

**Attachment A to SEPA Checklist for WBD Regulation Update  
WBD Comparison Summary – updated 11/21/24**

**Manufacturing Uses – Agriculture and Rural Area – Production Facilities**

Type of Permit	Former Code	Ordinance 19030	Proposed Ordinances 2022-0147 and -0148	Proposed Ordinance 2024-0387
<b>A zone</b>	<p>P: Permitted when accessory to agricultural use and the "P" conditions in the following tables are met</p> <p>C: Requires Conditional Use Permit and must meet the "C" conditions in the following tables</p>	<p>WBD I: Not permitted</p> <p>WBD II: Permitted as an accessory to agricultural use</p> <p>WBD III: Conditional Use Permit, accessory to agricultural use</p>	<p>WBD I: Not Permitted</p> <p>WBD II: Not Permitted</p> <p>WBD III: Not Permitted</p>	Not Permitted
<b>RA zone</b>	<p>P: Permitted when the "P" conditions in the following tables are met</p> <p>C: Requires Conditional Use Permit and must meet the "C" conditions in the following table</p>	<p>WBD I: Permitted</p> <p>WBD II: Permitted &amp; Conditional Use (depending on the "P" and "C" conditions in the following tables)</p> <p>WBD III: Conditional Use Permit</p>	<p>WBD I: Permitted &amp; Conditional Use (depending on the "P" and "C" conditions in the following tables)</p> <p>WBD II: Permitted &amp; Conditional Use (depending on the "P" and "C" conditions in the following tables)</p> <p>WBD III: Conditional Use Permit</p>	Not Permitted

Minimum Lot Size	Former Code	Ordinance 19030	Proposed Ordinances 2022-0147 and -0148	Proposed Ordinance 2024-0387
<b>A zone</b>	<p>P: No minimum lot size if building is under 3,500 square feet</p> <p>C: 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</p>	<p>WBD I: Not permitted</p> <p>WBD II: 2.5 acres</p> <p>WBD III: 4.5 acres, except if floor area is over 6,000 square feet; then the minimum lot size is 10 acres</p>	<p>WBD I: Not Permitted</p> <p>WBD II: Not Permitted</p> <p>WBD III: Not Permitted</p>	Not Permitted
<b>RA zone</b>	<p>P: 4.5 acres</p> <p>C: 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</p>	<p>WBD I: No minimum lot size established</p> <p>WBD II: 2.5 acres, except historic resources 2 acres. Does not apply to existing businesses on Vashon-Maury Island</p> <p>WBD III: 4.5 acres, except if floor area is over 6,000 square feet; then the minimum lot size is 10 acres</p>	<p>WBD I: No minimum lot size established</p> <p>WBD II: 2.5 acres, except historic resources 2 acres. Does not apply to existing businesses on Vashon-Maury Island</p> <p>WBD III: 4.5 acres, except if floor area is over 5,000 square feet; then the minimum lot size is 10 acres</p>	Not Permitted

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<b>Maximum Floor Area</b>		<b>Former Code</b>	<b>Ordinance 19030</b>	<b>Proposed Ordinances 2022-0147 and -0148</b>	<b>Proposed Ordinance 2024-0387</b>
<b>A zone</b>	P: 3,500 square feet, except historic buildings	C: 8,000 square feet; additional 8,000 square feet for underground storage; on Vashon-Maury Island, maximum floor area 6,000 square feet, including underground storage	WBD I: Not permitted WBD II: 3,500 square feet (historic buildings maximum is 5,000 square feet) WBD III: 8,000 square feet	WBD I: Not Permitted WBD II: Not Permitted WBD III: Not Permitted	Not Permitted
	C: 8,000 square feet; additional 8,000 square feet for underground storage; on Vashon-Maury Island, maximum floor area 6,000 square feet, including underground storage				
<b>RA zone</b>	P: 3,500 square feet, except historic buildings	C: 8,000 square feet; additional 8,000 square feet for underground storage; on Vashon-Maury Island, maximum floor area 6,000 square feet, including underground storage	WBD I: 1,500 square feet WBD II: 3,500 square feet (historic buildings maximum is 7,000 square feet) WBD III: 8,000 square feet	WBD I: 1,500 square feet WBD II: 3,500 square feet (historic structure maximum is 7,000 square feet if WBD use is wholly within the historic structure) WBD III: 8,000 square feet	Not Permitted
	C: 8,000 square feet; additional 8,000 square feet for underground storage; on Vashon-Maury Island, maximum floor area 6,000 square feet, including underground storage				

<b>On-Site Tasting and Retail</b>		<b>Former Code</b>	<b>Ordinance 19030</b>	<b>Proposed Ordinances 2022-0147 and -0148</b>	<b>Proposed Ordinance 2024-0387</b>
<b>A zone</b>	P: Retail sales (for wine and beer only) and tasting of products produced on site is allowed; no extra floor area allowed for tasting	C: Retail sales (for wine and beer only) and tasting of products produced on site is allowed; no extra floor area allowed for tasting	WBD I: Not permitted WBD II: 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. Hours for on-site tasting limited to: Monday–Thursday: 11 am to 7 pm Friday–Sunday: 11 am to 9 pm WBD III: 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. Hours for on-site tasting limited to: Monday–Thursday: 11 am to 7 pm Friday–Sunday: 11 am to 9 pm	WBD I: Not Permitted WBD II: Not Permitted WBD III: Not Permitted	Not Permitted
	C: Retail sales (for wine and beer only) and tasting of products produced on site is allowed; no extra floor area allowed for tasting				

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<b>On-Site Tasting and Retail</b>	<b>Former Code</b>	<b>Ordinance 19030</b>	<b>Proposed Ordinances 2022-0147 and -0148</b>	<b>Proposed Ordinance 2024-0387</b>
<p><b>RA zone</b></p>	<p>P: Retail sales (for wine and beer only) and tasting of products produced on site is allowed; no extra floor area allowed for tasting</p> <p>C: Retail sales (for wine and beer only) and tasting of products produced on site is allowed; no extra floor area allowed for tasting</p>	<p>WBD I: Not allowed</p> <p>WBD II: 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. Hours for on-site tasting limited to: Monday–Thursday: 11 am to 7 pm Friday–Sunday: 11 am to 9 pm.</p> <p>Limitations do not apply on Vashon-Maury Island existing businesses or sites with historic resources.</p> <p>WBD III: 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. Hours for on-site tasting limited to: Monday–Thursday: 11 am to 7 pm Friday–Sunday: 11 am to 9 pm.</p> <p>Limitations do not apply on Vashon-Maury Island existing businesses or sites with historic resources.</p>	<p>WBD I: Not allowed</p> <p>WBD II: Tasting and retail sales limited to products produced on-site are accessory to production use except as provided in specific RWC/WAC citations, and limited to 20% of the floor area. Hours for on-site tasting limited to 11am to 8pm daily. Incidental retail sales limited to 20% of the tasting and sales area and limited to 20% of gross sales revenue over a 3-year average. Requires documentation that the gross sales revenue requirement is met with the land use business license.</p> <p>Limitations on floor area, and incidental sales floor area/gross revenue, do not apply on Vashon-Maury Island existing businesses.</p> <p>Limitations on floor area do not apply on sites with historic resources.</p> <p>Note that in Ordinance 2, the hours of operation would be changed to 11am to 8pm daily. Hours of operation for retail and tasting on Vashon-Maury Island existing businesses if 11am to 7pm Monday-Thursday, 11am to 9pm Friday-Sunday.</p> <p>WBD III: Tasting and retail sales limited to products produced on-site are accessory to production use except as provided in specific RWC/WAC citations, and limited to 20% of the floor area. Hours for on-site tasting limited to 11am to 8pm daily. Incidental retail sales limited to 20% of the tasting and sales area and limited to 20% of gross sales revenue over a 3-year average. Requires documentation that the gross sales revenue requirement is met with the land use business license.</p> <p>Limitations on floor area do not apply on Vashon-Maury Island existing businesses or sites with historic resources.</p> <p>Note that in Ordinance 2, the hours of operation would be changed to 11am to 8pm daily.</p>	<p>Not Permitted</p>

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Product Content		Former Code	Ordinance 19030	Proposed Ordinances 2022-0147 and -0148	Proposed Ordinance 2024-0387
<b>A zone</b>	P: 60% of products must be grown in Puget Sound counties	C: Limited to processing of agricultural products, and 60% of the products must be grown in Puget Sound counties	WBD I: Not permitted	WBD I: Not Permitted WBD II: Not Permitted WBD III: Not Permitted	Not Permitted
	C: Limited to processing of agricultural products, and 60% of the products must be grown in Puget Sound counties		WBD II: 60% of product to be processed must be grown on site WBD III: 60% of product to be processed must be grown on site		
<b>RA zone</b>	P: 60% of products must be grown in Puget Sound counties	C: Limited to processing of agricultural products, and 60% of the products must be grown in Puget Sound counties	WBD I: No product content requirement	WBD I: No product content requirement WBD II: No product content requirement WBD III: No product content requirement	Not Permitted
	C: Limited to processing of agricultural products, and 60% of the products must be grown in Puget Sound counties		WBD II: No product content requirement WBD III: No product content requirement		

Production/ Facility Location		Former Code	Ordinance 19030	Proposed Ordinances 2022-0147 and -0148	Proposed Ordinance 2024-0387
<b>A zone</b>	P: Not specified	C: Not specified	WBD I: Not permitted	WBD I: Not Permitted WBD II: Not Permitted WBD III: Not Permitted	Not Permitted
	C: Not specified		WBD II: Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes. Limits conversion of agricultural land to less than 1 acre for nonagricultural accessory uses. Requires production to include two or more of the stages of production: crushing, fermentation, distilling, barrel or tank aging, or finishing; requires one of the two stages of production, to include crushing, fermenting, or distilling WBD III: Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes. Limit conversion of agricultural land to less than 1 acre for nonagricultural accessory uses. Requires production to include two or more of the stages of production: crushing, fermentation, distilling, barrel or tank aging, or finishing; requires one of the two stages of production, to include crushing, fermenting, or distilling		

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Production/ Facility Location		Former Code	Ordinance 19030	Proposed Ordinances 2022-0147 and -0148	Proposed Ordinance 2024-0387
RA zone	P: Not specified		<p>WBD I: Requires production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing; requires one of the two stages of production, to include crushing, fermenting, or distilling</p> <p>WBD II: Requires production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing; Requires one of the two stages of production, to include crushing, fermenting, or distilling</p> <p>WBD III: Requires production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing; requires one of the two stages of production, to include crushing, fermenting, or distilling</p>	<p>WBD I: Requires a state production liquor license. Requires production to include two or more of the stages of production: crushing or milling, pressing, fermenting, distilling, filtration, barrel or tank aging, finishing, or bottling or packaging; requires one stage of production, to include crushing or milling, pressing, fermenting, or distilling.</p> <p>WBD II: Requires a state production liquor license. Requires production to include three or more of the stages of production: crushing or milling, pressing, fermenting, distilling, filtration, barrel or tank aging, finishing, or bottling or packaging; requires two stages of production, to include crushing or milling, pressing, fermenting, or distilling.</p> <p>On Vashon-Mary Island, existing WBD IIs required to have 2 stages on site, with 1 stage being crushing or milling, pressing, fermenting, or distilling.</p> <p>WBD III: Requires a state production liquor license. Requires production to include three or more of the stages of production: crushing or milling, pressing, fermenting, distilling, filtration, barrel or tank aging, finishing, or bottling or packaging; requires two stages of production, to include crushing or milling, pressing, fermenting, or distilling.</p>	Not Permitted
	C: Not specified				

Maximum Impervious Surface		Former Code	Ordinance 19030	Proposed Ordinances 2022-0147 and -0148	Proposed Ordinance 2024-0387
A zone	P: 15% for A-10 zone; 10% for A-35 zone	C: 15% for A-10 zone; 10% for A-35 zone	<p>WBD I: Not permitted</p> <p>WBD II: Limited to 25% of the site, or the maximum allowed under the zone, whichever is less</p> <p>WBD III: Limited to 25% of the site, or the maximum allowed under the zone, whichever is less.</p>	<p>WBD I: Not Permitted</p> <p>WBD II: Not Permitted</p> <p>WBD III: Not permitted</p>	Not Permitted
	C: 15% for A-10 zone; 10% for A-35 zone				
RA zone	P: 40%	C: 40%	<p>WBD I: Limited to 25% of the site, or the maximum allowed under the zone, whichever is less</p> <p>WBD II: Limited to 25% of the site, or the maximum allowed under the zone, whichever is less</p> <p>WBD III: Limited to 25% of the site, or the maximum allowed under the zone, whichever is less.</p>	<p>WBD I: Limited to 25% of the site, or the maximum allowed under the zone, whichever is less</p> <p>WBD II: Limited to 25% of the site, or the maximum allowed under the zone, whichever is less</p> <p>WBD III: Limited to 25% of the site, or the maximum allowed under the zone, whichever is less.</p>	Not Permitted

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<b>Surface Water Management</b>		<b>Former Code</b>	<b>Ordinance 19030</b>	<b>Proposed Ordinances 2022-0147 and -0148</b>	<b>Proposed Ordinance 2024-0387</b>
<b>A zone</b>	Not specified		WBD I: Not permitted WBD II: Not specified WBD III: Not specified	WBD I: Not Permitted WBD II: Not Permitted WBD III: Not permitted	Not Permitted
<b>RA zone</b>	Not specified		WBD I: Not specified WBD II: Not specified WBD III: Not specified	WBD I: Not specified WBD II: Compliance with Surface Water Management Code and Surface Water Design Manual specified. WBD III: Compliance with Surface Water Management Code and Surface Water Design Manual specified.	Not Permitted

<b>Water/ Sewer</b>		<b>Former Code</b>	<b>Ordinance 19030</b>	<b>Proposed Ordinances 2022-0147 and -0148</b>	<b>Proposed Ordinance 2024-0387</b>
<b>A zone</b>	P: Not specified, existing water regulations would apply C: Must meet requirements for water and wastewater; water meters required for use of wells.		WBD I: Not permitted WBD II: Not specified, existing water regulations would apply WBD III: Must connect to an existing Group A water system.	WBD I: Not Permitted WBD II: Not Permitted WBD III: Not Permitted	Not Permitted
<b>RA zone</b>	P: Not specified, existing water regulations would apply C: Must meet requirements for water and wastewater; water meters required for use of wells.		WBD I: Not specified, existing water regulations would apply WBD II: Not specified, existing water regulations would apply WBD III: Must connect to an existing Group A water system.	WBD I: Distilleries not permitted in a closed or partially closed basin to new water withdrawals by Department of Ecology. Does not apply on Vashon-Maury Island. WBD II: Must connect to an existing Group A or Group B water system. Distilleries not permitted in a closed or partially closed basin to new water withdrawals by Department of Ecology. Requires use of commercial septic system and prohibits use of sewer systems for wastewater. Does not apply on Vashon-Maury Island. WBD III: Must connect to an existing Group A water system. Requires use of commercial septic system and prohibits use of sewer systems for wastewater. Sewer requirement does not apply to Vashon-Maury Island.	Not Permitted

<b>Access</b>		<b>Former Code</b>	<b>Ordinance 19030</b>	<b>Proposed Ordinances 2022-0147 and -0148</b>	<b>Proposed Ordinance 2024-0387</b>
<b>A zone</b>	P: No special access requirement. C: No special access requirement.		WBD I: Not permitted WBD II: Requires that the WBD have arterial access. Does not apply to existing businesses on Vashon-Maury Island WBD III: Requires that the WBD have arterial access	WBD I: Not Permitted WBD II: Not Permitted WBD III: Not Permitted	Not Permitted
<b>RA zone</b>	P: No special access requirement. C: No special access requirement.		WBD I: No special access requirement WBD II: Arterial access, except allows public road with CUP. Does not apply to existing businesses on Vashon-Maury Island WBD III: Requires that the WBD have arterial access	WBD I: No special access requirement WBD II: Arterial access, except allows public road with CUP. Arterial access requirement does not apply to existing businesses on Vashon-Maury Island WBD III: Requires that the WBD have arterial access	Not Permitted

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Setbacks		Former Code	Ordinance 19030	Proposed Ordinances 2022-0147 and -0148	Proposed Ordinance 2024-0387
A zone	P: Buildings must be set back 75 feet from property lines RA and R zones, except historic buildings	C: Buildings must be set back 75 feet from property lines RA and R zones, except historic buildings	WBD I: Not permitted WBD II: 75 feet from RA and R zones, except historic buildings. Includes parking areas WBD III: 75 feet from RA and R zones, except historic buildings. Includes parking areas.	WBD I: Not Permitted WBD II: Not Permitted WBD III: Not permitted	Not Permitted
	C: Buildings must be set back 75 feet from property lines RA and R zones, except historic buildings				
RA zone	P: Buildings must be set back 75 feet from property lines RA and R zones, except historic buildings	C: Buildings must be set back 75 feet from property lines RA and R zones, except historic buildings	WBD I: 75 feet from RA and R zones, except historic buildings. Includes parking areas. WBD II: 75 feet from RA and R zones, except historic buildings. Includes parking areas. Does not apply to existing businesses on Vashon-Maury Island WBD III: 75 feet from RA and R zones, except historic buildings. Includes parking areas	WBD I: 75 feet from A, RA and R zones, except historic buildings. Includes parking areas and impervious surfaces. Allows the director to reduce the setback with a CUP, subject to certain criteria. WBD II: 75 feet from A, RA and R zones, except historic buildings. Includes parking areas and impervious surfaces. Allows the director to reduce the setback with a CUP, subject to certain criteria. Setback does not apply to existing businesses on Vashon-Maury Island.  Note that Proposed Ordinance 2022-0148 (Ordinance 2) would add a requirement requiring separation of 1,000 feet between any WBDs within the RA and UR zones, with provisions to determine who is "first in line." Does not apply on Vashon-Maury Island. WBD III: 75 feet from A, RA and R zones, except historic buildings. Includes parking areas and impervious surfaces. Allows the director to reduce the setback with a CUP, subject to certain criteria.  Note that Proposed Ordinance 2022-0148 (Ordinance 2) would add a requirement requiring separation of 1,000 feet between any WBDs within the RA and UR zones, with provisions to determine who is "first in line." Does not apply on Vashon-Maury Island.	Not Permitted

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**Other Requirements for WBDs**

Former Code Regulating Wineries, Breweries, and Distilleries	Ordinance 19030	Proposed Ordinances 2022-0147 and -0148	Proposed Ordinance 2024-0387
<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>For <i>all other uses (and wineries in other zones)</i>, events limited to 60 days in a 1-year period.</p> <p>No clarity regarding the meaning of “event” that would trigger a TUP requirement vs. part of the base use for some wine-centric large gatherings (i.e. release parties). No limit on size of events that may be permitted.</p>	<p><u>Temporary use permit</u> (TUP) requirements:</p> <ul style="list-style-type: none"> <li>For WBD II and III in A zones, 2 days per month and all parking must be accommodated on site or through a plan approved by the director</li> <li>For WBD II and III in RA zone, 24 days within a one-year period and all parking must be accommodated on site or through a plan approved by the director</li> <li>For WBD II in A and RA zones, temporary use permits may allow up to 150 guests, considering building occupancy limits and parking limitations</li> <li>For WBD III in A and RA zones, temporary use permits may allow up to 250 guests, considering building occupancy limits and parking limitations</li> <li>For WBD II and III in all other zones, events limited to up to 60 days a year are allowed</li> <li>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</li> </ul> <p>Specifies when a TUP is required, 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"> <li>They have an active business license at their current location as of the effective date of the ordinance;</li> <li>Parcel is minimum 8 acres;</li> <li>Parcel has direct access to a principal arterial or state highway;</li> <li>The event does not use amplified noise between 8 pm and noon; and</li> <li>There are not events for more than 8 days per month on an annual average</li> </ul>	<p><u>Temporary use permit</u> (TUP) requirements:</p> <ul style="list-style-type: none"> <li>No events in A zone</li> <li>For WBD II and III in RA zone, events limited to 1 days per month and all parking must be accommodated on site or through a plan approved by the director (Existing WBD IIs in RA zone on Vashon-Maury Island allowed 24 days per year)</li> <li>For WBD II in RA zone, temporary use permits may allow up to 75 guests, considering building occupancy limits and parking limitations</li> <li>For WBD III in RA zone, temporary use permits may allow up to 125 guests, considering building occupancy limits and parking limitations</li> <li>For WBD II and III in all other zones, events limited to up to 60 days a year are allowed</li> <li>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</li> </ul> <p>Adds language limiting functions to those related to production of WBDs, and prohibits functions and events that would include temporary or permanent stages, require traffic control, or need more than the maximum number of parking spaces allowed.</p> <p>Specifies when a TUP is required for events, to remove the items listed as prohibited above and maintains triggers for events that use portable toilets (which are capped at 2 for any event), exceed the building occupancy; use off-site parking; use temporary tents or canopies that require a permit; or extend beyond allowed hours of operation. Requires functions and events to comply with the County's noise regulations.</p> <p>Removes an exemption from TUP requirements for certain types of WBDs in the RA zone.</p>	<p><u>Temporary use permit</u> (TUP) requirements:</p> <ul style="list-style-type: none"> <li>Removes duration, frequency, and maximum attendee requirements for WBD uses in the A and RA zones. Limits temporary uses at wineries in the A and RA zone to two per month and requires all parking to be accommodated on-site.</li> </ul> <p>Removes requirements for when a TUP is required for WBD events.</p> <p>Removes an exemption from TUP requirements for certain types of WBDs in the RA zone.</p>



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Former Code Regulating Wineries, Breweries, and Distilleries	Ordinance 19030	Proposed Ordinances 2022-0147 and -0148	Proposed Ordinance 2024-0387
No county license required	<p>Requires a county license for “adult beverage businesses.” Adds a definition for “adult beverage business”: a winery, brewery, distillery or cidery, and remote tasting rooms for any of those businesses. Adds application requirements, including a signed statement for 60% on-site grow requirement with business license.</p> <p>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>Provides for the Permitting Division to deny a business license if the business does not comply with the Zoning Code.</p>	<p>Requires a business license for "winery, brewery, distillery land uses". States that the purpose of the WBD land use business license is to promote and protect the health, safety and general welfare of unincorporated King County's residents, and to assist with enforcement of land use related portions of the King County Code. Adds a definition for “winery, brewery, distillery”: a winery, brewery, distillery, or remote tasting rooms. Adds application requirements, and removes references to documentation for 60% on-site grow requirement, as WBDs are prohibited in the A zone.</p> <p>Modifies language regarding documentation to establish nonconforming use, and removes allowance for initial license to be issued for existing businesses without nonconforming status being demonstrated.</p> <p>Requires that for the initial license, a building permit or change of occupancy permit to establish the WBD use be issued (or documentation by Permitting that a permit is not required). Allows one 12-month license to be issued prior to building permit issuance for existing businesses if other requirements and life safety requirements are met, with 6-month extensions if the business has taken substantial steps to obtain the permit.</p> <p>Requires documentation that the gross sales revenue requirement is met with the land use business license.</p>	Repeals business license.
Remote (off-site) tasting was not a defined use	<p><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>	<p><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: an off-site tasting room license for a distillery licensed as a Distillery or 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 chapter 314-02 WAC, except as specifically set forth in this chapter.</p>	<p><u>Definition for remote tasting room (same as 19030)</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>

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Former Code Regulating Wineries, Breweries, and Distilleries	Ordinance 19030	Proposed Ordinances 2022-0147 and -0148	Proposed Ordinance 2024-0387
Defines wineries only, relies on Standard Industrial (SIC) Codes for breweries and distilleries	<p><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>	<p><u>Definition for winery, brewery, distillery facility I:</u></p> <p>A very small-scale production facility licensed by the Washington state Liquor and Cannabis Board to produce alcoholic beverages including, but not limited to, wine, cider, beer and distilled spirits, through stages of production including, but not limited to, crushing or milling, pressing, fermentation, distilling, filtration, barrel or tank aging, finishing, and bottling or packaging. A winery, brewery, distillery facility I may include additional production-related uses such as vineyards, orchards, wine cellars or similar product-storage areas. On-site tasting of products or retail sales are not allowed. "Winery, brewery, distillery facility I" does not include any additional privileges or uses that would require a retail liquor license that would be authorized by chapter 314-02 WAC.</p>	<p><u>Definition for winery, brewery, distillery:</u></p> <p>As defined in RCW 66.04.010.</p>
Defines wineries only, relies on SIC Codes for breweries and distilleries	<p><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>	<p><u>Definition for winery, brewery, distillery facility II:</u></p> <p>A small-scale production facility licensed by the Washington state Liquor and Cannabis Board to produce alcoholic beverages including, but not limited to, wine, cider, beer and distilled spirits through stages of production including, but not limited to, crushing or milling, pressing, fermentation, distilling, filtration, barrel or tank aging, finishing, and bottling or packaging. A winery, brewery, distillery facility II may include additional production-related uses such as vineyards, orchards, wine cellars or similar product-storage areas. "Winery, brewery, distillery facility II" does not include any additional privileges or uses that would require a retail liquor license that would be authorized by chapter 314-02 WAC.</p>	
Defines wineries only, relies on SIC Codes for breweries and distilleries	<p><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>	<p><u>Definition for winery, brewery, distillery facility III:</u></p> <p>A production facility licensed by the Washington state Liquor and Cannabis Board to produce alcoholic beverages including, but not limited to, wine, cider, beer and distilled spirits through stages of production including, but not limited to, crushing or milling, pressing, fermentation, distilling, filtration, barrel or tank aging, finishing, and bottling or packaging. A winery, brewery, distillery facility III may include additional production-related uses such as vineyards, orchards, wine cellars or similar product-storage areas. "Winery, brewery, distillery facility III" does not include any additional privileges or uses that would require retail liquor license that would be authorized by chapter 314-02 WAC.</p>	

**Attachment A to SEPA Checklist for WBD Regulation Update  
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Former Code Regulating Wineries, Breweries, and Distilleries	Ordinance 19030	Proposed Ordinances 2022-0147 and -0148	Proposed Ordinance 2024-0387
<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>Uses requiring a CUP limited to 150% of the minimum parking required.</p>	<p><u>Minimum 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>For remote tasting rooms, a minimum of 1 parking space per 300 square feet of tasting and retail areas</p> <p><u>Maximum parking requirements:</u></p> <p>For WBD I, allows one additional on-site parking spot.</p> <p>In A and RA zones is 150% of the minimum required. For other zones, tasting/retail limited to 1 per 50 square feet of tasting area.</p> <p>For remote tasting rooms, maximum of 1 space per 50 square feet of tasting and retail areas.</p>	<p><u>Minimum parking requirements:</u></p> <p>For WBD I, 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>For remote tasting rooms, a minimum of 1 parking space per 300 square feet of tasting and retail areas</p> <p><u>Maximum parking requirements:</u></p> <p>In RA zone, the maximum is 150% of the minimum required. For other zones, tasting/retail limited to 1 per 50 square feet of tasting area.</p> <p>For remote tasting rooms, maximum of 1 space per 50 square feet of tasting and retail areas.</p>	<p><u>Minimum parking requirements:</u></p> <p>For WBDs, 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>For remote tasting rooms, a minimum of 1 parking space per 300 square feet of tasting and retail areas</p> <p><u>Maximum parking requirements:</u></p> <p>For WBDs, tasting/retail limited to 1 per 50 square feet of tasting area.</p> <p>For remote tasting rooms, maximum of 1 space per 50 square feet of tasting and retail areas.</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>Prohibits WBDs and remote tasting rooms as <u>home occupations and home industries</u>.</p> <p>Modifies language from 19030 to clarify what uses will be considered a nonconforming use.</p>	<p>Prohibits WBDs and remote tasting rooms as <u>home occupations and home industries</u>.</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"> <li>• One or more WBD I, II, or III may operate within a remote tasting room</li> <li>• Total space for tasting and retail must be 1,000 square feet or less, not including storage, restroom, nonpublic uses</li> <li>• Additional 500 square feet of outdoor space is allowed</li> <li>• Incidental retail sales of products related to products tasted is allowed</li> <li>• Hours of operation are limited to Monday through Thursday 11 am to 7 pm and Friday through Sunday 11 am to 9 pm</li> <li>• Need a King County business license</li> <li>• Need a Washington State liquor license</li> <li>• Events limited to 2 per year; no more than 50 people for all proprietors within a single tasting room</li> <li>• Off-street parking maximum of 1 space per 50 square feet of tasting and retail area</li> </ul> <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</p>	<p>Repeals remote tasting room demonstration project and modifies Zoning Map to remove the overlay.</p>	<p>Repeals remote tasting room demonstration project and modifies Zoning Map to remove the overlay.</p>
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Former Code Regulating Wineries, Breweries, and Distilleries	Ordinance 19030	Proposed Ordinances 2022-0147 and -0148	Proposed Ordinance 2024-0387
	fulfilled. A public comment period on the evaluation must be provided.		
Remote tasting rooms not a recognized use in the Zoning Code	Remote tasting rooms allowed in CB and RB zones, with a cross reference to Remote Tasting Room Demonstration Project Overlay A, subject to the requirements in 21A.55	Remote tasting rooms allowed in CB and RB zones	Remote tasting rooms allowed in CB and RB zones
N/A	Modify the Special District Overlay for Fall City CB zoning to allow remote tasting room as a permitted use.	Maintain allowance for remote tasting room in Fall City Rural Town CB zone adopted in 19030 (not shown in PO)	Maintain allowance for remote tasting room in Fall City Rural Town CB zone adopted in 19030 (not shown in PO)
N/A	Modify P-suffix condition for Vashon Rural Town CB Zoning to allow remote tasting rooms as a permitted use.	Maintain allowance for remote tasting room in Vashon Rural Town CB zone adopted in 19030 (not shown in PO)	Maintain allowance for remote tasting room in Vashon Rural Town CB zone adopted in 19030 (not shown in PO)
\$100 for first violation; \$500 for subsequent violations	Modifies <u>citation penalty</u> :  Adds specific, increased citations for WBD I, II, and III, and remote tasting room violations, including unauthorized events: \$500 for first violation, and \$1,000 for subsequent violations.	Maintains <u>citation penalties</u> adopted in 19030 (not shown in PO)	Maintains <u>citation penalties</u> adopted in 19030 (not shown in PO)
N/A	Requires an <u>efficacy evaluation</u> :  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.  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.  The public comment period for the efficacy evaluation occurs in conjunction with the public comment period for the remote tasting room Demonstration Project.	Remove efficacy evaluation adopted by 19030.  Adds WBD environmental evaluation report with a review of interior lot line setbacks, temporary use permits for functions and events, and impacts on salmonid species.	Remove efficacy evaluation adopted by 19030.
N/A	N/A	Adds a requirement for the Executive to contact known WBD businesses with information regarding the changes to the regulations made by Proposed Ordinances 2022-0147 and 2022-0148 if it is adopted, and develop materials for technical assistance for WBD businesses.	N/A
N/A	N/A	Adds a contingent effective date, so that the substantive portions of the ordinance do not take effect until Proposed Ordinance 2022-0148 is adopted.  The requirement for contacting WBD businesses and developing technical assistance materials, and the	N/A

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<b>Former Code Regulating Wineries, Breweries, and Distilleries</b>	<b>Ordinance 19030</b>	<b>Proposed Ordinances 2022-0147 and -0148</b>	<b>Proposed Ordinance 2024-0387</b>
		environmental evaluation report would become effective on the regular course.	

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

<b>Issue/Condition</b>		<b>Former Code</b>	<b>Ordinance 19030</b>	<b>Proposed Ordinances 2022-0147 and -0148</b>	<b>Proposed Ordinance 2024-0387</b>
<b>Type of Permit</b>	Permitted (no separate authorization for CUP in UR zone)		Prohibits WBD facilities in the UR zone.	Note: Proposed Ordinance 2022-0148 (Ordinance 2), would allow WBD I, II, III with the same permissions as the RA zone, as discussed above. Changes in RA would also be changed from former code in UR zone.	Prohibits WBD facilities in the UR zone.
<b>Minimum Lot Size</b>	4.5 acres				
<b>Maximum Building Size</b>	3,500 square feet, except historic buildings				
<b>Tastings</b>	Tasting of products produced on site, and no extra floor area allowed for tasting				
<b>Water</b>	Not specified				
<b>Access</b>	Not specified				
<b>Product Content</b>	60% of product content required to be grown in Puget Sound counties				
<b>Production/Facility Location</b>	Not specified				
<b>Parking</b>	0.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area				
<b>Setbacks</b>	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	Ordinance 19030		Proposed Ordinances 2022-0147 and -0148	
			NB and CB	RB and I	NB and CB	RB and I
<b>Type of Permit</b>	Permitted	Permitted	WBD I – not permitted WBD II – permitted WBD III – conditional use	WBD I – not permitted WBD II – permitted WBD III – conditional use  In I zone, limited to breweries and distilleries. No wineries or remote tasting rooms allowed.	WBD I – not permitted WBD II – permitted WBD III – conditional use	WBD I – not permitted WBD II – not permitted WBD III – permitted use
<b>Minimum Lot Size</b>	No minimum lot size established	No minimum lot size established	No minimum lot size established	No minimum lot size established	No minimum lot size established	No minimum lot size established
<b>Maximum Building Size</b>	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, except tasting size in the I zone to 1,500 square feet	WBD II – 3,500 square feet, except historic buildings are 5,000 square feet if WBD use is wholly within the historic structure WBD III: No maximum specified	No maximum building size established, except tasting size in the I zone to 1,500 square feet
<b>Tastings</b>	Tasting of products produced on site, and no extra floor area allowed for tasting	Not specified	WBD II and III – tasting of products produced on site, and no extra floor area allowed for tasting	Tasting of products produced on site	No extra floor area allowed for tasting	Not specified.
<b>Water</b>	Not specified	Not specified	Not specified	Not specified	Not specified	Not specified
<b>Access</b>	No special access requirement	No special access requirement	No special access requirement	No special access requirement	No special access requirement	No special access requirement
<b>Product Content</b>	No product content requirement	No product content requirement	No product content requirement	No product content requirement	No product content requirement	No product content requirement
<b>Production/Facility Location</b>	Not specified	Not specified	Not specified	Not specified	Not specified	Not specified
<b>Setbacks</b>	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	75 feet from RA and R zones, except historic buildings  Includes parking areas	75 feet from A, RA and R zones, except historic buildings. Includes parking areas and impervious surfaces	75 feet from A, RA and R zones, except historic buildings. Includes parking areas and impervious surfaces