On March 13, 2012 the Thurston County Board of Commissioners adopted an Agritourism Overlay District Ordinance (Ordinance no. 14725). This ordinance created an Agritourism Overlay District (AOD) located primarily in the southern portion of Thurston County. The Nisqually Agriculture District located in northeast Thurston County, within the Nisqually River Valley is the only portion of the AOD located in the northern half of the County. When the ordinance was adopted, the Board of County Commissioners requested that the ordinance be reviewed in 18 – 24 months to determine if any changes or updates were needed based on public comments or other observations over the initial period of implementing the ordinance.

A Planning Commission briefing was held on August 7, 2013 and the proposed amendments were discussed. Several recommendations were made based on this briefing. The Planning Commission voted to include all areas zoned Long Term Agriculture (LTA) to the Agritourism Overlay District as proposed by this amendment. The Planning Commission was generally supportive of adjusting the AOD boundary to include farmers who have expressed interest in agritourism. However, the Planning Commission wanted flexibility to recommend adding or eliminating some of the proposed boundary changes based upon future public comments at the upcoming Public Hearing on September 4, 2013. There was only one section of proposed language section which the Planning Commission voted to remove and this relates to Chapter TCC 20.08G.040 (2.) [pg. 18]. This language came directly from the WA State Growth Management Act and it was determined that it was best to not attempt to rewrite existing state law for the sake of consistency.

1 The AOD Ordinance is now located in Thurston County Code, Title 20, Chapter 20.08G – Agritourism Overlay District.
Many comments and inquiries have been received since adoption of the AOD. The most often heard comment is from farmers and others asking to be included in the Agritourism Overlay District so they can more confidently pursue agritourism related activities. One area that is proposed to be included near Yelm recently began hosting the Yelm Farmers Market on Sundays through the fall. The other types of uses proposed by farmers currently outside the AOD boundary include a corn maze, haunted woods (for Halloween), hard cider production, production of wines and condiments made from local fruit and berries, short-term events (weddings & gatherings), music (meeting noise regs), activities for children and families and farm stores and bakeries. Many have expressed interest in setting up new farm stands in the rural county as well.

Background:
Local farms provide numerous benefits to the citizens of Thurston County. The continued viability of the local agricultural industry is important to the local economy, environmental sustainability, food security and maintaining the areas rural heritage.

Since adoption of the AOD ordinance, inquiries from farmers and others interested in agritourism have noticeably increased. It was found that there were several farmers seriously interested in pursuing agritourism, but with land located just outside the current AOD boundary. At this time there are four or more farm operators waiting for a possible AOD boundary adjustment so they may feel confident in pursuing agritourism activities. Expansions and increased diversity of agricultural operations is likely to have a positive impact on the rural economy and rural employment as a result of these changes.

Staff have identified areas that could logically be added to the AOD based on location, land use, comments received, critical areas, public roads and other features. Some of the proposed areas and properties would likely have been added to the original map had they been identified earlier. There have been few comments on AOD policy and regulations from the public to date. However, internal staff has provided some comments and some recommended minor changes to the ordinance language which are discussed later in this report.

Long Term Agriculture (LTA):
The original focus of the AOD project was southern Thurston County, centering on the town of Tenino. Including all lands zoned Long-Term Agriculture (LTA) in the County was not a specified project goal, although the majority of LTA zoned properties in the County were eventually incorporated into the AOD boundary. Presently there are relatively few areas of LTA zoned land in Thurston County that are located outside the AOD boundary. One possible amendment this year is to include the remaining LTA zones in rural Thurston County to the AOD. This amendment is consistent with the Washington State Growth Management Act (GMA), Chapter 36.70A RCW. Section 36.70A.177 RCW, amended in 2006, states the following:

RCW 36.70A.177
Agricultural lands — Innovative zoning techniques — Accessory uses.

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

(See Attachments for full citation.)

There are four areas containing LTA zoned land in the rural County that are proposed for possible addition to the AOD through this update. The proposed changes would also add some existing rural commercial zones and higher density residential developments, including Scott Lake and Littlerock which were not included prior. On the East side of the County there are two proposed changes. One would add an area of LTA zoned land (Area 1) adjacent to the Nisqually River in the Nisqually River Valley lying just to the East of the Nisqually Agriculture zone (see map below). The Nisqually Agriculture zone was added to the AOD during the original process of creating the overlay zone. It is possible that this small area of LTA zoned land\(^2\) was simply not identified during the first review.

**AREA 1 - Nisqually River Valley**
Primary land uses within this LTA zone are agriculture, forestry, an approximately 80-acre sporting club (Nisqually Sportsmen Club) which owns much of the North portion of this LTA zone. The zone includes land owned by a church, the Nisqually Tribe and contains a large tree farm in the southern portion.

There are issues with Area 1 that should be considered. The primary issue is the floodplain. The entirety of Area 1 is located within the 100-year floodplain of the Nisqually River and

\(^2\) Less than 300 acres.
development in this area is highly restricted or prohibited, particularly where any new structures or fill are proposed (see floodplain map below). Area 1 is also classified as a frequently flooded area under the new Critical Areas Ordinance, which contains additional restrictions. The Nisqually Agriculture (NA) zone is located almost entirely within the 500-year floodplain which has relatively few development restrictions and fewer overall environmental concerns than the proposed Area 1. There are no known active or proposed agritourism activities within Area 1. Although the floodplain does create some limitations on development. It is possible that existing structures could be used for agritourism activities, rather than creating new development in the floodplain. There are many agritourism activities that do not require permanent structures or fill. This is a relatively low priority for addition to the AOD, but worth considering. The northern portion of Area 1 is currently used for various recreational activities including hunting, fishing and even baseball. There is a church owned baseball field and camp as well as a large, private hunting / sportsman’s club in the northern portion of Area 1. Much of the southern portion of Area 1 is used as a tree farm.

**AREA 1 - Nisqually River Valley**

Although this proposed area is located completely within the 100-year floodplain (see floodplain map below) there are possible low impact agritourism and nature tourism opportunities that would not involve major construction or development such as bird
watching and farm tours. To date, there have not been any requests from land owners to include this area to the AOD. Any proposed development in this area would likely require review through a Shoreline Permit and a Habitat Assessment because of the location in the Nisqually floodplain. The best course of action may be to leave this area out of the AOD for the time being until it can be more thoroughly evaluated.

**AREA 1 - Nisqually Valley Flood Mapping (TC Geodata)**

**AREA 2 (Southeast of Yelm)**
Area 2 (below) was requested to be added to the AOD by the owners (Schorno farm) after the original ordinance and map was adopted. Their request is now being considered as part of the update. When the AOD was first adopted it only included the southern and most remote portion of the Schorno property, all of which is zoned Long Term Agriculture. Area 2 is also located primarily within the 100-year floodplain, so new development, structures and fill are generally prohibited. However, there are many existing buildings that could be used for agritourism events if fire and building codes can be met. If any development or fill were proposed a Shoreline Permit and Habitat Assessment would likely be required.

In the opinion of staff, the proposed Area 2, could have been included in the AOD with the initial draft, but was not identified at that time. The property owners have significant plans for multiple agritourism related activities on the property including a pumpkin patch, corn maze, short term events including weddings, music / concerts, a farm store, apple orchard, future cidery and other possible agritourism activities. Direct access from SR 507 makes this a good candidate for addition to the AOD.
Since Spring 2013, the Schorno farm has hosted the Yelm Farmers Market on the property on Sundays and will do so until Fall. They have many other plans to grow their agritourism activities if they are added to the Agritourism Overlay District. The farmers market is being held in the northern portion of the property closer to SR 507. This is the same area.
proposed to be added to the AOD. The main reason for the location of the current boundary was simplicity because it follows a section line between townships and for no other specific reason. Staff recommends adding Area 2 to the Agritourism Overlay District.

AREA 3 - Waldrick Road SE (approx. 600 acres)

This proposed change would add another of the outlying LTA zones which was not captured with the original ordinance, because of the initial focus on the southern County. The current boundary of the AOD lies just south of Waldrick Road SE and the area proposed lays immediately North of Waldrick Road SE. Some of the owners of these properties have expressed interest in participating in various agritourism activities, including a farm store / farm bakery or similar use. Staff is supportive of the request to adjust the AOD boundary in this area as it will capture another significant area of Long Term Agriculturally zoned land. This property contains one of if not the oldest (150 years) currently operating farms in Thurston County. Raising beef cattle is the primary agricultural use of the property.

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3 The Nelson Farm.
The area proposed is bisected by the Deschutes River, which provides a valuable natural asset with the potential of drawing visitors. Adding this portion of primarily LTA zoned land to the Agritourism Overlay District is consistent with the Growth Management Act in terms of allowing new accessory uses which help promote and sustain agriculture. This change may help to keep this area in active agricultural production for many years to come, provide jobs and alternatives to future conversion of agricultural land. Staff recommends the addition of Area 3 to the AOD.
AREA 4 – Maytown, Scott Lake, I-5 East
Below is a map of south central Thurston County, bisected by Interstate 5 (I-5)

Moving the line North in this area will capture existing recreational areas (Deep Lake State Park) and the neighborhood commercial area of Scott Lake. This also helps create a logical boundary to capture the Long-Term Agricultural lands just West of Scott Lake and I-5. This mapping change would move the AOD boundary North from Maytown up to Scott Lake and 113th Ave. capturing Deep Lake State Park and other recreational opportunities and assets such as golfing in the Scott Lake community.

This proposed change (Area 4) would help to diversify the activities available within the AOD and creates a more logical boundary given the location of additional LTA lands just West of Scott Lake and I-5. Alternatively, the AOD boundary could stay as it currently is in Area 4 or an alternate boundary considered.
AREA 4 – Maytown, Scott Lake, I-5 East

Staff recommends including the area zoned R 1/20 (light blue) at minimum, which is a large tree farm, with primarily mature evergreen trees currently. Given the location adjacent to Deep Lake State Park and good freeway and highway access, there are many resource based tourism opportunities possible. These possibilities could be further enhanced through inclusion into the AOD. A consideration is the area in pink below the R 1/20 zone which is a nature preserve owned by the WA State Department of Fish and Wildlife. As nature and eco-tourism are important components of the Agritourism Overlay District, staff recommends the proposed additions to the AOD above. Natural areas such as this have the potential to draw tourists to the area, which is a benefit to the local economy. Addition also adds to the overall variety of potential recreational and tourism activities within the AOD. If necessary, the AOD language could be amended to exclude areas zoned as Public Parks and Preserves (PP)\(^4\). However, this is likely not necessary given that these areas are owned by the State of Washington and not owned by the public.

\(^4\) Areas in Pink = (PP) zoning District
privately owned.

**AREA 5 – I-5 West (Scott Lake to Littlerock Road)**

![Map of AREA 5 – I-5 West (Scott Lake to Littlerock Road)](image)

Current AOD Boundary

![Red line ----- = New proposed boundary](image)
The primary purpose for this adjustment is to capture the two islands of LTA zoned land south of Tumwater between Litterlock Road SW and Interstate 5. On the map above, the East end of the boundary begins at I-5 and 113th Ave SW, then runs West to Litterlock Road SW. Higher density neighborhoods and generally smaller lots to the North were avoided. There are a number of large farms zoned Rural Residential Resource 1/5 (RRR 1/5) that would also be included with this amendment that are located between the LTA zoned lands.
The changes proposed above captures many large farms and the town of Littlerock. The public road system helps to create an easily identifiable boundary as well along 110th Ave SW. There is at least one farmer in Littlerock who is waiting for a possible map adjustment in order to expand their small agricultural operation and to have more flexibility to pursue agritourism. The new boundary was chosen due to the location of existing roads, zoning, critical areas and generally smaller lot sizes located North of the new proposed AOD boundary.
AREA 6 – Littlerock Road SW to Waddel Creek Road SW

The area North of 110th Ave SW is not proposed to be included due to rather extensive critical areas, wetlands and streams located in the Salmon Creek Basin. Some uses within the AOD require a minimum of 10 acres. The proposed new northern boundary also follows the Rural 1/20 (R 1/20) zoning district, excluding some existing residential development just north of the new line located on smaller parcels (generally less than five acres).
Area 7 – Southwest County

This mapping change would be consistent with the rest of the AOD map where adjacent to Long Term Forest (LTF) zoned land in the southeast portion of the County. In addition to consistency with the rest of AOD map, another reason for the proposed change was comments from farmers located between the current AOD boundary and the Capital Forest. Owners of some larger parcels located outside the current AOD boundary have expressed substantial interest in pursuing various agritourism activities, including wine making from local fruit and berries.

This change will add several additional farms over 40 acres to the AOD. Additional comments were received from farmers in the Littlerock vicinity. The AOD boundary did not include the town of Littlerock originally, but it is logical to include this rural community along with the other primary communities already within the AOD, such as Bucoda, Tenino, Rainier and Grand Mound. Most of these rural communities have primarily resource based economies and rich agricultural histories which make them natural and welcome additions to the AOD.
Area 7 – Southwest County

This amendment will add a number of large farms with owners who have expressed serious interest in pursuing agritourism activities. This will make the West AOD boundary consistent with the southern boundary where adjacent to Long Term Forest (LTF) lands. This proposed change does not include any additional LTF lands to the AOD. These LTF lands associated with Capital Forest are owned almost entirely by Washington State Department of Natural Resources. There are already many tourist related activities available in the Capital Forest such as hiking, biking, off road vehicle riding, horseback riding and many others. No particular advantage has been identified that would result from adding the State owned Capital Forest to the AOD.
Amendments to Ordinance Language:

There are a number of changes proposed to the current language regarding agritourism.

Title 20 Zoning would be amended as follows:

Deleted Text: Strikethrough Proposed Changes: Underlined
Staff Comments: Italics Unaffected Omitted Text: (...)
Deleted Draft Text: Strikethrough / Underlined

New Definitions:

20.03.040 – Definitions.

... 3.9 “Art tourism” – The act of visiting a geographic region in order to visit, see and experience local art, art history, artists, craftspersons and culture.  
... 

Text Changes:

20.08G.040 Permitted uses and exclusions. The following uses are permitted within the AOD subject to the development standards contained in section 20.08G.020 and the requirements provided herein.

... 

TCC 20.08G.040 (2.)
2. Permitted agricultural accessory uses and activities.

... 

C. Nonagricultural accessory uses and activities such as corporate or group events reunions photography art classes art exhibits archery ranges group camping and similar accessory uses as determined by the director are permitted as long as they are consistent with the size scale and intensity of the existing agricultural use of the area property and the existing buildings on the site. Nonagricultural accessory uses and activities including new buildings parking or supportive uses shall not be located outside the general area already developed for buildings and residential uses and shall not otherwise convert more than one acre of existing agricultural land to nonagricultural uses or non resource use.

... 

Note: Based upon the Planning Commission work session on August 7, 2013, the decision was to make no changes to the original ordinance language in section TCC 20.08G.040 (2.) because the original language comes directly from the Growth Management Act and for the sake of consistency, the language should remain in its original form. Stricken language below will be restored and underlined language removed in the section below.

5 This addition was recommended by Resource Stewardship staff in order to accommodate more art related agritourism uses that could draw visitors to the AOD.
4. Country inns with or without a restaurant/lounge, overnight accommodations and meeting space are permitted in the AOD and are exempt from the design standards of Thurston County Code 20.54.070(9.5), and replaced with the following in addition to the general standards contained in this chapter. Within the AOD, country inns are permitted subject to the following standards:
   a. Country inns within the AOD are permitted in the following zoning districts, residential LAMIRD, RL 1/2, RL 1/1 and RL 2/1, RR 1/5, RRR 1/5, R 1/10 and R 1/20. Country inns are prohibited within the NA, LTA and LTF zoning districts.
   
   d. Parking standards for country inns. The following minimum number and design of parking spaces shall be provided:
      i. One space per employee, one space for each guest room and one space per two table settings if a restaurant and/or lounge is included. One space per 200 square feet of country inn and lounge.  
      
      ii. Parking areas shall be setback a minimum of twenty five feet from external property lines and shall be landscaped to soften the visual appearance of parking and loading areas. Parking and loading areas should be located within the side or rear yard to reduce visual impacts (all other requirements for parking area are located in Chapter 20.44 TCC).
   
   …

TCC 20.08G.040 (6)

6. Activities and uses defined as nature tourism, geo-tourism, culinary tourism, art tourism or eco-tourism may be permitted on all legal lots subject to Sections 20.08G.020, 20.08G.040(2), and all other applicable standards contained in this chapter and Thurston County Code. When a use pursuant to this section is proposed within an existing, nonconforming structure or lot, the Resource Stewardship Department may permit the development subject to the applicant demonstrating compatibility with the rural environment, existing development and all other Thurston County standards.

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6 This change makes parking standards for country inns consistent with other rural commercial and retail uses.
7 Twenty five feet is the setback used between industrial and residential uses in the rural County. It has been found that 50-feet can be very difficult to achieve and results in the need for a variance in many cases. Twenty five feet is more consistent with other incompatible use standards.
8 Adding new category to capture art related tourism.
9 Clarifying that must be a legal lot to participate.
Codes. In addition, such uses shall be designed and operated so as to enhance the economic viability of farming and maintain the rural character of the AOD by:

a. Promoting locally grown and produced agricultural products, goods and services; and

b. Emphasizing local rural and agricultural attributes such as local specialty crops, farming and rural culture, native and natural resources, local history, local food networks and relationships, and other elements which highlight the importance of local agriculture.

c. "Enticing visitors who could see and experience the value of local agricultural lands to the culture and economy of rural Thurston County and who may purchase locally grown and produced agricultural products, goods and services."  

Department Analysis:

The intent of the AOD is to help farmers to diversify their activities and income streams and improve the rural economy of Thurston County. However, a primary goal is to slow agricultural conversion to incompatible residential and commercial uses. Such uses take farmland out of production and permanently reduce the overall availability of farmland. The AOD does not change the underlying zoning or density, nor does it add any new restrictions. The AOD created new categories of land uses related to agriculture and tourism which are permitted within the overlay zone. Permit application review processes were simplified and streamlined to facilitate and encourage agritourism uses in the AOD. As a result agritourism review processes are quicker and less expensive in the overlay zone and there are a number of new listed land uses available within the AOD, including wineries, farm stores, farmers markets, agricultural home stays, short-term uses and accessory uses to agriculture. The welfare and wellbeing of adjacent land owners was also carefully considered in order to minimize conflicts after the AOD was adopted. To this end specific land use setbacks and size limitations were included in order to reduce noise and other potential impacts to neighboring property owners.

Comprehensive Plan and TCC Title 20 (rural zoning code)

Chapter three of the County Comprehensive plan states the following:

I. AGRICULTURE RESOURCES

Community vision: The residents of Thurston County envision a diverse and thriving agricultural industry that is able to respond quickly to changing market conditions. They recognize the essential role of land conservation and local food production in maintaining the quality of life and long-term sustainability of the community. In addition, they recognize the multiple benefits provided by farmland, including wildlife habitat and flood control. The community also recognizes that maintaining viable agricultural resources requires a partnership with the farming community. The community as a whole takes responsibility for conserving prime farm lands, promoting

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10 Borrowed language from AOD, Country Inn section with regard to parcel size and adding more flexibility. There is no practical reason for lot size restrictions with these types of uses. These activities do not require large parcels for the activities to be conducted.

11 Further explains purpose of allowing uses not directly related to agriculture, but which could help support the rural and agricultural economy by drawing visitors.
local markets, minimizing incompatible land uses, and providing other community support. This includes support for regulatory processes that are sensitive to the needs of farmers and that recognize the need to protect the environment. Farmers take responsibility for preserving soil fertility and ground and surface water quality, and for promoting a land stewardship ethic for existing and future generations.

Additionally, the Counties rural zoning Code (Title 20) provides the following guidance:

20.02.010 - Purpose and intent.

Based on the policy expressed in the Thurston County Comprehensive Plan, it is in the best interest of the county to provide for the orderly planned use of land resources. The purpose of the ordinance codified in this title is to maintain, enhance and perpetuate environmental quality and to promote the public health, safety and general welfare by guiding development according to the goals, objectives and policies set forth in the Thurston County Comprehensive Plan and in adopted subarea plans. It is further intended to provide regulations and standards which will lessen congestion on the streets; encourage high standards of development; prevent the overcrowding of land; provide adequate light and air; and facilitate adequate provisions for transportation, utilities, schools, parks, recreation needs, drainage, open space and other necessary public needs.

Staff finds the proposed amendments to be consistent with the Thurston County Comprehensive Plan, the Growth Management Act and local zoning.

Alternatives:

Option 1 – Amend Title 20, TCC Chapter 20.08G. Amendments would include mapping changes to the AOD boundary, a new definition for “agri-tourism”, amend parking standards for country inns and clarifying the intent of some current language.

Option 2 – Make no changes to TCC Chapter 20.08G (no action alternative).

SEPA:
A SEPA determination has not been made at this time.

NOTIFICATION:
Written notice of the public hearing will be published in The Olympian at least twenty (20) days prior to the public hearing.

Department Recommendations:

There are many benefits from expanding agri-tourism opportunities in Thurston County, and they include:

Benefits of Agri-tourism:

- Preservation of farm culture
- Farm and open space conservation
- Local economic development
• Economic diversification
• Local food security
• Public education
• Provides on-site employment opportunities for farming families and rural residents (keeping kids on the farm)

Amending the Agritourism Overlay District (TCC 20.08G) language and the official map designating the boundaries of the AOD would be consistent with other Thurston County Development Codes, including Titles 21 (Lacey UGA), Title 22 (Tumwater UGA), Title 23 (Olympia UGA), the Growth Management Act and the Thurston County Comprehensive Plan.

The Resource Stewardship Department recommends the Planning Commission set a public hearing to obtain public input and comments as required for zoning amendments.
ATTACHMENT - A

Definitions of different tourism types:

Agritourism: A visit to a working farm or any agricultural, horticultural, or agribusiness operation in order to enjoy, be educated by, or become actively involved in the activities of the farm or operation. May include food service to guests, overnight accommodations, recreational activities, classes, farm festivals & social events. 12

Nature tourism or Ecotourism: These two terms are interchangeable and are defined as responsible travel to fragile, pristine, and usually protected areas that strive to be low impact and (often) small scale (as an alternative to mass tourism). Its purpose is to educate the traveler; provide funds for ecological conservation; directly benefit the economic development and political empowerment of local communities; and foster respect for nature, different cultures and human rights.

Geotourism: Best practice tourism that sustains or enhances the geographical character of a place, culture, environment, heritage and well-being of its residents (term coined in 2002). Often includes many elements of nature tourism / ecotourism. Since tourists need to eat, culinary tourism is also a likely element of geotourism.

Culinary tourism: Experiencing the food of the country, region or area (cuisine as an expression of culture). Experiencing what is unique and memorable and not necessarily pretentious and exclusive. Wine and beer tourism are regarded as subsets of culinary tourism. Culinary tourism is often an element of agritourism, geotourism and rural tourism. Culinary tourism and agritourism are inextricably linked, as the seeds of cuisine can be found in agriculture. 13

New proposed definition:

Art tourism: The act of visiting a geographic region in order to visit, see and experience local art, art history, artists, craftspersons and culture.

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12 Agritourism is the primary focus of this project. However it will naturally includes elements of other forms of tourism (i.e. culinary and geotourism).

13 Now considered a vital component of the tourism industry. Dining out is common among tourists and food is believed to rank alongside climate, accommodation, and scenery in importance to tourists (Wikipedia 06/27/11).
Current Agri-tourism Overlay District Map

Nisqually Ag. District ➔

Main body of AOD
36.70A.177
Agricultural lands — Innovative zoning techniques — Accessory uses.

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

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

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

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

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

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

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

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

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

(b) Accessory uses may include:

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

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

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

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

[2006 c 147 § 1; 2004 c 207 § 1; 1997 c 429 § 23.]