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**SENATE BILL 5055**

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**State of Washington**

**69th Legislature**

**2025 Regular Session**

**By** Senators Warnick and Wagoner

Prefiled 12/13/24.

1 AN ACT Relating to promoting agritourism in Washington; amending  
2 RCW 36.70A.177; adding a new section to chapter 36.70 RCW; adding a  
3 new section to chapter 19.27 RCW; and adding a new section to chapter  
4 66.24 RCW.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

6 **Sec. 1.** RCW 36.70A.177 and 2006 c 147 s 1 are each amended to  
7 read as follows:

8 (1) A county or a city may use a variety of innovative zoning  
9 techniques in areas designated as agricultural lands of long-term  
10 commercial significance under RCW 36.70A.170. The innovative zoning  
11 techniques should be designed to conserve agricultural lands and  
12 encourage the agricultural economy. Except as provided in subsection  
13 (3) of this section, a county or city should encourage  
14 nonagricultural uses to be limited to lands with poor soils or  
15 otherwise not suitable for agricultural purposes.

16 (2) Innovative zoning techniques a county or city may consider  
17 include, but are not limited to:

18 (a) Agricultural zoning, which limits the density of development  
19 and restricts or prohibits nonfarm uses of agricultural land and may  
20 allow accessory uses, including nonagricultural accessory uses and

1 activities, that support, promote, or sustain agricultural operations  
2 and production, as provided in subsection (3) of this section;

3 (b) Cluster zoning, which allows new development on one portion  
4 of the land, leaving the remainder in agricultural or open space  
5 uses;

6 (c) Large lot zoning, which establishes as a minimum lot size the  
7 amount of land necessary to achieve a successful farming practice;

8 (d) Quarter/quarter zoning, which permits one residential  
9 dwelling on a one-acre minimum lot for each one-sixteenth of a  
10 section of land; and

11 (e) Sliding scale zoning, which allows the number of lots for  
12 single-family residential purposes with a minimum lot size of one  
13 acre to increase inversely as the size of the total acreage  
14 increases.

15 (3) Accessory uses allowed under subsection (2)(a) of this  
16 section shall comply with the following:

17 (a) Accessory uses shall be located, designed, and operated so as  
18 to not interfere with, and to support the continuation of, the  
19 overall agricultural use of the property and neighboring properties,  
20 and shall comply with the requirements of this chapter;

21 (b) Accessory uses may include:

22 (i) Agricultural accessory uses and activities, including but not  
23 limited to the storage, distribution, and marketing of regional  
24 agricultural products from one or more producers, agriculturally  
25 related experiences, or the production, marketing, and distribution  
26 of value-added agricultural products, including support services that  
27 facilitate these activities; (~~and~~)

28 (ii) Nonagricultural accessory uses and activities as long as  
29 they are consistent with the size, scale, and intensity of the  
30 existing agricultural use of the property and the existing buildings  
31 on the site. Nonagricultural accessory uses and activities, including  
32 new buildings, parking, or supportive uses, shall not be located  
33 outside the general area already developed for buildings and  
34 residential uses and shall not otherwise convert more than one acre  
35 of agricultural land to nonagricultural uses; and

36 (iii) Agritourism activities, as defined in RCW 4.24.830, that  
37 generate supplemental income for farms by connecting their resources  
38 and products with visitors. Such activities may include direct sales,  
39 educational activities, entertainment, seasonal outdoor activities,  
40 and hospitality. In order to be included as accessory uses,

1 activities must promote agriculture and rural character within  
2 agricultural zones and must be related to the on-site agriculture.  
3 Counties may permit agritourism after consultation with neighboring  
4 landowners and after creating criteria regarding adequate water,  
5 septic, and parking as well as curfews and seasons of use to avoid  
6 disturbing the peace and quiet enjoyment of neighbors and  
7 interference with neighboring agriculture; and

8 (c) Counties and cities have the authority to limit or exclude  
9 accessory uses otherwise authorized in this subsection (3) in areas  
10 designated as agricultural lands of long-term commercial  
11 significance.

12 (4) This section shall not be interpreted to limit agricultural  
13 production on designated agricultural lands.

14 NEW SECTION. Sec. 2. A new section is added to chapter 36.70  
15 RCW to read as follows:

16 (1) Counties may adopt ordinances to permit agritourism  
17 activities, as defined in RCW 4.24.830, that generate supplemental  
18 income for farms in agricultural zones. Such activities may include  
19 direct sales, educational activities, entertainment, seasonal outdoor  
20 activities, and hospitality. In order to be included as accessory  
21 uses, activities must promote agriculture and rural character within  
22 agricultural zones and must be related to the on-site agriculture.  
23 Counties may permit agritourism after consultation with neighboring  
24 landowners and after creating criteria regarding adequate water,  
25 septic, and parking as well as curfews and seasons of use to avoid  
26 disturbing the peace and quiet enjoyment of neighbors and  
27 interference with neighboring agriculture.

28 (2) The presence of agritourism activities may not be used as a  
29 basis to change the taxation category of the land.

30 NEW SECTION. Sec. 3. A new section is added to chapter 19.27  
31 RCW to read as follows:

32 Agricultural buildings also used for agritourism purposes are not  
33 required to meet additional commercial standards if the venue is only  
34 open six months or less every year.

35 NEW SECTION. Sec. 4. A new section is added to chapter 66.24  
36 RCW to read as follows:

1           (1) There shall be a beer and wine license to be issued to an  
2 agritourism venue for the sale of beer, strong beer, and wine for on-  
3 premises consumption.

4           (2) Agritourism venues may sell beer and wine for off-premises  
5 consumption if the beer and wine is manufactured by a microbrewery or  
6 craft winery located within the state.

7           (3) Agritourism venues must provide a plan to prevent minors from  
8 unlawfully accessing alcoholic beverages.

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