

2.6 Extensive Agriculture (EA)

2.6:1 Purpose.

The purpose of this district is to encourage the continued practice of farming on lands best suited for agriculture and to prevent or minimize conflicts between common agricultural practices and various nonfarm uses.

2.6:2 Principal Uses Permitted Outright

1. Farm use.
2. Dwellings (including mobile homes) and other buildings customarily provided in conjunction with a farm use.
3. Home occupation.
4. Commercial or industrial activity directly serving agricultural operations including the preparation and storage of farm products.

2.6:3 Conditional Uses

1. Public and private school.
2. Church.
3. Golf Course.
4. Park, playground, or community center owned and operated by a governmental agency or a non-profit organization.
5. Utility facilities necessary for public service.
6. Migrant labor and farm-hand housing facilities of more than three dwelling units.
7. Quarries, mines and sand & gravel pits when the proposed subsequent use of the site, after reclamation, is principally agricultural in nature. (Amended 1/27/86, Ordinance No. 0 012786)
8. Any other uses judged by the Board of Adjustment to be consistent with the purposes and intent of this chapter and to be no more detrimental to the adjacent properties than, and of the same type and character as, the above listed uses.

2.6:4 Density Provisions

Density provisions for the EA District are:

1. Maximum number of dwelling structures for permanent living per lot: one (1)
2. Minimum lot area: twenty (20) acres, or forth (40) acres where designated. The 40 acre designation shall not be placed upon an area less than 640 acres in size.
3. Minimum front yard depth: 20 feet.
4. Minimum side yard depth: 5 feet.
5. Minimum rear yard depth: 20 feet.
6. Minimum lot width: 100 feet.

2.6:5 Accessory Uses Permitted.

1. Uses customarily incidental to a principal use permitted outright, such private garages or parking areas for non-commercial vehicles only, but not including any business, trade or industry. Onsite hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone, provided that such facilities meet lawfully allowed in this zone, provided that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.
2. The renting of rooms by the resident owner for lodging purposes only and for the accommodation of not more than two roomers in a dwelling unit.
3. Residences provided for farm laborers, not to exceed three dwelling units.
4. The accessory uses and exceptions which may be authorized by the Board of Adjustment in this district are those customarily incidental to conditional exceptions allowed.

2.6:6 Parking Space Required

At least one (1) permanently maintained off-street

parking or a private garage for one car shall be on the same lot as a dwelling or be attached thereto or made a part of the main building. Adequate parking shall be provided for accessory or conditional uses and may be established by the Board of Adjustment. See also Section 4.2.

2.6:7

Signs

Non-flashing residential name plates not exceeding 64 square inches bearing only the name and address of the occupant; non-flashing bulletin boards or signs not exceeding 30 square feet for quasi-public institutional or other buildings. See also Section 4.5.