

## 2025 Proposed Agritourism Amendments—DRAFT

Plain text	= existing code with no changes
<del>Strikethrough</del>	= existing code to be deleted
<u>Underlined</u>	= new code to be added
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<i>Italics</i>	= Instructions for code reviser/reviewer

### Markup DRAFT August xx, 2025

#### 14.10.060 Uses allowed in all zones

- (1) Unless more specifically stated elsewhere, the uses in the following table are allowed in all zones at the level of review noted. For development standards for these uses, see the standards chapter listed.

Use	Standards	Review
Drainage maintenance	SCC 14.18	P
Net metering system, solar	SCC 14.18	P
<u>Outdoor Public Musical, Entertainments, Amusements, and Assemblies</u>	<u>SCC 9.08</u>	<u>See SCC 9.08</u>
Public use	SCC 14.18	-
—minor		P
—expansion of existing major public use up to 3,000 sf		AD
—new major public use or expansion of existing of 3,000 sf or greater		HE
Recycling drop box facility	SCC 14.18	P
Repair, replacement, and maintenance of water lines with an inside diameter of 12 inches or less	SCC 14.18	P
Transit stop	SCC 14.18	P
Utility development	SCC 14.18	-
—minor		AD
—major		HE
Wireless facilities	SCC 14.59	AD

**Table 14.11.020-1 Allowed Uses in the Rural Mixed-Use Zones**

*Update table to reflect the following – Uses not shown are unchanged.*

	RI	RRv	RVR	RC	RVC	RVC Alger	OSRSI
<b>Commercial/Retail Uses</b>							
<del>Temporary events</del> <u>Limited event venues</u>	AD	AD	AD	AD	AD		AD
<b>Natural Resource Uses</b>							
Agriculture	P	P					
Agricultural accessory use	P	P					

	RI	RRv	RVR	RC	RVC	RVC Alger	OSRSI
Agricultural processing facility		P					
<a href="#">Agritourism 1</a>	<a href="#">P</a>	<a href="#">P</a>					
<a href="#">Agritourism 2</a>	<a href="#">AD</a>	<a href="#">AD</a>					
<a href="#">Agritourism 3</a>	<a href="#">HE</a>	<a href="#">HE</a>					
Anaerobic digester		HE					

**Table 14.12.020-1 Allowed Uses in the Rural Commercial/Industrial Zones**

*Update table to reflect the following*

	RB	RFS	SSB	NRI	RMI	SRT
<b>Commercial/Retail Uses</b>						
<del>Temporary events</del> <a href="#">Limited event venues</a>	AD	AD	AD			AD

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**Table 14.13.020-1 Allowed Uses in the Natural Resource Zones**

*Update table to reflect the following*

	Ag-NRL	IF-NRL	SF-NRL	RRc-NRL
<b>Commercial Uses</b>				
<del>Temporary events</del> <a href="#">Limited event venues</a>	<del>AD</del>	AD	AD	AD
<b>Natural Resource Uses</b>				
Agriculture	P			P
Agricultural accessory use	P			P
Agricultural processing facility	P			P
Agricultural slaughtering facilities	AD			AD
<a href="#">Agritourism 1</a>	<a href="#">P</a>			<a href="#">P</a>
<a href="#">Agritourism 2</a>	<a href="#">AD</a>			<a href="#">AD</a>
<a href="#">Agritourism 3</a>	<a href="#">HE</a>			<a href="#">HE</a>
Anaerobic digester, when accessory to an agricultural use	P			HE

#### 14.13.100 Agricultural—Natural Resource Lands (Ag-NRL)

- (1) **Purpose.** The purpose of the Agricultural—Natural Resource Lands district is to provide land for continued farming activities, conserve agricultural land, and reaffirm agricultural use, activities and operations as the primary use of the district. Non-agricultural uses are allowed only as accessory uses to the primary use of the land for agricultural purposes. The district is composed mainly of low flat land with highly productive soil and is the very essence of the County's farming heritage and character.

- (2) **Allowed uses.** In addition to the uses in SCC 14.13.020, the following uses are allowed in this zone:

(d) Prohibited uses.

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(i) Regularly occurring celebratory gatherings, weddings, parties, or similar uses that cause the property to act as an event center.

(ii) Restaurants, not including farm-to-table activities as Agritourism 1 or 2.

**Table 14.151.020-1 Allowed Uses in the Bayview Ridge UGA Zones**

Correct table number and *update table to reflect the following.*

	AVR	BR-LI	BR-HI	BR-R
Commercial/Retail Uses				
<del>Temporary events</del> <u>Limited event venues</u>	P	P	P	AD

**Table 14.16.400-1 Allowed Uses in the Municipal UGA Zones**

*Update table to reflect the following*

	H-URv	R	URC-I	URP-OS	URR
Commercial/Retail Uses					
<del>Temporary events</del> <u>Limited event venues</u>	AD		P	AD	AD

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**Table 14.151.020-1 Allowed Uses in the Bayview Ridge UGA Zones**

Correct table number and *update table to reflect the following.*

	AVR	BR-LI	BR-HI	BR-R
Commercial/Retail Uses				
<del>Temporary Events</del> <u>Limited event Venues</u>	P	P	P	AD

#### **14.15.200 Aviation Related-Limited (AVR-L)**

(1) *No Change.*

(2) Allowed Uses.

~~(a)~~(b) All of the uses permitted in the BR-LI zone are allowed in the AVR-L zone, subject to the same level of review required in the BR-LI zone, but limited to a total of 20 acres within the entire zone.

~~(b)~~(c) The following uses are not subject to the 20-acre limitation in paragraph (a) of this subsection:

(i) Permitted Uses.

- (A) Aviation-related navigation aids;
- (B) Habitat enhancement/restoration project;
- (C) Drainage maintenance;
- (D) Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less;
- (E) Trails;

(F) Trailheads, primary and secondary;

(G) ~~Temporary events~~ Limited event venues.

(3) *No Change*.

**Table 14.16.400-1 Allowed Uses in the Municipal UGA Zones**

*Update table to reflect the following*

	H-URv	R	URC-I	URP-OS	URR
<b>Commercial/Retail Uses</b>					
<del>Temporary events</del> <u>Limited event venues</u>	AD		P	AD	AD

**14.18.290 ~~Temporary events~~ Limited event venues**

- (1) Definition. Commercial use of a property for any musical, cultural, or social event held either indoors or outdoors.
- (2) Restrictions. The “~~temporary events~~ limited event venues” use is also subject to the following criteria:
  - (a) Events may occur on no more than 24 calendar days per year.
  - (b) Parking for all events must be fully contained on the subject property and must not include the use of any road right-of-way.
  - (c) The use must not create a detrimental level of electrical interference, line voltage fluctuation, noise, vibration, smoke, dust, odors, heat, glare, traffic or other environmental impacts on the surrounding area.
  - (d) All lighting must directed away from neighboring residences or businesses.
- (3) Limitations in the ~~Ag-NRL~~, ~~IF-NRL~~, and SF-NRL zones:
  - (a) The ~~temporary events~~ limited event venue use must be related to the resource use.
  - (b) No resource land may be converted.
  - (c) No permanent structures may be constructed.
- ~~(e)~~ (4) Event venues do not include uses that may involve gatherings as an accessory use of an otherwise permitted use, such as restaurants, churches, grange halls or community centers, and parks.

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**Part IV Natural Resource Uses**

**14.18.403 Agricultural accessory use**

(1) (a) - (f) *No change*

~~(g) Activities associated with tourism that promote local agriculture so long as adequate parking and specified ingress and egresses are designated and permitted.~~

(2) No change

#### 14.18.406 Agricultural support service

- (1) Definition. Any nonagricultural use which is directly related to agriculture and directly dependent upon agriculture for its existence. These support services generally exist off-site and within districts that are intended to facilitate the production, marketing and distribution of agricultural products. Agricultural support services are separate and distinct from farm-based business and agritourism.

#### 14.18.407 Agritourism

(1) Definition. Agritourism consists of a range of activities conducted by the owner or operator of a working farm or ranch, or any commercial agricultural or horticultural operation that engages the public for the purpose of agricultural education, enjoyment, or recreation that may generate income for the owner or operator. Agritourism in Skagit County is intended to help preserve working farmland, diversify farm income, increase public awareness and appreciation of agriculture, and enhance farm viability. Agritourism is separate and distinct from farm-based businesses and agricultural support services. There are three categories of agritourism: Agritourism 1, Agritourism 2, and Agritourism 3.

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(2) Generally.

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(a) Agritourism uses must be secondary and related to an existing agricultural use.

(b) Agritourism activities must preserve the area's rural agricultural character.

(c) Agritourism uses cannot result in the permanent conversion of farmland.

(d) Agritourism activities cannot interfere with surrounding farming operations and practices.

(e) Parking for all guests and employees must meet the parking requirements in SCC 14.26, and may not include the use of any road right-of-way. Parking for agritourism activities must not result in any conversion of agricultural land, this includes but not limited to rock, gravel or other impervious surfaces.

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(f) Artificial lighting must be consistent with SCC 14.20.040(3). Lighting studies may be required by the Director.

(g) Noise generated from agritourism activities must be consistent with SCC 14.20.060. Noise studies may be required by the Director.

(h) Signage must comply with Chapter SCC 14.29 Signs, unless noted elsewhere in this section.

(i) Between March 15 and May 15, activities that are associated with the Skagit Valley Tulip Festival may run for 30-days in addition to the allowed days specified below for Agritourism 1, 2, and 3.

(j) Agritourism uses must demonstrate concurrency with the County road segment and road intersection level of service standards in SCC 14.62.060.

(l) An applicant for an Agritourism 2 or 3 must submit a signed affidavit verifying that:

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(i) The applicant is the owner and operator of the agricultural and agritourism operations;

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(ii) The applicant has generated a gross income of at least \$500 per acre per year over the previous three years through the applicant's commercial agricultural use of the subject parcel, to be verified by the Director.

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(iii) That the agritourism use will be secondary to the ongoing commercial agricultural use.

(iv) The agritourism use will not result in conversion of agricultural land.

(v) The agritourism use will meet all requirements in SCC 14.18.407.

(vi) The applicant acknowledges that agritourism special use permits are subject to SCC 14.51.070 and can be revoked if applicant fails to meet conditions of the special use permit.

(m) Skagit County retains the authority to perform ongoing monitoring and evaluation of compliance with established conditions of approval.

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(n) Agritourism 2 and 3 are subject to annual self-certification requirements identified in SCC 14.51.080.

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(o) Access to and from a county road used by the public must be permitted by Public Works, including any conversion of a previously established farm access.

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**(3) Agritourism 1.**

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(a) Number of guests cannot exceed 50 people per day.

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(b) Agritourism activities cannot exceed 10 days per year.

**(4) Agritourism 2.**

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(a) Number of guests cannot exceed 100 people per day.

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(b) Agritourism activities cannot exceed 24 days per year.

**(5) Agritourism 3.**

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(a) Number of guests exceeding 100 people per day.


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(b) Agritourism activities exceeding 24 days per year.

(c) Cannot be exclusively farm-to-table activities.

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**14.18.4078 Anaerobic digester**

- (2) Definition.  A facility that generates power from the anaerobic "digestion" of primarily plant and animal waste from agricultural activities and meets the requirements in RCW 70.95.330.

**14.18.420 Farm-based Business**

- (1) Definition. An on-farm commercial enterprise devoted to the direct marketing of unprocessed and/or value-added and soil-dependent agricultural products that are produced, processed, and sold on-site. Farm-based businesses are intended to supplement farm income, improve the

efficiency of farming, and provide employment to farm family members. Farm-based businesses are separate and distinct from agriculture support services [and agritourism](#).

(2) *No change*