



**ORDINANCE NO. 1508**

***THE CITY OF WOODLAND, WASHINGTON***

**AN ORDINANCE OF THE CITY COUNCIL AMENDING THE WOODLAND MUNICIPAL CODE FOR THE ADDITION OF A NEW AGRICULTURE (AG) ZONING DISTRICT AND AUTHORIZE PUBLICATION BY SUMMARY.**

WHEREAS, Woodland Municipal Code (WMC) 19.08 authorizes the City Council to make decisions on zoning code amendments; and

WHEREAS, the Planning Commission held a workshop on this item on November 18<sup>th</sup>, 2021; and

WHEREAS, the Planning Commission held a public hearing on this topic on February 17<sup>th</sup>, 2022; and

WHEREAS, notice for the public hearing has been published in the newspaper of record and posted as required by code; and

WHEREAS, the City Council scheduled a public hearing for April 4<sup>th</sup>, 2022 to consider the proposed ordinance; and

WHEREAS, all procedural requirements of the WMC for these amendments have been met; and

WHEREAS, the Woodland City Council has reviewed the following amendments to the WMC and found them to be acceptable and appropriate.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:**

**Section 1. Amend WMC 17.12.010 – Districts Designated.**

Amended Section WMC 17.12.010 – The existing code section listing zoning districts is amended to include the following:

AG	Agriculture
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**Section 2. New Section**

New Section - WMC 17.100 – The code is amended to read as found in Attachment A.

**Section 3: Severability.** If any section, sentence, clause or phrase in this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of constitutionality of any other section, sentence, clause or phase of this Ordinance.

**Section 4: Effective Date.** This ordinance shall become effective five (5) days after its summary publication in this media or paper of record as required by law.

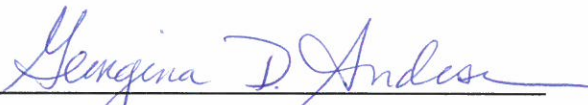
**ADOPTED** this 3<sup>rd</sup> day of October 2022.

**CITY OF WOODLAND, WASHINGTON**


Approved:

  
\_\_\_\_\_  
William A Finn, Mayor

Attest:

  
\_\_\_\_\_  
Georgina D. Anderson, Deputy Clerk-Treasurer

Approved as to form:

  
\_\_\_\_\_  
Frank F. Randolph, City Attorney

Attachment A

**17.100 Agriculture (AG) – Permitted uses.**

**17.100.005 - Purpose.**

The purpose of the Agriculture (AG) district is to protect agricultural uses and agricultural soils, and to provide for long-term agricultural activities with minimal unplanned encroachment of nonagricultural uses.

**17.100.010 - Permitted uses.**

The following uses are permitted in the agriculture district (AG):

- A. One single-family dwelling with accessory building and uses; and
- B. Agricultural activities: farms; dairies; pastures; apiaries; horticulture; floriculture; animal and poultry husbandry; commercial feedlots; slaughterhouses; cultivation, management and harvest of any forest crop; and private stables;
- C. All activities associated with the production of agricultural products, including but not limited to the following:
  - a. Operation, maintenance, and repair of farm equipment;
  - b. Disposal and use of manure;
  - c. Spraying and fertilizing;
  - d. Preparation of farm products for market;
  - e. Sale of produce;
  - f. Storage and transportation of agricultural products;
- D. All buildings associated with the production of agricultural products including but not limited to:
  - a. Barns, private stables;
  - b. Storage;
  - c. Roadside stands for the sale of produce;
  - d. Housing for the property owner's immediate family members and employees, providing there is no division of land, except as provided in CCC 18.10.547 through 18.10.548, as now enacted or hereafter amended;
  - e. Nurseries and greenhouses;
  - f. Buildings for farm produce production, storage, and distribution;

**17.100.020 – Special uses.**

The following uses are permitted in this district with site plan review under WMC Chapter 19.10:

A. Recreation uses, including recreational hunting;

B. On-site hazardous waste treatment and storage facilities; provided: (1) such facilities are accessory to and clearly subordinate to another permitted use; (2) such facilities comply with the state siting criteria; and (3) such facilities are developed and operated in compliance with all applicable federal and state laws and regulations, including but not limited to Chapter 70.105 RCW and the regulations thereunder, as now or hereafter amended;

C. Other uses compatible with the character of this district but not listed, and for which suitable performance standards and site requirements may be attached pursuant to the site plan process and through the procedures of Section 17.44.030 (applied for agricultural uses in the agricultural district).

**17.100.030 – Conditional uses – Hearing Examiner**

The following uses associated with agricultural activities within the agriculture district (AG) with conditional use approval under WMC Chapter 17.72:

A. Bakeries producing for the wholesale market with retail sales limited to items produced on the premises

B. Buildings, yards and development necessary for the operation of a public utility; provided thermal power generating facilities shall not be allowed;

C. Cold and ice storage plants including storage and office within the building;

D. Commercial feedlots;

E. Employee cafeterias as part of the on-site special use;

F. Equipment assembly, sales, rental, repair and service;

G. Feed and seed stores and other agricultural materials, supplies and machinery sales and service;

H. Laboratories and research facilities;

I. Light industrial fabrication; processing, storage and distribution of prefabricated materials. All such uses must comply with applicable federal, state and local regulations, and must not create an unreasonable risk of fire or explosion to adjacent properties. Retail sales must be secondary to the production and wholesale of agricultural products;

J. Livestock training, auction, or exhibition facilities;

K. Mining and storage of dredge spoils, provided, top soils shall be stockpiled on site prior to deposition of the dredge spoil materials, and such top soils shall be distributed over the top of the dredge spoils upon final cessation ~~completion~~ of the dredging activity;

L. Nurseries, greenhouses, yard and garden supply sales;

M. On-site hazardous waste treatment and storage facilities; provided: (1) such facilities are accessory to and clearly subordinate to another permitted use; (2) such facilities comply with the state

siting criteria; and (3) such facilities are developed and operated in compliance with all applicable federal and state laws and regulations, including but not limited to Chapter 70.105 RCW and the regulations thereunder, as now or hereafter amended;

N. Petroleum, propane, liquefied gas, coal, wood and similar bulk fuel storage and distribution facilities;

O. Public stables;

P. Sales of the products and materials;

Q. Storage buildings and warehouses for consumer goods;

R. Utility and transportation corridor(s) including rail lines;

S. Veterinary offices and clinics including outside animal runs; dog grooming facilities;

T. Water-oriented outdoor recreational uses;

**17.100.040 – Lot Standards**

The following standards apply to lots in the agriculture district (AG):

Minimum Lot Size – 38 acres

Front Setback – 25 feet

Street Side Setback – 25 feet

Side Setback – 5 feet

Rear Setback – 20 feet

Building Height – 30 feet for non-agricultural structures

Residential Development Standards – Per WMC 17.16.060

Required parking – Per WMC 17.16.060 and 17.56.

Accessory Buildings - Per WMC 17.16.060(K)

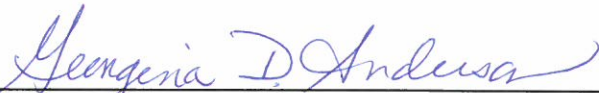
**SUMMARY OF ORDINANCE NO. 1508  
OF THE CITY OF WOODLAND, WASHINGTON**

On October 3, 2022 the City Council of the City of Woodland, Washington, approved Ordinance No. 1508 the main point which may be summarized by its title as follows:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
WOODLAND AMENDING THE WOODLAND MUNICIPAL CODE TO  
ADOPT DEVELOPMENT STANDARDS FOR AGRICULTURAL ZONING  
DISTRICTS AND AUTHORIZE PUBLICATION BY SUMMARY (FINAL  
READING)**

The full text of this Ordinance will be mailed upon request.

APPROVED by the City Council at their meeting on 3rd day of October 2022.

  
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Georgina D. Anderson, Deputy Clerk-Treasurer

Published:     October 12, 2022  
Effective:     October 17, 2022