling unit.**

"Dwelling unit" means a building or portion thereof providing complete housekeeping facilities for one family.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.186. Electric vehicle battery charging station.**

"Electric vehicle battery charging station" means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standards, codes, and regulations set forth by Chapter 19.28 RCW (electricians and electrical installations) and consistent with rules adopted under RCW 19.27.540 (electric vehicle infrastructure requirements).

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.187. Essential public facilities.**

"Essential public facilities" means those facilities that are typically difficult to site, such as airports, state education facilities, state and local correctional facilities, state or regional transportation facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes not falling under the purview of fair housing laws, such as adult correctional work release facilities; and those facilities appearing on the list maintained by the State Office of Financial Management pursuant to RCW 36.70A.200(4).

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.190. Factory-assembled home.**

A "factory-assembled home" is defined as either:

- A. A factory-built structure that was constructed in accordance with the U.S. Department of Housing and Urban Development requirements and bearing an appropriate Department of Labor and Industries insignia indicating such compliance; or
- B. A factory-built structure designed for human occupancy, which is entirely or substantially prefabricated or assembled at a place other than a building site and is transported to a building site on streets or highways and there affixed to a permanent foundation. A factory-assembled home must be constructed to International Building Code standards as adopted by the city of Grandview for on-site construction, the Washington State Energy Code and all other uniform codes adopted by the city of Grandview governing the construction of residential structures.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.195. Family.**

"Family" means an individual or two or more persons related by blood, marriage, or legal adoption, or a group of not more than five persons unrelated by blood, marriage, or legal adoption, but, subject to International Property Maintenance Code provisions regarding minimum area requirements per number of people in living spaces, living together as a single housekeeping unit and doing their cooking on the premises of the dwelling unit; provided, however, that dormitories, clubs, rooming houses having over two rooms, motels or hotels, and like groups of individuals shall not be considered a family.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.196. Family day care providers.**

"Family day care providers" means a child care provider who regularly provides early childhood education and early learning services for not more than 12 children in the provider's home in the

family living quarters.  
(Ord. 2017-1 § 5)

**§ 17.12.197. Foster-family home.**

"Foster-family home" means an agency which regularly provides care on a 24-hour basis to one or more children, expectant mothers, or persons with developmental disabilities in the family abode of the person or persons under whose direct care and supervision the child, expectant mother, or person with a developmental disability is placed. Foster-family home does not include homes for individuals residing in halfway houses, crisis residential centers (as defined in RCW 74.15.020(1)(c)), 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. Foster-family homes shall be considered a residential use of property for zoning and public and private utility rate purposes. Foster-family homes shall be a permitted use in all areas zoned for residential or commercial purposes, including areas zoned for single-family residential dwellings.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.200. Garage, residential.**

"Residential garage" means a structure on the same lot with and accessory to a principally permitted use, used for storage only.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.205. Garage, public.**

"Public garage" means any garage other than a private garage, available to the public, operated for gain and which is used for storage, repair, rental, greasing, washing, servicing, adjusting, or equipping of automobiles or other motor vehicles.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.210. Group care facility.**

"Group care facility" means an agency, other than a foster-family home, which is maintained and operated for the care of a group of children on a 24-hour basis. Group care facility does not include homes for individuals residing in halfway houses, crisis residential centers (as defined in RCW 74.15.020(1)(c)), 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. Group care facilities shall be a permitted use in all areas zoned for commercial purposes (C-1 and C-2). Group care facilities are not permitted in the central business overlay district as described in GMC § 17.45.020.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.215. Group home.**

"Group home" means a residence that is licensed as either a boarding home or an adult family home by the Washington State Department of Social and Health Services under Chapter 388-76 or 388-78A WAC. Group homes provide community residential instruction, supports, and services to two or more clients who are unrelated to the provider. Group home does not include homes for individuals residing in crisis residential centers (as defined in RCW 74.15.020(1)(c)), 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. Group homes shall be a permitted use in all areas permitting single-family homes (R-1, R-1S, R-2, R-3, R-1P). Group homes are not permitted in the central business overlay district as described in GMC § 17.45.040. (Ord. 2011-29 § 5 (Att. B))

**§ 17.12.217. Health officer.**

"Health officer" means the Yakima County health district. (Ord. 2011-29 § 5 (Att. B))

**§ 17.12.220. Home occupation.**

"Home occupation" means a profession, trade, skill or service possessed and utilized, in whole or in part, by a family member(s) for monetary gain within or upon the premises of a permanent dwelling unit in a residential district. A home occupation may involve internet-based wholesale or retail sales of any general or specific line of merchandise, products, goods or wares. A home occupation shall not involve in-person wholesale or retail sales of any general or specific line of merchandise, products, goods or wares upon said premises, unless such articles are produced thereon in the conduct of the profession, trade, skill or service. (Ord. 2011-29 § 5 (Att. B); Ord. 2021-9 § 1)

**§ 17.12.222. Home site.**

"Home site" means a reasonably level, adequately drained parcel of definite size clearly indicated by corner markers, for the placing of a site-built home, a factory-assembled home or mobile home. (Ord. 2011-29 § 5 (Att. B))

**§ 17.12.223. Improved hard surface.**

"Improved hard surface" means any roadway, driveway, alley or parking lot surface paved with asphalt, concrete or brick pavers. (Ord. 2011-29 § 5 (Att. B))

**§ 17.12.225. Junk yard.**

"Junk yard" means a lot or structure or part thereof used for the collecting and/or storage and/ or sale of waste paper, rags, scrap metal, appliances, old furniture, or discarded material and/or for the collecting, storage, and/or dismantling, and/or salvaging of machinery, equipment, boats and/or vehicles for the sale of parts thereof. (Ord. 2011-29 § 5 (Att. B))

**§ 17.12.235. Lot.**

"Lot" means a designated parcel, tract or area of land established by final plat, short plat, binding site plan, or as otherwise permitted by law. (Ord. 2011-29 § 5 (Att. B))

**§ 17.12.240. Lot area.**

"Lot area" means the total horizontal area within the boundary lines of a lot exclusive of street and alley rights-of-way regardless of whether such right-of-way is improved.

## § 17.12.240

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.245. Lot, corner.**

"Corner lot" means a lot at the junction of and abutting two or more intersecting street rights-of-way.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.250. Lot, corner, depth of.**

"Depth of corner lot" means a horizontal distance between the front and rear lot lines measured in the general direction of its side lot lines.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.255. Lot coverage.**

"Lot coverage" means that percentage of the lot area covered by all buildings and other impervious surfaces, including accessory buildings and patio covers or sun screens.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.260. Lot depth.**

"Lot depth" means the horizontal distance between the front and rear property in the mean direction of the side lot lines.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.265. Lot, flag.**

"Flag lot" means a lot not meeting minimum frontage requirements and where access to the public road is by a narrow private right-of-way or driveway.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.270. Lot, interior.**

"Interior lot" means a lot other than a corner lot.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.275. Lot, key.**

"Key lot" means a lot in which the front half of the side lot line forms the rear lot line of an adjoining lot.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.280. Lot line.**

"Lot line" means any line dividing a lot from a public street or alley right-of-way or dividing one lot from another.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.285. Lot, through.**

"Through lot" means an interior lot having frontage on two parallel or approximately parallel streets.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.290. Lot, width of.**

"Width of lot" means the average width measured at right angles to the depth.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.292. Manufactured home.**

"Manufactured home" means a single-family dwelling built according to the United States Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act, which is a national preemptive building code. A manufactured home also: (A) includes plumbing, heating, air conditioning, and electrical systems; (B) is built on a permanent chassis; and (C) can be transported in one or more sections with each section at least eight feet wide and 40 feet long when transported, or when installed on the site is 320 square feet or greater.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.294. Manufactured home park.**

"Manufactured home park" means a tract of land under single ownership or control upon which two or more manufactured homes occupied as dwellings may be located.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.295. Massage parlor.**

"Massage parlor" means a business principally used for the purpose of providing massages in an enclosed building.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.296. Membership club.**

"Membership club" means a social, sports or fraternal association or organization that is used exclusively by members and their guests.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.300. Micro-brewery.**

"Micro-brewery" means a business engaged in the production of beer and licensed by the Washington State Liquor Board as a B1 Domestic Brewery, producing less than 60,000 barrels annually.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.305. Micro-winery.**

"Micro-winery" means a business licensed by the Washington State Liquor Board as a W1 Winery, producing less than 99,999 liters annually.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.310. Mini-storage facility.**

"Mini-storage facility" means a building or group of buildings consisting of small, self-contained units for the storage of household or business goods, provided no hazardous substances or conditions are maintained within the facility.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.312. Mission.**

"Mission" means a facility that offers or provides temporary housing, meals, food, clothing and other commodities or any combination thereof to the homeless and needy as its primary activities.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.315. Mobile home.**

"Mobile home" means a factory-built dwelling built prior to June 15, 1976, to standards other than the United States Department of Housing and Urban Development Code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes have not been built since the introduction of the United States Department of Housing and Urban Development Manufactured Home Construction and Safety Act.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.317. Modular home.**

"Modular home" means a factory-assembled structure designed primarily for use as a dwelling when connected to the required utilities that include plumbing, heating, and electrical systems contained therein; does not contain its own running gear; and must be mounted on a permanent foundation. This definition does not include a mobile home, manufactured home, commercial coach, recreational vehicle or motor home. The same standards shall apply to modular homes as are applied to manufactured homes. See "manufactured home," GMC § 17.12.292.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.320. Motor home.**

"Motor home" means a vehicular type of unit or device, whether licensed or unlicensed, primarily designed as a temporary living quarters for recreation, camping, or travel use, which contains its own motive power.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.325. Motor vehicle repair shop.**

"Motor vehicle repair shop" means a building or portion of a building arranged, intended or designed to be used for making repairs to motor vehicles.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.330. Nonconforming use.**

"Nonconforming use" means a use of land existing at the time of the enactment of this title and which does not conform to the regulations of the district or zone in which it is situated.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.335. Nursery school.**

See definition under GMC § 17.12.160.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.340. Nursing or convalescent home.**

"Nursing or convalescent home" means any building where persons are housed or lodged and furnished with meals and nursing care and which premises are licensed by the state of Washington.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.345. Open spaces.**

"Open spaces" means an unoccupied space open to the sky on the same lot with a building

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.350. Outdoor storage.**

"Outdoor storage" means all materials, equipment, merchandise or objects kept or placed on the lot or not within an enclosed structure, for preservation or later use or disposal; it is not intended, however, to include the following exceptions:

- A. Those objects customarily stored outside an enclosed structure due to their size and due to their being of such character as to not readily deteriorate when exposed to the elements, such as automobiles, mobile homes, boats and other vehicles, farm machinery, irrigation and heavy construction equipment, and those objects which are themselves enclosures; provided, however, said objects are being kept primarily for immediate sale or rental to others.
- B. Neat and orderly outdoor displays of items or objects for immediate sale when such displays are incidental or accessory to an established commercial principal activity conducted from an enclosed structure; and further provided, that the area consumed by said displays does not exceed an amount equal to 10 percent of the net lot area.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.355. Parcel.**

See definition under GMC § 17.12.235.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.360. Pawn shop.**

"Pawn shop" means an establishment wherein a person, firm or corporation is engaged, in whole or in part, in the business of loaning money on the security of pledges, deposits, or conditional sales of personal property.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.365. Quarry, sand pit, gravel pit, or topsoil stripping.**

"Quarry, sand pit, gravel pit, or topsoil stripping" means a lot or land or part thereof used for the purpose of extracting stone, sand, gravel or topsoil for sale as an industrial operation and exclusive of the process of grading the lot preparatory to the construction of a building for which application for a building permit has been made.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.370. Recreational vehicle.**

See definition under GMC § 17.69.020.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.372. Recycling center.**

"Recycling center" means a facility where discarded household products such as aluminum and tin cans, glass, paper, and other similar individual consumer products are deposited and stored for future reprocessing.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.373. Residential park.**

"Residential park" means a tract of land five acres or larger designed and developed to accommodate two or more site-built homes or factory-assembled homes as individual single-family dwelling units.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.374. Retail sales establishment.**

"Retail sales establishment" means an establishment engaged in the retail sale of general or specialized lines of merchandise, and in rendering services incidental to the sale of merchandise, at fixed point-of-sale locations. Retail sales establishment does not include adult entertainment facilities.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.375. Riding academy.**

"Riding academy" means any establishment where horses are kept for riding, driving, or stabling for compensation or incidental to the operation of any club, association, ranch or similar establishment.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.380. Sanitarium or sanatorium.**

"Sanitarium" or "sanatorium" means a private hospital whether or not such facilities are operated for a profit.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.385. Secondhand dealer.**

"Secondhand dealer" means an establishment having any portion of its stock-in-trade in "secondhand personal property" as that term is defined in GMC § 17.12.390.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.390. Secondhand personal property.**

"Secondhand personal property" means any item (or part thereof) of secondhand personal property, regardless of condition, age or value, including scrap and melted metals, excepting the following: stamps, coins, books, reconditioned appliances, empty food containers, compact discs, computer software, goods used in trade-ins on the purchase of other merchandise of the same or greater value, used automobiles, unclaimed goods sold to collect mechanics' liens and

antiques.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.395. Service building.**

"Service building" means a building having either laundry facilities, or maintenance facilities or a combination of such uses.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.400. Snowmobile.**

"Snowmobile" means a vehicle with a continuous tread and runner type steering device used primarily for over-snow travel.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.405. Solid fuel yard.**

"Solid fuel yard" is an area that stores, processes, or disposes of wood, coal, or any other nongaseous or nonliquid fuels.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.415. Stable, private.**

"Private stable" means an accessory building in which horses are kept for private use and not for hire, remuneration, or sale.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.420. Stable, public.**

"Public stable" means a building in which horses are kept for remuneration, hire, or sale.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.425. Stock-in-trade.**

"Stock-in-trade" means all books, magazines, posters, pictures, periodicals, other printed material, items, products, equipment, prerecorded video tapes, discs or other similar materials readily available for purchase, rental, viewing or use by patrons of the establishment excluding material located in any storeroom or other portion of the premises not regularly open to patrons.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.430. Container storage.**

"Container storage" means a unit originally or specifically used or designed to store goods or merchandise during shipping or hauling by a vehicle, including but not limited to rail cars of any kind, truck trailers or multimodal shipping containers.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.435. Street.**

"Street" means a public or private way that affords a principal means of access to abutting properties.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.440. Structure.**

"Structure" is that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner. (Ord. 2011-29 § 5 (Att. B))

**§ 17.12.445. Tattoo parlor.**

"Tattoo parlor" means an enclosed building used for the business of tattooing a customer's body. (Ord. 2011-29 § 5 (Att. B))

**§ 17.12.450. Tavern.**

"Tavern" means an establishment licensed by Washington State to dispense beer, wine or other alcoholic beverage for consumption on the premises, the provision of which is not in any way dependent upon food sales to retain said license. Such places may also provide packaged alcoholic products for off-site consumption. (Ord. 2011-29 § 5 (Att. B))

**§ 17.12.455. Theater, motion picture.**

"Motion picture theater" means a building or part of a building devoted to the showing of moving pictures on a paid admission basis. This does not include adult entertainment facilities. (Ord. 2011-29 § 5 (Att. B))

**§ 17.12.457. Community service housing.**

"Community service housing" means a facility that principally offers or provides subsidized housing on a daily, weekly or monthly basis and provides one or more of the additional following services at a cost, if any, subsidized by charitable or government agencies, including: (A) meals and food; (B) child or adult day care services; (C) employment, substance abuse or behavior counseling; and (D) medical, dental or mental health services; regardless of whether such community social and health welfare services are provided on premises or off the premises for the benefit of such residents. (Ord. 2011-29 § 5 (Att. B))

**§ 17.12.460. Urban area.**

"Urban area" means the area within the Grandview city limits and the unincorporated portion of Yakima County within the Grandview urban growth boundary established and adopted by Yakima County. (Ord. 2011-29 § 5 (Att. B))

**§ 17.12.465. Utility trailer.**

"Utility trailer" means a vehicular structure or device with or without its own mode of power, licensed or unlicensed, designed and/or used for the transportation of goods, equipment, other vehicles or devices, and materials. (Ord. 2011-29 § 5 (Att. B))

**§ 17.12.470. Vehicles.**

"Vehicles" means motorized mechanical devices designed for movement by means of wheels,

skids or runners of any kind, and specifically including all such automobiles, buses, trucks, cars, vans, and motor homes even though they may be at any time immobilized in any way for any period of time for whatever duration; and also including boats and such recreational vehicles as defined herein.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.475. Vehicle, inoperable.**

"Inoperable vehicle" means a vehicle which is apparently inoperable and is extensively damaged, including but not limited to: a broken window or windshield; is absent a tire, wheel, engine, transmission, rear end, axle or driveline; or a vehicle or part thereof which is placed upon jacks, blocks or other support.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.480. Winery (commercial).**

"Commercial winery" means a facility designed for crushing, pressing, fermenting, bottling and cellaring wine for retail and wholesale purposes. A commercial winery produces less than 50,000 cases of wine a year.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.485. Wireless communication tower.**

"Wireless communication tower" means an unstaffed facility for the transmission and reception of radio or microwave signals used for commercial or personal communications. Wireless communication towers are composed of two or more of the following components:

- A. Antenna;
- B. Support structure;
- C. Equipment enclosure;
- D. Security barrier.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.490. Yard, front.**

"Front yard" means an open and unoccupied space, except as provided herein, extending the full width of the lot between any building and any street right-of-way adjacent the lot. The front yard shall be determined by measuring perpendicular from the street right-of-way to the closest point of the building.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.495. Yard, rear.**

"Rear yard" means an open and unoccupied space, except as provided herein, extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular from the rear lot line to the closest point of the building. For a corner lot the rear yard shall be parallel to the shortest lot line common to an adjacent lot.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.12.500. Yard, side.**

"Side yard" means an open and unoccupied space, except as provided herein, extending from the front yard to the rear lot line between the principal building and the side lot line. The side yard shall be measured perpendicular from the side lot line to the closest point of the principal building (Ord. 2011-29 § 5 (Att. B))

**CHAPTER 17.16  
ZONING DISTRICTS ESTABLISHED – ZONING MAP**

**§ 17.16.010. Establishment of zoning districts.**

For the purpose of promoting the public health, safety, morals, and general welfare of the city, the city is divided into the following types of zones:

AG District	Agricultural District
MR District	Manufactured Home Park District
R-1S District	Single-Family Residential Suburban District
R-1 District	Low-Density Residential District
R-2 District	Medium-Density Residential District
R-3 District	High-Density Residential District
R-1P District	Single-Family Residential Park District
O District	Office District
C-1 District	Neighborhood Business District
C-2 District	General Business District
BP District	Business Park District
M-1 District	Light Industrial District
M-2 District	Heavy Industrial District
PF District	Public Facility District
CBO District	Central Business Overlay District

(Ord. 2011-29 § 5 (Att. B))

**§ 17.16.020. Zoning map.**

The districts are bounded as shown on a map entitled, "Official Zoning Map," which, together with all explanatory material thereon, is hereby adopted by reference and declared to be a part of this title.

The official zoning map for the unincorporated portion of the Grandview urban growth area shall be maintained in the Yakima County planning office. The official zoning map for that portion of the Grandview urban area within the city limits shall be maintained in the city clerk's office.

Each official zoning map shall be identified by the signatures of the legislative body having jurisdiction and the date of adoption. The official zoning map maintained by the city shall be the final authority as to the current zoning status of land in the city.

In accordance with the provisions of this title, if changes are made in district boundaries or other matters portrayed on the official zoning map, such changes shall be made on the official zoning map promptly after the amendment has been approved by the city council. The amending ordinance shall provide that they have been duly entered upon the official zoning map.

In the event that the official zoning map becomes damaged, destroyed, or lost, or difficult to interpret because of the nature or number of changes and additions, the city council may, by ordinance, adopt a new official zoning map which shall supersede the prior official zoning map.

No changes of any nature shall be made in the official zoning map or matters shown thereon except in conformity with the procedure set forth in this title. Any unauthorized change of whatever kind, by any person or persons, shall be considered a violation of this title and is unlawful. (Ord. 2011-29 § 5 (Att. B))

**§ 17.16.030. Rules for interpretation of district boundaries.**

Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply:

- A. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines;
- B. Boundaries indicated as approximately following platted lots shall be construed as following such lot lines;
- C. Boundaries indicated as approximately following city limits shall be construed as following city limits;
- D. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
- E. Boundaries as indicated following shorelines shall be construed to follow the ordinary high water line of such shorelines and in the event of change in the shoreline shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines;
- F. Boundaries indicated as parallel to or extensions of features indicated in subsections A through E of this section shall be also construed as indicated in subsections A through E of this section. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map;
- G. Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map or in other circumstances not covered by subsections A through F of this section, the city clerk shall interpret the district boundaries;
- H. Upon vacation of public right-of-way zoning shall extend to the centerline of said vacated right-of-way.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.16.040. Application of district regulations.**

Except in accordance with the provisions of this title, the regulations set by this title within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, including the following:

- A. No building or other structure shall hereafter be erected or altered:

1. To exceed the height,
  2. To accommodate or house a greater number of families,
  3. To occupy a greater percentage of lot area,
  4. To have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required, or in any other manner contrary to the provisions of this title;
- B. No yard or lot existing at the time of passage of this title shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this title shall meet at least the minimum requirements established by this title;
- C. Where a district boundary line divides a lot in a single or joint ownership of record at the time such line is adopted, the regulations for the less restricted portion of such lot shall extend not more than 30 feet into the more restricted portion provided the lot has frontage on a street in the less restricted district.

(Ord. 2011-29 § 5 (Att. B))

CHAPTER 17.20  
MR MANUFACTURED HOME PARK DISTRICT

**§ 17.20.010. Purpose.**

It is the purpose of this chapter to establish a procedure to accommodate the placement of manufactured homes in designated park developments where individual spaces are leased or rented and not sold to the occupants. It is a further purpose of this chapter to establish specific development standards for the design of such park developments and establish minimum siting standards for placement of manufactured homes. These standards are provided to ensure uniform, coordinated development of manufactured home parks and to ensure the general health, welfare and safety of the occupants of manufactured homes that may be located within a park developed under these standards.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.20.030. Conditional use permit required.**

A manufactured home park shall be allowed only upon the issuance of a conditional use permit by the hearing examiner. The owner, operator and occupants of a manufactured home park shall develop and use the park in strict compliance with the conditions imposed by the permit. The conditional use permit for a manufactured home park shall expire at the end of one year unless the authorized use has been established, is actively maintained, or unless construction is being actively pursued.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.20.040. Completion prior to occupancy – Phasing.**

All required site improvements and other conditions of the permit shall be met prior to placement of manufactured homes in the park. Completion may be accomplished by phases if such phases are identified and approved in the permit.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.20.050. Application, site plan design and development review.**

A. All applications for manufactured home parks shall include the following:

1. A completed permit application form and applicable fees;
2. A completed environmental checklist;
3. A deed or preliminary title report certifying ownership;
4. A site plan based upon a land survey drawn by a licensed architect, engineer or surveyor shall be submitted with the application and shall illustrate the following:
  - a. Vicinity map showing the relationship of the development to adjacent properties and public streets;
  - b. Boundaries and dimensions of the park and number of acres included;
  - c. Location and dimensions of each space with such spaces designated by number or other designation;

- d. Enlarged site plan of typical space showing location of foundation, base, accessory structures, parking, setbacks, utility connections, and other improvements;
  - e. Location and dimension of each existing or proposed building;
  - f. Location and width of roadways and pedestrian ways to include main access, emergency access, intersections with public streets and driveways to each space;
  - g. Location, arrangement, and design of all parking facilities;
  - h. Location of each lighting fixture for exterior lighting;
  - i. Location and size of all utilities with proposed points of connection to the public utilities;
  - j. Location of easements (existing and proposed) for repair and maintenance of the publicly owned portion of the utilities;
  - k. Location of fire hydrants;
  - l. Location of signage for the park and directional signage;
  - m. Location of recreational vehicle storage area (if proposed);
  - n. Location of recreational and other common areas (if proposed);
  - o. Location and type of landscaping, fences, walls, and other screening structures;
  - p. Topography of the park site with contours indicated and a drainage plan;
  - q. Any additional information relevant to determining if the proposal meets the requirements of this chapter and any other applicable city regulation.
- B. The application process, development review, and approval process will be conducted in accordance with GMC Title 14.
- C. A site plan shall be governed by the terms of approval of the plan, and the statutes, ordinances and regulations in effect at the time of approval unless the hearing examiner finds that a change in conditions creates a serious threat to the public health and safety. (Ord. 2011-29 § 5 (Att. B))

**§ 17.20.060. Siting standards.**

The following minimum standards apply to the siting of manufactured home parks:

- A. Minimum Setbacks.
- 1. Minimum front yard: 20 feet. No more than 500 square feet of front yard shall be used for two off-street parking spaces, including boats and recreational vehicles, and the remaining used for yard and play area.
  - 2. Minimum rear and side yard: five feet.
  - 3. Minimum clearance between another manufactured home or accessory structure: 10

feet.

4. Minimum clearance between manufactured homes and accessory structure(s) situated on the same lot: five feet, except when a carport or garage is attached to the manufactured home.
  5. Minimum clearance between buildings or structures not located within the manufactured home park abutting manufactured homes or accessory structures: 15 feet.
  6. Minimum clearance from an interior park street or public street: 20 feet.
- B. Site Numbering. Each manufactured home lot shall have a site number (address) prominently displayed to enable emergency response personnel to find the correct unit.
- C. Minimum Site Development Area. There will be no more than 12 manufactured home sites per acre of a manufactured home park. However, additional sites may be allowed up to a total of 18 sites per acre with the addition of the following:
1. Sidewalks, bicycle and walking paths;
  2. Playgrounds and outdoor activities;
  3. Community center;
  4. Significant internal landscaping to improve privacy between manufactured home lots.
- (Ord. 2011-29 § 5 (Att. B))

**§ 17.20.070. Development standards.**

The following standards and requirements shall govern all new, expanded or remodeled manufactured home parks and placement of manufactured homes:

- A. Sanitary Sewer. All manufactured home parks shall be connected to the city sewer system, in accordance with the standards of Chapters 13.08 and 13.16 GMC.
- B. Potable Water. All manufactured home parks shall be connected to the city water system, in accordance with the standards of Chapters 13.24 and 13.28 GMC.
- C. Irrigation Facilities. All irrigation facilities shall be designed and installed in accordance with the standards of Chapter 16.28 GMC.
- D. Solid Waste Containers. Solid waste containers shall be provided by the city, in accordance with the standards of Chapter 8.20 GMC.
- E. Storm Drainage. All storm drainage facilities shall be designed and installed in accordance with the standards of Chapter 16.28 GMC and the Standard Specifications for Road, Bridge, and Municipal Construction.
- F. Fire Flow. All manufactured home parks shall provide the minimum required fire flow as established in the city International Fire Code.
- G. Street Access.
  1. Public Streets. Public streets within a manufactured home park shall be designed and

constructed in accordance with Chapter 16.28 GMC and the Standard Specifications for Road, Bridge, and Municipal Construction.

2. **Private Streets.** Streets within a manufactured home park may be privately owned and shall be maintained and constructed in such a pattern as to provide convenient traffic circulation within the park. All private streets and access roads shall be designed and constructed to the following standards:
  - a. The width of all park streets shall be not less than 28 feet, including curbs, and must have a minimum easement width of 30 feet.
  - b. All park streets shall be paved in accordance with the standards established by the public works director.
  - c. All park streets shall be clearly marked and signed for traffic direction and safety.
3. All manufactured home parks shall front an improved public street. All public streets abutting a manufactured home park shall be improved in accordance with the standards of Chapter 16.28 GMC.
4. Access to manufactured home lots shall be from interior streets only. No individual access to any manufactured home lot shall be from streets adjacent to the exterior of the manufactured home park. Driveways providing entrances or exits to the manufactured home park shall be no closer than 100 feet from an intersection, measured from the existing or proposed right-of-way, whichever is the greater.
5. All streets and access roads so designated in the review process shall be completed prior to occupancy of any manufactured home. All streets and access roads, private or public, within the park must meet the requirements of the city International Fire Code for emergency vehicle access. Each manufactured home park shall have at least one main access and one emergency access, depending upon the size of the park and other factors affecting emergency access needs.
- H. **Utilities.** All utilities, including irrigation and domestic water and sewer, shall be installed prior to placement of units in the park. All utilities, including electrical distribution, telephone, and cable TV, shall be installed underground. The internal water system shall include fire hydrants located at the direction of the public works director and fire chief.
- I. **Off-Street Parking.** A minimum of two paved off-street parking spaces per manufactured home shall be provided on the lot on which the manufactured home is located. A public parking lot shall provide one parking space for every three lots for storage and overflow visitor parking.
- J. **Street Lighting.** Street lighting shall be provided to adequately illuminate internal streets and pedestrian walkways. Such lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source.
- K. **Landscaping and Perimeter Site Screening.** All areas within the boundaries of the development shall be landscaped. All natural and artificial barriers, driveways, lawns, trees, buildings, occupied and unoccupied dwelling spaces, recreational and open space areas shall be maintained. The perimeter of the manufactured home park shall be enclosed with a fence that is no higher than six feet tall, maximum.

- L. **Street Signs.** All streets within the park shall be named utilizing street signs consistent with city public street signs.
- M. **Recreation Vehicle Storage Area.** If provided within a park, any area for storing recreational vehicles shall be fenced and screened.
- N. **Recreational and Other Common Areas.** If provided within a park, any area for recreational and other common areas shall be protected from adjacent streets and parking areas.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.20.080. Nonconforming manufactured home parks.**

All existing manufactured home parks not meeting the requirements of this chapter shall be declared nonconforming and shall not be permitted to add spaces or make any improvements that are not in full compliance with the regulations and requirements of this chapter. Any nonconforming manufactured home park which is not operated for a period of one year shall not reopen until the regulations and requirements of this chapter have been met. All standards of this section shall apply to expansion of existing manufactured home parks.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.20.090. Permitted accessory uses.**

The following uses shall be permitted as accessory to a permitted use in the MR manufactured home park district:

- A. **In-home family day care providers,** as defined in GMC § 17.12.196, licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and in conformity with Chapter 17.66 GMC.

(Ord. 2017-1 § 6)

CHAPTER 17.26  
**R-1S SINGLE-FAMILY RESIDENTIAL SUBURBAN DISTRICT**

**§ 17.26.010. Purpose.**

The R-1S suburban district is established to provide a low density residential environment permitting four dwelling units per acre. Lands within this district should contain suburban residential development with large lots and expansive yards. Structures in this district are limited to single-family conventional dwellings.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.26.020. Permitted uses.**

The following uses shall be permitted in the R-1S suburban district:

- A. Single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in GMC § 17.26.050; and
- B. Churches and similar places of worship; and
- C. Nothing contained in this section shall be deemed to prohibit the use of vacant property for gardening or fruit raising.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.26.030. Permitted accessory uses.**

The following uses shall be permitted as accessory to a permitted use in the R-1S suburban district:

- A. Detached residential garages as defined in GMC § 17.12.200, provided they do not exceed 20 feet in height and 1,000 square feet in area; except on lots that are 12,000 square feet or more the height may be increased by three feet and the area may increase by 200 square feet;
- B. Home occupations as defined in GMC § 17.12.220;
- C. Storage buildings not exceeding 200 square feet of gross floor area and 12 feet in height; provided no container storage, as defined in GMC § 17.12.430, will be permitted;
- D. Agricultural uses (limited), as defined in GMC § 17.12.040, except that the keeping of animals shall be permitted on parcels consisting of 10,000 square feet over and above an area equal in size to 12,000 square feet set aside for the dwelling on the parcel;
- E. Animals permitted in GMC § 6.12.010 and 6.12.020 are permitted accessory uses; provided, that all animals and barns, barnyards, chicken houses, and corrals shall be located and contained not less than 25 feet from a public roadway and not less than 100 feet from any adjoining or abutting property held under separate ownership;
- F. In-home family day care providers, as defined in GMC § 17.12.196, licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and in conformity with Chapter 17.66 GMC;

- G. Group homes as defined in GMC § 17.12.215;
- H. Adult family homes as defined in GMC § 17.12.032.  
(Ord. 2011-29 § 5 (Att. B); Ord. 2013-6 § 1; Ord. 2017-1 § 7)

**§ 17.26.040. Conditional uses.**

In addition to the unclassified uses listed in Chapter 17.86 GMC, the following uses may be permitted by special permit as provided in Chapter 17.86 GMC:

- A. Public libraries, and municipal office buildings;
- B. Public and private schools, public parks and playgrounds;
- C. Fire department station houses;
- D. Private nursery school, preschool, child mini-day care, and child day care center;
- E. Agricultural use (commercial); and
- F. Buildings in conjunction with an agricultural use (limited), provided the parcel contains at least five acres and the building will not be used for the conduct or support of any business activity.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.26.050. Development standards.**

- A. Minimum lot area: 10,000 square feet;
- B. Density: one dwelling unit per lot;
- C. Maximum lot coverage: 40 percent;
- D. Minimum yard setbacks:
  - 1. Front: 20 feet.
  - 2. Side:
    - a. Principal building: 10 feet.
    - b. Accessory structures: five feet, provided the accessory structure is located behind the rear building line.
  - 3. Side along flanking street of corner lot: 25 feet.
  - 4. Rear:
    - a. Principal building: equal to the height of the dwelling.
    - b. Accessory structures: five feet. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet;
- E. Maximum building height:
  - 1. Principal building: 30 feet.

2. Accessory buildings: 20 feet;
- F. Fences and hedges: see Chapter 17.75 GMC;
- G. Parking: see Chapter 17.78 GMC;
- H. Landscaping: see Chapter 17.75 GMC; and
- I. Residential design standards: see GMC § 17.70.100.  
(Ord. 2011-29 § 5 (Att. B); Ord. 2013-6 § 2)

**§ 17.26.060. Area regulations – Construction and siting standards.**

- A. Roof Slope. Roof slope shall be not less than a five-foot rise for each 12 feet of horizontal run.
- B. Roofing Materials. Roofing materials shall be compatible in appearance with surrounding homes.
- C. Siding Materials. Siding materials shall be wood or other material compatible with surrounding homes that have siding materials commonly used on conventional site-built International Building Code single-family residences.
- D. Front Entrance. The front entrance of each single-family dwelling shall be located facing the street that it is numbered on. However, in case of narrow corner lots the front entrance could be on the side street if needed.
- E. All manufactured homes shall comply with the following standards:
  1. Age Restriction. All manufactured homes shall have to be a "new manufactured home" and shall not be more than five years old as determined by the manufacturer's date.
  2. Pit Set. Manufactured homes shall be "pit set" with the first floor elevation no more than 12 inches above finished grade. The pit shall be of sufficient depth to accommodate 18 inches' clearance below the frame of the unit with crawl space access located near utility connections. The foundation shall be installed in compliance with the requirements of the Washington Administrative Code. Skirting or side walls shall be installed around the perimeter and the tongue and axles shall be removed.
  3. Transportation Equipment. All wheels, tongues and other transportation equipment must be removed when the manufactured home is placed upon a lot.
  4. Facade. All manufactured homes shall have skirting and exterior siding that will match those of a typical site-built residence.
  5. HUD Code. All manufactured homes must conform to the U.S. Department of Housing and Urban Development (HUD) 1976 Federal Manufactured Home Construction and Safety Standards Act.
- F. Replacement of a nonconforming mobile home/manufactured home on an individual lot shall be with a new manufactured home or by a stick-built home meeting current lot setback requirements.

G. Residential dwellings located within the 100-year floodplain shall conform to the Grandview flood ordinance and shoreline master program.  
(Ord. 2011-29 § 5 (Att. B))

CHAPTER 17.30  
R-1 LOW DENSITY RESIDENTIAL DISTRICT

**§ 17.30.010. Purpose.**

The R-1 low density residential district is established to provide a low density residential environment. Lands within this district generally should contain single-family conventional dwellings with smaller lots and useful yard spaces. Established for residential areas which would be compatible for both site-built and factory-assembled homes and to prohibit the development of incompatible uses that are detrimental to the residential environment. The intent of this district is to provide neighborhoods for site-built and factory-assembled homes on platted lots. Certain public facilities and institutions may also be permitted provided their nature and location are not detrimental to the intended residential environment.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.30.020. Permitted uses.**

The following uses shall be permitted in the R-1 district:

- A. Single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in GMC § 17.30.050; and
- B. Churches and similar places of worship; and
- C. Nothing contained in this section shall be deemed to prohibit the uses of vacant property for gardening or fruit raising.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.30.030. Permitted accessory uses.**

The following uses shall be permitted as accessory to a permitted use in the R-1 district:

- A. Detached residential garages, as defined in GMC § 17.12.200, provided they do not exceed 20 feet in height and 1,000 square feet in area;
- B. Home occupations, as defined in GMC § 17.12.220;
- C. Storage buildings not exceeding 200 square feet of gross floor area and 12 feet in height; provided no container storage, as defined in GMC § 17.12.430, shall be permitted;
- D. In-home family day care providers, as defined in GMC § 17.12.196, licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and in conformity with Chapter 17.66 GMC;
- E. Group homes as defined in GMC § 17.12.215;
- F. Adult family homes as defined in GMC § 17.12.032.

(Ord. 2011-29 § 5 (Att. B); Ord. 2013-7 § 1; Ord. 2017-1 § 8)

**§ 17.30.040. Conditional uses.**

In addition to the unclassified uses listed in Chapter 17.86 GMC, the following uses may be

permitted by special permit as provided in Chapter 17.86 GMC:

- A. Public libraries, and municipal office buildings;
- B. Public and private schools, public parks and playgrounds;
- C. Fire department station houses; and
- D. Private nursery schools, preschool, child mini-day care and day care centers.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.30.050. Development standards.**

- A. Minimum lot area: 7,500 square feet;
- B. Density: one dwelling unit per lot;
- C. Maximum lot coverage: 40 percent;
- D. Minimum yard setbacks:
  - 1. Front: 20 feet.
  - 2. Side: five feet.
  - 3. Side along flanking street of corner lot: 20 feet.
  - 4. Rear:
    - a. Principal building: equal 10 feet.
    - b. Accessory structures: five feet. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet;
- E. Maximum building height:
  - 1. Principal building: 30 feet.
  - 2. Accessory buildings: 12 feet;
- F. Fences and hedges: see Chapter 17.75 GMC;
- G. Parking: see Chapter 17.78 GMC;
- H. Landscaping: see Chapter 17.75 GMC;
- I. Residential design standards: see GMC § 17.70.100.  
(Ord. 2011-29 § 5 (Att. B); Ord. 2013-7 § 2)

**§ 17.30.060. Area regulations – Construction and siting standards.**

- A. Roof Slope. Roof slope shall be not less than a five-foot rise for each 12 feet of horizontal run.
- B. Roofing Materials. Roofing materials shall be compatible in appearance with surrounding homes.

- C. **Siding Materials.** Siding materials shall be wood or other material compatible with surrounding homes that has siding materials commonly used on conventional site-built International Building Code single-family residences.
- D. **Front Entrance.** The front entrance of each single-family dwelling shall be located facing the street that it is numbered on. However, in case of narrow corner lots the front entrance could be on the side street if needed.
- E. **All manufactured homes shall comply with the following standards:**
1. **Age Restriction.** All manufactured homes shall have to be a "new manufactured home" and shall not be more than five years old as determined by the manufacturer's date.
  2. **Pit Set.** Manufactured homes shall be "pit set" with the first floor elevation no more than 12 inches above finished grade. The pit shall be of sufficient depth to accommodate 18 inches' clearance below the frame of the unit with crawl space access located near utility connections. The foundation shall be installed in compliance with the requirements of the Washington Administrative Code. Skirting or side walls shall be installed around the perimeter and the tongue and axles shall be removed.
  3. **Transportation Equipment.** All wheels, tongues and other transportation equipment must be removed when the manufactured home is placed upon a lot.
  4. **Facade.** All manufactured homes shall have skirting and exterior siding that will match those of a typical site-built residence.
  5. **HUD Code.** All manufactured homes must conform to the U.S. Department of Housing and Urban Development (HUD) 1976 Federal Manufactured Home Construction and Safety Standards Act.
- F. **Replacement of a nonconforming mobile home/manufactured home on an individual lot shall be with a new manufactured home or by a stick-built home meeting current lot setback requirements.**
- G. **Residential dwellings located within the 100-year floodplain shall conform to the Grandview flood ordinance and shoreline master program.**  
(Ord. 2011-29 § 5 (Att. B))

CHAPTER 17.34  
**R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT**

**§ 17.34.010. Purpose.**

The R-2 district is established to provide a medium density residential environment. Lands within this district generally should contain multiple unit residential structures of a scale compatible with structures in lower density districts with useful yard spaces. The R-2 district is intended to allow for a gradual increase in density from low density residential districts and, where compatible, can provide a transition between different use areas.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.34.020. Permitted uses.**

The following uses shall be permitted in the R-2 district:

- A. Single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in GMC § 17.34.050; and
- B. Two-family dwelling (duplex) consisting of two attached residential homes built to current building codes or two new attached manufactured or modular homes conforming to the general aesthetics of the neighborhood in which they are sited and the development standards in GMC § 17.34.050; and
- C. Churches and similar places of worship; and
- D. Nothing contained in this section shall be deemed to prohibit the uses of vacant property for gardening or fruit raising.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.34.030. Permitted accessory uses.**

The following uses shall be permitted as accessory to a permitted use in the R-2 district:

- A. Detached single-family residential garages, as defined in GMC § 17.12.200, provided they do not exceed 20 feet in height and 1,000 square feet in area;
- B. Home occupations as defined by GMC § 17.12.220;
- C. Storage buildings not exceeding 200 square feet of gross floor area and 12 feet in height; provided no container storage, as defined in GMC § 17.12.430, shall be permitted;
- D. In-home family day care providers, as defined in GMC § 17.12.196, licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and in conformity with Chapter 17.66 GMC;
- E. Group homes as defined in GMC § 17.12.215;
- F. Adult family homes as defined in GMC § 17.12.032.

(Ord. 2011-29 § 5 (Att. B); Ord. 2013-8 § 1; Ord. 2017-1 § 9)

**§ 17.34.040. Conditional uses.**

In addition to the unclassified uses listed in Chapter 17.86 GMC, the following uses may be permitted by special permit as provided in Chapter 17.86 GMC:

- A. Public libraries, and municipal office buildings;
- B. Public and private schools, public parks and playgrounds;
- C. Fire department station houses; and
- D. Private nursery school, preschool, child mini-day care and day care center.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.34.050. Development standards.**

- A. Maximum number of dwelling units permitted per lot: two;
- B. Minimum area of lot: 7,500 square feet for single-family structures; 8,000 square feet for two-family structures;
- C. Maximum lot coverage: 40 percent;
- D. Minimum yard setbacks:
  - 1. Front: 20 feet.
  - 2. Side: five feet.
  - 3. Side along flanking street of corner lot: 20 feet.
  - 4. Rear:
    - a. Principal building: 10 feet.
    - b. Accessory structures: five feet. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet;
- E. Maximum building height:
  - 1. Principal building: 30 feet.
  - 2. Accessory buildings: 15 feet;
- F. Fences and hedges: see Chapter 17.75 GMC;
- G. Parking: see Chapter 17.78 GMC;
- H. Landscaping: see Chapter 17.75 GMC; and
- I. Residential design standards: see GMC § 17.70.100.  
(Ord. 2011-29 § 5 (Att. B); Ord. 2013-8 § 2)

**§ 17.34.060. Area regulations – Construction and siting standards.**

- A. Roof Slope. Roof slope shall be not less than a five-foot rise for each 12 feet of horizontal

run.

- B. **Roofing Materials.** Roofing materials shall be compatible in appearance with surrounding homes.
- C. **Siding Materials.** Siding materials shall be wood or other material compatible with surrounding homes that has siding materials commonly used on conventional site-built International Building Code single-family residences.
- D. **Front Entrance.** The front entrance of each single-family dwelling shall be located facing the street that it is numbered on. However, in case of narrow corner lots the front entrance could be on the side street if needed.
- E. **All manufactured homes shall comply with the following standards:**
  - 1. **Age Restriction.** All manufactured homes shall have to be a "new manufactured home" and shall not be more than five years old as determined by the manufacturer's date.
  - 2. **Pit Set.** Manufactured homes shall be "pit set" with the first floor elevation no more than 12 inches above finished grade. The pit shall be of sufficient depth to accommodate 18 inches' clearance below the frame of the unit with crawl space access located near utility connections. The foundation shall be installed in compliance with the requirements of the Washington Administrative Code. Skirting or side walls shall be installed around the perimeter and the tongue and axles shall be removed.
  - 3. **Transportation Equipment.** All wheels, tongues and other transportation equipment must be removed when the manufactured home is placed upon a lot.
  - 4. **Facade.** All manufactured homes shall have skirting and exterior siding that will match those of a typical site-built residence.
  - 5. **HUD Code.** All manufactured homes must conform to the U.S. Department of Housing and Urban Development (HUD) 1976 Federal Manufactured Home Construction and Safety Standards Act.
- F. **Replacement of a nonconforming mobile home/manufactured home on an individual lot shall be with a new manufactured home or by a stick-built home meeting current lot setback requirements.**
- G. **Residential dwellings located within the 100-year floodplain shall conform to the Grandview flood ordinance and shoreline master program.**  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.34.070. Zero lot line development.**

Zero lot line development for single-family dwellings may be permitted in order to: promote efficient land use, permit a more energy efficient arrangement of structures, protect environmentally sensitive areas, or provide more usable private or community open space.

- A. **Districts in Which Permitted.** A zero lot line development for single-family dwellings may be permitted in the R-2 medium density residential district.

- B. **Application and Procedures.** All development applications which include a zero lot line shall be processed in accordance with GMC Title 14, Administration of Development Regulations, and GMC Title 16, Subdivisions, including application requirements.
- C. **Development Standards.** All zero lot line developments shall comply with the standards of this title and the following requirements; provided, that where the standards included herein conflict with the standards established in other sections of this title, the standards herein shall apply:
1. **Platting Requirements.** Each dwelling shall be located on its own individual platted lot. The plat shall show the zero lot lines and the related easements;
  2. **Openings Prohibited on the Zero Lot Line Side.** In order to maintain privacy, there shall be no windows, doors, air conditioning units, or any other type of openings in the wall along the zero lot line, except when such a wall abuts permanent open spaces or a public or private right-of-way;
  3. **Maintenance and Drainage Easements.** A perpetual maintenance, eave overhang, and drainage easement at least five feet wide shall be provided on the lot adjacent to the zero lot line property line, which, with the exception of walls and/or fences, shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title on the property. The wall shall be maintained in its original color and treatment unless otherwise agreed to in writing by the two affected lot owners. Eaves, but no other part of any structure, may protrude across a side lot line, and such protrusion shall not exceed 18 inches. Water runoff from the dwelling placed on the lot is limited to the easement area; and
  4. **In no case shall a zero lot line dwelling be built closer than 10 feet from the lot line of a lot not approved for zero lot line development.**

(Ord. 2011-29 § 5 (Att. B))

CHAPTER 17.35  
**R-3 HIGH DENSITY RESIDENTIAL DISTRICT**

**§ 17.35.010. Purpose.**

The R-3 district is established to provide a high density residential environment. Lands within this district generally contain multiple-unit residential structures of a scale compatible with the structures in low density districts and with useful yard spaces. The R-3 district is intended to allow for a gradual increase in density from lower density residential districts and, where compatible, can provide a transition between different use areas.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.35.020. Permitted uses.**

The following uses shall be permitted in the R-3 district:

- A. Single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in GMC § 17.35.050; and
- B. Two-family dwelling (duplex) consisting of two attached residential homes built to current building codes or two new attached manufactured or modular homes conforming to the general aesthetics of the neighborhood in which they are sited and the development standards in GMC § 17.35.050; and
- C. Multifamily dwellings; and
- D. Churches and similar places of worship; and
- E. Nothing contained in this section shall be deemed to prohibit the uses of vacant property for gardening or fruit raising.

(Ord. 2011-29 § 5 (Att. B))

**§ 17.35.030. Permitted accessory uses.**

The following uses shall be permitted as accessory to a permitted used in the R-3 district:

- A. Detached single-family residential garages, as defined in GMC § 17.12.200, provided they do not exceed 20 feet in height and 1,000 square feet in area;
- B. Home occupations as defined by GMC § 17.12.220;
- C. Storage buildings not exceeding 200 square feet of gross floor area and 12 feet in height; provided no container storage, as defined in GMC § 17.12.430, shall be permitted;
- D. In-home family day care providers, as defined in GMC § 17.12.196, licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and in conformity with Chapter 17.66 GMC;

E. Group homes as defined in GMC § 17.12.215;

F. Adult family homes as defined in GMC § 17.12.032.

(Ord. 2011-29 § 5 (Att. B); Ord. 2013-9 § 1; Ord. 2017-1 § 10)

**§ 17.35.040. Conditional uses.**

In addition to the unclassified uses listed in Chapter 17.86 GMC, the following uses may be permitted by special permit as provided in Chapter 17.86 GMC:

- A. Public libraries, and municipal office buildings;
- B. Public and private schools, public parks and playgrounds;
- C. Fire department station houses; and
- D. Private nursery school, preschool, child mini-day care and child day care center.  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.35.050. Development standards.**

- A. Minimum area of lot for single-family dwelling: 7,500 square feet; two-family dwelling attached, 8,000 square feet and shall be governed by the standards in R-1 and R-2 districts;
- B. Minimum area of lot for multifamily dwellings: 3,000 square feet per dwelling unit for first four dwelling units; 6,000 square feet per each additional dwelling unit;
- C. Maximum lot coverage: 60 percent;
- D. Minimum yard setbacks:
  - 1. Front: 20 feet.
  - 2. Side: five feet.
  - 3. Side along flanking street of corner lot: 25 feet.
  - 4. Rear:
    - a. Principal building: 10 feet.
    - b. Accessory structures: five feet. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet;
- E. Maximum building height:
  - 1. Principal building: 35 feet.
  - 2. Accessory buildings: 25 feet;
- F. Fences and hedges: see Chapter 17.75 GMC;
- G. Parking: see Chapter 17.78 GMC;
- H. Landscaping: see Chapter 17.75 GMC; and
- I. Residential design standards: see GMC § 17.70.100.  
(Ord. 2011-29 § 5 (Att. B); Ord. 2013-9 § 2)

**§ 17.35.060. Area regulations – Construction and siting standards.**

- A. **Roof Slope.** Roof slope shall be not less than a five-foot rise for each 12 feet of horizontal run.
- B. **Roofing Materials.** Roofing materials shall be compatible in appearance with surrounding homes.
- C. **Siding Materials.** Siding materials shall be wood or other material compatible with surrounding homes that has siding materials commonly used on conventional site-built International Building Code single-family residences.
- D. **Front Entrance.** The front entrance of each single-family dwelling shall be located facing the street that it is numbered on. However, in case of narrow corner lots the front entrance could be on the side street if needed.
- E. **All manufactured homes shall comply with the following standards:**
  - 1. **Age Restriction.** All manufactured homes shall have to be a "new manufactured home" and shall not be more than five years old as determined by the manufacturer's date.
  - 2. **Pit Set.** Manufactured homes shall be "pit set" with the first floor elevation no more than 12 inches above finished grade. The pit shall be of sufficient depth to accommodate 18 inches' clearance below the frame of the unit with crawl space access located near utility connections. The foundation shall be installed in compliance with the requirements of the Washington Administrative Code. Skirting or side walls shall be installed around the perimeter and the tongue and axles shall be removed.
  - 3. **Transportation Equipment.** All wheels, tongues and other transportation equipment must be removed when the manufactured home is placed upon a lot.
  - 4. **Facade.** All manufactured homes shall have skirting and exterior siding that will match those of a typical site-built residence.
  - 5. **HUD Code.** All manufactured homes must conform to the U.S. Department of Housing and Urban Development (HUD) 1976 Federal Manufactured Home Construction and Safety Standards Act.
- F. **Replacement of a nonconforming mobile home/manufactured home on an individual lot shall be with a new manufactured home or by a stick-built home meeting current lot setback requirements.**
- G. **Residential dwellings located within the 100-year floodplain shall conform to the Grandview flood ordinance and shoreline master program.**  
(Ord. 2011-29 § 5 (Att. B))

**§ 17.35.070. Zero lot line development.**

Zero lot line development for single-family dwellings may be permitted in order to: promote efficient land use, permit a more energy efficient arrangement of structures, protect environmentally sensitive areas, or provide more usable private or community open space.

- A. **Districts in Which Permitted.** A zero lot line development for single-family dwellings may

be permitted in the R-3 high density residential district.

- B. **Application and Procedures.** All development applications which include a zero lot line shall be processed in accordance with GMC Title 14, Administration of Development Regulations, and GMC Title 16, Subdivisions, including application requirements.
- C. **Development Standards.** All zero lot line developments shall comply with the standards of this title and the following requirements; provided, that where the standards included herein conflict with the standards established in other sections of this title, the standards herein shall apply:
1. **Platting Requirements.** Each dwelling shall be located on its own individual platted lot. The plat shall show the zero lot lines and the related easements;
  2. **Openings Prohibited on the Zero Lot Line Side.** In order to maintain privacy, there shall be no windows, doors, air conditioning units, or any other type of openings in the wall along the zero lot line, except when such a wall abuts permanent open spaces or a public or private right-of-way;
  3. **Maintenance and Drainage Easements.** A perpetual maintenance, eave overhang, and drainage easement at least five feet wide shall be provided on the lot adjacent to the zero lot line property line, which, with the exception of walls and/or fences, shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title on the property. The wall shall be maintained in its original color and treatment unless otherwise agreed to in writing by the two affected lot owners. Eaves, but no other part of any structure, may protrude across a side lot line, and such protrusion shall not exceed 18 inches. Water runoff from the dwelling placed on the lot is limited to the easement area; and
  4. In no case shall a zero lot line dwelling be built closer than 10 feet from the lot line of a lot not approved for zero lot line development.

(Ord. 2011-29 § 5 (Att. B))

CHAPTER 17.36  
**R-1P SINGLE-FAMILY RESIDENTIAL PARK DISTRICT**

**§ 17.36.010. Purpose.**

The R-1P single-family residential park district is established to provide for medium density residential areas which would be compatible for the development of residential parks, and to prohibit the development of incompatible uses that are detrimental to the residential character. It is also to provide protection from hazards, objectionable influences, building congestion and lack of light, air and privacy.

(Ord. 2011-29 § 5 (Att. B); Ord. 2024-2 § 1)

**§ 17.36.030. Permitted uses.**

The following uses shall be permitted in the R-1P single-family residential park district:

- A. Single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in GMC § 17.36.060;
- B. Residential parks which are licensed for the placement of individual single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home within the approved park boundaries and subject to the standards as set forth in this chapter; and
- C. Community recreation facilities, clubhouse, park office, laundry, storage and similar uses appurtenant to the residential park residents only.

(Ord. 2011-29 § 5 (Att. B); Ord. 2024-2 § 1)

**§ 17.36.040. Permitted accessory uses.**

The following uses shall be permitted as accessory in the R-1P single-family residential park district:

- A. Detached residential garages, as defined in GMC § 17.12.200, provided they do not exceed 20 feet in height and 1,000 square feet in area;
- B. Home occupations, as defined in GMC § 17.12.220;
- C. Storage buildings not exceeding 200 square feet of gross floor area and 12 feet in height; provided no container storage, as defined in GMC § 17.12.430, shall be permitted;
- D. Accessory uses and structures incidental to the convenience needs within the park and related to any permitted use; provided no container storage, as defined in GMC § 17.12.430, shall be permitted;
- E. In-home family day care providers, as defined in GMC § 17.12.196, licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and in conformity with Chapter 17.66 GMC;
- F. Group homes as defined in GMC § 17.12.215;
- G. Adult family homes as defined in GMC § 17.12.032.

(Ord. 2011-29 § 5 (Att. B); Ord. 2017-1 § 11; Ord. 2024-2 § 1)

**§ 17.36.050. Conditional uses.**

The following uses are permitted subject to approval of a special permit as provided in Chapter 17.86 GMC:

- A. Public and quasi-public uses related to the district; and
- B. Private nursery school, preschool, child mini-day care and child day care center.  
(Ord. 2011-29 § 5 (Att. B); Ord. 2024-2 § 1)

**§ 17.36.060. Development standards.**

- A. Minimum lot area: 5,000 square feet;
- B. Minimum park district size: five acres;
- C. Lot coverage: 50 percent;
- D. Minimum yard setbacks:
  - 1. Front: 20 feet.
  - 2. Side: five feet.
  - 3. Side along flanking street of corner lot: 20 feet.
  - 4. Rear:
    - a. Principal building: equal 10 feet.
    - b. Accessory structures: five feet. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet;
- E. Maximum building height:
  - 1. Principal building: 25 feet;
- F. Fences and hedges: see Chapter 17.75 GMC;
- G. Parking: see Chapter 17.78 GMC;
- H. Landscaping. The landscape provisions shall be in addition to the landscape and screening provisions provided in Chapter 17.75 GMC. In apparent cases of conflict between provisions, the most restrictive shall prevail. A planting strip, not less than 20 feet in width, shall be located along all lot lines of a residential park not bordering a public street, except that distance may be reduced to 10 feet if a solid wall or fence is provided. Such planting strips shall be composed of one row of deciduous and/or evergreen trees, spaced not more than 40 feet apart and not less than three rows of shrubs, spaced not more than eight feet apart of which the trees will grow to a height of five feet or more after one full growing season and of which the shrubs will eventually grow to a height of not less than six feet. The setback areas of a residential park adjoining a public street shall be planted in grass or shrubbery. All such required landscaping shall be maintained in a healthy living condition for the life of the residential park;

- I. **Recreational Area.** A central recreational area shall be established in each residential park created pursuant to the provisions of this chapter. The size of each area shall be at least 200 square feet per home site. The recreation area may contain community club houses, swimming pools, shuffleboard courts and similar facilities. The public works director may permit decentralization of the recreational facilities in accordance with principles of good planning; provided, that the total recreational area meets the above stated minimum size. The recreational areas shall be easily accessible, improved and maintained in such a manner so as to provide adequate recreational facilities for the residents of a home residential park. (Ord. 2011-29 § 5 (Att. B); Ord. 2013-10 § 1; Ord. 2024-2 § 1)

**§ 17.36.070. Minimum requirements.**

- A. No recreational vehicle sites for occupancy purposes shall be permitted within any residential park. An RV storage area shall be provided in all residential parks sufficient in size to permit the storage of one RV/boat for every two residential lots; and
- B. Development and other minimum requirements for residential parks are provided in GMC Title 12, Streets, Sidewalks and Public Places, GMC Title 13, Public Services, GMC Title 15, Buildings and Construction, GMC Title 16, Subdivisions, and GMC Title 17, Zoning; and
- C. Covenants, property owner agreements or other provisions, which will govern the use, maintenance and perpetual care of the R-1P single-family residential park district and all of its open space and property held in common. (Ord. 2011-29 § 5 (Att. B); Ord. 2024-2 § 1)

**§ 17.36.080. Area regulations – Construction and siting standards.**

- A. **Roof Slope.** Roof slope shall be not less than a three-foot rise for each 12 feet of horizontal run.
- B. **Roofing Materials.** Roofing materials shall be compatible in appearance with surrounding homes.
- C. **Siding Materials.** Siding materials shall be wood or other material compatible with surrounding homes that have siding materials commonly used on conventional site-built International Building Code single-family residences.
- D. All manufactured homes shall comply with the following standards:
  1. **Age Restriction.** All manufactured homes shall have to be a "new manufactured home" and shall not be more than five years old as determined by the manufacturer's date.
  2. **Pit Set.** Manufactured homes shall be "pit set" with the first floor elevation no more than 12 inches above finished grade. The pit shall be of sufficient depth to accommodate 18 inches' clearance below the frame of the unit with crawl space access located near utility connections. The foundation shall be installed in compliance with the requirements of the Washington Administrative Code. Skirting or side walls shall be installed around the perimeter and the tongue and axles shall be removed.

3. **Transportation Equipment.** All wheels, tongues and other transportation equipment must be removed when the manufactured home is placed upon a lot.
  4. **Facade.** All manufactured homes shall have skirting and exterior siding that will match those of a typical site-built residence.
  5. **HUD Code.** All manufactured homes must conform to the U.S. Department of Housing and Urban Development (HUD) 1976 Federal Manufactured Home Construction and Safety Standards Act.
- E. Replacement of a nonconforming mobile home/manufactured home on an individual lot shall be with a new manufactured home or by a stick-built home meeting current lot setback requirements.
- F. Residential dwellings located within the 100-year floodplain shall conform to the Grandview flood ordinance and shoreline master program.  
(Ord. 2011-29 § 5 (Att. B); Ord. 2013-10 § 2; Ord. 2021-8 § 1; Ord. 2024-2 § 1)