

SSB 6575 - S AMD 85

By Senator Rasmussen

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 uses, that
18 support, promote, or sustain agricultural operations and production, as
19 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 be
5 accessory to the growing of crops or raising of animals))~~;

6 ~~((ii))~~ (b) Accessory ~~((commercial or retail))~~ uses ~~((shall
7 predominately produce, store, or sell regionally produced))~~ may
8 include:

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

16 ~~((iii) Accessory uses)~~ (ii) Nonagricultural related activities as
17 long as they are compatible in size, scale, and intensity with, will
18 not interfere with, and will support the continuation of, the
19 agricultural use of the property and neighboring properties; and

20 (c) Nonagricultural-related uses may operate out of existing or new
21 buildings with parking and other supportive uses consistent with the
22 size ~~((and))~~, scale, and intensity of the existing agricultural use of
23 the property and the existing buildings on the site but shall not
24 otherwise convert more than one acre of agricultural land to
25 nonagricultural ((uses)) related activities. Any new nonagricultural-
26 related activities including new buildings, parking, or supportive uses
27 shall not be located outside the general area already developed for
28 buildings and residential uses.

29 ~~((b) Accessory uses may include compatible commercial or retail
30 uses 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 (4) Counties have the discretion to authorize or limit
5 nonagricultural-related activities under subsection (3) of this section
6 in areas designated as agricultural lands of long-term commercial
7 significance."

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

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