| **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 |
| 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. | 11/9 – add language that retail liquor licenses are not allowed. Adds allowances for on-site tasting and related retail sales. Make technical edits for consistency. |
| 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. | 11/9 – add language that retail liquor licenses are not allowed. Make technical edits for consistency. |
| 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. | 11/9 – add language that retail liquor licenses are not allowed. Make technical edits for consistency. |
| 8 | Section 20: 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 and retail areas.  11/9 –  1. Apply the WBD parking ratios to facilities II and III  2. Add a parking ratio for remote tasting room of 1:50sf of tasting and retail areas |
| 9 | Section 18: Modifies home occupation requirements (R, UR, NB, CB and RB zones):  Prohibits all WBD facilities and remote tasting rooms. | 11/9 – remove this from the ordinance and maintain existing code. Add a study requirement instead, which includes evaluation of the impacts of the current code and implementation of the code for WBDs, and recommended code changes for home occupations and home industries – due June 30, 2019. |
| 10 | Section 19: Modifies home occupation requirements (A, F and RA zones):  Prohibits all WBD facilities and remote tasting rooms. | 11/9 – remove this from the ordinance and maintain existing code. Add a study requirement instead, which includes evaluation of the impacts of the current code and implementation of the code for WBDs, and recommended code changes for home occupations and home industries – due June 30, 2019. |
| 11 | Section 20: Modifies home industry requirements:  Prohibits all WBD facilities and remote tasting rooms. | 11/9 – remove this from the ordinance and maintain existing code. Add a study requirement instead, which includes evaluation of the impacts of the current code and implementation of the code for WBDs, and recommended code changes for home occupations and home industries – due June 30, 2019. |
| 12 | Section 21 and 22: 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. (in K.C.C. 21A.32.100) * Allow 24 events per year in Ag zone. * WBD II allowed 150 guests (WBD III ok with 250) * For WBD I, home occupations and home industries, 2 events per year, maximum 50 people, without a TUP is allowed. |
| 13 | Section 23: Adds a Sammamish Valley and Vashon Rural Town 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 CB zoning in Fall City Rural Town , as third area. * Add language to the demonstration projects to evaluate parking needs/impacts. * Add more robust evaluation language. Include the nearby Cities, CSA groups, and customers views of the overlays. Include evaluation of the businesses to survive/profit with the regulations. * Require an ordinance 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.  11/9 –   * Extend the demonstration project to 5 years * Add evaluation of tasting hours and special event parameters * Add evaluation of permit review timelines for decision of demonstration project applications. |
| 14 | Section 24: 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 5-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 Cities, CSA groups, and customers opinions of the overlays. Include evaluation of the businesses to survive/profit with the regulations. * Require an ordinance to end the overlay. Remove the provision that has DPER stop accepting applications automatically after 3 years.   11/9 –   * Extend the demonstration project to 5 years * Add language to the demonstration projects to evaluate parking needs/impacts. * Add evaluation of permit review timelines for decision of demonstration project applications, and TUP permit review timelines comparison with WBD III’s that don’t use the demonstration project. * Add evaluation of surface water issues, and impacts on downstream properties and agricultural land, and recommended ways to address those issues/impacts * Add evaluation of special event parameters   PUBLIC NOTICE FOR TUPS |
| 15 | Section 25: 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 fine of $100  2nd violation - written warning plus fine of $200  3rd violation - written warning plus fine of $500  4th violation - $750  5th violation - $1,000  Subsequent: Double the previous penalty and consider Notice and Order if one has not been issued |
| 16 | Section 18: 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**  **permitted (DC#3)**  **conditional use (DC#1)** |  | **WBD III (DC#12)** |  |
| **17** | **Type of Permit** | Permitted |  | 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) | 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 | Remove specified hours. Test the hours in the demonstration project A. | 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 | Remove specified hours. Test the hours in the demonstration project A. |
| **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 | Access may not use local streets that abut residential uses.  With a CUP, access to a public street required | Direct access from an arterial | Access may not use local streets that abut residential uses. |
| **24** | **Product Content** | 60% of product to be processed must be grown on site. | In the A zone, WBD are an accessory use to agriculture. Specific limitations are set. | 60% of product to be processed must be grown on site. | In the A zone, WBD are an accessory use to agriculture. Specific limitations are set. |
| **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 | Not specified | 0.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area |
| **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’  Setbacks only apply to interior lot lines. | 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’  Setbacks only apply to interior lot lines. |

**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** | **WBD I (DC#17 in Residential table)** | **WBD II (DC#3 and DC#30)** |  | **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) | 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.  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 | Remove specified hours. Test the hours in the demonstration project A. | 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 | Remove specified hours. Test the hours in the demonstration project A. |
| **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. | P: Access may not use local streets that abut residential uses. | Direct access from an arterial | Access may not use local streets that abut residential uses. |
| **36** | **Product Content** | None | In the A zone, WBD are an accessory use to agriculture. Specific limitations are set. | None |  | None |  |
| **37** | **Production/ Facility Location** | Required |  | Required |  | Required |  |
| **38** | **Parking** | One parking stall allowed for nonresident employee | Add parking for customers: minimum 1, plus 1:1,000sf of area dedicated to WBD facility uses, with a maximum of 150% of the minimum required. | 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area  P/C: Limited to 150% of minimum required | Tasting ratio is 1 per 50 square feet | Not specified | 0.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area |
| **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’  Setbacks only apply to interior lot lines. | 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’  Setbacks only apply to interior lot lines. | 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’  Setbacks only apply to interior lot lines. |

**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)** |  |
|  | **Type of Permit** | Permitted – only one nonresident employee allowed | Permitted | Conditional Use | 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). |
|  | **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 | Not specified |  |
|  | **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. |  |

**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 (DC#29) and I (DC#31)** |  |
| **42** | **Type of Permit** | WBD I – not permitted  WBD II – permitted and conditional use (DC#17)  WBD III – conditional use (DC#29) |  | WBD I – not permitted  WBD II – permitted and conditional use  WBD III – conditional use | 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 | 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 to 1,500sf. |
| **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  Parking ratio applies to all facilities | 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  Parking ratio applies to all facilities |
| **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’  Add 75’/25’ with CUP for WBD III  Setbacks only apply to interior lot lines. | 5 or 10 feet | For WBD II and III: Require 75’, but allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25’.  Setbacks only apply to interior lot lines. |

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

| **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 in CB and RB outright.  Also permitted 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 tasting and retail area |
| **64** | **Setbacks** |  | Specified by underlying zoning |

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

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

| **Issue #** |  | **Remote Tasting Room Overlay A** | **Chair’s Direction** | **Special Events 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 | Special events normally permitted through the Temporary Use Permit process, with a WBD III Conditional Use Permit |
| **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 just north of 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** | Specified by underlying zoning |  | 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 TUP required. | 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 | Not specified | Specified by underlying zoning |  |
| **92** | **Product Content** | None |  | Specified by underlying zoning |  |
| **93** | **Production** | Not allowed | Not specified | Specified by underlying zoning |  |
| **94** | **Parking** | 1 space per 300 square feet of public tasting and retail area  Limited to 150% of minimum required | 1 per 50sf of tasting/retail area | Specified by underlying zoning |  |
| **95** | **Setbacks** | Not specified |  | Specified by underlying zoning |  |
| **97** | **Demonstration Project Review** | 3 years with annual review. Code amendments within 3 years of this ordinance. | 5 years with annual review. Code amendments within 5 years of this ordinance. | 3 years with annual review. Code amendments within 3 years of this ordinance. | 5 years with annual review. Code amendments within 5 years of this ordinance. |

**Home occupation and Home Industry – Existing standards**

| **Standards** | **Home Occupation - R, UR, NB, CB and RB zones** | **Home Occupation - A, F and RA zones** | **Home Industry - A, RA, UR, R1-8 zones** |
| --- | --- | --- | --- |
| **Definition** | a limited-scale service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or accessory building and is subordinate to the primary use of the site as a residence | a limited-scale service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or accessory building and is subordinate to the primary use of the site as a residence | 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 |
| **Number of businesses** | One or more | One or more | One |
| **Minimum lot size** |  |  | 1 acre |
| **Total floor area** | 20% of dwelling unit floor area, plus garages and storage buildings | 20% of dwelling unit floor area, plus garages and storage buildings | 50% of dwelling unit floor area, plus garages and storage buildings |
| **Indoor/Outdoor Requirements** | Indoors, except growing or storing plants used for the business | Outdoor areas allowed: 440 square feet on lots less than 1 acres, 1% of the lot, up to 5,000 sf on lots 1 acre or greater  Outdoor storage and parking: setback from 25’ from all property lines, screened from adjacent parcels or roadways | Setbacks and screening determined by permit review to protect adjacent residences.  Outdoor storage and parking: screened from adjacent properties or public ROW |
| **Employees** | Off-site – unlimited  On-site – Maximum 1 nonresident employee | Off-site – unlimited  On-site – Maximum 3 nonresident employees who work on-site at the same time and no more than 3 who report to the site but primarily provide services off-site | On-site – Maximum 6 nonresident employee |
| **Prohibited uses** | * Automobile, truck and heavy equipment repair * Auto body work or painting * Parking and storage of heavy equipment * Storage of building materials for use on other properties * Hotels, motels or organizational lodging * Dry cleaning * Towing services * Trucking, storage or self service, except for parking or storage of one commercial vehicle used in home occupation * Veterinary clinic * Recreational marijuana processor, recreational marijuana producer or recreational marijuana retailer | * Hotels, motels or organizational lodging * Dry cleaning * Automotive towing services, automotive wrecking services and tow-in parking lots * Recreational marijuana processor, recreational marijuana producer or recreational marijuana retailer | * Recreational marijuana processors, recreational marijuana producers and recreational marijuana retailers |
| **Parking** | 1 stall for each nonresident employee  1 stall for patrons for on-site services | 1 stall for each nonresident employee  1 stall for patrons for on-site services | 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 |
| **Sales** | Limited to: mail orders, telephone or electronic sales with off-site delivery, or accessory items for services provided on-site | Limited to: mail orders, telephone or electronic sales with off-site delivery, or accessory items for services provided on-site  Items grown, produced or fabricated on-site;  On sites 5 acres or larger, items that support agriculture, equestrian or forestry uses (except motor vehicles and parts, electronics and appliances, and building material and garden equipment and supplies) | On-site sales limited to items produced on-site, except collectors (coins, stamps, antiques) |
| **On-site Services** | By appointment |  |  |
| **Vehicle Storage** | 1 vehicle for distribution of products from the site allowed, cannot be stored in required setbacks or on the street, maximum 1 ton | Lots five acres or less: 2 vehicles  Lot between five and ten acres: 3 vehicles  Lots greater than ten acres: 4 vehicles  Cannot be stored in required setbacks or on the street, not considered part of the outdoor storage area |  |
| **Electrical/equipment restrictions** | No equipment that changes the occupancy types of the structure  No interference with radio or television receivers, or equipment located off-site, or fluctuations in line voltage off-site | No equipment that changes the occupancy types of the structure  No interference with radio or television receivers, or equipment located off-site, or fluctuations in line voltage off-site | Equipment must be compatible with surrounding neighborhood. |
| **Exterior evidence** | No lighting, noise, fumes, vibrations from the lot line |  | Appropriate levels of lighting, sound levels/tests determined in permit review. |
| **Traffic impacts** | May not increase of traffic by more than 4 vehicles at any time | May not increase of traffic by more than 4 vehicles at any time |  |
| **Visits to site** | Customers and deliveries limited to 8am-7pm on weekdays, and 9am-5pm on weekends | Customers and deliveries limited to 8am-7pm on weekdays, and 9am-5pm on weekends | Hours of operation determined in permit review. |