

Chapter 19.18

SPECIAL USES AND STANDARDS

19.18.500 Wineries, Breweries, and Distilleries.

(1) Legislative Intent. Wineries, Breweries (micro), and Distilleries (micro) (WB&Ds), as defined in Section 19.01.070 and allowed under RCW 36.70A.177, and accessory sales of items promoting the WB&D operation, are considered to be agricultural accessory uses and a component of a strong agricultural economy. This Section is intended to provide standards to ensure that the physical development of WB&D and public education in farming areas enables business diversification that supports, promotes and sustains agricultural operations and production. Therefore, WB&D are defined as retail destination operations and are subject to the following minimum requirements to protect agricultural land of long-term commercial significance, ensure the operation is accessory to a principal agricultural use, and location, design, and operation that does not interfere with, and supports the continuation of, the overall agricultural use of the property and neighboring properties.

(2) The WB&D may include the following:

(a) Tasting rooms. Tasting rooms located on a farm shall be a subordinate element of the operation of an ongoing agricultural activity as defined by RCW 84.34.020(2).

(b) Food Service (Offerings). Limited Food Service is allowed pursuant to this Section, and may include sales of ancillary prepackaged foods or beverages that are not prepared on the premises for on-site consumption. Food may include a combination of small serving food items such as a mix of hors d'oeuvre type foods, cheeses, fruits, vegetables, deli-style meats, chips, pretzels, nuts, popcorn, crackers, or similar items. Full meal Food service associated with a Special event shall only be served by licensed food vendors and shall be restricted to the events. Food handling is subject to a License from the Yakima Health District, YCC Title 13.

(c) Special events. Events not related to the operational and marketing aspects of a WB&D such as weddings, receptions, meetings, and retreats, and are anticipated to have over 100 attendees, will require a one-time special occasion permit (per event) as set forth in YCC Title 8.10. These special events shall be sized and conditioned consistent with the character of permitted activities and uses. The Reviewing Official shall place a limit on the number of occupants or size of indoor and outdoor events allowed. Capacity is limited by building occupancy and parking limitations.

(3) General Requirements. All types of WB&D shall:

- 1 (a) Be consistent with the intent of this Section;
- 2 (b) Comply with specific provisions applicable to the type of winery, brewery or
- 3 distillery in this Section;
- 4 (c) Be subject to, and limited by the appropriate licensing standards of State’s Liquor
- 5 Control Board and the Yakima Health District when limited food service and handling is
- 6 required; and
- 7 (d) Have adequate access from a county road consistent with the standards under Chapter
- 8 19.23. WB&Ds that share a private road must submit a road maintenance agreement at the
- 9 time of application signed by all legal property owners or their designees. Without the road
- 10 maintenance agreement, the application will be considered incomplete; and
- 11 (e) Provide sufficient detail with applications proposing phased development of an
- 12 WB&D to enable the County, agencies, and adjoining property owners to consider all
- 13 aspects of the project at full build-out. Changes to an approved WB&D that result in new
- 14 uses that were not considered in the original approval are subject to the level of review for
- 15 the requested change.

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