| **Issue #** | **Proposed Change** | **Chair’s Direction** |
| --- | --- | --- |
| 1 | Sections 3 through 9 add a new chapter in Title 6 – business licenses  This adds a new requirement to get a business license for wineries, breweries, and distilleries, and remote tasting rooms.  The business license fee would be $100 for initial and renewal of licenses. | 7/11 – ok with Executive’s proposal. |
| 2 | Section 10: Repeals existing definition of winery:  An establishment primarily engaged in one or more of the following:  A. Growing grapes or fruit and manufacturing wine, cider or brandies;  B. Manufacturing wine, cider, or brandies from grapes and other fruits grown elsewhere; and  C. Blending wines, cider or brandies. | 6/28 – ok with Executive’s proposal. |
| 3 | Section 11: Adds a definition for adult beverage business:  An adult beverage business means a winery, brewery, distillery or cidery, and remote tasting rooms for any of those businesses. | 6/28 – ok with Executive’s proposal. |
| 4 | Section 12: Adds a definition for remote tasting room:  A small facility approved by the Washington state Liquor and Cannabis Board as a remote tasting room for a licensed winery, brewery or distillery that is operating at a location other than the licensed winery, brewery or distillery production facility, for the purpose of the retail sale and sampling of the licensed product. | 6/28 – revise the language so that breweries and distilleries can participate in the demonstration project. Be clear that additional endorsements, and other retail liquor licenses (bars and restaurants) would not be allowed – farmers market allowances may have language to use. |
| 5 | Section 13: Adds a definition for winery, brewery, distillery facility I:  A very small establishment licensed by the state of Washington to produce adult beverages such as wine, cider, beer and distilled spirits and where on-site product tasting or retail sale of merchandise does not occur. | 6/28 – add a maximum size qualifier |
| 6 | Section 14: Adds a definition for winery, brewery, distillery facility II:  A small scale production facility licensed by the state of Washington to produce adult beverages such as wine, cider, beer and distilled spirits and that includes an adult beverage production use such as crushing, fermentation, barrel or tank aging, and finishing. A winery, brewery, distillery facility II may include additional product-related uses such as vineyards, orchards, wine cellars or similar product-storage areas as authorized by state law, on-site product tasting and sales as authorized by state law, and sales of merchandise related to products available for tasting as authorized by state law. | 6/28 – add a maximum size qualifier |
| 7 | Section 15: Adds a definition for winery, brewery, distillery facility III:  An establishment licensed by the state of Washington to produce adult beverages such as wine, cider, beer and distilled spirits and that includes an adult beverage production use such as crushing, fermentation, barrel or tank aging, and finishing. A winery, brewery, distillery facility III may include additional product-related uses such as vineyards, orchards, wine cellars or similar product-storage areas as authorized by state law, on-site product tasting as authorized by state law, and sales of merchandise related to products available as authorized by state law. | 6/28 – ok with Executive’s proposal. With changes to I and II definitions to add size qualifiers, ensure no changes are needed to facility III definition. |
| 8 | Section 17: Modifies parking requirements:  Requires for WBD II facilities, 0.9 per 1,000 square feet plus 1 per 300 square feet of tasting area (existing code is 1 per 50 square feet of tasting area).  Does not specify parking requirements for other WBD facilities. | 6/28 – keep existing parking ratio of 1:50sf for tasting. Add language to the demonstration projects to evaluate parking needs/impacts. |
| 9 | Section 18: Modifies home occupation requirements (R, UR, NB, CB and RB zones):  Prohibits all WBD facilities and remote tasting rooms. | 6/28 – ok with Executive’s proposal. |
| 10 | Section 19: Modifies home occupation requirements (A, F and RA zones):  Prohibits all WBD facilities and remote tasting rooms. | 6/28 – ok with Executive’s proposal. |
| 11 | Section 20: Modifies home industry requirements:  Prohibits all WBD facilities and remote tasting rooms. | 6/28 – allow WBD as a home industry. (see modified conditions in HIP section). |
| 12 | Section 21: Modifies temporary use permit requirements:  For WBD II and III in A zones, events limited to 2 per month and all parking must be accommodated on site or through a plan approved by the director.  For WBD II and III in RA zones, events limited to 24 within a one-year period and all parking must be accommodated on site or through a plan approved by the director.  For WBD II in A and RA zones, consider building occupancy limits and parking limitations during permit review, shall condition the number of guests and shall not be more than 125 guests.  For WBD III in A and RA zones, consider building occupancy limits and parking limitations during permit review, shall condition the number of guests and shall not be more than 250 guests.  No events or temporary use permits for WBD I, nonconforming home occupations, home industries.  WBD II and III in other zones are allowed 60 days a year | 6/28 –   * add language that specifies when a TUP is required. Include events that exceed the building occupancy, that require portable toilets and additional parking as criteria, but exclude those that have stages or tents. * Include language that events within the normal business hours do not require a TUP. * Allow 24 events per year in Ag zone. * WBD II allowed 150 guests (WBD III ok with 250) |
| 13 | Section 22: Adds a Sammamish Valley and Vashon Town Center wine and adult beverage remote tasting room demonstration project A.   * Administrative approval by DPER – as a Type I land use decision * May apply for approval simultaneously as business license application * Allowed uses under the demonstration project limited to remote tasting room. * Adds criteria for remote tasting room:   + One or more WBD I, II or III may operate   + Total space for tasting and retail is 1,000sf plus storage, restroom, back-of-the-house uses   + Additional 500sf of outdoor space allowed   + Direct access to an arterial   + No production allowed   + Incidental retail sales of products related to products tasted allowed   + Hours of operation M-Th 11am-5pm, F-S 11am-9pm   + Need a liquor license   + No events or temporary use permits   + Parking maximum of 150 percent of minimum required * Only allowed in area identified in Attachment A to ordinance. * Must be consistent with general health, safety and welfare. * Supersedes other variance, modification and waiver criteria in Title 21A. * Demonstration project A is in effect for 3 years from effective date of the ordinance, after which the remote tasting rooms would become nonconforming. * Annually, DPER compiles a list of applications submitted and related code complaints. * The Executive may submit additional proposed legislation extending or amending this ordinance within the 3 year demonstration project. | 6/28 –   * Add Fall City Rural Town, CB zoning only, as third area. * Add language to the demonstration projects to evaluate parking needs/impacts. * Add more robust evaluation language. Include the nearby City’s, and CSA groups, views of the overlays. Include evaluation of the businesses to survive/profit with the regulations. * Require a Council action to end the overlay. Remove the provision that has DPER stop accepting applications automatically after 3 years.   6/29 – Executive staff suggest that the allowance be narrowed to either the Town Core, or the CB zoned land within the Rural Town.  7/11 – will reduce the scope of the Vashon overlay to either the Town Core or CB zoning in the Rural Town. |
| 14 | Section 23: Adds a Sammamish Valley wine and adult beverage tourist district events demonstration project B.   * Administrative approval by DPER, using review procedures in 21A.42 and decision criteria in 21A.44.040 (for CUPs) * Allowed for WBD III * Waives requirements in 21A.32.100 through .140; 21A.44.020 and 21A.08.080.B.12.l * Allowed to obtain authorization for on-site weddings and similar uses under the CUP * No waiver from other requirements (including review procedures) * Only allowed with an application for a new or modified CUP for WBD III, either in conjunction with that application or before. Must demonstrate compliance with 21A.44.040. * CUPs are a Type II land use decision * Only allowed in area identified in Attachment B to ordinance. * Must be consistent with general health, safety and welfare. * Demonstration project B is in effect for 3 years from effective date of the ordinance (plus any time for appeal timelines), after which the CUPs would become nonconforming. * Annually, DPER compiles a list of applications submitted, evaluation of impacts of events authorized by the demonstration project, and related code complaints. * The Executive may submit additional proposed legislation within the 3 year demonstration project. | 6/28 –   * During the 3-year demonstration period properties in overlay B cannot be consolidate to create a winery. * Evaluate water use and compliance with Hirst. During the course of the counties work to comply with Hirst Legislation we will also evaluate the impact of various types of businesses on water evaluation. * Add more robust evaluation language. Include the nearby City’s, and CSA groups, opinions of the overlays. Include evaluation of the businesses to survive/profit with the regulations. * Require a Council action to end the overlay. Remove the provision that has DPER stop accepting applications automatically after 3 years. |
| 15 | Section 24: Modifies citation penalty:  Adds specific citations for WBD I, II, II and remote tasting rooms: $500 for first violation, and $1,000 for subsequent violations  (existing code is $100 for first violation, $500 for subsequent violations) | 6/28 –   * Modify the citation penalties:   1st violation – written warning plus discretion to fine up to $100  2nd violation - written warning plus discretion to fine up to $200  3rd violation - written warning plus discretion to fine up to $500  4th violation - $750  5th violation - $1,000  Subsequent: Notice and Order process with civil penalties. Review whether to suspend or revoke KCC business license, or not renew it. |
| 16 | Section 16: Modifies the Manufacturing land use table:  Adds WBD I, WBD II, and WBD III to the permitted use table and permits them in multiple zones, either as permitted outright with development conditions or with a conditional use permit with development conditions in several zones.  Modifies development conditions for WBD facilities related to minimum lot size, floor area, parking area, setbacks, product content, location of facilities on farmland, tasting hours, site access, business license, events, connection to water supply, growing requirements, and employee maximums. | See separate tables on following pages for changes to this table. |

**Manufacturing Table - Agriculture Zones – Production Facilities**

**Note: if the Chair’s Direction cell is blank, then the Executive’s transmittal is agreed to**

| **Issue #** | **Condition** | **Proposed Ordinance 2018-0241** | **Chair’s Direction** | **Proposed Ordinance 2018-0241** | **Chair’s Direction** |
| --- | --- | --- | --- | --- | --- |
|  |  | **WBD II (DC#3)** |  | **WBD III (DC#12)** |  |
| **17** | **Type of Permit** | Permitted– only as an accessory to agricultural use |  | Conditional Use |  |
| **18** | **Min. Lot Size** | 2.5 acres |  | 4.5 acres  Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres |  |
| **19** | **Max. Building Size** | 3,500 sf (historic buildings maximum is 5,000 sf) | For historic buildings, 5,000sf is the maximum building footprint. Total square footage is not limited.  Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area. | Maximum floor area 8,000 sf; additional 8,000 sf for underground storage | Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area. |
| **20** | **Tastings** | Tasting of products produced on-site, and no extra floor area allowed for tasting  Hours for on-site tasting:  Mon-Th: 11am – 7pm  F-Sun: 11am – 9 pm | Hours for on-site tasting:  Sun-Th: 11am – 9pm  F-Sat: 11am – 11pm (but no outdoors tasting past 10pm) | Tasting of products produced on-site, and no extra floor area allowed for tasting  Hours for on-site tasting:  Mon-Th: 11am – 7pm  F-Sun: 11am – 9 pm | Hours for on-site tasting:  Sun-Th: 11am – 9pm  F-Sat: 11am – 11pm (but no outdoors tasting past 10pm) |
| **21** | **Events** | Up to 2 events/month with TUP. Max. size = 125 guests; parking accommodated on-site or managed through parking plan | Up to 24 events/year with TUP. Max. size = 150 guests; parking accommodated on-site or managed through parking plan | Up to 2 events/month with TUP. Max. size = 250 guests; parking accommodated on-site or managed through parking plan | Up to 24 events/year with TUP. Max. size = 250 guests; parking accommodated on-site or managed through parking plan |
| **22** | **Water** | Not specified |  | Must connect to existing Group A water system, or existing Group B water system if Group A water system not available | Maintain existing code: Meet requirements for water and wastewater; water meters required for use of wells |
| **23** | **Access** | Direct access from an arterial | Add CUP allowance for Ag zone (like for RA zone)  Access must be provided either through:   * Direct access to an arterial or within one street to an arterial * Legal access to an arterial but physical access within one street to an arterial * Agreement from neighbors | Direct access from an arterial | Access must be provided either through:   * Direct access to an arterial or within one street to an arterial * Legal access to an arterial but physical access within one street to an arterial * Agreement from neighbors |
| **24** | **Product Content** | 60% of product to be processed must be grown on site. | 60% of land must be in agricultural production. For properties larger than 100 acres, 75% of prime ag soils must be in production. | 60% of product to be processed must be grown on site. | 60% of land must be in agricultural production. For properties larger than 100 acres, 75% of prime ag soils must be in production. |
| **25** | **Production/ Facility Location** | Required  Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes. | Non-agricultural facility uses must be on portion of the property least suitable for agricultural production purposes. | Required  Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes. | Non-agricultural facility uses must be on portion of the property least suitable for agricultural production purposes. |
| **26** | **Parking** | 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area  Limited to 150% of minimum required | Tasting ratio is 1 per 50 square feet | Determined through CUP |  |
| **27** | **Setbacks** | 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas. | Allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25’ | 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas. | Allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25’ |
| **28** | **KC Bus. License** | Required |  | Required |  |

**Manufacturing Table – Rural Area Zones – Production Facilities**

**Note: if the Chair’s Direction cell is blank, then the Executive’s transmittal is agreed to**

| **Issue #** | **Issue/Condition** | **Proposed Ordinance 2018-0241** | **Chair’s Direction** | **Proposed Ordinance 2018-0241** | **Chair’s Direction** | **Proposed Ordinance 2018-0241** | **Chair’s Direction** |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  |  | **WBD I (DC#30)** |  | **WBD II (DC#3 and DC#31)** |  | **WBD III (DC#12)** |  |
| **29** | **Type of Permit** | Permitted – only one nonresident employee allowed | Move WBD I to a residential accessory use. Allow in RA and A zones. | Permitted  Conditional Use |  | Conditional Use |  |
| **30** | **Min. Lot Size** | None |  | P and C: 2.5 acres |  | 4.5 acres  Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres |  |
| **31** | **Max. Building Size** | 1,500 sf |  | P and C: 3,500 sf (historic buildings maximum is 5,000 sf) | For historic buildings, 5,000sf is the maximum building footprint. Total square footage is not limited.  Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area. | Maximum floor area 8,000 sf; additional 8,000 sf for underground storage | Decks that not occupied and are not open to the public are excluded from the calculation for aggregated floor area. |
| **32** | **Tastings** | Not allowed | Tastings allowed by appointment only. No more than 10 people/appointment. Limitations on when the hours can be (similar to allowances for other facilities)  Allow on-site sales of items produced on-site and incidental items. | P and C: Tasting of products produced on-site, and no extra floor area allowed for tasting  Hours for on-site tasting:  Mon-Th: 11am – 7pm  F-Sun: 11am – 9 pm | Hours for on-site tasting:  Sun-Th: 11am – 9pm  F-Sat: 11am – 11pm (but no outdoors tasting past 10pm) | Tasting of products produced on-site, and no extra floor area allowed for tasting  Hours for on-site tasting:  Mon-Th: 11am – 7pm  F-Sun: 11am – 9 pm | Hours for on-site tasting:  Sun-Th: 11am – 9pm  F-Sat: 11am – 11pm (but no outdoors tasting past 10pm) |
| **33** | **Events** | Not allowed | 2/year, up to 50 people | Up to 24 days/year with TUP. Max. size = 125 guests; parking accommodated on-site or managed through parking plan | 150 guests | Up to 24 days/year with TUP  Max. size = 250 guests; parking accommodated on-site or managed through parking plan |  |
| **34** | **Water** | Not specified |  | Not specified |  | Must connect to existing Group A water system, or existing Group B water system if Group A water system not available | Maintain existing code: Meet requirements for water and wastewater; water meters required for use of wells |
| **35** | **Access** | Not specified |  | P: Direct access from an arterial  C: Direct access from public roadway. | Access must be provided either through:   * Direct access to an arterial or within one street to an arterial * Legal access to an arterial but physical access within one street to an arterial * Agreement from neighbors | Direct access from an arterial | Access must be provided either through:   * Direct access to an arterial or within one street to an arterial * Legal access to an arterial but physical access within one street to an arterial * Agreement from neighbors |
| **36** | **Product Content** | None |  | None |  | None |  |
| **37** | **Production/ Facility Location** | Required |  | Required |  | Required |  |
| **38** | **Parking** | One parking stall allowed for nonresident employee | Add a parking ratio for tastings, 1 per 50 square feet | 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area  P: Limited to 150% of minimum required  C: Determined through CUP | Tasting ratio is 1 per 50 square feet | Determined through CUP |  |
| **39** | **Setbacks** | 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas. | Allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25’ | P and C: 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas. | Allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25’ | 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas. | Allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25’ |
| **40** | **KC Bus. License** | Required |  | P and C: Required |  | Required |  |

**Manufacturing Table – Urban Reserve Zone – Production Facilities**

| **Issue #** | **Issue/Condition** | **Proposed Ordinance 2018-0241** | | | **Chair’s Direction** |
| --- | --- | --- | --- | --- | --- |
| **41** |  | **WBD I (DC#30)** | **WBD II (DC#3)** | **WBD III (DC#12)** | Remove allowance for WBD in the UR zone. These facilities would not be permitted in the UR zone. Don’t want to bind the Cities to these regulations, want to learn from the pilot first, and each UR zone is unique (one-size regulations may not work). |
|  | **Type of Permit** | Permitted – only one nonresident employee allowed | Permitted | Conditional Use |  |
|  | **Min. Lot Size** | None | 2.5 acres | 4.5 acres  Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres |  |
|  | **Max. Building Size** | 1,500 sf | 3,500 sf (historic buildings maximum is 5,000 sf) | Maximum floor area 8,000 sf; additional 8,000 sf for underground storage |  |
|  | **Tastings** | Not allowed | Tasting of products produced on-site, and no extra floor area allowed for tasting  Hours for on-site tasting:  Mon-Th: 11am – 7pm  F-Sun: 11am – 9 pm | Tasting of products produced on-site, and no extra floor area allowed for tasting  Hours for on-site tasting:  Mon-Th: 11am – 7pm  F-Sun: 11am – 9 pm |  |
|  | **Events** | Not allowed | 60 days in a one-year period  Max. size = no limit  Parking not specified | 60 days in a one-year period  Max. size = no limit  Parking not specified |  |
|  | **Water** | Not specified | Not specified | Must connect to existing Group A water system, or existing Group B water system if Group A water system not available |  |
|  | **Access** | Not specified | Direct access from an arterial | Direct access from an arterial |  |
|  | **Product Content** | None | None | None |  |
|  | **Production/ Facility Location** | Required | Required | Required |  |
|  | **Parking** | One parking stall allowed for nonresident employee | 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area  Limited to 150% of minimum required | Determined through CUP |  |
|  | **Setbacks** | 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas. | 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas. | 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas. |  |
|  | **KC Bus. License** | Required | Required | Required |  |

**Manufacturing Table – Commercial and Industrial Zones – Production Facilities**

**Note: if the Chair’s Direction cell is blank, then the Executive’s transmittal is agreed to**

| **Issue #** | **Issue/Condition** | **Proposed Ordinance 2018-0241** | **Chair’s Direction** | **Proposed Ordinance 2018-0241** | **Chair’s Direction** |
| --- | --- | --- | --- | --- | --- |
|  |  | **NB and CB** |  | **RB and I** |  |
| **42** | **Type of Permit** | WBD I – not permitted  WBD II – permitted (DC#17)  WBD III – conditional use (DC#29) |  | WBD I – not permitted  WBD II – permitted (DC#29)  WBD III – conditional use (DC#29) | In I zone, limit to breweries and distilleries. No wineries or remote tasting rooms. |
| **43** | **Min. Lot Size** | None |  | None |  |
| **44** | **Max. Building Size** | WBD II – 3,500 sf, except historic buildings are 5,000 sf | For historic buildings, 5,000sf is the maximum building footprint. Total square footage is not limited.  Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area. | None |  |
| **45** | **Tastings** | WBD II – Tasting of products produced on-site, and no extra floor area allowed for tasting | Add tasting allowance to WBD III for consistency. | Not specified | Add tasting allowance to II and III for consistency. Prohibit remote tasting rooms in I zone (tasting with production okay)  Add a limitation on tasting size in the I zone. |
| **46** | **Events** | WBD II and III – with a TUP, 60 days in a one-year period  Max. size = no limit  Parking not specified |  | WBD II and III – with a TUP, 60 days in a one-year period  Max. size = no limit  Parking not specified |  |
| **47** | **Water** | None |  | None |  |
| **48** | **Access** | None |  | None |  |
| **49** | **Product Content** | None |  | None |  |
| **50** | **Production/Facility Location** | Not specified |  | Not specified |  |
| **51** | **Parking** | WBD II – 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area  WBD III – not specified | Tasting ratio is 1 per 50 square feet | WBD II – 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area  WBD III – not specified | Tasting ratio is 1 per 50 square feet |
| **52** | **Setbacks** | WBD II – 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.  WBD III – 5 or 10 feet | Require 75’, but allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25’ | 5 or 10 feet | Require 75’, but allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25’. |
| **53** | **KC Bus. License** | WBD II and III– Required |  | WBD II and III– Required |  |

**Retail Table – Commercial Zones – Remote Tasting Rooms Countywide**

**These concepts are still under consideration by the PRE Chair.**

| **Issue #** | **Issue/Condition** | **Proposed Ordinance 2018-0241** | **Chair’s Direction** |
| --- | --- | --- | --- |
|  |  | **CB and RB** | **CB and RB** |
| **54** | **Type of Permit** | Not proposed by Executive’s transmittal | Permitted inside urban areas, and within the demonstration project areas subject to the requirements in 21A.55. |
| **55** | **Min. Lot Size** |  | None |
| **56** | **Max. Building Size** |  | None |
| **57** | **Tastings** |  | Allowed |
| **58** | **Events** |  | Subject to standard TUP requirements (60 days per/year, maximum guests determined through review process) |
| **59** | **Water** |  | Not specified |
| **60** | **Access** |  | Not specified |
| **61** | **Product Content** |  | None |
| **62** | **Production/Facility Location** |  | Not required |
| **63** | **Parking** |  | Add this use to table, require 1 per 50sf of area open to the public |
| **64** | **Setbacks** |  | None |
| **65** | **KC Bus. License** |  | Required |

**Residential Table - Home Industry – Production Facilities**

| **Issue #** | **Standards** | **Home Industry - A, RA, UR, R1-8 zones** | **Chair’s Direction** |
| --- | --- | --- | --- |
| **66** | **Permit Required** | Conditional Use Permit |  |
| **67** | **Definition** | a limited-scale sales, service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or residential accessory building, or in a barn or other resource accessory building and is subordinate to the primary use of the site as a residence | Allow WBD in A and RA zones as home industry. Business license required. |
| **68** | **Number of businesses** | One |  |
| **69** | **Minimum lot size** | 1 acre | 0.75 acres |
| **70** | **Total floor area** | 50% of dwelling unit floor area, plus garages and storage buildings |  |
| **71** | **Indoor/Outdoor Requirements** | Setbacks and screening determined by permit review to protect adjacent residences.  Outdoor storage and parking: screened from adjacent properties or public ROW |  |
| **72** | **Employees** | On-site – Maximum 6 nonresident employee |  |
| **73** | **Prohibited uses** | * Recreational marijuana processors, recreational marijuana producers and recreational marijuana retailers |  |
| **74** | **Parking** | 1 stall for each nonresident employee  1 stall for customers, plus 1 stall per 1,000 sf of floor area plus 1 stall per 2,000 sf of outdoor area |  |
| **75** | **Sales** | On-site sales limited to items produced on-site, except collectors (coins, stamps, antiques) |  |
| **76** | **On-site Services** |  |  |
| **77** | **Vehicle Storage** |  |  |
| **78** | **Electrical/equipment restrictions** | Equipment must be compatible with surrounding neighborhood. |  |
| **79** | **Exterior evidence** | Appropriate levels of lighting, sound levels/tests determined in permit review. |  |
| **80** | **Traffic impacts** |  |  |
| **81** | **Visits to site** | Hours of operation determined in permit review. | Same as WBD I: by appointment, limit 10 people/appointment, limited hours/appointments per day |

**Demonstration Projects – Remote Tasting Room Overlay A and Tourist Events Overlay B**

**Note: if the Chair’s Direction cell is blank, then the Executive’s transmittal is agreed to**

| **Issue #** |  | **Tasting Room in Overlay A** | **Chair’s Direction** | **Winery III in Overlay B** | **Chair’s Direction** |
| --- | --- | --- | --- | --- | --- |
| **82** | **Use** | Allows a remote tasting room  One or more WBD I, II, III allowed to operate |  | On-site weddings and similar uses with a WBD III |  |
| **83** | **Type of Permit** | Permitted – Type 1 land use permit |  | Conditional Use |  |
| **84** | **Areas allowed** | Sammamish Valley area  Vashon Rural Town (map provided) | Extend Sammamish Valley north from Woodinville City limits (up to Castillo’s existing facilities/Tolt Pipeline)  Vashon Town Center or CB zoning, not entire Rural Town  Add CB zoning in Fall City Rural Town | Sammamish Valley area |  |
| **85** | **Min. Lot Size** | None |  | Specified by underlying zoning |  |
| **86** | **Max. Building Size** | 1,000 sf for tasting and retail only  500 sf outdoors |  | Specified by underlying zoning |  |
| **87** | **Tastings** | Tasting hours:  Mon-Th: 11am – 7pm  F-Sun: 11am – 9 pm | Tasting hours  Sun-Th: 11am – 9pm  F-Sat: 11am – 11pm (but no outdoors tasting past 10pm) | Specified by underlying zoning |  |
| **88** | **Sales** | Incidental retail sales of products related to tasting allowed |  | Specified by underlying zoning |  |
| **89** | **Events** | Not allowed | 2/year. Max 50 people. | No specific limit – conditions set with CUP w/ annual monitoring of impacts |  |
| **90** | **Water** | Not specified |  | Specified by underlying zoning |  |
| **91** | **Access** | Direct access from an arterial | No access requirement. | Specified by underlying zoning |  |
| **92** | **Product Content** | None |  | Specified by underlying zoning |  |
| **93** | **Production** | Not allowed | Not required | Specified by underlying zoning |  |
| **94** | **Parking** | 1 space per 300 square feet  Limited to 150% of minimum required | 1 per 50sf of tasting/retail area (same exclusion on non-public space as Executive’s proposal) | Specified by underlying zoning |  |
| **95** | **Setbacks** | Not specified |  | Specified by underlying zoning |  |
| **96** | **KC Bus. License** | Required, and LCB approval require |  | Specified by underlying zoning |  |
| **97** | **Demonstration Project Review** | 3 years with annual review. Code amendments within 3 years of this ordinance. |  | 3 years with annual review. Code amendments within 3 years of this ordinance. |  |