Proposed Ordinance 2018-0241 – Substantive Summary of Changes by Zoning District

ATTACHMENT 5

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| **Issue/Condition** | **Agriculture Zones** | | | |
|  | **Existing Code** | | **Proposed Ordinance 2018-0241** | |
|  |  |  | **Winery II (DC#3)** | **Winery III (DC#12)** |
| **Type of Permit** | Permitted – as an accessory to agricultural use | Conditional Use | Permitted– only as an accessory to agricultural use | Conditional Use |
| **Min. Lot Size** | None | 4.5 acres when floor area is less than 6,000 sf  Except if floor area is over 6,000 sf, the minimum lot size is 10 acres and a minimum 2.5 acres must be used to grow products | 2.5 acres (NOTE: transmitted ordinance has an error and says 4.5 acres) | 4.5 acres  Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres |
| **Max. Building Size** | 3,500 sf, except historic buildings | Maximum floor area 8,000 sf; additional 8,000 sf for underground storage  On Vashon-Maury Island, maximum floor area 6,000 sf, including underground storage | 3,500 sf (historic buildings maximum is 5,000 sf) | Maximum floor area 8,000 sf; additional 8,000 sf for underground storage |
| **Tastings** | Tasting of products produced on-site, and no extra floor area allowed for tasting | Tasting of products produced on-site, and no extra floor area allowed for tasting | Tasting of products produced on-site, and no extra floor area allowed for tasting  Hours for on-site tasting: Mon-Th: 11am – 5pm  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 – 5pm  F-Sun: 11am – 9 pm |
| **Events** | For wineries: Up to 2/month with TUP; parking accommodated on-site  For breweries and distilleries: 60 days in a one-year period | For wineries: Up to 2/month with TUP; parking accommodated on-site  For breweries and distilleries: 60 days in a one- year period | Up to 2 events/month with TUP. Max. size = 125 guests; parking accommodated on-site or managed through parking plan | Up to 2 events/month with TUP. Max. size = 250 guests; parking accommodated on-site or managed through parking plan |
| **Water** | Not specified | Meet requirements for water and wastewater; water meters required for use of wells | 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 | Not specified | Direct access from an arterial | Direct access from an arterial |
| **Product Content** | 60% of product content required to be grown in Puget Sound counties | Limited to processing of agricultural products and 60 percent of the products must be from Puget Sound counties | 60% of product to be processed must be grown on site. | 60% of product to be processed must be grown on site. |
| **Production/ Facility Location** | Not specified | Not specified | Required  Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes. | Required  Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes. |
| **Parking** | .9 per 1,000 square feet, plus 1 per 50 square feet of tasting area | .9 per 1,000 square feet, plus 1 per 50 square feet of tasting area  Parking maximum 150% of minimum requirement | 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area  Limited to 150% of minimum required | Determined through CUP (NOTE: transmitted ordinance has an error and says limited to 150% of minimum required) |
| **Setbacks** | 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones | 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. | 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas. | 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas. |
| **KC Bus. License** | None | None | Required | Required |

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| **Issue/Condition** | **Rural Area Zones** | | | | |
|  | **Existing Code** | | **Proposed Ordinance 2018-0241** | | |
|  |  |  | **Winery I (DC#30)** | **Winery II (DC#3 and DC#31)** | **Winery III (DC#12)** |
| **Type of Permit** | Permitted | Conditional Use | Permitted – only one nonresident employee allowed | Permitted Conditional Use | Conditional Use |
| **Min. Lot Size** | 4.5 acres | 4.5 acres  Except if floor area is over 6,000 sf, the minimum lot size is 10 acres and a minimum 2.5 acres must be used to grow products | None | P and C: 2.5 acres (NOTE: transmitted ordinance has an error and says 4.5 acres) | 4.5 acres  Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres |
| **Max. Building Size** | 3,500 sf, except historic buildings | Maximum floor area 8,000 sf; additional 8,000 sf for underground storage  On Vashon-Maury Island, maximum floor area 6,000 sf, including underground storage | 1,500 sf | P and C: 3,500 sf (historic buildings maximum is 5,000 sf) | Maximum floor area 8,000 sf; additional 8,000 sf for underground storage |
| **Tastings** | Tasting of products produced on- site, and no extra floor area allowed for tasting | Tasting of products produced on- site, and no extra floor area allowed for tasting | Not allowed | 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 – 5pm  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 – 5pm  F-Sun: 11am – 9 pm |
| **Events** | For wineries: Up to 2/month with TUP; parking accommodated on- site  For breweries and distilleries: 60 days in a one-year period | For wineries: Up to 2/month with TUP; parking accommodated on-site  For breweries and distilleries: 60 days in a one-year period | Not allowed | Up to 24 days/year with TUP. Max. size = 125 guests; parking accommodated on- site or managed through parking plan | Up to 24 days/year with TUP Max. size = 250 guests; parking  accommodated on-site or managed through parking plan |
| **Water** | Not specified | Meet requirements for water and wastewater; water meters required for use of wells | 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 | Not specified | Not specified | P: Direct access from an arterial  C: Direct access from public roadway. Can be modified through CUP (NOTE: transmitted ordinance has an error and does not include this) | Direct access from an arterial |
| **Product Content** | 60% of product content required to be grown in Puget Sound counties | Limited to processing of agricultural products and 60% percent of the products must be from Puget Sound counties | None | None | None |
| **Production/ Facility Location** | Not specified | Not specified | Required | Required | Required |

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| **Parking** | .9 per 1,000 square feet, plus 1 per 50 square feet of tasting area | .9 per 1,000 square feet, plus 1 per 50 square feet of tasting area  Parking maximum 150% of minimum requirement | One parking stall allowed for nonresident employee | 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area  P: Limited to 150% of minimum required C: Limited to 150% of minimum required | Determined through CUP (NOTE: transmitted ordinance has an error and says limited to 150% of minimum required) |
| **Setbacks** | 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. | 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. | 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas. | P and C: 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas. | 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas. |
| **KC Bus. License** | None | None | Required | P and C: Required | Required |

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| **Issue/Condition** | **Urban Reserve Zone** | | | | |
|  | **Existing Code** | | **Proposed Ordinance 2018-0241** | | |
|  |  |  | **Winery I (DC#30)** | **Winery II (DC#3)** | **Winery III (DC#12)** |
| **Type of Permit** | Permitted | Conditional Use – No separate authorization for a CUP in UR zone | Permitted – only one nonresident employee allowed | Permitted | Conditional Use |
| **Min. Lot Size** | 4.5 acres |  | None | 2.5 acres (NOTE: transmitted ordinance has an error and says 4.5 acres) | 4.5 acres  Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres |
| **Max. Building Size** | 3,500 sf, except historic buildings |  | 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** | Tasting of products produced on- site, and no extra floor area allowed for tasting |  | Not allowed | Tasting of products produced on-site, and no extra floor area allowed for tasting  Hours for on-site tasting: Mon-Th: 11am – 5pm  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 – 5pm  F-Sun: 11am – 9 pm |
| **Events** | 60 days in a one-year period |  | 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 | 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 |  | Not specified | Direct access from an arterial | Direct access from an arterial |
| **Product Content** | 60% of product content required to be grown in Puget Sound counties |  | None | None | None |
| **Production/ Facility Location** | Not specified |  | Required | Required | Required |
| **Parking** | .9 per 1,000 square feet, plus 1 per 50 square feet of tasting area |  | One parking stall allowed for nonresident employee | 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area  Limited to 150% of minimum required | Determined through CUP (NOTE: transmitted ordinance has an error and says limited to 150% of minimum required) |
| **Setbacks** | 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. |  | 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas. | 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas. | 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas. |
| **KC Bus. License** | None |  | Required | Required | Required |

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| **Issue/Condition** | **Commercial and Industrial Zones** | | | |
|  | **Existing Code** | | **Proposed Ordinance 2018-0241** | |
|  | **NB and CB** | **RB and I** | **NB and CB** | **RB and I** |
| **Type of Permit** | Permitted | Permitted | WBD I – not permitted WBD II – permitted (DC#17)  WBD III – conditional use (DC#29) | WBD I – not permitted WBD II – permitted (DC#29)  WBD III – conditional use (DC#29) |
| **Min. Lot Size** | None | None | None | None |
| **Max. Building Size** | 3,500 sf, except historic buildings | None | WBD II – 3,500 sf, except historic buildings are 5,000 sf | None |
| **Tastings** | Tasting of products produced on-site, and no extra floor area allowed for tasting | Not specified | WBD II – Tasting of products produced on-site, and no extra floor area allowed for tasting | Not specified |
| **Events** | 60 days in a one-year period | 60 days in a one-year period | WBD II and III – 60 days in a one-year period Max. size = no limit  Parking not specified | WBD II and III – 60 days in a one-year period Max. size = no limit  Parking not specified |
| **Water** | None | None | None | None |
| **Access** | None | None | None | None |
| **Product Content** | None | None | None | None |
| **Production/Facility Location** | Not specified | Not specified | Not specified | Not specified |
| **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 | WBD II – 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area  WBD III – not specified | WBD II – 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area  WBD III – not specified |
| **Setbacks** | 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. | 5 or 10 feet | 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 | 5 or 10 feet |
| **KC Bus. License** | None | None | WBD II and III– Required | WBD II and III– Required |