

Exhibit D
Commercial Agriculture Zone

17.03.100 Commercial Agriculture (CA) Zone

The primary purpose of the Commercial Agriculture (CA) zone is to protect and encourage the long term Commercially productive Use of Island County's agricultural resource lands of long term Commercial significance that have been designated pursuant to RCW 36.70A.170. It is established to identify geographic areas where a combination of soil, and topography allow Commercial farming practices to be conducted in an efficient and effective manner; to help maximize the productivity of the lands so classified; to protect farming operations from Interference by non-farmers; and to maintain agricultural land areas for Agriculture Use free from conflicting non-farm uses. Otherwise, the purposes of the zoning classification are the same as the RA zone.

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E. Lot/Density

1. Minimum Lot size shall be twenty (20) acres. Base Density shall be one (1) Dwelling Unit per twenty (20) acres of gross site area.
2. For a PRD twenty (20) acres or larger in size, the minimum Lot size may be modified to an average density of one (1) Dwelling Unit per twenty (20) 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, if it still meets designation criteria set forth in ICC 17.03.100.D, said Lot shall continue to be used for CA 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 boundary line adjustment pursuant to Chapter 16.06 ICC to an adjacent RF, CA or RA property Owner who will continue to maintain Permitted or 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.
7. A division of land into Lots, Tracts or Parcels that are less than 3 acres is permitted, when the Lot(s) are or will be used for the purpose of establishing a site for construction and operation of consumer-owned or investor-owned electric utility facilities as they are defined in ICC 16.06.030.L. Divisions of

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lands fulfilling these requirements shall not be subject to the Subdivision and Short Subdivision provisions of Chapter 16.06 ICC and shall be recorded in accordance with chapter 58.09 RCW.