
HOUSE BILL 2814

State of Washington 64th Legislature 2016 Regular Session

By Representatives Klippert, Blake, Dye, and Shea

Read first time 01/21/16. Referred to Committee on Local Government.

1 AN ACT Relating to areas for shooting under the growth management
2 act; and amending RCW 36.70A.177.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 **Sec. 1.** RCW 36.70A.177 and 2006 c 147 s 1 are each amended to
5 read as follows:

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

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

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

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

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

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

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

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

15 (a) Accessory uses shall be located, designed, and operated so as
16 to not interfere with, and to support the continuation of, the
17 overall agricultural use of the property and neighboring properties,
18 and shall comply with the requirements of this chapter;

19 (b) Accessory uses may include:

20 (i) Agricultural accessory uses and activities, including but not
21 limited to the storage, distribution, and marketing of regional
22 agricultural products from one or more producers, agriculturally
23 related experiences, or the production, marketing, and distribution
24 of value-added agricultural products, including support services that
25 facilitate these activities; ~~((and))~~

26 (ii) Nonagricultural accessory uses and activities as long as
27 they are consistent with the size, scale, and intensity of the
28 existing agricultural use of the property and the existing buildings
29 on the site. Nonagricultural accessory uses and activities, including
30 new buildings, parking, or supportive uses, shall not be located
31 outside the general area already developed for buildings and
32 residential uses and shall not otherwise convert more than one acre
33 of agricultural land to nonagricultural uses; or

34 (iii) Indoor or outdoor facilities providing an area with targets
35 for controlled practice of shooting; and

36 (c) Counties and cities have the authority to limit or exclude
37 accessory uses otherwise authorized in this subsection (3) in areas
38 designated as agricultural lands of long-term commercial
39 significance.

1 (4) This section shall not be interpreted to limit agricultural
2 production on designated agricultural lands.

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