

**SHB 2917** - S AMD TO ARED COMM AMD (S5358.3) **344**  
By Senators Rasmussen, Morton

ADOPTED 03/03/2006

1 Beginning on page 1, line 15 of the amendment, strike all material  
2 through "significance." on page 3, line 13, and insert the following:

3 "(a) Agricultural zoning, which limits the density of development  
4 and restricts or prohibits nonfarm uses of agricultural land and may  
5 allow accessory uses, including nonagricultural accessory uses and  
6 activities, that support, promote, or sustain agricultural operations  
7 and production, as provided in subsection (3) of this section;

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

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

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

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

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

20 ((+i)) (a) Accessory uses shall be located, designed, and operated  
21 so as ((not)) to not interfere with ((natural resource land uses and  
22 shall be accessory to the growing of crops or raising of animals)), and  
23 to support the continuation of, the overall agricultural use of the  
24 property and neighboring properties, and shall comply with the  
25 requirements of this chapter;

26 ((+ii)) (b) Accessory ((commercial or retail)) uses ((shall  
27 predominately produce, store, or sell regionally produced)) may  
28 include:

29 (i) Agricultural accessory uses and activities, including but not  
30 limited to the storage, distribution, and marketing of regional  
31 agricultural products from one or more producers, ((products derived

1 ~~from regional agricultural production,)) agriculturally related~~  
2 ~~experiences, or ((products produced on site. Accessory commercial and~~  
3 ~~retail uses shall offer for sale predominantly products or services~~  
4 ~~produced on site)) the production, marketing, and distribution of~~  
5 ~~value-added agricultural products, including support services that~~  
6 ~~facilitate these activities; and~~

7 ~~((iii) Accessory uses may operate out of existing or new buildings~~  
8 ~~with parking and other supportive uses)) (ii) Nonagricultural accessory~~  
9 ~~uses and activities as long as they are consistent with the size~~  
10 ~~((and)), scale, and intensity of the existing agricultural use of the~~  
11 ~~property and the existing buildings on the site ((but)).~~  
12 ~~Nonagricultural accessory uses and activities, including new buildings,~~  
13 ~~parking, or supportive uses, shall not be located outside the general~~  
14 ~~area already developed for buildings and residential uses and shall not~~  
15 ~~otherwise convert more than one acre of agricultural land to~~  
16 ~~nonagricultural uses((-~~

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

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

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

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

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

26 ~~(v) Off farm and on farm sales and marketing of predominately~~  
27 ~~regional agricultural products and experiences, locally made art and~~  
28 ~~arts and crafts, and ancillary retail sales or service activities));~~  
29 ~~and~~

30 ~~(c) Counties and cities have the authority to limit or exclude~~  
31 ~~accessory uses otherwise authorized in this subsection (3) in areas~~  
32 ~~designated as agricultural lands of long-term commercial significance."~~

33 Renumber the remaining subsection consecutively.

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