

All Winery, Cidery, Brewery, and Distillery (WCBD)

DEFINITIONS

Rural Winery, Cidery and Distillery Facilities (WCD)

Rural Winery or Cidery - An establishment licensed under Title 66 RCW by the State of Washington to manufacture or produce winery or cider. Such facilities may include additional product-related uses such as vineyards, orchards, wine cellars or similar product-storage areas, on-site product tasting and sales as authorized by state law, and sales of merchandise related to products available for tours and tastings.

Rural Distillery - A facility licensed under RCW 66.24.140 (Distillery) and RCW 66.24.145 (Craft Distillery) in accordance with standards set forth in Title 66 RCW.

Commercial WCBD Facilities

Commercial Winery, Cidery, Brewery, and Distillery Facility: An establishment licensed under Title 66 RCW by the State of Washington to manufacture or produce adult beverages. Such facilities may include additional product-related uses such as vineyards, orchards, wine cellars or similar product-storage areas, on-site product tasting and sales as authorized by state law, and sales of merchandise related to products available for tours and tastings. Food service may be allowed in accordance with zoning district requirements.

Home Industry Winery, Cidery, Brewery and Distillery Facility (formerly Group 1): A small scale establishment licensed under Title 66 RCW by the State of Washington to produce adult beverages such as wine, cider, beer, or spirits, operated as a home industry in accordance with the requirements set forth in ICC 17.03.180. Such facilities may include additional product-related uses such as vineyards, orchards, wine cellars, or similar product-storage areas.

Tasting Room: A dedicated space for the education, samplings, and retail sales of beverages of a winery, cidery, or distillery operating in accordance with RCW 66.24. A tasting room may also include sales of related regional food and/or gift items. Tasting rooms shall be clearly incidental, accessory, and subordinate to the primary operation of the associated winery, cidery or distillery as a production or manufacturing facility. The primary focus of the tasting room shall be public education and the marketing, and sale of the beverage produced or manufactured by the winery, cidery, or distillery.

Remote Tasting Room: A tasting room associated with a licensed winery or cidery, licensed by the State of Washington, operating at a location separate from any of its own production or manufacturing sites in accordance with the standards set forth in RCW 66.24.

Minimum Lot Area, WCBD Facility Sizes, Zoning Districts

Table 2.1

WCBD – Facility Type	Rural Winery, Cidery, Distillery (WCD) Permitted Districts: Rural Agriculture (RA), Rural (R), Commercial Agriculture (CA)					Commercial Winery, Cidery, Brewery & Distilleries Remote Tasting Rooms Permitted Districts: Rural Center (RC), Rural Village (RV), and Camano Gateway Village (CGV), Airport (AP) Freeland Business Village, Freeland Business General In addition to the Zoning Districts above, Breweries shall also be permitted in Rural Service (RS)	
	<i>The total aggregate floor area for wineries, breweries, cideries, and distilleries and any accessory uses*</i>	Where facility size is ≤ 5,000 SF	Where facility size is > 5,000 SF & <8,000 SF			Where facility size is ≥ 8,000 SF	Subject to applicable zoning district standards
Decision Type	A Type II permit is required	A Type II permit is required			A Type III permit is required		
Zoning	RA & R	CA	R	RA	CA	R, RA & CA	
Minimum Lot Area Required	5 Acres	10 acres	10 acres	10 acres	20 acres	20 acres	
Minimum Lot Area Required for Distilleries	4 Acres	10 Acres	4 Acres	10 Acres	10 Acres	20 Acres	

*WCBD Facilities utilized to support wine, beer, cider, and distilled spirit production, processing, sales, and/or tasting.

General Standards for Rural Wineries, Cideries, and Distilleries (WCD)

Wineries, Cideries, and Distilleries shall meet the land use standards of this section and the following requirements. (Breweries must meet the zoning district standards, but do not have any additional requirements or conditions).

- a. **Site Plan Required:** The review of a proposed WCD facility permit will determine limitations and conditions that would be necessary to protect the surrounding neighborhood from the impacts of the use. A site plan must be provided pursuant to ICC Chapter 16.15. In addition to the requirements of ICC Chapter 16.15, the following must be identified on the site plan and/or related application.
 - i. The location, size, and type of any required screening or buffering.
 - ii. All required setbacks.

b. Setbacks.

- i. Minimum setbacks for all Rural WCD facilities and parking from adjacent side or rear property lines of all Rural and Rural Residential zoned property shall be 50 feet.
- ii. Setback standards for parcels abutting all other districts shall conform to the standards provided in 17.03.180.S.
- iii. Where 17.03.180.S provides for a greater setback, the greater shall be observed.
- iv. Where a WCD facility is proposed for a lot or parcel abutting a CA or RA zoned lot or parcel, the Planning Director or Hearing Examiner may require an increased setback if an existing residential structure is located within 100 feet of the side or rear property line. This standard shall not apply where the proposed WCBF facility and the existing residential structure are separated by a road.
- v. Where enhanced screening is provided that exceeds the minimum requirements set forth in 17.03.180.P, setbacks may be reduced, but shall not be reduced to less than 10 feet.

c. Access. Access to the site.

- i. The facility shall have adequate access from a state highway, county arterial, or county collector.
- ii. Access from a county local road or private road must be reviewed and approved by the County Engineer subject to following criteria.

Private Roads

When considering approval of a private road by the County Engineer, the applicant shall demonstrate that the following Public Works standards have been met for the section of private road from the proposed facility to the state highway or county road.

- a. *A shared roadway easement and maintenance agreement be in place to allow for utilization of the shared roadway for the specific new use being introduced*
- b. *That the private road, at a minimum, meets design standards for a 25 mph fire lane per Appendix D of the International Fire Code. If the use warrants, at the discretion of the County Engineer, the private road could be required to meet design standards for a 25 mph collector road.*
- c. *That the road can safely manage the number of trips generated by the introduction of the use in a manner that ensures the continued safe and convenient use of the road.*
- d. *That a Transportation Concurrency review and approved Certificate be obtained as needed per ICC 11.04.*
- e. *If the private road accesses onto a county local road, the local road must meet the requirements identified for county local roads.*

County Local Roads

When considering approval by the County Engineer, of direct access by a driveway or private road onto a county local road, the applicant shall demonstrate that the following standards have been met for the section of county local road from the proposed facility to the state highway or county arterial or collector road.

- a. *That the local road, at a minimum meets design standards for a 25 mph fire lane per Appendix D of the International Fire Code. If the use warrants, at the discretion of the County Engineer, the local road could be required to meet design standards for a 25 mph collector road.*
- b. *That the road can safely manage the number of trips generated by the introduction of the use in a manner that ensures the continued safe and convenient use of the road*
- c. *That a Transportation Concurrency review and approved Certificate be obtained as needed per ICC 11.04*

- iii. All facilities shall take primary access, in order of priority, off a state highway, county arterial, county collector, approved county local road, or approved private road.

d. Screening

- i. Screening of non-residential uses shall be provided in accordance with ICC 17.03.180 (P) Non-residential design, landscape, and screening standards.
- ii. If full visual screen (wall or fence) is utilized, it must include landscaping screening components on the exterior side, visible to the neighboring property, which is compatible with the rural character.

e. Parking.

- iii. Parking shall be provided in accordance with standards set forth in ICC 17.03.180.Q and shall be clearly identified and delineated on the site plan.
- iv. Reinforced turf may be provided as an alternative parking surface subject to the approval of the County Engineer.
- v. Parking shall be provided at a rate of one (1) space for every two (2) guests.
- vi. All parking shall be contained on-site for Rural WCD Facilities.
- vii. Parking shall be limited to areas identified as dedicated parking space on the approved site plan.
- viii. All facility parking areas shall be screened from view from adjacent residential property in accordance with the standards set forth in 17.03.180.P. If full visual screen (wall or fence) is utilized, it must include landscaping screening components on the exterior side, visible to the neighboring property, which is compatible with the rural character.

- f.** Where not otherwise provided for, WCD facilities will follow all development regulations provided for in their respective zoning district to include applicable setbacks, lot coverage standards, and height requirements. Where a conflict exists between these requirements and other zoning requirements the more restrictive shall apply.

g. Food Service for Rural Winery and Cidery.

A restaurant, café, delicatessen or any other food service offering cooked-to-order food is prohibited. Table service, retail sales of cooked or prepared food or menu items are prohibited, except as noted below. Food service shall conform to Public Health Code regulations provided in ICC Title VIII Health Welfare and Sanitation. The following types of food service may be allowed.

- i. Samples or tastes of pre-packaged food, such as crackers, nuts or other palate cleansers, featuring local foods and food products offered in conjunction with wine tasting.
- ii. Prepared meals or appetizers featuring local foods and food products offered in conjunction with agricultural promotional events are permitted.
- iii. Prepared meals or appetizers related to events permitted as part of an approved event permit and/or winemaker dinners (less than 50 people) are permitted. Such meals/appetizers may be prepared in a food preparation area prior to serving as described on the approved project floor plan.
- iv. No food shall be cooked to order.
- v. Retail sales of pre-packaged food not associated with an approved event, exempt gathering, or wine maker dinner are allowed in conjunction with wine tasting subject to the following limitations:
 - Retail sales of pre-packaged food featuring local foods and food products shall be permitted only during tasting room hours.
 - Retail sales of pre-packaged food available for on-site consumption only.
 - No indoor seating area or table service is permitted in conjunction with retail sales of pre-packaged food. Outdoor seating areas are permitted for use as outdoor picnic areas.

- No interior seating will be dedicated solely to the purpose of meal service.
- No off-site signs advertising retail sales of pre-packaged food is permitted. All project signage shall conform to the ICC17.03 180R.

h. Food Service for Distillery - Tours and tastings may include small food offerings such as crackers, nuts, or other palette cleansers. Food service may not involve menu options and meal service such that the facility functions as a café or restaurant.

i. Landscaping/Open Space Requirements: Rural Wineries and Cideries

In addition to the zoning district maximum lot coverage requirements and minimum screening requirements, a minimum of 10 percent of site must be designated landscaping and open space area. Landscaping shall be provided by means of the following:

- i. Site trees. 1 large site tree for every 4,000 SF in the development (mixture medium, large trees, and ornamental trees) – maximum 50% medium and ornamental trees);
 - ii. Enhanced perimeter landscaping. A minimum 10' wide landscape buffer is required between adjacent properties zoned R, RR, RA, RF, and CA in addition to the provisions provided in ICC 17.03.180 P(3) Non-residential Design, Landscape, and Screening standards.
 - iii. Foundation Planting Areas – Foundation plantings are required within a planting area a minimum six feet in width along 70 percent of the length of any façade visible to the public. A medium or ornamental tree shall be provided every 30 feet On-Center (OC). Native shrubs may be substituted for trees at a ratio of 10 shrubs for every required tree but may not replace more than 30 percent of the required trees. Foundation planting may count toward the required minimum site landscape area required.
 - iv. For the purposes of this section:
 - Large - > 35 feet height at maturity
 - Medium – 15-35 feet height at maturity
 - Small/ornamental - < 15 feet height at maturity
 - v. Where a minimum one-half acre (alternative one acre) of the site is dedicated to agricultural production that are utilized in the production of wine or cider, the landscape requirements shall be limited to required screening for parking and perimeter buffering of residential uses (where required) with no additional landscaping requirements.
 - vi. Alternative landscape plans may be considered where a lot is exceptionally narrow or shallow or contains unusual topographic conditions, but only when strict application would result in peculiar, exceptional, and undue hardship on the owner of such property.
- j.** Outdoor amplification may be permitted only as a part of an approved event permit subject to the requirements of ICC 17.03.180 XXX.
- k.** The Planning Director or Hearing Examiner may impose conditions such as increased setbacks, improved access, or other limitations and conditions found necessary to protect the health, safety, welfare, and privacy of the surrounding properties or the neighborhood due to the nature or character of the site or the facility.

Events

Definitions

Event Use.

Event means an organized gathering or series of gatherings, with over 50 people in attendance, held indoors or outdoors, on public property or private property that is open to the public, or limited to invited guests. Events may be either incidental to the primary use of the property or may be the primary use permitted in accordance with this section.

Special Event (Public Interest Event).

An event occurring at a single location no more than twice a year. Special Events include, but are not be limited to, advertised public interest events such as outdoor concerts, auctions, model hobby events, glider flights, hot air balloon rides, parachute events, motor boat races, carnivals, or circuses. Special Events may be multi-day events.

Rural Commercial Event Use

Events occurring at a specific site three or more times a year where there may be direct or indirect compensation to the property owner to include concerts (with or without amplified sound), weddings, and advertised events. This shall include events for which there is an agreement between a private individual and a group and the property owner. Rural Commercial Event uses are incidental and subordinate to the primary use on a parcel. Rural Commercial Events are limited to one calendar day.

Exemptions

1. Uses that are typically associated to a single family residential use including private parties, family events, holiday gatherings, and similar activities that are not subject to an agreement between a private individual or a group and the property owner and where there is no compensation to the property owner.
2. Events on a parcel where a land use permit for gatherings has already been obtained (fairground etc.)
3. Events entirely within a building for which all necessary County permits have been obtained which allow the gathering of people (restaurants, libraries, theatres, schools, churches, community halls, etc.). Such events are limited to building occupancy.
4. Industry wide events occurring on multiple parcels simultaneously such as artists' festivals and wine tours where no more than 50 people gather at any single site.
5. Events with less than 50 people in attendance.

Special Events Use	Rural Commercial Events Use	Rural Event Center
	Accessory Use	Primary Use
≤ 2 events per year	≤ 10 events per year	Stipulated on the Permit

Special Event and Rural Commercial Event Use

Table 2.3

Zoning Districts	Special Events	Rural Commercial Events	
	Permitted in all zones	All rural zones except RR and CA	Commercial Agriculture
<i>Minimum Lot Size</i>	5 acres	5 acres	10 acres
<i>Maximum Attendees</i>	5 – 10 acres: 150 >10 acres: 150+	Max 150	Max 150
<i>Permit Type Required</i>	<u>Type I:</u> 5-10 acres 50-100 attendees and no amplified music <u>Type II</u> all others	<u>Type II</u>	<u>Type III</u>
<i>Maximum Number of Events per Calendar Year: one day in length per year</i>	2	10	10

General Standards

- a. Attendees shall be limited to the number identified in approved permit and site plan based on available on-site parking, existing and proposed (locations) of sanitation facilities, and access.
- b. **Site Plan Required:** The review of a proposed event permit will determine limitations and conditions that would be necessary to protect the surrounding neighborhood from the impacts of the use. A site plan must be provided pursuant to Chapter 16.15. In addition to the requirements of Chapter 16.15, the following must be identified on the site plan and/or related application.
 - i. The location, size, type of any required screening or buffering.
 - ii. All required setbacks.
 - iii. The duration of functions allowed at a specific facility, including the maximum number of days and the hours of operation that shall be allowed shall be specified in the site plan application.
 - iv. Areas designation for portable sanitation facilities.
 - v. Areas designated for other temporary structures such as tents, canopies, dancing platforms etc.
 - vi. All structures and grounds that will be used as part of the activities for a rural commercial event or special event, including the parking, shall be designated on the site plan and limited to those areas.
- c. **Setbacks. Minimum setbacks for all event facilities, activities and parking from** adjacent side and rear property lines of Rural and Rural Residential zoned property shall be provided in accordance with the following table.

Table 2.4

Zoning Districts	Special Events	Rural Commercial Events	
	Permitted in all zones	All rural zones except RR and CA	Commercial Agriculture
Minimum setback requirement of all event structures, parking, and temporary structures from side or rear property lines of Rural and Rural Residential zones.	100 Ft.	100 Ft. <i>Alt: 200 feet</i>	100 Ft. <i>Alt: 200 feet</i>

- i. Setback standards for parcels abutting all other districts shall conform to the standards provided in 17.03.180 (S).
- ii. Where 17.03.180 (S) provides for a greater setback, the greater shall be observed.
- iii. Where event facilities are proposed for a lot or parcel abutting a CA or RA zoned lot or parcel, the Planning Director or Hearing Examiner may require an increased setback if an existing residential structure is located within 100 feet of the side or rear property lines. This standard shall not apply where proposed event facilities and the existing residential structure are separated by a road.

I. Access. Access to the site.

- i. The event venue shall have adequate access from a state highway, county arterial, county collector.
- ii. Access from a county local road or private road must be reviewed and approved by the County Engineer subject to following criteria.

Private Roads

When considering approval of a private road by the County Engineer, the applicant shall demonstrate that the following Public Works standards have been met for the section of private road from the proposed facility to the state highway or county road.

- a. *A shared roadway easement and maintenance agreement be in place to allow for utilization of the shared roadway for the specific new use being introduced*
- b. *That the private road, at a minimum, meets design standards for a 25 mph fire lane per Appendix D of the International Fire Code. If the use warrants, at the discretion of the County Engineer, the private road could be required to meet design standards for a 25 mph collector road.*
- c. *That the road can safely manage the number of trips generated by the introduction of the use in a manner that ensures the continued safe and convenient use of the road.*
- d. *That a Transportation Concurrency review and approved Certificate be obtained as needed per ICC 11.04.*
- e. *If the private road accesses onto a county local road, the local road must meet the requirements identified for county local roads.*

County Local Roads

When considering approval by the County Engineer, of direct access by a driveway or private road onto a county local road, the applicant shall demonstrate that the following standards have been met for the section of county local road from the proposed facility to the state highway or county arterial or collector road.

- a. *That the local road, at a minimum meets design standards for a 25 mph fire lane per Appendix D of the International Fire Code. If the use warrants, at the discretion of the County Engineer, the local road could be required to meet design standards for a 25 mph collector road.*
- b. *That the road can safely manage the number of trips generated by the introduction of the use in a manner that ensures the continued safe and convenient use of the road*
- c. *That a Transportation Concurrency review and approved Certificate be obtained as needed per ICC 11.04*
- iii. All facilities shall take primary access, in order of priority, off a state highway, county arterial, county collector, approved county local road, or approved private road.

d. Parking.

- i. Parking shall be provided in accordance with standards set forth in ICC 17.03.180.Q and shall be clearly identified and delineated on the site plan.
- ii. Reinforced turf may be provided as an alternative parking surface subject to the approval of the County Engineer.
- iii. All parking shall be contained on-site for Rural Commercial Events.
- iv. Parking shall be limited to areas identified as dedicated parking space on the approved site plan.
- v. Parking shall be provided at a rate of one (1) space for every two (2) guests.
- vi. All facility parking areas shall be screened from view from adjacent residential property in accordance with the standards set forth in 17.03.180.P. If full visual screen (wall or fence) is utilized, it must include landscaping screening components on the exterior side, visible to the neighboring property, which is compatible with the rural character.

e. Screening and Buffering

- i. All non-residential uses shall be screened from view of adjacent residential uses in accordance with ICC 17.03.180P.
- ii. Where an existing residential structure is located within 50 feet of the property line adjacent to a proposed Rural Commercial Event use, the administrator or Hearing Examiner may require increased screening for facilities or areas identified for temporary structures.

f. Noise and Outdoor Amplification

- i. A plan for noise management shall be provided and approved.
- ii. If amplified music or sound is proposed, outdoor events must be located a minimum of 300 feet [alt. 500 feet] from property lines adjoining Rural or Rural Residential Zones. Outdoor events shall comply with chapter 9.60.020, Public Disturbance Noises. No sound equipment shall be permitted after 10:00 PM. Alt: Outdoor performance platforms must be a minimum distance of 1000 feet from property lines adjoining Rural or Rural Residential Zones or Amplified sound shall emanate indoors. (outdoor amplification components to be determined)
- iii. Sound equipment shall be oriented away from Rural or Rural Residential Zones to minimize direct impacts to those zones.

- g.** Where not otherwise provided for, proposed event uses will follow all development regulations provided for in their respective districts to include applicable setbacks, lot coverage standards, height requirements, and supplemental setback and height requirements. Where a conflict exists between these requirements and other zoning requirements the more restrictive shall apply.
- h.** The Planning Director or Hearing Examiner may impose conditions such as increased setbacks, improved access, or other limitations and conditions found necessary to protect the health, safety, welfare, and privacy of the surrounding properties or the neighborhood due to the nature or character of the site or the facility.

Special Events (taken from 17.03.180 v)

The following shall apply to special events.

- a.** All uses shall be confined to the dates specified in the special event permit.
- b.** Hours and duration of operation shall be confined to those specified in the special event permit.
- c.** The site shall be cleared of all debris at the end of the event and cleared of all temporary structures within thirty (30) days after the closing event. A cash bond, the sum of which is to be determined by the County Engineer, or a signed contract with a disposal firm, shall be required as part of the application for special event permit when determined necessary by the county engineer or Planning Director to ensure that the premises will be cleared of all debris during and after the event.
- d.** Public parking for the exclusive use of the facility shall be provided, and an adequate driveway for exclusive use of the facility (no shared access) to the parking area subject to approval of the County Engineer shall be maintained. The parking area shall be maintained in a dust-free manner. It shall be the responsibility of the applicant to provide all necessary traffic and parking control attendants in a manner approved by the Island County Sheriff's Office;
- e.** Traffic control required by the Island County Sheriff's Office, the State Patrol or WSDOT shall be arranged by the applicant;
- f.** A cash bond, the sum of which is to be determined by the County Engineer, may be required to insure the repair of any damage to any public right-of-way as a result of the event; and
- g.** Adequate sanitation facilities shall be provided by the applicant.
- h.** All outdoor events with more than 100 persons in attendance must obtain an Outdoor Public Assembly permit per ICC 5.08.010 in addition to the requirements provided in this section.

Commercial Agriculture

The following shall apply to all events on parcels zoned Commercial Agriculture (CA).

- a.** The property shall retain its agricultural identity and its capacity as agricultural land.
- b.** The event use must be an accessory use to the parcel or lot and cannot be the primary use on the parcel or lot.
- c.** The event use shall support, promote, or sustain agricultural operations and production as provided in RCW 36.70A.177 (3).
- d.** The event use shall be located, designed and operated so as to not interfere with, and to support the continuation of the overall agricultural use of the property and neighboring properties.
- e.** The event use shall be consistent with the size, scale and intensity of the existing agricultural use of the property and existing buildings on the site. The area devoted to the temporary use shall not be located outside the general area already developed for buildings and residential uses, and shall not otherwise convert more than one acre of agricultural land to nonagricultural uses.

Event Facilities, Structures and Site Improvements

- a. Only those buildings or areas specifically approved in the Site Plan may be used as dedicated event space.
- b. Tents, canopies, and other similar temporary structures necessary for a commercial event may be allowed, provided all such structures are erected or placed on the subject parcel no more than two days before the event and removed no more than two days after the event. Alternatively, temporary structures may remain in place for up to ninety days if they are fully screened from key viewing areas.
- c. Structures shall comply with the landscape, lighting, signage, site coverage, and non-residential design, landscape and screening guidelines set forth in this section.
- d. Adequate health facilities shall be approved by the Department of Public Health, this includes water, waste disposal, and solid waste disposal. The site shall be cleared of all debris at the end of each event.

Rural Event Centers (Rural Event Centers regulations are provided in 17.03.180T – new proposed language is provided in red.)

DEFINITION

Rural event center means a permanently established facility in a rural location and setting that operates on a continuous basis to accommodate the temporary assembly of people for special functions such as reunions, weddings, seminars and special instruction, ceremonies, receptions, and picnics. The sites take advantage of special rural characteristics such as natural features, historic structures and landscapes, special views, open vistas, or a secluded pastoral locale (red indicates new proposed language.)

Development Standards	Current Code Rural Event Centers Permitted Districts: Rural Agriculture (RA), Rural (R)	
Number of Attendees	≤ 75 people	≥ 75 people Max: 200
Decision Type	II	III
A rural event center is allowed in an RA Zone if the majority of the RA site remains available for agriculture uses (per 17.03.180.A.1). The use is allowed in other districts using EDUs associated with a farm management plan		

GENERAL STANDARDS

- a. **Site Plan Required:** A site plan is approved pursuant to Chapter 16.15.
 - i. All applications are subject to the requirements for a pre-application conference.

- ii. All structures and grounds that will be used as part of the activities for a rural event center, including the parking, shall be designated on the site plan and limited to those areas.
- b. **Setbacks.** Structures and grounds, including the parking area, that are used as part of the facility shall be adequately separated from all adjacent uses and structures on adjacent parcels as follows:
 - i. For relatively flat, open areas, the separation shall be at least 500 feet;
 - ii. For proposals adjacent to a Rural Residential RAID, the separation shall be at least 1,000 feet; and
 - iii. The minimum separations listed above may be reduced if the applicant can show that impacts are minimized by factors such as major changes in topography, by areas of solid screening under his control, by particular land forms.
- c. **Minimum Parcel Size** It is likely that the total area that will be used as a rural event center will probably be relatively small; however, the required size of the parcel for each rural event center shall be determined by the following factors:
 - i. The number, location, size, and width of the contiguous parcels in the ownership and/or control of the applicant; and
 - ii. The location, size, and width of surrounding parcels that are zoned RA, CA, or RF. Future development, especially of residences, in these zones will be limited. Also, the area in these zones may serve to separate and buffer existing or future residences from potential impacts of the activities at the rural event center. A small parcel such as two and one-half (2.5) acres may be adequate if buffered by areas of these zones.
- d. **Access**
 - The facility shall have adequate access from a state highway, arterial, collector, or approved public road. Proposed access off a public road must be approved by the Public Works Director.
 - All event uses shall take primary access, in order of priority, off a state highway, county arterial, county collector road highway.
- e. **Review Criteria.** The administrator may impose conditions such as increased setbacks, improved access, or other limitations found necessary to protect the best interests of the surrounding properties or the neighborhood due to the nature or character of the site or the facility. The review of a proposed rural event center will determine limitations and conditions that would be necessary to protect the surrounding neighborhood from the impacts of the use. The following factors are some that shall be included:
 - i. The size of the parcel;
 - ii. The required separation between the use and adjacent uses;
 - iii. The total number of people that may attend an event at a facility;
 - iv. The duration of functions allowed a specific facility, including the maximum number of days and the hours of operation that shall be allowed shall be specified in the site plan;
 - v. Set times when all outdoor activities must cease and all indoor activities may cease;
 - vi. A plan for noise management shall be established;
 - vii. The location and size of the required parking area. Also, a plan for traffic management shall be established. The Island County Sheriff's Office, the State Patrol or WSDOT may require traffic control for events of a certain size. If so, the traffic control shall be arranged by the applicant; and
 - viii. The location, size, and type of any required screening and buffering anywhere on the site.

f. Parking

- i. A formally constructed parking lot with a gravel and/or asphalt surface shall be completely screened from views from roads and adjacent properties. A field that is used for parking but surfaced with plant materials or planting blocks shall be buffered with some plant materials. No off-street parking or loading area shall be permitted within fifty (50) feet of a side or rear property.
- ii. Parking shall be provided at a rate of one (1) space for every two (2) guests.

g. Outdoor Events/Amplified Sound

- i. A plan for noise management shall be established;
- ii. The use may be indoor and/or outdoor, but if any outdoor activities with amplified music or sound are proposed, the permit for the rural event center shall be elevated to a Type III hearing examiner decision.

Event Facilities, Structures and Site Improvements

- i. Adequate health facilities shall be provided. This includes, water, waste disposal, and solid waste disposal. The site shall be cleared of all debris at the end of each event.
- ii. Structures used as part of the rural event center shall comply with Building Code regulations, the ADA rules, the WA State Handicap Code, fire separation and exiting requirements, and life/safety guidelines.
- iii. Sleeping accommodations are allowed only in conjunction with an approved bed and breakfast inn or country inn.
- iv. A rural event center located on the same site with an approved farmhouse style restaurant may be able to share the kitchen and the rest room facilities; however, the restaurant use may not use the rural event center facilities for an expanded food service area.