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| 9/16/19 |  |  | **1a** |
| JM-1a Vashon-Maury Island |  |  |  |
|  |  |  |
|  | Sponsor: | McDermott | |
| ea |  |  |  |
|  | Proposed No.: | 2018-0241.2 | |
|  |  |  |  |

**AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE 2018-0241, VERSION 2**

On page 34, strike lines 654 through 666, and insert:

"((~~c. In the RA and UR zones,~~)) b. ((~~o~~))Only allowed on lots of at least ((~~four~~)) two and one-half acres, except that on Vashon-Maury Island, for sites that contain a building designated as historic resource under K.C.C. chapter 20.62, only allowed on lots of at least two acres. This requirement shall not apply on Vashon-Maury Island to winery, brewery or distillery business locations in use and licensed to produce by the Washington state Liquor and Cannabis Board before January 1, 2019;

((~~d.~~)) c. The aggregated floor area ((~~devoted to all processing~~)) of structures and areas for winery, brewery, distillery facility uses shall not exceed three thousand five hundred square feet((~~, unless~~)). For winery, brewery, distillery facility uses located in ((~~a building~~)) whole or in part in a structure designated as historic resource under K.C.C. chapter 20.62, the aggregated floor area of structures and areas devoted to winery, brewery, distillery facility uses shall not exceed seven thousand square feet on Vashon-Maury Island and five thousand square feet in all other areas of the county. Decks that are not occupied and not open to the public are excluded from the calculation for maximum aggregated floor area;

((~~e.~~)) d. Structures and parking areas ((~~used~~)) for ((~~processing~~)) winery, brewery, distillery facility uses shall maintain a minimum distance of seventy-five feet from interior property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62, except that on Vashon-Maury Island this setback requirement shall not apply to structures and parking areas in use on the date of adoption of this ordinance by existing winery, brewery or distillery business locations licensed to produce by the Washington state Liquor and Cannabis Board before January 1, 2019;"

Beginning on page 35, strike lines 683 through 694 and insert:

"h. Tasting and retail sales of products produced on-site may occur only as accessory to the primary winery, brewery, distillery production use and may be provided in accordance with state law. The area devoted to on-site tasting or retail sales shall be limited to no more than fifteen percent of the aggregated floor area and shall be included in the aggregated floor area limitation in subsection B.3.c. of this section. The limitation on tasting and retail sales of products produced on-site shall not apply on Vashon-Maury Island to winery, brewery, or distillery business locations in use and licensed to produce by the Washington state Liquor and Cannabis Board before January 1, 2019, or on Vashon-Maury Island for sites that contain a building designated as historic resource under K.C.C. chapter 20.62. Incidental retail sales of merchandise related to the products produced on-site is allowed subject to the restrictions described in this subsection B.3. Hours of operation for on-site tasting of products shall be limited as follows: Mondays, Tuesdays, Wednesdays and Thursdays, tasting room hours shall be limited to 11:00 a.m. through 7:00 p.m.; and Fridays, Saturdays and Sundays, tasting room hours shall be limited to 11:00 a.m. through 9:00 p.m.;

i. Access to the site shall be directly to and from an arterial roadway, except that this requirement shall not apply on Vashon-Maury Island to winery, brewery, distillery facility business locations in use and licensed to produce by the Washington state Liquor and Cannabis Board before January 1, 2019;"

**EFFECT: For Vashon-Maury Island, in the RA zone, for WBD II:**

* **For historic properties, sets the minimum lot area at 2 acres.**
* **For historic properties, allows up to 7,000 square feet of aggregated floor area.**
* **Exempts existing businesses from minimum lot size requirements.**
* **Exempts existing businesses from arterial access requirements.**
* **Exempts existing businesses from the 75-foot setback from rural and residential zones.**
* **Exempts existing businesses and historic properties from the 15% size limitation on retail and tasting on-site.**