

**Proposed Ordinance 2018-0241.2 – Winery/Brewery/Distillery Regulations
DRAFT - Summary of Balducci Striker for COW 9/16/19**

Substantive Changes

As Recommended by LSRRB	Balducci striker changes
<p>Prohibit WBDs and remote tasting rooms as <u>home occupations and home industries</u>. Allow grandfathering for legally established home occupations and home industries within one year of effective date of ordinance. Require a business license for existing, nonconforming home occupations and home businesses.</p> <p>In supplemental appropriation (PO 2019-0114), add technical assistance for determining grandfathering, aid with conversion to new WBD facility categories, and enforcement.</p>	<p>Edits to tighten language and avoid unintended consequences.</p> <p>Removes 12-month period for home occupations to come into compliance with the home occupations requirements. Home occupations will have 12-months to document their previous compliance.</p> <p>Removes 12-month compliance period allowance for home industries.</p>
<p>New chapter in Title 6 – <u>business licenses</u></p> <p>Adds a definition for adult beverage business:</p> <p>An adult beverage business means a winery, brewery, distillery or cidery, and remote tasting rooms for any of those businesses.</p> <p>Adds a new requirement to get a business license for wineries, breweries, and distilleries, and remote tasting rooms.</p> <p>The business license fee would be \$100 for initial and renewal of licenses.</p>	<p><u>Compliance Period</u></p> <p>Adds language requiring existing businesses attempting to demonstrate past compliance to submit documentation with first business license application.</p> <p>Allows a single, 6-month, County business license to be issued to existing businesses attempting to demonstrate compliance. This first license could be extended for an additional 6 months if the business demonstrated that they were making substantial steps to prove compliance. 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 this ordinance.</p> <p><u>Denial of License</u></p> <p>Adds a provision that allows the Permitting Division to deny a business license if the business does not comply with the Zoning Code.</p>

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<p>Adds a <u>remote tasting room demonstration project A</u>.</p> <ul style="list-style-type: none"> • Administrative approval by Permitting – as a Type I land use decision • May apply for approval in conjunction with business license application or building permit application • Allowed uses under the demonstration project limited to remote tasting room. • Adds criteria for remote tasting room: <ul style="list-style-type: none"> ○ One or more WBD I, II or III may operate ○ Total space for tasting and retail is 1,000sf not including storage, restroom, nonpublic uses ○ Additional 500sf of outdoor space allowed ○ Incidental retail sales of products related to products tasted allowed ○ Hours of operation M-Th 11am-7pm, F-S 11am-9pm ○ Need a business license ○ Need a liquor license ○ Events limited to 2 per year, no more than 50 people ○ Off-street parking maximum of 1 space per 50 sf of tasting and retail area • Only allowed in area identified in Attachment A to ordinance, including CB zoning within the Vashon Rural Town, CB zoning within the Fall City Rural Town, and an area in the Sammamish Valley. • Must be consistent with general health, safety and welfare and not violate state or federal law. • Supersedes other variance, modification and waiver criteria in Title 21A. • Projects can apply for approval under Demonstration project A for 3 years from effective date of the ordinance. • Annually for 4 years, Executive prepares preliminary evaluations that includes: applications submitted; comments from neighbors, including code complaints; comments from neighboring cities and community service areas; comments from project applicants; comments from customers; description of known interactions between demonstration 	<ul style="list-style-type: none"> • Adds clarity to purpose statement, business license requirement • Eliminate Vashon Rural Town CB zoning and Fall City Rural Town CB zoning from demonstration projects. Modify the SDO for Fall City CB zoning to allow remote tasting room as a permitted use. Modify P-suffix condition for Vashon rural Town CB Zoning to allow remote tasting rooms as a permitted use • Clarifies that limitation on events (2 per year, max 50 guests, no permit required) is for all proprietors on a single site. <p>Evaluation</p> <ul style="list-style-type: none"> • Eliminate requirement for annual transmittal to Council. Post to website instead with email to clerk of the Council. • Adds requirements in annual evaluation to include date of submittal, complete application, and decision date and type • Removes requirements in annual evaluation for reporting on comments made by the community, known interactions between demonstration project applicants and nearby agricultural users and land, inventory of available properties, and recommended code changes • For final evaluation, require that the evaluation include whether the purposes of the demonstration project have been fulfilled by the demonstration project, and recommended permanent code changes.

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<p>projects and nearby agricultural users and lands; inventory of remaining parcels available for use under the demonstration project; and known recommended could changes.</p> <ul style="list-style-type: none"> • Final evaluation starts after 5 years of the demonstration project. Includes a draft and final report and proposed ordinance, public comment period • Final evaluation includes items in preliminary evaluations, and evaluation of: parking requirements; industry standard tasting room hours; outreach to and evaluation of projects approved under the demonstration project; permit review timelines; recommended permanent code changes or further demonstration project requirements. 	
<p>Adds a <u>special events demonstration project B</u>.</p> <ul style="list-style-type: none"> • Only allowed in area identified in Attachment B to ordinance, in an area in the Sammamish Valley. • Overlay B allows consolidated review of CUP for WBD III and the first TUP for that business. • Project applicant pays full cost for CUP, and no extra fees for TUP • Project reviews follow Type II process, including SEPA for the consolidated review • Administrative approval by Permitting • Waives requirements in 21A.32.100 through .140; 21A.44.020 and 21A.08.080.B.12.I • TUP follows code requirements (approved for one year, with 4 possible renewals for a total of 5 years). Must get a new TUP at the end of the 5 year, pay full cost and comply with the code in place at the time of complete TUP application filing. • Conditions for demonstration projects include: maximum number of guests allowed, up to 250 guests; parking; number of events, up to 60 days per year; and notification of events to Permitting and the public. • During the demonstration period properties in overlay B cannot be consolidate to create a winery III. 	<p>Eliminates special events demonstration project B</p>

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<ul style="list-style-type: none"> • Must be consistent with general health, safety and welfare, and not violate state or federal law. • Projects can apply for approval under Demonstration project B for 3 years from effective date of the ordinance. • Annually for 4 years, Executive prepares preliminary evaluations that includes: applications submitted; comments from neighbors, including code complaints; comments from neighboring cities and community service areas; comments from project applicants; comments from customers; description of known interactions between demonstration projects and nearby agricultural users and lands; inventory of remaining parcels available for use under the demonstration project; and known recommended could changes. • Final evaluation starts after 5 years of the demonstration project. Includes a draft and final report and proposed ordinance, public comment period • Final evaluation includes items in preliminary evaluations, and evaluation of: water use; parking requirements; outreach to and evaluation of projects approved under the demonstration project; minimum requirements for a temporary use permit (triggers), industry standard event versus what is not, and what should require a TUP required; permit review timelines; stormwater and surface water impacts; and recommended permanent code changes or further demonstration project requirements. 	

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<p>Add an efficacy evaluation – at the end of the 5 years, in conjunction with the studies done for the demonstration projects.</p> <ul style="list-style-type: none"> • Analysis of effectiveness of citation and civil fine structure in 23.32.010. • Analysis of impact urban uses within UGA have on rural character of adjacent rural areas outside the UGA and provide recommendations to reduce impact of those urban uses. • Analysis of product content requirement (60% onsite, Puget Sound Counties, or ag accessory use). • Analysis of effectiveness of TUP triggers in KCC 21A.32.100. • Analysis of WBD I as interim use in A zone. 	<p>Modifications to efficacy evaluation:</p> <ul style="list-style-type: none"> • Include evaluation of regulations on existing businesses – including information on businesses licenses, permit applications, and code enforcement complaints/violations. • Include recommended 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>Removes evaluation of the impact of urban uses within UGA have on rural character of adjacent rural areas outside the UGA</p> <p>Removes reference to evaluating WBD I interim use in A zone</p> <p>Specifies that public comment period for the efficacy evaluation occur in conjunction with the public comment period for the remote tasting room demonstration project.</p>

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<p>Modifies the <u>Permitted Land Use</u> tables:</p> <p>Adds WBD I, WBD II, and WBD III to the permitted use table and permits them in multiple zones, either as permitted outright with development conditions or with a conditional use permit with development conditions in several zones.</p> <p>Modifies development conditions for WBD facilities related to minimum lot size, floor area, parking area, setbacks, product content, location of facilities on farmland, tasting hours, site access, business license, events, connection to water supply, growing requirements, and employee maximums.</p> <p>See separate tables on following pages for changes.</p> <p>Removes allowance for WBD I, II, III in UR zone</p> <p>Interim Use Approval:</p> <ul style="list-style-type: none"> • Must be applied for within 5 years of effective date of this ordinance • Good for one year, with up to 4 yearlong renewals (good for a total of 5 years) like for TUP • Use must cease once interim use approval is expired • Subject to same criteria as the TUP • Fee same as TUP • Process as a Type II permit. • Application requirements set by Title 20 	<p>Substantive Changes include:</p> <ul style="list-style-type: none"> • Eliminate WBD I in A zone as interim use. • Eliminates allowance for 8,000sf of underground storage for WBD III in A and RA zones • For all WBD in A and RA zones, limits impervious surface to a maximum of 25% or what the underlying zoning allows, whichever is less • Requires WBD III in A and RA zone to connect to Group A water systems (eliminating option to connect to Group B) • For WBD I in RA zone, prohibits on-site tasting and retail sales • For WBD II and III in A and RA zone, limits on-site tasting and retail sales to 15% of the aggregated floor area • For WBD II and III in A zone, limits conversion of agricultural land to less than 1 acre for nonagricultural accessory uses • For all WBD in A and RA zones, requires one of the two stages of production to be crushing, fermenting or distilling. • For all WBDs, eliminates option to reduce, with a CUP, the setback from R and RA zones • For WBD I in RA zone, allows one on-site parking stall for the use. • Eliminates grandfathering of existing parking spaces. • For WBD II and III in A and RA zones, parking maximum is 150% of the minimum required.

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Other Changes

As Recommended by LSRRB	Balducci striker changes
Findings included	Additional/modified Findings regarding: <ul style="list-style-type: none"> • SO-120, agricultural protection buffer • Water facilities • Retail sales and tasting of products as accessory to production • Remote tasting room demonstration project (removal of Fall City and Vashon Rural Towns)
Adds a <u>definition for remote tasting room</u>	none
Adds a <u>definition for winery, brewery, distillery facility I</u>	Adds distilling to the definition as a step in the production process.
Adds a <u>definition for winery, brewery, distillery facility I interim use permit</u>	Eliminate definition
Adds a <u>definition for winery, brewery, distillery facility II</u>	Adds distilling to the definition as a step in the production process.
Adds a <u>definition for winery, brewery, distillery facility III</u>	Adds distilling to the definition as a step in the production process.
Modifies <u>parking requirements</u> : Requires for WBD II and III facilities, 0.9 per 1,000 square feet plus 1 per 300 square feet of tasting and retail area Requires for remote tasting rooms, 1 per 300 square feet of tasting and retail areas	None
Modifies <u>temporary use permit</u> requirements:	For WBD I in the RA zone, specify citation for special events to K.C.C. 21A.32.120.B.6 which allows 2 events per year with a maximum of 50 guests.

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<p>For WBD II and III in A zones, events limited to 2 per month and all parking must be accommodated on site or through a plan approved by the director.</p> <p>For WBD II and III in RA zones, events limited to 24 within a one-year period and all parking must be accommodated on site or through a plan approved by the director.</p> <p>For WBD II in A and RA zones, consider building occupancy limits and parking limitations during permit review, shall condition the number of guests and shall not be more than 150 guests.</p> <p>For WBD III in A and RA zones, consider building occupancy limits and parking limitations during permit review, shall condition the number of guests and shall not be more than 250 guests.</p> <p>For WBD I in RA zone, legal nonconforming home occupations and legal nonconforming home industries, 2 events per year, maximum 50 people, without a TUP is allowed</p> <p>WBD II and III in other zones are allowed 60 days a year</p> <p>No events for WBD I interim use permit in A zone</p> <p>Add language that specifies when a TUP is required. Include events that exceed the building occupancy, that use portable toilets, off-site parking or parking beyond the maximum, temporary stages, temporary tents or canopies that require a permit, traffic control in public rights-of-way, or extends beyond stated hours of operation. (added to K.C.C. 21A.32.100)</p>	<p>Removes reference to WBD I Interim Use</p> <p>For criteria of events that require a temporary use permit, clarify that it is events that require traffic control (rather than utilizes traffic control), and that the event extends beyond the allowed hours of operation (rather than stated hours)</p>
<p>Modifies <u>citation penalty</u>: Adds specific citations for WBD I, II, II and remote tasting rooms: \$500 for first violation, and \$1,000 for subsequent violations.</p>	<p>None</p>

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Manufacturing Table – Agriculture and Rural Area – Production Facilities

Type of Permit	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes
	A zone: WBD I (DC#19) RA zone: WBD I (DC#17)	RA zone: WBD I (DC#32)	A zone: WBD II (DC#3) RA zone: WBD II (DC#3 and DC#30)		WBD III (DC#12)	
A zone	Allow in A zones as a residential accessory use, accessory to a primary ag use, and for an interim use period of up to 5 years (1 year plus 4 renewals) Must apply within 5 years of ordinance adoption	Not permitted	Permitted – as an accessory to agricultural use Use is conditional if setbacks to RA and residential zones are reduced to 25 feet	Removes conditional use option to reduce setback to 25'	Conditional Use	
RA zone	Move WBD I to a residential accessory use. Allow in RA and A zones. Use is conditional if setbacks to RA and residential zones are reduced to 25 feet	Moved to Manufacturing Land Use table Permitted – removes limitation for nonresident employee Removes option for conditional use permit to reduce setbacks to 25'	Permitted Conditional Use		Conditional Use	

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Minimum Lot Size	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes
	A zone: WBD I (DC#19) RA zone: WBD I (DC#17)	RA zone: WBD I (DC#32)	A zone: WBD II (DC#3) RA zone: WBD II (DC#3 and DC#30)		WBD III (DC#12)	
A zone	None	Not permitted	2.5 acres		4.5 acres Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres	
RA zone	None		P and C: 2.5 acres		4.5 acres Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres	

Maximum Building Size	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes
	A zone: WBD I (DC#19) RA zone: WBD I (DC#17)	RA zone: WBD I (DC#32)	A zone: WBD II (DC#3) RA zone: WBD II (DC#3 and DC#30)		WBD III (DC#12)	
A zone	1,500 sf	Not permitted	3,500 sf (historic buildings maximum is 5,000 sf)		Maximum floor area 8,000 sf; additional 8,000 sf for underground storage	Eliminates 8,000 sf for underground storage
RA zone		1,500 sf				

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Maximum Impervious Surface	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes
	A zone: WBD I (DC#19) RA zone: WBD I (DC#17)	RA zone: WBD I (DC#32)	A zone: WBD II (DC#3) RA zone: WBD II (DC#3 and DC#30)		WBD III (DC#12)	
A and RA zone	Not specified	Limited to 25% of the site, or the maximum allowed under the zone, whichever is less	Not specified	Limited to 25% of the site, or the maximum allowed under the zone, whichever is less	Not specified	Limited to 25% of the site, or the maximum allowed under the zone, whichever is less

Water	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes
	A zone: WBD I (DC#19) RA zone: WBD I (DC#17)	RA zone: WBD I (DC#32)	A zone: WBD II (DC#3) RA zone: WBD II (DC#3 and DC#30)		WBD III (DC#12)	
A zone	Not specified	Not permitted	Not specified		Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	Must connect to an existing Group A water system. Adds a cross-reference to K.C.C. 13.24 for definition and limitations of water systems.
RA zone		Not specified				

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On-Site Tasting and Retail	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes
	A zone: WBD I (DC#19) RA zone: WBD I (DC#17)	RA zone: WBD I (DC#32)	A zone: WBD II (DC#3) RA zone: WBD II (DC#3 and DC#30)		WBD III (DC#12)	
A zone	No tasting allowed Allow on-site sales of items produced on-site and incidental items.	Not permitted	Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm	Tasting and retail are accessory to production use, and limited to 15% of the floor area	Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm	Tasting and retail are accessory to production use, and limited to 15% of the floor area
RA zone	Sammamish Valley: No tastings. Allow on-site sales of items produced on-site and incidental items. Other areas: Tastings allowed by appointment only. Tastings must occur within these hours: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm Allow on-site sales of items produced on-site and incidental items.	Not allowed				

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Access	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes
	A zone: WBD I (DC#19) RA zone: WBD I (DC#17)	RA zone: WBD I (DC#32)	A zone: WBD II (DC#3) RA zone: WBD II (DC#3 and DC#30)		WBD III (DC#12)	
A zone	Direct access from an arterial	Not permitted	Direct access from an arterial	Requires that the WBD use the arterial access	Direct access from an arterial	Requires that the WBD use the arterial access
RA zone	Not specified		P: Direct access from an arterial C: Direct access from public roadway.	P: Requires that the WBD use the arterial access C: Requires that the WBD access a public roadway		

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Production/ Facility Location	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes
	A zone: WBD I (DC#19) RA zone: WBD I (DC#17)	RA zone: WBD I (DC#32)	A zone: WBD II (DC#3) RA zone: WBD II (DC#3 and DC#30)		WBD III (DC#12)	
A zone	<p>Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes.</p> <p>Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing</p>	Not permitted	<p>Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes.</p> <p>Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing</p>	<p>Limit conversion of agricultural land to less than 1 acre for nonagricultural accessory uses</p> <p>Requires one (of two) stage 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>Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing</p>	<p>Limit conversion of agricultural land to less than 1 acre for nonagricultural accessory uses</p> <p>Requires one (of two) stage of production to include crushing, fermenting or distilling</p>
RA zone	Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing	Requires one (of two) stage of production to include crushing, fermenting or distilling.	Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing	Requires one (of two) stage of production to include crushing, fermenting or distilling	Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing	Requires one (of two) stage of production to include crushing, fermenting or distilling

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Product Content	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes
	A zone: WBD I (DC#19) RA zone: WBD I (DC#17)	RA zone: WBD I (DC#32)	A zone: WBD II (DC#3) RA zone: WBD II (DC#3 and DC#30)		WBD III (DC#12)	
A zone	60% of product to be processed must be grown in 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.	
RA zone	None		None		None	

Setbacks	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes
	A zone: WBD I (DC#19) RA zone: WBD I (DC#17)	RA zone: WBD I (DC#32)	A zone: WBD II (DC#3) RA zone: WBD II (DC#3 and DC#30)		WBD III (DC#12)	
A zone	75 feet from RA and R zones, except historic buildings. Includes parking areas.	Not permitted	75 feet from RA and R zones, except historic buildings. Includes parking areas.	Eliminates option for CUP to reduce setbacks to 25'	75 feet from RA and R zones, except historic buildings. Includes parking areas.	Eliminates option for CUP to reduce setbacks to 25'
RA zone	Setbacks only apply to interior lot lines.	Eliminates option for CUP to reduce setbacks to 25'	Allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25' Setbacks only apply to interior lot lines.		Allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25' Setbacks only apply to interior lot lines.	

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Parking	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes
	A zone: WBD I (DC#19) RA zone: WBD I (DC#17)	RA zone: WBD I (DC#32)	A zone: WBD II (DC#3) RA zone: WBD II (DC#3 and DC#30)		WBD III (DC#12)	
A zone	<p>One stall for non-resident employee</p> <p>Parking for customers: minimum 1, plus 1:1,000sf of area dedicated to WBD facility uses, with a maximum of 150% of the minimum required.</p> <p>Add provision for grandfathering for existing parking (permits still required)</p>	Not permitted	<p>0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area</p> <p>Limited to 150% of minimum required</p> <p>Add provision for grandfathering for existing parking (permits still required)</p>	Eliminate nonconforming status for existing parking spaces.	<p>0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area</p> <p>Maximum parking determined through CUP process, tasting and retail areas should be limited to 1:50sf</p> <p>Add provision for grandfathering for existing parking (permits still required)</p>	<p>Eliminate nonconforming status for existing parking spaces.</p> <p>Maximum parking determined through CUP process, should be limited to 150% of minimum required</p>
RA zone		Allows one parking stall	<p>0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area</p> <p>Tasting/retail limited to 1 per 50 square feet of tasting area (and 150% max is removed)</p> <p>Add provision for grandfathering for existing parking (permits still required)</p>	<p>Eliminate nonconforming status for existing parking spaces.</p> <p>Maximum parking is limited to 150% of minimum required</p>		

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Manufacturing Table – Commercial and Industrial Zones – Production Facilities

Condition	As Adopted by LSRRB NB and CB (DC#17 and DC#29)	As Adopted by LSRRB RB (DC#29) and I (DC#31)	Striker changes
Type of Permit	WBD I – not permitted WBD II – permitted and conditional use (DC#17) WBD III – conditional use (DC#29)	WBD I – not permitted WBD II – permitted and conditional use WBD III – conditional use In I zone, limit to breweries and distilleries. No wineries or remote tasting rooms.	
Min. Lot Size	None	None	
Max. Building Size	WBD II – 3,500 sf, except historic buildings are 5,000 sf	None	
Tastings	WBD II and III – Tasting of products produced on-site, and no extra floor area allowed for tasting	Add tasting allowance to II and III for consistency. Prohibit remote tasting rooms in I zone (tasting with production okay) Add a limitation on tasting size in the I zone to 1,500sf.	
Water	None	None	
Access	None	None	
Product Content	None	None	
Production/Facility Location	Not specified	Not specified	
Parking	WBD II and III: 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area Tasting/retail limited to 1 per 50 square feet of tasting and retail area (For WBD III: maximum parking set by CUP, tasting/retail should be limited to 1 per 50 square feet of tasting area)	WBD II and III: 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area Tasting/retail limited to 1 per 50 square feet of tasting area (When max parking set by CUP, tasting/retail should be limited to 1 per 50 square feet of tasting area)	
Setbacks	WBD II and III: Require 75', but allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25' Setbacks only apply to interior lot lines.	For WBD II and III: Require 75', but allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25'. Setbacks only apply to interior lot lines.	Eliminates option for CUP to reduce setbacks to 25'

**Proposed Ordinance 2018-0241.2 – Winery/Brewery/Distillery Regulations
DRAFT - Summary of Balducci Striker for COW 9/16/19**

Retail Table – Commercial Zones – Remote Tasting Rooms Countywide

Issue/Condition	As Adopted by LSRRB CB and RB	Striker changes
Type of Permit	Permitted in CB and RB outright. Also permitted within the demonstration project areas subject to the requirements in 21A.55.	none
Min. Lot Size	None	
Max. Building Size	None	none
Tastings	Allowed	none
Events	Subject to standard TUP requirements (60 days per/year, maximum guests determined through review process)	none
Water	Not specified	none
Access	Not specified	none
Product Content	None	none
Production/Facility Location	Not required	none
Parking	Add this use to table, require 1 per 300sf of tasting/retail area. Tasting/retail limited to 1 per 50 square feet of tasting area	none
Setbacks	Specified by underlying zoning	none