

SHB 2917 - S COMM AMD

By Committee on Agriculture & Rural Economic Development

ADOPTED 03/03/2006

1 Strike everything after the enacting clause and insert the
2 following:

3 "Sec. 1. RCW 36.70A.177 and 2004 c 207 s 1 are each amended to
4 read as follows:

5 (1) A county or a city may use a variety of innovative zoning
6 techniques in areas designated as agricultural lands of long-term
7 commercial significance under RCW 36.70A.170. The innovative zoning
8 techniques should be designed to conserve agricultural lands and
9 encourage the agricultural economy. Except as provided in subsection
10 (3) of this section, a county or city should encourage nonagricultural
11 uses to be limited to lands with poor soils or otherwise not suitable
12 for agricultural purposes.

13 (2) Innovative zoning techniques a county or city may consider
14 include, but are not limited to:

15 (a) Agricultural zoning, which limits the density of development
16 and restricts or prohibits nonfarm uses of agricultural land and may
17 allow accessory uses, including nonagricultural-related activities,
18 that support, promote, or sustain agricultural operations and
19 production, as provided in subsection (3) of this section;

20 (b) Cluster zoning, which allows new development on one portion of
21 the land, leaving the remainder in agricultural or open space uses;

22 (c) Large lot zoning, which establishes as a minimum lot size the
23 amount of land necessary to achieve a successful farming practice;

24 (d) Quarter/quarter zoning, which permits one residential dwelling
25 on a one-acre minimum lot for each one-sixteenth of a section of land;
26 and

27 (e) Sliding scale zoning, which allows the number of lots for
28 single-family residential purposes with a minimum lot size of one acre
29 to increase inversely as the size of the total acreage increases.

1 (3)((+a)) Accessory uses allowed under subsection (2)(a) of this
2 section shall comply with the following:

3 ((+i)) (a) Accessory uses shall be located, designed, and operated
4 so as ((not)) to ((interfere with natural resource land uses and shall
5 be accessory to the growing of crops or raising of animals)) minimize
6 interference with agricultural land and shall comply with the
7 requirements of this chapter;

8 ((+ii)) (b) Accessory ((commercial or retail)) uses ((shall
9 predominately produce, store, or sell regionally produced)) may
10 include:

11 (i) Commercial or retail activities related to agriculture,
12 including but not limited to the storage, distribution, and marketing
13 of agricultural products from one or more producers, ((products derived
14 from regional agricultural production,)) agriculturally related
15 experiences, or ((products produced on-site. Accessory commercial and
16 retail uses shall offer for sale predominantly products or services
17 produced on-site)) the production, marketing, and distribution of
18 value-added agricultural products, including support services that
19 facilitate these activities; and

20 ((+iii) Accessory uses)) (ii) Nonagricultural-related activities as
21 long as they are compatible in size, scale, and intensity with, will
22 not interfere with, and will support the continuation of, the
23 agricultural use of the property and neighboring properties;

24 (c) Accessory uses may operate out of existing or new buildings
25 with parking and other supportive uses consistent with the size
26 ((and)), scale, and intensity of the existing agricultural use of the
27 property and the existing buildings on the site ((but shall not
28 otherwise convert agricultural land to nonagricultural uses.

29 (b) ~~Accessory uses may include compatible commercial or retail uses~~
30 ~~including, but not limited to:~~

31 (i) ~~Storage and refrigeration of regional agricultural products;~~

32 (ii) ~~Production, sales, and marketing of value added agricultural~~
33 ~~products derived from regional sources;~~

34 (iii) ~~Supplemental sources of on farm income that support and~~
35 ~~sustain on farm agricultural operations and production;~~

36 (iv) ~~Support services that facilitate the production, marketing,~~
37 ~~and distribution of agricultural products; and~~

1 ~~(v) Off farm and on farm sales and marketing of predominately~~
2 ~~regional agricultural products and experiences, locally made art and~~
3 ~~arts and crafts, and ancillary retail sales or service activities));~~
4 and

5 (d) Any new nonagricultural-related activities including new
6 buildings, parking, or supportive uses shall not be located outside the
7 general area already developed for buildings and residential uses and
8 shall not otherwise convert more than one acre of agricultural land to
9 nonagricultural-related activities.

10 (4) Counties and cities have authority to allow or limit accessory
11 agricultural activities and accessory nonagricultural-related
12 activities in accordance with subsection (3) of this section in areas
13 designated as agricultural lands of long-term commercial significance.

14 (5) This section shall not be interpreted to limit agricultural
15 production on designated agricultural lands."

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16 On page 1, line 1 of the title, after "lands;" strike the remainder
17 of the title and insert "and amending RCW 36.70A.177."

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