
SENATE BILL 6219

State of Washington

68th Legislature

2024 Regular Session

By Senators Warnick, Schoesler, Dozier, J. Wilson, Salomon, McCune, L. Wilson, Holy, Torres, Padden, Fortunato, Braun, King, Short, Rivers, and Wagoner

1 AN ACT Relating to promoting agritourism in Washington; amending
2 RCW 36.70A.177; adding a new section to chapter 19.27 RCW; and adding
3 a new section to chapter 66.24 RCW.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 **Sec. 1.** RCW 36.70A.177 and 2006 c 147 s 1 are each amended to
6 read as follows:

7 (1) A county or a city may use a variety of innovative zoning
8 techniques in areas designated as agricultural lands of long-term
9 commercial significance under RCW 36.70A.170. The innovative zoning
10 techniques should be designed to conserve agricultural lands and
11 encourage the agricultural economy. Except as provided in subsection
12 (3) of this section, a county or city should encourage
13 nonagricultural uses to be limited to lands with poor soils or
14 otherwise not suitable for agricultural purposes.

15 (2) Innovative zoning techniques a county or city may consider
16 include, but are not limited to:

17 (a) Agricultural zoning, which limits the density of development
18 and restricts or prohibits nonfarm uses of agricultural land and may
19 allow accessory uses, including nonagricultural accessory uses and
20 activities, that support, promote, or sustain agricultural operations
21 and production, as provided in subsection (3) of this section;

1 (b) Cluster zoning, which allows new development on one portion
2 of the land, leaving the remainder in agricultural or open space
3 uses;

4 (c) Large lot zoning, which establishes as a minimum lot size the
5 amount of land necessary to achieve a successful farming practice;

6 (d) Quarter/quarter zoning, which permits one residential
7 dwelling on a one-acre minimum lot for each one-sixteenth of a
8 section of land; and

9 (e) Sliding scale zoning, which allows the number of lots for
10 single-family residential purposes with a minimum lot size of one
11 acre to increase inversely as the size of the total acreage
12 increases.

13 (3) Accessory uses allowed under subsection (2)(a) of this
14 section shall comply with the following:

15 (a) Accessory uses shall be located, designed, and operated so as
16 to not interfere with, and to support the continuation of, the
17 overall agricultural use of the property and neighboring properties,
18 and shall comply with the requirements of this chapter;

19 (b) Accessory uses may include:

20 (i) Agricultural accessory uses and activities, including but not
21 limited to the storage, distribution, and marketing of regional
22 agricultural products from one or more producers, agriculturally
23 related experiences, or the production, marketing, and distribution
24 of value-added agricultural products, including support services that
25 facilitate these activities; (~~and~~)

26 (ii) Nonagricultural accessory uses and activities as long as
27 they are consistent with the size, scale, and intensity of the
28 existing agricultural use of the property and the existing buildings
29 on the site. Nonagricultural accessory uses and activities, including
30 new buildings, parking, or supportive uses, shall not be located
31 outside the general area already developed for buildings and
32 residential uses and shall not otherwise convert more than one acre
33 of agricultural land to nonagricultural uses; and

34 (iii) Commercial uses and activities that generate supplemental
35 income for farms and are conducted for enjoyment, education, and
36 active involvement of visitors including direct agricultural
37 marketing and agritourism as defined in RCW 4.24.830, but not
38 including private events; and

39 (c) Counties and cities have the authority to limit or exclude
40 accessory uses otherwise authorized in this subsection (3) in areas

1 designated as agricultural lands of long-term commercial
2 significance.

3 (4) This section shall not be interpreted to limit agricultural
4 production on designated agricultural lands.

5 NEW SECTION. **Sec. 2.** A new section is added to chapter 19.27
6 RCW to read as follows:

7 Agricultural buildings also used for agritourism purposes must
8 not be required to meet additional commercial standards if the venue
9 is only open six months or less every year.

10 NEW SECTION. **Sec. 3.** A new section is added to chapter 66.24
11 RCW to read as follows:

12 (1) There shall be a beer and wine license to be issued to an
13 agritourism venue for the sale of beer, strong beer, and wine for on-
14 premises consumption.

15 (2) Agritourism venues may sell beer and wine for off-premises
16 consumption if the beer and wine is manufactured by a microbrewery or
17 craft winery located within the state.

18 (3) Agritourism venues must provide a plan to prevent minors from
19 unlawfully accessing alcoholic beverages.

--- END ---