

CHAPTER 17.22 - DEVELOPMENT STANDARDS—WINERIES

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17.22.010 - Purpose.

The regulations set out in this chapter set forth guidelines for winery development. (Ord. 364 § 3(part), 2008)

17.22.020 - Applicability.

All wineries shall be governed by this chapter unless the standards of this chapter are more restrictive than a permit issued prior to the effective date of the ordinance codified in this chapter. In such case, the previously issued permit shall govern. (Ord. 364 § 3(part), 2008)

17.22.030 - Definition.

A. A winery is a facility specifically designed, at a minimum, for one or more of the following: crushing, fermentation, and barrel aging of wine. Facilities located on land zoned industrial, commercial, or airport development shall be considered wineries as long as such facilities comply with state licensing requirements for wineries. A winery may include any of the following: a tasting room, barrel rooms, bottling rooms, tank rooms, laboratories, and offices. Uses that are clearly incidental to the production of wine are allowed accessory uses to a winery. These may include, but are not limited to, the following: bottling, case goods storage, retail and/or wholesale sales of wine, employee day care, tours, ancillary retail sales, public display of art to wine related items, picnic areas, and food service. Food service is not to include restaurants, unless otherwise allowed in the zoning district.

B. Winery, Type I. On a legal lot of record, the total cumulative building area of structure or structures housing a winery must be less than twelve thousand square feet and be served by fewer than forty parking spaces.

C. Winery, Type II. Any winery on a legal lot of record exceeding the size requirements of a Type I winery, or that exceeds the number of events in Section 17.22.040(B), or that is located on a legal lot of record with another winery. (Ord. 364 § 3(part), 2008)

17.22.040 - Events.

A. For all wineries, Walla Walla Wine Alliance functions, trade-related functions, wine club events, winemaker dinners and regional promotional events such as Holiday Barrel Tasting Weekend, Spring Release Weekend, and Walla Walla Balloon Stampede Weekend are part of the normal operations of a winery, as is the daily traffic associated with a tasting room. Capacity is limited by building occupancy and parking limitations.

B. Events not related to the operational and marketing aspects of the winery, such as weddings,

receptions, and meetings/retreats, shall be limited to not more than three large (two hundred fifty guests maximum) and twenty-four small (seventy-five guests maximum) events per year per legal lot of record. Capacity is limited by building occupancy and parking limitations.

C. For Type II wineries, the hearing examiner may place a limit on the number of or size of events allowed. This is to be based on findings of fact which specify the need to mitigate impacts via these limitations. (Ord. 364 § 3(part), 2008)

17.22.050 - Access.

The winery shall have adequate access from a public road or approved private road. Driveway access shall be twenty feet in width with an all-weather surface at a minimum, and constructed to current public works department standards. If the driveway access is connected to a paved public or private road, the driveway must be paved for a minimum distance of twenty feet from the edge of the connecting road. Wineries that share a private road must submit a road maintenance agreement at the time of permit application, signed by all legal property owners or their legal designee(s). Without the road maintenance agreement included as part of the application, the application will be determined as incomplete and will not be considered for approval until the agreement is submitted. All legal property owners must sign for the permit to be approved. Upon approval of the permit application, the road maintenance agreement will be legally recorded. (Ord. 364 § 3(part), 2008)

17.22.060 - Food service.

A. Wineries will be allowed limited food services on-site. This food service is not to include restaurants, unless otherwise allowed in the zoning district, but may include the following:

1. Deli-service of prepackaged food;
2. Winemaker dinners;
3. Food service for events.

B. The following criteria must be met unless otherwise allowed in the zoning district:

1. No interior seating will be dedicated solely to the purpose of meal service.
2. No food will be cooked to order, although a list of prepackaged foods may be posted. (Ord. 364 § 3(part), 2008)

17.22.070 - Ancillary retail sales.

Ancillary retail sales must be clearly accessory to the primary use. These sales may include, but will not be limited to, items such as: trademark items, items which promote the region or the wine industry, other regional value-added agricultural products, art, prepackaged foods and cheese. (Ord. 364 § 3(part), 2008)

17.22.080 - Permit application.

A permit is required for all wineries. A permit may be revisited by the Walla Walla County community development department if any of the above activities are deemed outside of the scope, purpose and/or use of a winery. (Ord. 364 § 3(part), 2008)