
HOUSE BILL 1962

State of Washington

57th Legislature

2001 Regular Session

By Representative Dunshee

Read first time 02/09/2001. Referred to Committee on Local Government & Housing.

1 AN ACT Relating to creating incentives for the transfer of
2 development rights; 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 1997 c 429 s 23 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. A county or city should encourage
11 nonagricultural uses to be limited to lands with poor soils or
12 otherwise not suitable for agricultural purposes.

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

15 (a) Agricultural zoning, which limits the density of development
16 and restricts or prohibits nonfarm uses of agricultural land;

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

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

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

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

9 (3) A city or county may develop incentive programs to transfer
10 development rights from agricultural or open spaces zones to higher
11 densities in urban zones.

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