

2025 Proposed Agritourism Amendments—DRAFT

Plain text = existing code with no changes

~~Strikethrough~~ = existing code to be deleted

Underlined = new code to be added

~~Double Strikethrough~~ = existing code moved to another location

Double Underline = existing code moved from another location

Italics = Instructions for code reviser/reviewer

Markup DRAFT September 23, 2025

14.04.020 Definitions

“Farm to Table Event” means an event focused on serving food and beverages primarily sourced from and for the purpose of promoting local farms and providers.

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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 (Single Events)</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
Commercial/Retail Uses							
Temporary events Limited event venues	AD	AD	AD	AD	AD		AD
Natural Resource Uses							
Agriculture	P	P					
Agricultural accessory use	P	P					
Agricultural processing facility		P					
Agritourism 1	P	P					
Agritourism 2	AD	AD					
Agritourism 3	HE	HE					
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
Commercial/Retail Uses						
Temporary events Limited event venues	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
Commercial Uses				
Temporary events Limited event venues	AD	AD	AD	AD
Natural Resource Uses				
Agriculture	P			P
Agricultural accessory use	P			P
Agricultural processing facility	P			P
Agricultural slaughtering facilities	AD			AD
Agritourism 1	P			P
Agritourism 2	AD			AD
Agritourism 3	HE			HE
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.

- (i) Regularly occurring celebratory gatherings, weddings, parties, or similar uses that cause the property to act as an a limited event venue or event venue.
- (ii) Restaurants, not including farm-to-table activities as Agritourism 1 or 2.

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Table 14.154.020-1 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				
Temporary events <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					
Temporary events <u>Limited event venues</u>	AD		P	AD	AD

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Table 14.154.020-1 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				
Temporary Events <u>Limited event Venues</u>	P	P	P	AD

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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
Commercial/Retail Uses					
Temporary events <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) Events at permitted restaurants, churches, grange halls or community centers, and parks are not regulated as limited event venues.

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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.

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(a) Agritourism consists of a range of activities conducted on a working farm or ranch that engages the public for the purpose of agricultural education, enjoyment, or recreation that may generate income for the owner or operator.

(b) Agritourism is separate and distinct from farm-based businesses and agricultural support services.

(c) There are three categories of agritourism: Agritourism 1, Agritourism 2, and Agritourism 3.

(2) Purpose and Intent of Regulation.

(a) Agritourism in Skagit County is permitted, as set out in this section, in order to help preserve working farmland, diversify farm income, increase public awareness and appreciation of agriculture, and enhance farm viability.

(b) The Skagit County Code places limitations on agritourism in order to:

(i) preserve the area's rural agricultural character.

(ii) prevent the permanent conversion of farmland.

(iii) prevent interference with surrounding farming operations and practices.

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(3) Limitations on Use.

(a) General Limitations; Performance Standards.

(i) Agritourism uses must be carried out by, and any application for a permit must be submitted by, the owner or operator of the working farm or ranch upon which it is located.

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

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(iii) Agritourism uses cannot degrade the surrounding area's rural agricultural character.

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

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

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

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

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

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

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

(xii) 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.

(xiii) Food trucks associated with agritourism activities should be accessory to the activity and must be temporary.

(b) Limitations Specific to Uses Classified as Agritourism 2 or 3.

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In addition to all other requirements in SCC 14.18.407, uses classified as Agritourism 2 or 3 are subject to all the requirements of this subsection (b).

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(i) The agritourism use must be secondary to the existing and primary commercial agricultural use.

(ii) The existing and primary commercial agricultural use must have generated an average gross income of at least \$500 per acre per year over the previous three years, to be verified by the Director.

(iii) The applicant of an Agritourism 2 and 3 use must comply with the annual self-certification requirements identified in SCC 14.51.080.

(iv) An Agritourism 3 use cannot include farm to table activities.

(v) Prior to any application for an Agritourism 2 or 3 being granted, the applicant must sign an agreement, on a form provided by the Director, that they will comply with all the requirements of SCC 14.18.407.

(4) Interpretation; Enforcement of Limitations.

(i) In interpreting the requirements of this section must be strictly construed.

(ii) In addition to any other means for ensuring compliance with SCC 14.18.407, Skagit County retains the authority to perform ongoing monitoring and evaluation of compliance with established conditions of approval.

(iii) 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, including compliance with any requirement set forth in SCC 14.18.407.

(5) The maximum number of guests and days allowed for Agritourism 1, Agritourism 2, and Agritourism 3 are specified in the table below.

Table 14.18.407-1

<u>Agritourism Type</u>	<u>Max No. Guests Allowed</u>	<u>Max No. Days Allowed¹</u>
<u>Agritourism 1</u>	<u>50</u>	<u>10</u>
<u>Agritourism 2</u>	<u>100</u>	<u>24</u>
<u>Agritourism 3</u>	<u>As Conditioned²</u>	<u>As Conditioned²</u>

Notes:

1. The maximum number of days allowed does include any days permitted under SCC 14.18.407(2)(a)(vii).

2. The maximum number of guests and number of days allowed for an Agritourism 3 use will be based on the limits established in the conditions of approval of the Hearing Examiner Special Use Permit.

14.18.4078 Anaerobic digester

~~(2)~~(1) 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*

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