

### **17.03.090 Rural Agriculture (RA) Zone**

The primary purpose of the Rural Agriculture (RA) zone is to protect and encourage the long term productive Use of Island County's agricultural land resources of local importance. It is established to identify geographic areas where Commercial farming practices can be conducted in an efficient and effective manner; and to help maximize the productivity of the lands so classified. Secondly, lands classified RA provide scenic Open Space, wildlife habitat and watershed management to the extent such Use is consistent with the primary purposes of the Zone.

#### **A. Permitted Uses.** Processed as Type I decisions pursuant to Chapter 16.19 ICC:

1. Accessory Uses;
2. All uses which are necessary to the production, harvesting, sale or processing of agricultural products or have the principal purpose of carrying out or facilitating the practice of farming;
3. Bed and Breakfast Room;
4. Dwelling Units for farm workers employed by the farm operator;
5. Farm Produce Stand and Forest Products Stand;
6. The growing, harvesting, sale and managing of agricultural products including horticulture and Livestock;
7. The growing, harvesting, sale (including seasonal sales) and managing of forest products or any forest crop, in accordance with the Washington Forest Practices Act and regulations adopted pursuant thereto, including, but not limited to, timber, Christmas trees, nursery stock, and floral vegetation;
8. Guest Cottage;
9. Home Occupation;
10. Minor Utilities;
11. Single Family Dwelling Unit;
12. Temporary Uses;
13. Water Tanks;
14. Day Care Nursery (no more than six (6) persons);
15. Group Home (no more than six (6) persons); and
16. Accessory Living Quarters.

Provided that any Permitted Use shall be disapproved upon finding that it will Interfere with efficient management or productivity of Agricultural Uses.

#### **B. Conditional Uses**

1. Uses allowed upon Site Plan approval pursuant to this Chapter 16.15 ICC

processed as Type II decisions, pursuant to Chapter 16.19 ICC:

- a) Communication Towers;
  - b) Equestrian Center as specified in ICC 17.03.180;
  - c) Home Industry as specified in ICC 17.03.180;
  - d) Kennels;
  - e) Bed and Breakfast Inn;
  - f) Small Day Care Center;
  - g) Recreational Aerial Activities as specified in ICC 17.03.180; and
  - h) Rural Event Center as specified in ICC 17.03.180.T.8(a) as a Type II Decision.
2. Uses allowed upon Site Plan approval pursuant to Chapter 16.15, processed as Type III decisions and requiring a community meeting pursuant to Chapter 16.19 ICC, unless otherwise specified:
- a) Gun Club and Shooting Range;
  - b) Surface Mine;
  - c) Church, except that a community meeting is not required if seating capacity is no more than 150 or fewer persons or a 2,000 square foot assembly area is proposed;
  - d) Covered Equestrian Center as specified in ICC 17.03.180;
  - e) Essential Public Facilities;
  - f) Home Industries as specified in ICC 17.03.180, except that a community meeting is not required; and
  - g) Rural Event Center as specified in ICC 17.03.180.T.8(a) as a Type III Decision.
3. Earned Development Units after approval by the Board of a Commercial Agriculture Farm Management Plan as set forth in ICC 17.03.180.G.
4. Certain uses allowed in the R zone identified in ICC 17.03.035A as specified in an approved commercial Agriculture Farm Management Plan as set forth in ICC 17.03.180.G.

C. **Designation Criteria.** Parcels that meet the following criteria qualify as rural Agricultural Land and shall be classified in the Rural Agricultural classification:

1. The Lot Tract or Parcel is at least ten (10) acres; or smaller Contiguous Lots owned by the same Owner that, in combination, are at least ten (10) acres in size;
2. The Lot, Tract or Parcel was classified in the open agricultural tax classification or, if withdrawn, all taxes, interest and penalties were not paid in

full as of June 2, 1999; and

3. The Lot, Tract or Parcel is not classified CA or located in a UGA or RAID.

D. **Lot/Density.** Lot or density requirements shall be as follows:

1. Minimum Lot size shall be ten (10) acres. Base Density shall be one (1) Dwelling Unit per ten (10) gross acres of site area.
2. For a PRD ten (10) acres or larger in size, the minimum Lot size may be modified to an average density of one (1) Dwelling Unit per ten (10) gross acres of site area.
3. Earned Development Units may be used, Lot Size may be decreased and Density may be increased pursuant to an adopted Management Plan by boundary line adjustment, Short Subdivision, Subdivision or PRD.
4. For legally created Existing Lots, each Lot may be sold, leased or transferred. Provided that, said Lot, if it still meets the designation criteria set forth in ICC 17.03.090.C, said Lot shall continue to be used for RA Permitted or Conditional Uses.
5. The Lot size limitation set forth above shall not apply when:
  - a) the new Lot is to be sold, exchanged or transferred through a boundary line adjustment pursuant to Chapter 16.06 ICC to an adjacent RF, CA or RA property Owner who will continue to maintain Permitted and Conditional Uses; or
  - b) an Existing Lot is proposed to be modified through a boundary line adjustment and will not subsequently be further modified in size or used in combination with unregulated subdivision such that new Lots are created that are less than the required minimum lot size.
6. For Lots created pursuant to this section, a notation advising of the Lot creation in compliance with Chapter 16.25 ICC will be recorded and placed on the face of the boundary line adjustment, short plat, plat, or PRD.

E. **Setbacks.** Unless otherwise provided in this Chapter, Setback requirements shall be as follows:

1. Setbacks are specified in ICC 17.03.180.S.
2. Reduced Setbacks may be approved when necessary to minimize impact on resource land pursuant to ICC 17.03.180.S.
3. For permitted or Conditional Uses adjacent to lands classified AP or a Surface Mining operation:
  - a) The Setback requirements of this section may be increased to ensure that such uses do not Interfere with Permitted Uses allowed in the AP zone or a Surface Mining operation; and
  - b. A notation shall be placed on the face of any plat, short plat, PRD or

building permit(s) and included in documents of conveyance and any recorded covenants as provided in Chapter 16.25 ICC.

- F. **Height.** Maximum building height shall not exceed thirty-five (35) feet. Chimneys, smokestacks, fire or parapet walls, ADA-required elevator shafts, flagpoles, utility lines and poles, water tanks, skylights, silos, communication sending and receiving devices, HVAC and similar equipment, and spires associated with places of worship are exempt from height requirements.
- G. **Verification of Rural Agriculture (RA) Zone Classification.** Parcels classified RA shall be converted to R, processed as a technical Type IV amendment pursuant to Chapter 16.19 ICC with no County permit fee charged the Owner if the Parcel is not farmable due to the critical area regulations contained in Chapter 17.02 ICC or if the Owner demonstrates that as of June 2, 1999, the Parcel did not meet the designation criteria set forth in subsection C above.