



City of Union Gap

“The Old Town with New Ideas”

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PERMITTED LAND USES – TABLE 17.04.030

Table [17.04.030](#) titled "Permitted Land Uses" is incorporated as part of this section. Each permitted land use listed in Table [17.04.030](#) is designated a Class (1), (2), or (3) use for a particular zoning district. In addition, some Class (1) uses may require a Class (2) review in accordance with Section [17.04.020\(A\)](#). All permitted land uses and associated site improvements are subject to the design standards and review procedures of this title.

1.	Class 1 review	Single Family 1	Single Family 2	Multi-Family	Corridor Multi-Family	Commercial	Regional Commercial	Downtown Business	Wholesale/ Warehouse	Light-Industrial	Public Facility	Planned Recreational	Parks/Open Space
2.	Class 2 review												
3.	Class 3 review												
Blank.	Not permitted												
		R-1	R-2	R-3	R-4	C-1	C-2	CBD	W/W	L-I	PbF	PrC	PkO
Land Uses:													
Agricultural (Commercial)													
Agricultural, horticulture, general farming (not feedlots and stockyards)								1	1	1		1	
Agricultural building							2	1	1	1		1	
Agricultural chemical sales/storage							3	3	3	3			
Agricultural market					2	1	1	1	2	3			
Agricultural stand					2	1	1	1	2	3			
Agricultural related industries									1	1			
Animal husbandry								3	1	1			
Concentrated feeding operation									3	3			
Floricultural, aquaculture, within structures up to 400 sq. ft.		1	1	1	1	1	1	1	1	1	1	1	1
within structures larger than 400 sq. ft.						1	1	1	1	1	1	1	1
Fruit bin sales/storage							2	2	2	1			
Amusement and Recreation													
Amusement park (permanent)							3	3	3			3	
Bowling alleys							3	3	3	3		3	
Campground						3	3	3	3	3		3	3
Drive in theaters						3	3	3	3				
Fairgrounds							2	2	3	3			
Game and electronic game rooms							1	1	1				
Golf courses, clubhouses, golf driving ranges							1	1	3	3		1	1
Gymnasiums, exercise facilities						2	1	1	1	2		3	
Horse racing tracks, speedways												3	
Miniature golf courses						1	1	1				1	1
Movie theaters, auditoriums, exhibition halls							1	1	2	2		3	
Parks		1	1	1	1	1	1	1	1	1	1	2	1
Roller, ice skating rink							1	1					
Social gambling establishments							3	3	3				
		R-1	R-2	R-3	R-4	C-1	C-2	CBD	W/W	L-I	PbF	PrC	PkO
Community Services													
Churches, synagogues, temples		2	2	1	1	1	1	1	2	3		2	1
Community center, meeting hall, fraternal organizations				3	3	1	1	1	2	2	1	2	1

Convalescent, or nursing home and group home		3	3	3	3	3	3					
Cemeteries, mausoleums and columbariums					3	3	3	3		1	3	1
Day care facilities (other than home occupation) family, in home	2	2	2	2	1	3	2	3	3	2		
Day care center	3	3	2	2	1	1	1	3	3	2		
Fire stations, police stations and ambulance service	3	3	3	3	1	1	1	1	1	1		
Funeral home						1	1				3	1
Halfway house	3	3	3	3			3					
Hospitals					3	3	3	3				
Correction facilities								3	3			
Junior or community colleges				2	2	2	2	2	3	3		
Libraries	2	2	2	1	1	1	1	1	2	1		
Museums, art galleries				2	1	1	1	1		1		
Schools, elementary and middle	3	3	3	3	3					3		
Senior high		3	3	3	3					3		
Business school					2	2	2	2	2	2		
Vocational school					2	2	2	2	1	2		
Storage of gravel and equipment for street construction								1	1	1		
Wastewater treatment, sprayfields								3	3	1	3	3
Zoo								3	3		2	2
Manufacturing												
Aircraft parts						3	3	1	1			
Apparel and accessories					2	2	2	1	1			
Bakery products (wholesale)					2	2	2	1	1			
Beverage industry					2	2	1	1	1			
Canning, preserving and packaging fruits, vegetables and other foods					2	2	2	2	2			
Cement and concrete plants								3	2			
Chemicals (industrial, agricultural, wood)								2	2			
Confectionery and related products (wholesale)							2	1	1			
Cutlery, hand tools and general hardware								1	1			
Product assembly					2	2	2	1	1			
Drugs								1	1			
Electrical transmission and distribution equipment								1	1			
Electronic components and accessories								1	1			
Product assembly					2	2	2	1	1			
Fabricated structural metal products								1	1			
Food processing						2	2	1	1			
Furniture and custom cabinet shop					2	2	2	1	1			
Product assembly					2	2	2	1	1			
Glass, pottery and related products								1	1			
Product assembly					2	2	2	1	1			
Grain mill products								1	1			
Heating apparatus wood stoves								1	1			
Leather products							3	3	1			
Leather tanning								3	3			
Machinery and equipment								1	1			
Medical, optical, dental and scientific instruments							2	1	1			
Product assembly					2	2	2	1	1			
Meat, poultry and dairy products								1	1			
Metal cans								1	1			
Paints, varnishes, lacquers, enamels and allied products								2	2			

Paperboard containers and boxes								1	1			
Plastic products						2	2	1	1			
Product assembly						2	2	1	1			
Injection and extrusion molding						2	2	1	1			
Printing, publishing and binding						2	2	1	1			
Printing trade (service industries)						2	2	1	1			
Rendering plants, slaughter houses								3	3			
Rubber products								2	2			
Sawmills and planing mills								3	2			
Sheet metal and welding shops							3	1	1			
Sign manufacturing						1	2	1	1			
Stone products (includes finishing of monuments for retail sale)						2	2	1	1			
Transportation equipment, including trailers and campers							3	1	1			
Woodworking and wood products: cabinets, shelves, etc.							3	1	1			
Mining/Refining/Off-site Hazardous Waste Treatment												
Asphalt paving and roofing materials, rock crushing								3	3			
Mining including sand and gravel pits								3	3		3	
Any grading, leveling, excavation or stockpiling of earthen materials not associated with an approved Class (2) or Class (3) use							3	2	2	3	3	
Off-site hazardous waste treatment and storage facilities								3	3			
Residential												
Detached single family dwelling	1	1	2	2							3	
Detached zero lot line single family dwelling	2	2	2	2							3	
Attached single family dwelling	2	2	1	1							3	
Two-family dwelling	3	2	1	1							3	
Multi-family dwelling: 0-5.5 DU/NRA	2	2	1	1							3	
5.6-7 DU/NRA		3	1	1							3	
7.1-12 DU/NRA			2	2							3	
12.1-20 DU/NRA			3								3	
Manufactured home parks	3	3	3	3								
Manufactured homes												
Class A	1	1	1	1								
Class B	2	2	2	2								
Class C			3	3								
Boarding house	3	3	2	2								
Nursing home		3	2	2	2		2					
Assisted care housing	3	3	2	2			2					
Temporary hardship units	3	3	3	3								
Second floor dwelling units							1					
Retail Trade and Service												
Addressing, mail, and stenographic services					1	1	1	1	1			
Advertising agencies					1	1	1	1	1			
Animal clinic/hospital					2	1	1	2	2			
Antique store					1	1	1	2	2			
Artist's supplies					1	1	1	2	2			
Auction house						2	2	1	2			
Automobile sales						2	2	1				
Automobile, carwash					3	1	1	1	2			
maintenance and repair shops					2	1	1	1	2			
paint and body shops						1	2	1	2			
parts and accessories (tires,					2	1	1	1	2			

	batteries, etc.)											
	specialized repair shops (radiator, engine, etc.)				2	1	1	1	2			
	towing service						3	1	2			
	wrecking and dismantling yard							3	3			
Bakery				2	1	1	1	1	3			
Beauty and barber shops				3	1	1	1	1	1			
Bed and breakfast inn		3	3	2	2	1	2	1				
Boats and marine accessories					3	1	1	1				
Books, stationery, office supplies					1	1	1	1				
Building and trade contractor (plumbing, heating, electrical etc.)						1	1	1	1			
Butcher shop				3	2	1	1	1				
Camera store				3	1	1	1	1				
Candy store				3	1	1	1	1				
Clothing and accessories				3	1	1	1	1				
Coin and stamp shop				3	1	1	1	1				
Commercial services					1	1	1	1	2			
Communication towers		3	3	3	3	3	3	3	3	3	3	
Computer and electronics stores				3	1	1	1	1	2			
Delicatessen				3	1	1	1	1	1			
Department, discount, variety stores					2	1	1	1				
Drug stores (optical goods, orthopedic supplies)					1	1	1	1				
Employment agency					1	1	1	1				
Fabric store					1	1	1	1				
Farm and implements, tools and heavy construction equipment						1	1	1	1			
Farm supplies					3	1	1	1	2			
Financial institutions					2	1	1	1				
Florist					1	1	1	1				
Food store, specialty				3	2	1	1	1				
Fuel, oil and coal distributors						1	3	1	1			
Furniture, home furnishing, appliances					2	1	1	1				
General hardware, garden equipment and supplies				3	1	1	1	1	3			
Gift shop				3	1	1	1	1				
Grocery/convenience store closed 10:00 p.m. to 6:00 a.m.				3	1	1	1	1	3			
	open 10:00 p.m. to 6:00 a.m. (24 hr.)			3	2	1	1	1	3			
Heating and plumbing equipment stores retail						1	1	1	1			
Heating and plumbing equipment stores wholesale only						3	2	1	1			
Heavy equipment storage, maintenance and repair						2	3	1	1			
Insurance agents, brokers and service agencies				3	1	1	1	1	1			
Jewelry, watches, silverware sales and repair				3	1	1	1	1				
Kennels					3	2	2	2				
Laundries					3	1	1	1				
Liquor stores					2	1	1	1				
Lumber yards						1	1	1	1			
Manufactured home and recreational vehicle sales						1	1	1				
Medical and dental laboratories, offices and clinics					3	1	1	2	2			
Motels and hotels						1	1	1				
Motor vehicle fuel sales					3	1	1	1	3			
Motorcycle sales and repair (maintenance, repair and parts)						1	1	1				

Music stores				3	1	1	1	1				
Nursery						1	1	1				
Paint, glass and wallpaper sales				3	2	1	1	1	1			
Pet stores, pet supplies, dog grooming and training				3	2	1	1	1	2			
Printing, photocopy service				3	2	1	1	1	1			
Professional office buildings for architects, attorneys, government, etc.				3	1	1	1	1	1			
Radio/T.V. studio						2	1	1	1			
Real estate office						1	1	1	1			
Recycling center							2	1	1			
Rental: Automobile					2	1	1	1				
Small tools and equipment					2	1	1	1				
Truck and/or trailer, fleet leasing services							3	1	2			
Heavy equipment						2	2	1	1			
Repairs: Small appliances, TV, electronics, business machines, watches, etc.				3	1	1	1	1	2			
Locksmith and gunsmith				3	1	1	1	1	2			
Re-upholstery and furniture				3	1		1	1	2			
Small engine and garden equipment					2	1	1	1	2			
Restaurants, cafes and drive-in eating facilities					1	1	1	1	3			
Second hand store				3	1	1	1	1				
Shoe repair and shoe shine shop				3	1	1	1	1				
Shooting ranges (indoor)						3	3	3		3		
Small tools, lawn/garden equipment					2	1	1	2				
Sporting goods, bicycle shops				3	1	1	1	2				
Taverns and bars, dine, drink and dance establishments					3	1	1	2				
Technical equipment sales					2	1	1	1	1			
Toy and hobby store				3	1	1	1	1				
Truck service sales and shops						1	1	1	1			
Video sales/rental				3	1	1	1	1				
Waste material processing and junk handling								3	3			
Transportation												
Bus terminals, storage and maintenance facilities							3	1	1	1		
Transportation brokerage offices, without truck parking					1	1	1	1	1			
with truck parking						1	1	1	1			
Contract truck hauling, rental of trucks with drivers						1	3	1	1			
Air, rail, truck terminals (for short term start, office, etc.)						1	3	1	1			
Railroad switch yards, maintenance and dispatching centers, etc.								3	3			
Airport landing field						3	3	3	3			
Utilities												
Power generating facilities								3	3			
Utility services (substations, etc.)	3	3	3	3	3	3	3	1	1	2	2	
Wholesale Trade-Storage												
Warehouses							3	1	1			
Wholesale trade						3	1	1	1			
Storage facilities, bulk						3	2	1	1			
Commercial						2	2	1	1			
Residential ministorage		3	3	3	2	1	2	1	1			