Definitions (Chapter 19.10.040)
August 22, 2014 DRAFT

Definitions to change

“Cottage winery” means a small-scale winery producing onsite less than ten thousand cases of wine per year. A cottage winery may include a tasting room and/or retail area of fifteen hundred (1,500) square feet or less, and may include food and beverage service incidental to the principal use. Retail trade shall be limited to products produced by the cottage winery, accessories related to the cottage winery and its products (e.g., bottle openers, wine glasses, winery-logo shirts), artwork, and local and regional agricultural products.

“Winery” means a winery not meeting the definition of a cottage winery. As authorized by the terms of a conditional use permit, a winery may produce more than ten thousand cases of wine per year; may include wine tasting, retail, meeting, and/or food and beverage facilities of 20,000 (twenty thousand) square feet or less; and may conduct concerts for which an admission fee is charged, wedding services, and catered functions.

New definitions to add

“Agricultural tourism uses” means uses that support, promote or sustain agricultural operations, including production of value-added merchandise, while providing opportunities for residents and visitors to experience, enjoy, and learn about Chelan’s agriculture and wine industry and heritage. Examples include agriculture-related experiences, production of value-added products, and wineries.

“Beverage production use” means a small-scale craft beverage production use or a winery.

“Cottage food operation” means preparation of food pursuant to the Washington Cottage Food Operations Law (Chapter 69.22 WAC) and rules (Chapter 16-149 WAC), as amended.

“Craft distillery” means a distillery that produces less than 25,000 gallons of spirits per year. A craft distillery may include a tasting room and/or retail area of fifteen hundred (1,500) square feet or less, and may include food and beverage service. Retail trade shall be limited to products produced by the craft distillery, accessories related to the craft distillery and its products (e.g., drinking glasses, distillery-logo shirts), artwork, and local and regional agricultural products.

“Distillery” means a distillery facility that produces by distillation spirits for consumption, the sales and distribution of which are subject to regulation by the Washington State Liquor Control Board. Uses that are clearly incidental to the production of spirits are allowed accessory uses to a distillery. On-site retail sales and samples shall not be permitted except as allowed under State law.

“Farm stand” means a use engaged in the sale of agricultural products produced or grown on site. The use may be temporary or permanent but is to be seasonal in duration, open for the duration of the harvest season.

“Home stay establishment” means a use providing temporary accommodations to visitors and tourists located on a working farm or other agricultural, horticultural or agribusiness operation that produces agricultural products as its primary source of income.
“Microbrewery” means a brewery that produces less than 15,000 US barrels (1,800,000 L) of beer per year. A microbrewery may include a tasting room and/or retail area of fifteen hundred (1,500) square feet or less, and may include food and beverage service. Retail trade shall be limited to products produced by the microbrewery, accessories related to the microbrewery and its products (e.g., bottle openers, brewery-logo shirts), artwork, and local and regional agricultural products.

“Regional agricultural products” means produce and value-added products grown or produced in one of the following counties: Chelan, Douglas, Grant, Okanogan, Kittitas, or Yakima.

“Short-term event”, as used in Chapter 17.XX, means a gathering held on private property for the purpose of private gain or profit in a zoning district in which the agricultural tourism regulations of the Chelan Municipal Code apply and which is expected to draw a number of people at a certain time or within a range of hours, and that can be expected to generate traffic and noise impacts in the neighborhood of the site of the event. This definition includes catered functions, wedding services, concerts for which an admission fee is charged, and wine, beer, or harvest festivals. This definition does not include those agriculture-related experiences regulated as low-intensity uses in said Chapter 17.XX; nor does it include music played as part of the routine operation of a tasting room when no admission fee is charged. Generally, a short-term event entails an admission fee charged of each person attending or a fee paid by the organizer of the event to the owner of the event site.

“Small-scale craft beverage production” means cottage wineries, microbreweries, and craft distilleries, as defined in this title, and similar beverage production uses, regulated by the Washington State Liquor Control Board.

“Off-site tasting room” means a tasting room for domestic wine, beer, or spirits produced off the site of the tasting room and approved as an additional location by the Washington State Liquor Control Board.

Other relevant definitions

*The following definition is already part of Chelan’s code. It is included here to help readers understand the definitions above.*

“Agricultural tourism” refers to the act of visiting a working farm or any agricultural, horticultural or agribusiness operation for the purpose of enjoyment, education or active involvement in the activities of the farm or operation.
Chelan City Code 17.46.010 – Effective January 3, 2012, Resolution 2012-01

G. Expanded Home Occupations meeting the minimum conditions set forth in Section 17.56.310.

Related code adoptions
19.10.040 Definitions
“Expanded Home Occupations” means limited commercial, light manufacturing or service activity such as agriculture retail, small machine repair or contractor business conducted in conjunction with and accessory to a legal residential dwelling unit, that is larger and/or more intensive in nature than minor home occupations, yet operates subject to standards that reduce or eliminates undesirable affects to surrounding uses.

17.56.310 [Conditional Uses] Expanded Home Occupation conditions are:
   a. Minimum lot size shall be one acre.
   b. Allowed as an accessory use to the Single Family dwelling and subject to conditional use review.
   c. Conducted on site by the individuals residing in the home.
   d. The number of nonresident employees will be determined by the hearing examiner with a maximum of (5) five at one time.
   e. Accessory buildings containing expanded home occupations uses shall be limited in area to not more than 2,400 square feet.
   f. Storage of equipment and materials outside of the buildings shall be limited to a specific [area] not exceeding 1,200 square feet and shall be appropriately screened to be not visible from outside the property boundaries.
   g. Off-street parking shall be provided for the residential and business use in accordance with the development standards.
   h. The use shall not create additional pedestrian or automobile traffic in excess of normal amount typical for the area. A traffic study may be required by the Public Works Director.
   i. No activity shall be allowed that creates offensive noise, dust, smoke, odor, glare that is noticeable from beyond the property boundaries.
   j. A single freestanding or wall sign may be permitted that meets the definition and dimensions within CMC 17.58.
   k. The hour of operations may be limited as deemed necessary to minimize adverse impacts to neighboring properties.
   l. On-site retail sales and services are limited to the sale of goods and services produced on the premises. The area used for retail sales shall be limited to 400 square feet.

City Ordinance 2011-1423
EXHIBIT B

TA2015-01

Definition of “Campground or recreational vehicle park” in CMC 19.10.040

“Campground or recreational vehicle park” means a development providing facilities for outdoor recreational activities, including structural improvements which may include covered cooking areas, group facilities, self-contained travel trailer/motor home sites, tent sites, restroom and shower facilities, and laundry facilities for the convenience of temporary occupants. This definition includes camping clubs when developed in accordance with applicable state laws and this title.

Definition of “recreational vehicle park” in CMC 19.10.040

“Recreational vehicle park” see ““Campground or recreational vehicle park” .