

**PO 2018-0241.2 – Winery, Brewery, Distillery Code Update  
Amendment Tracker for September 16, 2019 COW**

<b>#</b>	<b>Page / Line</b>	<b>Sponsor</b>	<b>Description</b>
<b>S1</b>	n/a	Balducci	<b>Changes described in Summary of Balducci Striker</b>
<b>0.1a</b>	9/ 193	Lambert (KL-1)	<b>For WBD II and III in the A and RA zones, removes 15% square footage limitation on on-site tasting and retail sale of products.</b>
<b>0.2b</b>	31/ 645	Lambert (KL-5)	<b>For all WBDs, for property lines that do not abut the A zone, adds an option reduce the 75' setback from Residential and Rural Area zoned properties to 25' with a Conditional Use Permit.</b>
<b>1a</b>	34/ 654	McDermott (JM-1a)	<p><b>For Vashon-Maury Island, in the RA zone, for WBD II:</b></p> <ul style="list-style-type: none"> <li>• For historic properties, sets the minimum lot area at 2 acres.</li> <li>• For historic properties, allows up to 7,000 square feet of aggregated floor area.</li> <li>• Exempts existing businesses from minimum lot size requirements.</li> <li>• Exempts existing businesses from arterial access requirements.</li> <li>• Exempts existing businesses from the 75-foot setback from rural and residential zones.</li> <li>• Removes 15% square footage limitation on tasting and retail sales for VMI</li> </ul> <p>If KL-1 and 5 do <b>not</b> pass</p>
<b>1b</b>		JM-1b	<b>If KL-1 passes</b>
<b>1e</b>		JM-1e	<b>If KL-5 passes</b>
<b>1g</b>		JM-1g	<b>If KL-1 and KL-5 passes</b>
<b>2</b>	74/ 1548	Lambert (KL-4)	<b>Modifies the minimum parking ratio for the tasting and retail areas of WBD production facilities to 1 space per 150 square feet.</b>
<b>T1</b>	1/1	Balducci	<b>Conforms changes made in S1</b>

# 0.2b

9/5/19

KL-5 CUP for setbacks, not A zone

Sponsor: Lambert

ea

Proposed No.: 2018-0241.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2018-0241, VERSION 2**

3 Beginning on page 31, strike lines 645 through 646 and insert:

4 "A. Manufacturing land uses.

P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1 -8	R12 -48	NB	CB	RB	O	I (11)
20	Food and Kindred Products (28)								P2	P2	P2		P2 C
*	Winery/Brewery/ Distillery Facility I				<u>P32</u>								
<del>208</del> 2 <del>2085</del> )	Winery/Brewery/ Distillery Facility II	P3 <del>(C42)</del> ) <u>C3</u>			P3 <u>C3</u> C( <del>(42)</del> ) <u>0</u>	<del>(P3)</del> )			P17 <u>C17</u>	P17 <u>C17</u>	<u>P29</u> <u>C29</u>		<u>P31</u> <u>C31</u>
*	Winery/Brewery/ Distillery Facility III	<u>C12</u>			<u>C12</u>				<u>C29</u>	<u>C29</u>	<u>C29</u>		<u>C31</u>
*	Materials Processing Facility		P1 3 C	P14 C1 5	P16 C								P
22	Textile Mill Products												C
23	Apparel and other Textile Products										C		P

24	Wood Products, except furniture	P4 P18	P4 P1 8 C5		P4 P18 C5	P4					C6		P
25	Furniture and Fixtures		P1 9		P19						C		P
26	Paper and Allied Products												C
27	Printing and Publishing							P7	P7	P7C	P7C		P
*	Marijuana Processor I	P20			P27				P21 C22	P21 C22			
*	Marijuana Processor II								P23 C24	P23 C24			P25 C26
28	Chemicals and Allied Products												C
2911	Petroleum Refining and Related Industries												C
30	Rubber and Misc. Plastics Products												C
31	Leather and Leather Goods										C		P
32	Stone, Clay, Glass and Concrete Products								P6	P9			P
33	Primary Metal Industries												C
34	Fabricated Metal Products												P
35	Industrial and Commercial Machinery												P
351-55	Heavy Machinery and Equipment												C
357	Computer and Office Equipment										C	C	P
36	Electronic and other Electric Equipment										C		P



18 the A zone, as part of the review of a conditional use permit, the setback may be reduced  
19 to twenty-five feet if there is sufficient screening between the proposed use and adjacent  
20 rural area and residential zones"

21

22 On page 47, line 965, after "chapter 20.62" insert ". For property lines that do not abut  
23 the A zone, as part of the review of a conditional use permit, the setback may be reduced  
24 to twenty-five feet if there is sufficient screening between the proposed use and adjacent  
25 rural area and residential zones"

26

27 On page 48, line 989, after "chapter 20.62" insert ". For property lines that do not abut  
28 the A zone, as part of the review of a conditional use permit, the setback may be reduced  
29 to twenty-five feet if there is sufficient screening between the proposed use and adjacent  
30 rural area and residential zones"

31

32 On page 50, line 1028, after "chapter 20.62" insert ". For property lines that do not abut  
33 the A zone, as part of the review of a conditional use permit, the setback may be reduced  
34 to twenty-five feet if there is sufficient screening between the proposed use and adjacent  
35 rural area and residential zones"

36

37 On page 51, line 1046, after "chapter 20.62" insert ". For property lines that do not abut  
38 the A zone, as part of the review of a conditional use permit, the setback may be reduced  
39 to twenty-five feet if there is sufficient screening between the proposed use and adjacent  
40 rural area and residential zones"

41

42 **EFFECT: For all WBDs, for property lines that do not abut the A zone, adds an**  
43 **option reduce the 75' setback from Residential and Rural Area zoned properties to**  
44 **25' with a Conditional Use Permit.**

9/5/19

KL-1 retail and tasting

ea

Sponsor: Lambert

Proposed No.: 2018-0241.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2018-0241, VERSION 2**

3 On page 9, strike lines 193 through 199

4 Renumber the remaining subsections consecutively and correct any internal references  
5 accordingly.

6

7 On page 35, strike lines 683 through 693, and insert:

8 "h. Tasting and retail sales of products produced on-site may be provided in  
9 accordance with state law. The area devoted to tasting or retail sales shall be included in  
10 the aggregated floor area limitation in subsection B.3.c. of this section. Incidental retail  
11 sales of merchandise related to the products produced on-site is allowed subject to the  
12 restrictions described in this subsection. Hours of operation for on-site tasting of  
13 products shall be limited as follows: Mondays, Tuesdays, Wednesdays and Thursdays,  
14 tasting room hours shall be limited to 11:00 a.m. through 7:00 p.m.; and Fridays,  
15 Saturdays and Sundays, tasting room hours shall be limited to 11:00 a.m. through 9:00  
16 p.m.;"

17

18 Beginning on page 39, strike lines 776 through 786 and insert:

19           "i. Tasting and retail sales of products produced on-site may be provided in  
20 accordance with state law. The area devoted to tasting or retail sales shall be included in  
21 the aggregated floor area limitation in subsection B.12.((b-)) a. and b. of this section.  
22 Incidental retail sales of merchandise related to the products produced on-site is allowed  
23 subject to the restrictions described in this subsection. Hours of operation for on-site  
24 tasting of products shall be limited as follows: Mondays, Tuesdays, Wednesdays and  
25 Thursdays, tasting room hours shall be limited to 11:00 a.m. through 7:00 p.m.; and  
26 Fridays, Saturdays and Sundays, tasting room hours shall be limited to 11:00 a.m.  
27 through 9:00 p.m.;"

28

29 Beginning on page 48, strike lines 990 through 1000 and insert:

30           "d. Tasting and retail sales of products produced on-site may be provided in  
31 accordance with state law. The area devoted to tasting or retail sales shall be included in  
32 the aggregated floor area limitation in subsection B.30.b. of this section. Incidental retail  
33 sales of merchandise related to the products produced on-site is allowed subject to the  
34 restrictions described in this subsection. Hours of operation for on-site tasting of  
35 products shall be limited as follows: Mondays, Tuesdays, Wednesdays and Thursdays,  
36 tasting room hours shall be limited to 11:00 a.m. through 7:00 p.m.; and Fridays,  
37 Saturdays and Sundays, tasting room hours shall be limited to 11:00 a.m. through 9:00  
38 p.m.;"

39

40 **EFFECT: For WBD II and III in the A and RA zones, removes 15% square footage**  
41 **limitation on on-site tasting and retail sale of products.**



9/5/19

KL-4 parking minimum

ea

Sponsor: Lambert

Proposed No.: 2018-0241.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2018-0241, VERSION 2**

3 Beginning on page 74, strike lines 1548 through 1549 and insert:

4 "below 0.50 rounding down.

<b>LAND USE</b>	<b>MINIMUM PARKING SPACES REQUIRED</b>
<b>RESIDENTIAL (K.C.C. 21A.08.030.A):</b>	
Single detached/Townhouse	2.0 per dwelling unit
Apartment:	
Studio units	1.2 per dwelling unit
One bedroom units	1.5 per dwelling unit
Two bedroom units	1.7 per dwelling unit
Three bedroom units or larger	2.0 per dwelling unit
Mobile home park	2.0 per dwelling unit
Senior citizen assisted	1 per 2 dwelling or sleeping units

Community residential facilities	1 per two bedrooms
Dormitory, including religious	1 per two bedrooms
Hotel/Motel including organizational hotel/lodging	1 per bedroom
Bed and breakfast guesthouse	1 per guest room, plus 2 per facility
<b>RECREATION/CULTURAL (K.C.C. 21A.08.040.A):</b>	
Recreation/culture uses:	1 per 300 square feet
Exceptions:	
Bowling center	5 per lane
Golf course	3 per hole, plus 1 per 300 square feet of club house facilities
Tennis Club	4 per tennis court plus 1 per 300 square feet of clubhouse facility
Golf driving range	1 per tee
Park/playfield/paintball	(director)
Theater	1 per 3 fixed seats
Conference center	1 per 3 fixed seats, plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per bedroom, whichever results in the greater number of spaces.

LAND USE	MINIMUM PARKING SPACES REQUIRED
<b>GENERAL SERVICES (K.C.C. 21A.08.050.A):</b>	
General services uses:	1 per 300 square feet
Exceptions:	
Funeral home/Crematory	1 per 50 square feet of chapel area
Daycare I	2 per facility
Daycare II	2 per facility, plus 1 space for each 20 children
Churches, synagogue, temple	1 per 5 fixed seats, plus 1 per 50 square feet of gross floor area without fixed seats used for assembly purposes
Outpatient and Veterinary clinic offices	1 per 300 square feet of office, labs and examination rooms
Nursing and personal care Facilities	1 per 4 beds
Hospital	1 per bed
Elementary schools	1 per classroom, plus 1 per 50 students
Secondary schools	
Middle/junior high schools	1 per classroom, plus 1 per 50 students
High schools	1 per classroom, plus 1 per 10 students
High schools with stadiums	greater of 1 per classroom plus 1 per 10 students, or 1 per 3 fixed seats in stadium

Vocational schools	1 per classroom, plus 1 per five students
Specialized instruction Schools	1 per classroom, plus 1 per two students
Artist Studios	.9 per 1,000 square feet of area used for studios
<b>GOVERNMENT/BUSINESS SERVICES (K.C.C. 21A.08.060.A):</b>	
Government/business services uses:	1 per 300 square feet
Exceptions:	
Public agency yard	1 per 300 square feet of offices, plus <u>0.9</u> per 1,000 square feet of indoor storage or repair areas
Public agency archives	<u>0.9</u> per 1000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing areas
Courts	3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas
Police facility	(director)
Fire facility	(director)
Construction and trade	1 per 300 square feet of office, plus 1 per 3,000 square feet of storage area

Warehousing and storage	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of storage area
Self-service storage	1 per 3,500 square feet of storage area, plus 2 for any resident director's unit
Outdoor advertising services	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of storage area
Heavy equipment repair	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of indoor repair areas
Office	1 per 300 square feet
<b>LAND USE</b>	<b>MINIMUM PARKING SPACES REQUIRED</b>
<b>RETAIL/WHOLESALE (K.C.C. 21A.08.070.A):</b>	
Retail trade uses:	1 per 300 square feet
Exceptions:	
Food stores, less than 15,000 square feet	3 plus 1 per 350 square feet
Gasoline service stations w/o grocery	3 per facility, plus 1 per service bay
Gasoline service stations w/grocery, no service bays	1 per facility, plus 1 per 300 square feet of store
Restaurants	1 per 75 square feet in dining or lounge areas

<u>Remote tasting rooms</u>	<u>1 per 300 square feet of tasting and retail areas</u>
Wholesale trade uses	<u>0.9 per 1000 square feet</u>
Retail and wholesale trade mixed use	1 per 300 square feet
<b>MANUFACTURING (K.C.C. 21A.08.080.A):</b>	
Manufacturing uses	<u>0.9 per 1,000 square feet</u>
<u>Winery/Brewery/Distillery Facility II and III</u>	<u>0.9 per 1,000 square feet, plus 1 per ((50)) 150 square feet of tasting and retail areas</u>
<b>RESOURCES (K.C.C. 21A.08.090.A):</b>	
Resource uses	(director)
<b>REGIONAL (K.C.C. 21A.08.100.A):</b>	
Regional uses	(director)

5 B. An applicant may request a modification of the minimum required number of"

6

7 **EFFECT: Modifies the minimum parking ratio for the tasting and retail areas of**

8 **WBD production facilities to 1 space per 150 square feet.**