

ATTACHMENT A to SEPA Checklist for the WBD Ordinance (November 2020)
Comparison of WBD Ordinance with Former Code

Former Code Regulating Wineries, Breweries, and Distilleries	WBD Ordinance	Impact Summary
No business license required	<p>Requires a <u>business license</u> for “adult beverage businesses.”</p> <p>Adds a <u>definition for “adult beverage business”</u>: a winery, brewery, distillery or cidery, and remote tasting rooms for any of those businesses.</p> <p><u>Compliance Period</u> Allows existing businesses to demonstrate past compliance by submitting documentation of that compliance with first business license application. An existing business may obtain one temporary business license (6 months), which may be extended for an additional 6 months if the business demonstrates that they are making substantial steps to prove compliance. A subsequent County business license would not be issued unless that business demonstrates their legal nonconforming use status, the director has determined there have been substantial steps toward compliance, or it complies with the zoning regulations adopted in the WBD ordinance.</p> <p><u>Denial of License</u> Adds a provision that allows the Permitting Division to deny a business license if the business does not comply with the Zoning Code.</p> <p>Modifies the appeal period for adult beverage business license to provide a process consistent with other types of zoning appeals.</p>	The addition of a business license requirement for adult beverage business is expected to increase the County’s ability to monitor and regulate compliance with code requirements associated with these businesses, which is anticipated to reduce potential impacts.
Remote (off-site) tasting was not a defined use and often treated as a liquor store or bar/restaurant use	<p>Adds a <u>definition for remote tasting room</u>:</p> <p>A small facility licensed by the Washington state Liquor and Cannabis Board and limited to the following non-retail liquor licenses: a Craft Distillery; a Tasting Room - Additional Location for a winery licensed as a Domestic Winery; or a Microbrewery, including, but not limited to, a Microbrewery operating in accordance with an off-site tavern license subject to the retail sale limitations for a Microbrewery in WAC 314-20-015(1). “Remote tasting room” does not include any additional privileges allowed for such licenses or approvals or any use that would require a license under WAC 314-02, except as specifically set forth in this chapter.</p>	Defining the use will have no direct impacts; however, more clearly defined land uses may aid in enforcing compliance.

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Defines wineries only, relies on Standard Industrial (SIC) Codes for breweries and distilleries	<p>Adds a <u>definition for winery, brewery, distillery facility I</u>:</p> <p>A very 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, distilling, barrel or tank aging, and finishing. A winery, brewery, distillery facility I may include additional production-related uses such as vineyards, orchards, wine cellars or similar product-storage areas as authorized by state law. On-site tasting of products or retail sales are not allowed. "Winery, brewery, distillery facility I" does not include any retail liquor licenses that would be authorized by WAC 314-02.</p>	Defining the use will have no direct impacts; however, more clearly defined land uses may aid in enforcing compliance.
Defines wineries only, relies on SIC Codes for breweries and distilleries	<p>Adds a <u>definition for winery, brewery, distillery facility II</u>:</p> <p>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, distilling, barrel or tank aging, and finishing. A winery, brewery, distillery facility II may include additional production-related uses such as vineyards, orchards, wine cellars or similar product-storage areas as authorized by state law, on-site tasting of products and sales as authorized by state law and sales of merchandise related to products available for tasting as authorized by state law. "Winery, brewery, distillery facility II" does not include any retail liquor licenses that would be authorized by WAC 314-02.</p>	Defining the use will have no direct impacts; however, more clearly defined land uses may aid in enforcing compliance.
Defines wineries only, relies on SIC Codes for breweries and distilleries	<p>Adds a <u>definition for winery, brewery, distillery facility III</u>:</p> <p>A 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, distilling, barrel or tank aging, and finishing. A winery, brewery, distillery facility III may include additional production-related uses such as vineyards, orchards, wine cellars or similar product-storage areas as authorized by state law, on-site tasting of products and sales as authorized by state law and sales of merchandise related to products available as authorized by state law. "Winery, brewery, distillery facility III" does not include any retail liquor licenses that would be authorized by WAC 314-02.</p>	Defining the use will have no direct impacts; however, more clearly defined land uses may aid in enforcing compliance.

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<p>Minimum parking requirement for winery and brewery facilities: 0.9 parking space per 1,000 square feet plus 1 per 50 square feet of tasting area. No minimum identified for distilleries.</p>	<p>Modifies <u>parking requirements</u>:</p> <p>For WBD II and III facilities a minimum of 0.9 parking space per 1,000 square feet, plus 1 per 300 square feet of tasting and retail area.</p> <p>The maximum off-street parking allowed for WBD facilities in A and RA zones would be 150% of the minimum required.</p> <p>For remote tasting rooms, a minimum of 1 parking space per 300 square feet of tasting and retail areas and a maximum of 1 space per 50 square feet of tasting and retail areas.</p>	<p>The WBD ordinance would require less on-site parking for wineries than the former code and would clarify the minimum for breweries and distilleries, which could discourage the number of visitors.</p>
<p>Home occupations and home industries are allowed for wineries, breweries, and distilleries, and on-site tasting is permitted as part of a production facility.</p>	<p>Prohibits WBDs and remote tasting rooms as <u>home occupations and home industries</u>.</p> <p>Existing home occupations and home industries that obtain a business license and show compliance with the former King County code provisions for home occupations and home industries at the time Ordinance 19030 was adopted would be allowed to continue as legal nonconforming uses.</p> <p>Allows legally established home occupations up to 12 months to document their previous compliance.</p>	<p>The WBD ordinance would limit the allowed number of new WBDs and remote tasting rooms as home occupations or home industries compared to the former code, which could aid in enforcement.</p>

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<p>Temporary use permit (TUP) for events for <i>wineries</i>:</p> <p>In A or RA zones, events limited to 2 days per month per site and all parking for events must be accommodated on site.</p> <p><i>For all other uses (and wineries in other zones)</i>, events limited to 60 days in a 1-year period.</p>	<p>Modifies <u>temporary use permit</u> (TUP) requirements:</p> <ul style="list-style-type: none"> • For WBD II and III in A zones, events would continue to be limited to 2 days 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 days 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, temporary use permits may allow up to 150 guests, considering building occupancy limits and parking limitations • For WBD III in A and RA zones, temporary use permits may allow up to 250 guests, considering building occupancy limits and parking limitations • For WBD II and III in all other zones, events limited to up to 60 days a year are allowed • For WBD I, legal nonconforming home occupations, and legal nonconforming home industries in RA zone, events limited to up to 2 days per year with a maximum 50 people are allowed without a TUP <p>Adds language that <u>specifies when a TUP is required</u>, such as when events would exceed the building occupancy; use portable toilets; need off-site parking or parking beyond the maximum; use temporary stages, temporary tents, or canopies that require a permit; would require traffic control in public rights-of-way; or would extend beyond allowed hours of operation.</p> <p>No TUP would be required for events at WBD II and III facilities in RA zones that meet the following criteria:</p> <ul style="list-style-type: none"> • They have an active business license at their current location as of the effective date of the ordinance; • Parcel is minimum 8 acres; • Parcel has direct access to a principal arterial or state highway; • The event does not use amplified noise between 8 pm and noon; and • There are not events for more than 8 days per month on an annual average 	<p>WBD II and III in A zones – event impacts would be similar to existing conditions.</p> <p>WBD II and III in RA zones – events may be more concentrated, likely in the summer months, due to change from a limitation of 2 per month to 24 per year.</p> <p>For WBD II and III in A and RA zones, limits on number of occupants may result in a reduction in attendance.</p> <p>Impacts of events from breweries and distilleries would also be limited as compared to former code, which allows these uses to have up events up to 60 days per year. Attendance limits would be more explicit with absolute maximums, which could also reduce impacts.</p> <p>WBD I facilities, legal nonconforming home occupations, and home industries would be allowed to hold events up to 2 days per year, with a maximum 50 people (at one time), without a TUP. The only change the WBD ordinance would make for events for these uses would be to add a limitation on the number of guests allowed, which could reduce impacts.</p> <p>The conditions for which a WBD II or III could hold events without a TUP would apply to approximately 5 parcels countywide, all of which are known to already be or potentially be WBD facilities at the time of adoption of Ordinance 19030. This exemption could lead to a greater number and more frequent occurrence of events on these properties than might otherwise occur under the former code, which could mean greater periodic traffic congestion, noise, or other impacts than would otherwise occur under the former code.</p>

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<p>Remote (off-site) tasting not defined; eating and drinking places are permitted in RA zone (KCC 21A.08.070) as an accessory use to a park or as a conditional use accessory to a permitted manufacturing or retail land use or to a recreational or multiuse park, with limitations.</p>	<p>Creates a <u>remote tasting room Demonstration Project Overlay A</u>:</p> <p>Allows remote tasting rooms on 13 parcels within the RA zone adjacent to Woodinville in the Sammamish Valley, with the following criteria:</p> <ul style="list-style-type: none"> • One or more WBD I, II, or III may operate within a remote tasting room • Total space for tasting and retail must be 1,000 square feet or less, not including storage, restroom, nonpublic uses • Additional 500 square feet of outdoor space is allowed • Incidental retail sales of products related to products tasted is allowed • Hours of operation are limited to Monday through Thursday 11 am to 7 pm and Friday through Sunday 11 am to 9 pm • Need a King County business license • Need a Washington State liquor license • Events limited to 2 per year; no more than 50 people for all proprietors within a single tasting room • Off-street parking maximum of 1 space per 50 square feet of tasting and retail area <p>Requires that all remote tasting rooms be consistent with general health, safety, and welfare and not violate state or federal law.</p> <p>Supersedes other variance, modification, and waiver criteria in Title 21A.</p> <p>Allows applications for approval under Demonstration Project Overlay A for 3 years from effective date of the ordinance.</p> <p>Requires the Executive to evaluate the applications submitted (date of submittal, complete application, and decision date and type) and code complaints annually for 4 years.</p> <p>After 5 years of the Demonstration Project, the permitting division would be required to submit a final evaluation and propose permanent code changes, including the evaluation of whether the purposes of the Demonstration Project were fulfilled. A public comment period on the evaluation must be provided.</p>	<p>This would permit tasting rooms as an allowed use within the area identified for the Demonstration Project area, which consists of 13 parcels within the RA zone east of Woodinville, primarily along SR 202 south of NE 145th Street. Tasting rooms that are compliant with the code would be considered legal nonconforming uses after the demonstration period is over, unless the County changes the code to continue to allow such uses.</p> <p>There are a number of existing wineries and tasting rooms within the Demonstration Project area, but remote tasting rooms were not defined and are not explicitly allowed under the former code (eating and drinking places are). The WBD ordinance provides a means by which these uses can be regulated and licensed as remote tasting rooms and allows for additional tasting rooms in the Demonstration Project area.</p> <p>The Demonstration Project may result in additional traffic and congestion, primarily along SR 202, to the extent that additional tasting rooms are developed beyond the existing establishments . Events are limited to 2 per year per parcel, with limits on the number of attendees. The limit on number of guests is more restrictive than the former code, which could reduce potential impacts.</p> <p>The Demonstration Project area is within the boundaries of the Woodinville Water District, which oversees/regulates water provision within its service area. The allowance of tasting rooms within the Demonstration Project area is not anticipated to result in greater impacts to water use within the Woodinville Water District than might otherwise occur under the former code.</p>

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\$100 for first violation; \$500 for subsequent violations	<p>Modifies <u>citation penalty</u>:</p> <p>Adds specific, increased citations for WBD I, II, and II, and remote tasting room violations, including unauthorized events: \$500 for first violation, and \$1,000 for subsequent violations.</p>	<p>Non-substantive change with no direct environmental impact; however, an increased citation penalty may encourage code compliance, decreasing the likelihood of non-compliant uses and associated impacts.</p>
N/A	<p>Requires an <u>efficacy evaluation</u>:</p> <p>At the end of the 5 years, in conjunction with the studies done for the remote tasting room Demonstration Project, the Executive must complete an evaluation of regulations on existing businesses, including information on businesses licenses, permit applications, and code enforcement complaints/violations.</p> <p>The evaluation must recommend code changes to development conditions, including citation and civil infractions, parking, hours of operation for tasting rooms, temporary use permits for special events, and product content requirements for the A zone.</p> <p>The public comment period for the efficacy evaluation occurs in conjunction with the public comment period for the remote tasting room Demonstration Project.</p>	<p>Non-substantive requirement with no direct environmental impact.</p>
N/A	<p>Modify the Special District Overlay for Fall City CB zoning to allow remote tasting room as a permitted use.</p>	<p>Similar to eating and drinking establishments that are already allowed in this Special District Overlay.</p>
N/A	<p>Modify P-suffix condition for Vashon Rural Town CB Zoning to allow remote tasting rooms as a permitted use.</p>	<p>Similar to eating and drinking establishments that are already allowed under this P-suffix.</p>

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Manufacturing Uses – Agriculture and Rural Area – Production Facilities

Type of Permit	Former Code Permitted Use	Former Code Conditional Use	WBD Ordinance			Summary of Impact
			WBD I	WBD II	WBD III	
A zone	Winery/Brewery/Distillery Permitted, accessory to agricultural use	Conditional Use	Not permitted	Permitted, accessory to agricultural use	Conditional Use, accessory to agricultural use	WBD I prohibition may result in overall reduction in the number of WBD facilities allowed in A zone on parcels smaller than 2.5 acres
RA zone	Winery/Brewery/Distillery Permitted	Conditional Use	Permitted	Permitted Conditional Use	Conditional Use	No change

Minimum Lot Size	Former Code Permitted Use	Former Code Conditional Use	WBD Ordinance			Summary of Impact
			WBD I	WBD II	WBD III	
A zone	No minimum lot size, if under 3,500 square feet	4.5 acres Except if floor area is over 6,000 square feet; then the minimum lot size is 10 acres and minimum 2.5 acres must be used to grow products	Not permitted	2.5 acres	4.5 acres Except if floor area is over 6,000 square feet; then the minimum lot size is 10 acres	Allows WBD II use on potentially fewer parcels as compared with former code
RA zone	4.5 acres	4.5 acres Except if floor area is over 6,000 square feet; then the minimum lot size is 10 acres and minimum 2.5 acres must be used to grow products	No minimum lot size established	2.5 acres, except historic resources 2 acres Does not apply to existing businesses on Vashon-Maury Island	4.5 acres Except if floor area is over 6,000 square feet; then the minimum lot size is 10 acres	Allows WBD I and II use on potentially more smaller parcels;

Maximum Floor Area	Former Code Permitted Use	Former Code Conditional Use	WBD Ordinance			Summary of Impact
			WBD I	WBD II	WBD III	
A zone	3,500 square feet, except historic buildings	8,000 square feet; additional 8,000 square feet for underground storage	Not permitted	3,500 square feet (historic buildings maximum is 5,000 square feet)	8,000 square feet	More restrictive; no allowance for underground storage for WBD III
RA zone	3,500 square feet, except historic buildings	On Vashon-Maury Island, maximum floor area 6,000 square feet, including underground storage	1,500 square feet	3,500 square feet (historic buildings maximum is 7,000 square feet)	8,000 square feet	More restrictive; no allowance for underground storage for WBD III; perhaps limits for WBD I in RA zone.

Maximum Impervious Surface	Former Code Permitted Use	Former Code Conditional Use	WBD Ordinance			Summary of Impact
			WBD I	WBD II	WBD III	
A zone	10% for A-10 zone; 15% for A-35 zone	10% for A-10 zone; 15% for A-35 zone	Not permitted	Limited to 25% of the site, or the maximum allowed under the zone, whichever is less. Maintains existing, underlying code limitations for impervious surface for A, CB, RB and I zones.	Limited to 25% of the site, or the maximum allowed under the zone, whichever is less. Maintains existing, underlying code limitations for impervious surface for A, CB, RB and I zones.	Could potentially reduce impervious surface impacts by imposing stricter limits than current zoning allows in the RA zone
RA zone	40%	40%	Limited to 25% of the site, or the maximum allowed under the zone, whichever is less	Limited to 25% of the site, or the maximum allowed under the zone, whichever is less. Maintains existing, underlying code limitations for impervious surface for A, CB, RB and I zones.	Limited to 25% of the site, or the maximum allowed under the zone, whichever is less. Maintains existing, underlying code limitations for impervious surface for A, CB, RB and I zones.	Could potentially reduce impervious surface impacts by imposing stricter limits than current zoning allows in the RA zone

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On-Site Tasting and Retail	Former Code Permitted Use	Former Code Conditional Use	WBD Ordinance			Summary of Impact
			WBD I	WBD II	WBD III	
A zone	Retail sales (for wine and beer only) and tasting of products produced on site is allowed; no extra floor area allowed for tasting	Retail sales (for wine and beer only) and tasting of products produced on site is allowed; no extra floor area allowed for tasting	Not permitted	Tasting and retail sales of products produced on site are accessory to production use, allowed only in accordance with state law and limited to 30% of the floor area. Tasting of products produced on site, and no extra floor area above maximum floor area for WBD II allowed for tasting. Hours for on-site tasting limited to: Monday–Thursday: 11 am to 7 pm Friday–Sunday: 11 am to 9 pm	Tasting and retail sales of products produced on site are accessory to production use, allowed only in accordance with state law, and limited to 30% of the floor area Tasting of products produced on site, and no extra floor area above maximum floor area for WBD III allowed for tasting Hours for on-site tasting limited to: Monday–Thursday: 11 am to 7 pm Friday–Sunday: 11 am to 9 pm	More restrictive as compared to the former code by setting floor area limits for tasting and retail space and limiting hours of operation, in addition to requiring on-site production
RA zone			On-site tasting and retail is not allowed	Tasting and retail sales of products produced on site are accessory to production use, allowed only in accordance with state law, and limited to 30% of the floor area. 30% floor area requirement does not apply to existing businesses on Vashon-Maury Island or to historic resources Tasting of products produced on site, and no extra floor area above maximum floor area for WBD II allowed for tasting. Hours for on-site tasting limited to: Monday–Thursday: 11 am to 7 pm Friday–Sunday: 11 am to 9 pm		More restrictive as compared to the former code by setting floor area limits for tasting and retail space and limiting hours of operation

Water	Former Code Permitted Use	Former Code Conditional Use	WBD Ordinance			Summary of Impacts
			WBD I	WBD II	WBD III	
A zone	No specific requirements for winery, brewery, or distillery use beyond existing water regulations.	Must meet requirements for water and wastewater; water meters required for use of wells.	Not permitted	Existing water regulations would apply.	Must connect to an existing Group A water system. Adds a cross-reference to KCC 13.24 for definition and limitations of water systems.	Stricter requirements for WBD III
RA zone			Existing water regulations would apply.			Stricter requirements for WBD III

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Access	Former Code Permitted Use	Former Code Conditional Use	WBD Ordinance			Summary of Impacts
			WBD I	WBD II	WBD III	
A zone	No special access requirement.	No special access requirement.	Not permitted	Requires that the WBD have arterial access Does not apply to existing businesses on Vashon-Maury Island	Requires that the WBD have arterial access	Restricts location of WBD II and III as compared with former code; may result in fewer traffic impacts due to arterial access requirement
RA zone			No special access requirement	Permitted: Requires that the WBD have arterial access Does not apply to existing businesses on Vashon-Maury Island Conditional: Requires that the WBD access a public roadway		Restricts location of WBD II and III as compared with former code; may result in fewer traffic impacts due to arterial access requirement

Product Content	Former Code Permitted	Former Code Conditional	Version 4	Version 4	Version 4	Summary of Impacts
			WBD I	WBD II	WBD III	
A zone	60% of product content required to be grown in Puget Sound counties	Limited to processing of agricultural products, and 60% of the products must be from Puget Sound counties	Not permitted	60% of product to be processed must be grown on site	60% of product to be processed must be grown on site	More stringent requirements for WBD II and III for on-site production as compared to the former code; may limit number of viable sites and thus, potential impacts
RA zone			No product content requirement	No product content requirement	No product content requirement	No change to on-site production requirements in the A zone, so no change in impacts as compared with to the former code. Potentially more WBD facilities could locate in the RA zone.

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Production/Facility Location	Former Code Permitted	Former Code Conditional	WBD Ordinance			Summary of Impacts
			WBD I	WBD II	WBD III	
A zone	Not specified	Not specified	Not permitted	<p>Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes.</p> <p>Limits conversion of agricultural land to less than 1 acre for nonagricultural accessory uses</p> <p>Requires production to include two or more of the stages of production: crushing, fermentation, distilling, barrel or tank aging, or finishing</p> <p>Requires one of the two stages of production, to include crushing, fermenting, or distilling</p>	<p>Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes.</p> <p>Limit conversion of agricultural land to less than 1 acre for nonagricultural accessory uses</p> <p>Requires production to include two or more of the stages of production: crushing, fermentation, distilling, barrel or tank aging, or finishing</p> <p>Requires one of the two stages of production, to include crushing, fermenting, or distilling</p>	<p>Adds restrictions to the amount of land used for non-agricultural purposes and specifies that non-agricultural facility uses must be on areas unsuitable for agriculture; more stringent on-site growing and production requirements as compared to the former code, which may reduce potential impacts.</p>
RA zone			<p>Requires production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing</p> <p>Requires one of the two stages of production, to include crushing, fermenting, or distilling</p>	<p>Requires production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing</p> <p>Requires one of the two stages of production, to include crushing, fermenting, or distilling</p>	<p>Requires production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing</p> <p>Requires one of the two stages of production, to include crushing, fermenting, or distilling</p>	

Maximum Parking	Former Code Permitted	Former Code Conditional	WBD Ordinance			Summary of Impacts
			WBD I	WBD II	WBD III	
A zone	Not specified	Parking maximum 150% of minimum requirement	Not allowed	<p>Maximum parking is limited to 150% of minimum required</p> <p>Minimum required is 0.9 per 1,000 square feet plus 1 per 300 square feet of tasting and retail area</p>	<p>Maximum parking determined through CUP process should be limited to 150% of minimum required</p> <p>Minimum required is 0.9 per 1,000 square feet plus 1 per 300 square feet of tasting and retail area</p>	<p>No change from or slightly more restrictive as compared to the former code, which may reduce potential impacts.</p>
RA zone			Allows one parking stall			

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Setbacks	Former Code Permitted Use	Former Code Conditional Use	Version 4	Version 4	Version 4	Summary of Impacts
			WBD I	WBD II	WBD III	
A zone	75 feet from property lines RA and R zones, except historic buildings	75 feet from RA and R zones, except historic buildings	Not permitted	75 feet from RA and R zones, except historic buildings. Includes parking areas	75 feet from RA and R zones, except historic buildings. Includes parking areas	Adding parking areas to this setback area makes this requirement more restrictive and could reduce potential impacts.
				Setbacks apply to interior lot lines only	Setbacks apply to interior lot lines only	
RA zone			75 feet from RA and R zones, except historic buildings	75 feet from RA and R zones, except historic buildings		Adding parking areas to this setback area makes this requirement more restrictive and could reduce potential impacts.
			Includes parking areas	Includes parking areas		
			Setbacks apply to interior lot lines only	Setbacks apply to interior lot lines only		
				Does not apply to existing businesses on Vashon-Maury Island		

Manufacturing Use – Urban Reserve Zone – Production Facilities

Issue/Condition	Former Code		WBD Ordinance	Summary of Impacts
Type of Permit	Permitted	Conditional Use	Prohibits WBD facilities in the UR zone.	The WBD ordinance would be more restrictive than the former code, because WBDs would not be allowed in UR zone.
Minimum Lot Size	4.5 acres	No separate authorization for a CUP in Urban Reserve (UR zone)		
Maximum Building Size	3,500 square feet, except historic buildings			
Tastings	Tasting of products produced on site, and no extra floor area allowed for tasting			
Water Access	Not specified			
	Not specified			
Product Content	60% of product content required to be grown in Puget Sound counties			
Production/Facility Location	Not specified			
Parking	0.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area			
Setbacks	75 feet from RA and R zones, except historic buildings			

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Manufacturing Use – Commercial and Industrial Zones – Production Facilities

Issue/Condition	Former Code NB and CB	Former Code RB and I	WBD Ordinance		Summary of Impact
			NB and CB	RB and I	
Type of Permit	Permitted	Permitted	WBD I – not permitted WBD II – permitted and conditional use (DC#17) WBD III – conditional use	WBD I – not permitted WBD II – permitted and conditional use WBD III – conditional use In I zone, limited to breweries and distilleries. No wineries or remote tasting rooms allowed.	Slightly more restrictive than former code by prohibiting wineries in the I zone.
Minimum Lot Size	No minimum lot size established	No minimum lot size established	No minimum lot size established	No minimum lot size established	No change from former code.
Maximum Building Size	3,500 square feet, except historic buildings	No maximum building size established	WBD II – 3,500 square feet, except historic buildings are 5,000 square feet	No maximum building size established	Slightly more restrictive than former code by limiting the maximum size of WBD II in historic buildings in the NB and CB zones, which could reduce potential impacts.
Tastings	Tasting of products produced on site, and no extra floor area allowed for tasting	No requirements concerning tastings established	WBD II and III – tasting of products produced on site, and no extra floor area allowed for tasting	WBD II and III – tasting of products produced on site Add a limitation on tasting size in the I zone to 1,500 square feet	Slightly more restrictive than former code by requiring that tasting products be produced on-site in RB and I zones and limiting area of tasting areas in I zone, which could reduce potential impacts.
Water	None	None	None	None	No change from former code, KCC Title 13.
Access	No special access requirement	No special access requirement	No special access requirement	No special access requirement	No change from former code.
Product Content	No product content requirement	No product content requirement	No product content requirement	No product content requirement	No change from former code.
Production/Facility Location	Not specified	Not specified	Not specified	Not specified	No change from former code.
Parking	0.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area	0.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area	For WBD II and III, 1 per 50 square feet of tasting and retail area (when maximum parking set by CUP, tasting/retail should be limited to 1 per 50 square feet of tasting area)	For WBD II 1 per 50 square feet of tasting area (when maximum parking set by CUP, tasting/retail should be limited to 1 per 50 square feet of tasting area)	Slightly more restrictive than former code by adding a maximum parking allowance, which could reduce potential impacts.
Setbacks	75 feet from RA and R zones, except historic buildings	No setback requirements established	75 feet from RA and R zones, except historic buildings Includes parking areas Setbacks apply to interior lot lines only	75 feet from RA and R zones, except historic buildings Includes parking areas Setbacks apply to interior lot lines only	Slightly more restrictive by adding setback requirements in RB and I zones and adding parking areas to the setback requirement, which could reduce potential impacts.

**ATTACHMENT A to SEPA Checklist for the WBD Ordinance (November 2020)
Comparison of WBD Ordinance with Former Code**

Retail Uses – Commercial Zones – Remote Tasting Rooms Countywide

Issue/Condition	Former Code	WBD Ordinance CB and RB	Summary of Impacts
Type of Permit	Not applicable. Remote tasting rooms are not a recognized use in the permitted use tables	Permitted in CB and RB outright Also permitted within Remote Tasting Room Demonstration Project Overlay A, subject to the requirements in 21A.55	This would be a new permitted use that would follow existing codes regulating similar uses within CB and RB zones, such as an eating and drinking place (which would include a bar or restaurant), which are currently allowed in these zones.
Minimum Lot Size		None	
Maximum Building Size		None	
Tastings		Allowed	
Events		Subject to standard TUP requirements (60 days per/year; maximum guests determined through review process)	
Water Access		Not specified	
Product Content		No product content requirement	
Production/Facility Location		Not required	
Parking		Requires 1 space per 300 square feet of tasting/retail area minimum Tasting/retail limited to 1 space per 50 square feet of tasting area maximum	
Setbacks		Specified by underlying zoning	