**Summary of Agricultural Uses Zoning Code Amendments**

**New Definitions**

* *Agriculture:* the use of land for commercial purposes for either the raising of crops or livestock or the production of agricultural products, or both.
* *Agricultural products:* products that include, but are not limited to:

A. Horticultural, viticultural, floricultural and apiary products;

B. Livestock and livestock products;

C. Animal products including, but not limited to, upland finfish, dairy products, meat, poultry and eggs;

D. Feed or forage for livestock;

E. Christmas trees, hybrid cottonwood and similar hardwood trees grown as crops and harvested within fifteen years of planting; and

F. Turf, sod, seed and related products.

* *Agricultural activities:* those agricultural uses and practices that pertain directly to the commercial production of agricultural products, including, but not limited to:

A. Tilling, discing, planting, seeding, fertilization, composting and other soil amendments and harvesting;

B. Grazing, animal mortality management and on-site animal waste storage, disposal and processing;

C. Soil conservation practices including dust control, rotating and changing agricultural crops and allowing agricultural lands to lie fallow under local, state or federal conservation programs;

D. Maintenance of farm and stock ponds, agricultural drainage, irrigation systems canals and flood control facilities;

E. Normal maintenance, operation and repair of existing serviceable equipment, structures, facilities or improved areas, including, but not limited to, fencing, farm access roads and parking; and

F. Processing, promotion, sale, storage, packaging and distribution.

* *Agricultural support services:* any agricultural activity that is directly related to agriculture and directly dependent upon agriculture for its existence but is undertaken on lands that are not predominately in agricultural use.

**Changes to Permitted Uses**

* Addition of two new uses, to provide flexibility for agricultural uses
	+ Agricultural Activities: permitted in the Agriculture, Forest, Rural Area, and Urban Reserve zones
	+ Agricultural Support Services: Agriculture, Forest, Rural Area, Urban Reserve, R1-8, Neighborhood Business and Community Business zones
* Allows an additional unit for agricultural employees for properties over 100 acres
* No changes to the winery/brewery/distillery, or marijuana production/processing are included

**Agricultural Activities**

* Development standards include minimum lot sizes, maximum square footages, requirements for growing on-site or in Puget Sound Counties, setbacks, requirements for structures to be located on lands that are unsuitable for agricultural production, and limitations on retail sales of non-agricultural products
* These uses would be permitted outright up to 2,000 square feet each, for processing, warehousing/refrigeration, and retail
* A new administrative review process, through the Agricultural Technical Review Committee, would allow modifications to the development standards, and would allow up to 3,500 square feet each, for processing, warehousing/refrigeration, and retail (and up to 7,000 square feet each for processing and warehousing/refrigeration in the Agriculture zone on properties greater than 35 acres)
* Would also allow for a conditional use permit to exceed these square footage limitations

**Agricultural Support Services**

* Would allow agricultural activities, including processing, warehousing, retail sales, farmworker housing or farm operations, on lands that are unsuitable for agricultural production
* Required to go through the Agricultural Technical Review Committee review process to be sited
* Development standards in the Rural Area, Urban Reserve, R1-8, Neighborhood Business and Community Business zones include minimum lot sizes, maximum distance from the Agricultural Production District, and vehicular access restrictions.
* Development standards for all Agricultural Support Services include setbacks, the maximum square footages as Agricultural Activities, and requirements for growing on-site or in Puget Sound Counties
* Only allowed in Neighborhood Business and Community Business zones outside the UGA
* Allows for a conditional use permit if these development standards cannot be met.

**Agricultural Technical Review Committee Review Process**

* Comprised of DPER, DNRP, Public Health and the King Conservation District
* Decisions are made by the DPER Director, or designee, based on the recommendation of the Committee.
* Criteria for modification or expansion of Agricultural Activities, and siting of Agricultural Support Services include location on lands that are unsuitable for agricultural production, compliance with conservation easements and other zoning development standards, adequate on-site infrastructure to support the use, noninterference with neighboring properties, design that is compatible with the character and appearance of development in the vicinity, adequate public facilities, and non-conflict with the Comprehensive Plan and Zoning Code