

---

**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, Wagoner, Hasegawa, Lovelett, and Stanford

Read first time 01/15/24. Referred to Committee on Local Government, Land Use & Tribal Affairs.

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 ---