TO: Planning Commission
DATE: May 8, 2020
FROM: Cathy Brightwell, Duane Huffman
RE: A-1 Uses, including Storage Structures

As discussed in previous planning commission meetings, the A-1 zone allows both residential and agricultural uses which has become an issue for property owners who use their property for non-agricultural storage and do not have a house on the property.

An earlier proposal to add “accessory structure” was found not to be a workable option since it retains the concept of accessory structures being “on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or building.”

An alternative suggestion was made to use the term “non-commercial structure” to allow for buildings on a property where no residential dwelling exists. At your request, Mr. Doxey drafted a definition that describes restrictions on the building and requires an agreement between the city and owner that will be recorded against the property.

One issue to consider is whether the setbacks applied to this building are the standard residential dwelling setbacks (30’ front and rear’, 10’ – 14’ side), or accessory structure setback (3’-6’ side and rear).

If, in the future, the property owner chooses to change the use of the building, for example, making it an accessory structure by adding a dwelling or making it a dwelling, the agreement can be modified if standard regulations including setbacks can be met.

A redline version of the A-1 zoning code is attached that includes this term as a Permitted Use and includes a proposed definition. A public hearing is scheduled for May 26, 2020.
17.16 Agricultural District, A-1

17.16.010 Purpose
The purpose of providing the agricultural district A-1 is to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt open spaces. This district is intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses harmful to the continuance of agricultural activity. It is also intended to allow and promote conditions favorable to large-lot family life, the keeping of limited numbers of animals and fowl, and reduced requirements for public utilities.

17.16.020 Permitted Uses
The following uses are permitted in the agricultural district A-1:

1. Agricultural;
2. Single family dwelling;
3. Farm Animals;
4. Home Occupations;
5. Residential facility for persons with a disability; and

17.16.030 Conditional Uses
The following uses are conditional in the agricultural district A-1:

1. Equestrian facilities, commercial stables;
2. Public or quasi-public uses;
3. Child day care or nursery (pursuant to Chapter 5.28 Home Occupations);
4. Flag lots;
5. Natural resource extraction;
6. Residential facility for elderly persons;
7. Kennels (pursuant to Chapter 5.28 Home Occupations);
8. Residential facility for Elderly Persons;
9. Accessory Dwelling Units (ADU); and
10. Restricted Lots (see definitions, Section 17.04.030).

17.04.030 Definitions

“Non-commercial structure” means a structure that: (1) is not designed or used for commercial purposes, (2) is not designed or used as a dwelling, (3) is not accessory to a principal building or use on the same lot, and (4) is not a landscape enhancement such as an arbor or trellis. Such conditions will be stipulated in a recorded agreement between the city and property owner. If a principal building or use is established on the same lot as a non-commercial structure, the non-commercial structure will be deemed an accessory structure subject to all regulations governing accessory uses, buildings, or structures.