

SECTION 14.98. AUTHORIZED USES. WINE COUNTRY – RESIDENTIAL (WC-R)  
ZONE.

a. ALLOWED USES. The following uses are allowed:

(1) One-family dwelling.

(2) Cottage Industry provided activities are limited to knitting, basket making, sewing, quilting, pottery, scrap booking and cooking classes or services; no more than one full-time employee engages in

1 cottage industry activities on site at any one time; no more than 10  
2 customers visit the site at any given time; no customer lodging  
3 occurs on site without an approved Cottage Inn.

4 (3) Vineyards; groves; equine lands; field crops; flower, vegetable, and  
5 herb gardening; orchards; apiaries; the drying, processing and  
6 packing (other than canning) of fruits, nuts, vegetables and other  
7 horticultural products where such drying, processing or packing in  
8 conjunction with an agricultural operation or an incidental  
9 commercial use as defined in this ordinance.

10 (4) The systematic rotation of animals for grazing is allowed so long as the  
11 total number of animals does not exceed the maximum allowed  
12 pursuant to Section 14.98.a.(5) herein. Notwithstanding the foregoing,  
13 there shall be no limit to the allowable number of sheep, goats or cattle  
14 which may be temporarily grazed on any premises when the grazing is  
15 for the purpose of cleaning up unharvested crops, provided that such  
16 grazing is not conducted for more than four weeks in any six month  
17 period and that the total number of sheep, goats or cattle permanently  
18 kept on the premises does not exceed the maximum allowed.

19 (5) The noncommercial keeping, raising or boarding of horses, cattle,  
20 sheep, and goats on lots 20,000 square feet or larger and 100 feet in  
21 width, provided they are kept not less than 50 feet from any  
22 dwelling unit other than a dwelling unit located on the same lot. The  
23 number of such animals is not to exceed five (5) animals per gross  
24 acre of all the land available. The provisions of this subsection apply  
25 to mature breeding stock, maintenance stock and similar farm stock,  
26 and shall not apply to the offspring thereof, if such offspring are being  
27 kept solely for sale, marketing or slaughtering prior to the age of  
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maturity. In all cases the allowable number of animals per acre shall be rounded to the nearest whole number.

- (6) Farms or establishments for the selective or experimental breeding and raising of horses, cattle, sheep, and goats subject to the limitations set forth in section a.(5) herein.
- (7) Future Farmers of America or 4-H projects.
- (8) Outside storage of materials, such as irrigation equipment and farming machinery, is allowed as an accessory use with no limit provided the materials are used in conjunction with a farm. Otherwise, the outside storage of materials is allowed as an accessory use on lots smaller than one-half acre provided the amount is limited to 100 square feet with a maximum height of six feet and is allowed as an accessory use on lots one-half acre or larger provided the amount is limited to 200 square feet with a maximum height of six feet.

b. **CONDITIONALLY PERMITTED USES WITH A PLOT PLAN.** The following uses are permitted provided a plot plan has first been approved pursuant to Section 18.30 of this ordinance.

- (1) In addition to the principal dwelling, an additional one family dwelling may be permitted for each ten acres of a farm. Any such additional dwelling shall be located on a lot being farmed and may be occupied by the owner, operator or employee of the farming operation as a one family dwelling provided that:
  - a. The dwelling is not rented or offered for lease.
  - b. The dwelling is located not less than 50 feet from any lot line.

- 1 c. The dwelling is screened from view from the front lot line by  
2 shrubs or trees.
- 3 d. The arrangement of the dwelling, sanitary facilities and  
4 utilities conforms with all requirements of law including  
5 requirements of the County Public Health Department and  
6 the County Building and Safety Department.
- 7 e. The total number of such additional dwellings for any farm  
8 shall not exceed four.

9 (2) A temporary stand for the display and sale of agricultural products  
10 of any authorized use that are produced on the lot where such stand  
11 is located or are produced on contiguous lots owned or leased by  
12 the owner or occupant of the premises. The temporary stand shall  
13 be operated by the producer of the agricultural products. The  
14 duration of sales from the temporary stand shall not exceed a period  
15 of three continuous months or a total of six months during any  
16 calendar year. The stand shall not exceed 300 square feet and shall  
17 not include any permanent building or structure. Off-street parking  
18 shall be provided as required in Section 18.12 of Ordinance No. 348,  
19 except that no paving shall be required.

20 (3) Cottage Inn provided the use is conducted within a one family  
21 dwelling unit, is secondary to the principal use of the one family  
22 dwelling as a residence and employs no more than two persons who  
23 are not residents of the one family dwelling

24 (4) Class I, II winery.

25 c. Wine Country Clustered subdivision that complies with Ordinance No. 460  
26 and the development standards set forth in the WC-R zone.  
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1                   SECTION 14.99.     DEVELOPMENT STANDARDS.

2                   a.     General Standards. The following standards shall apply to all uses and  
3                             development in the WC-R Zone, except for residential tract and parcel maps  
4                             tentatively approved prior to the effective date of Ordinance No. 348.4729.  
5                             Such maps shall comply with the development standards of their previous  
6                             zoning classifications in Ordinance No. 348:

7                   (1)    LOT SIZE. Except for Wine Country Clustered Subdivisions, the  
8                             minimum lot size shall be 5 gross acres. On flag lots, the minimum lot  
9                             size shall be determined by excluding that portion of a lot that is used  
10                            solely for access to the portion of a lot used as a building site.

11                  (2)    LOT WIDTH. Except for Wine Country Clustered Subdivisions, lots  
12                             shall have a minimum average width of two hundred feet (200').

13                  (3)    LOT DEPTH. Except for Wine Country Clustered Subdivisions, the  
14                             minimum average lot depth shall be 100 feet.

15                  (4)    SETBACKS. The following setback requirements shall apply.

16                   a.     The minimum front setback for buildings and structures shall  
17                             be fifty feet (50') from the property line.

18                   b.     The minimum side setback for buildings and structures shall  
19                             be thirty feet (30') from the property line.

20                   c.     The minimum rear setback for buildings and structures shall  
21                             be thirty feet (30') from the property line.

22                   d.     The minimum road right of way setback for all buildings and  
23                             structures shall be fifty feet (50'), except when the site is  
24                             located next to Rancho California Road, Monte De Oro  
25                             Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola  
26                             Road, Buck Road, Borel Road, Butterfield Stage Road, Calle  
27                             Contento Road, Camino Del Vino Road, and Highway 79  
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1 South where the minimum setback requirement shall be one  
2 hundred feet (100'). The minimum one hundred foot (100')  
3 setback requirement does not apply when it makes a single  
4 lot undevelopable for a one family dwelling. In such an  
5 event, the minimum fifty foot (50') setback requirement shall  
6 apply to the lot.

7 e. The minimum road right of way setback for permanent  
8 buildings and structures used in conjunction with drying,  
9 processing, and packing operations shall be fifty feet (50'),  
10 except when the site is located next to Rancho California  
11 Road, Monte De Oro Road, Anza Road, Glen Oaks Road,  
12 Pauba Road, De Portola Road, Buck Road, Borel Road,  
13 Butterfield Stage Road, Calle Contento Road, Camino Del  
14 Vino Road, and Highway 79 South where the minimum  
15 setback requirement shall be one hundred feet (100').

16 f. The minimum road right of way setback for all winery  
17 buildings and structures shall be fifty feet (50'), except when  
18 the site is located next to Rancho California Road, Monte De  
19 Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De  
20 Portola Road, Buck Road, Borel Road, Butterfield Stage  
21 Road, Calle Contento Road, Camino Del Vino Road, and  
22 Highway 79 South where the minimum setback requirement  
23 shall be one hundred feet (100').

24 (5) HABITABLE STORIES. The number of habitable stories above a  
25 building's lowest above ground finished floor shall not exceed two  
26 (2).  
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1 (6) HEIGHT.

2 a. The maximum height for a building shall not exceed thirty  
3 feet (30'), except when the project design incorporates  
4 terraced lots, then the maximum height of the building shall  
5 not exceed forty feet (40') when measured from the lowest  
6 finished graded pad. Architectural elements such as spires,  
7 minarets, chimneys or similar structures may exceed the  
8 prescribed height limits where such structures do not provide  
9 additional floor space.

10 b. The maximum height for a structure shall not exceed fifty  
11 feet (50') in height, unless a greater height is approved  
12 pursuant to Section 18.34 of this ordinance. In no event,  
13 however, shall a structure exceed seventy-five (75') feet in  
14 height, unless a variance is approved pursuant to Section  
15 18.27 of this ordinance.

16 (7) Site layouts and building designs shall minimize noise impacts on  
17 surrounding properties and comply with Ordinance No. 847.

18 (8) Drainage channels shall be constructed to avoid undermining or  
19 eroding the roadbed.

20 (9) Curbs, gutters and streetlights shall be constructed in accordance  
21 with Temecula Valley Wine Country Design Guidelines.

22 (10) Site layout and design shall be consistent with existing and planned  
23 recreational trails and bike paths set forth in the General Plan and  
24 the Temecula Valley Wine Country Design Guidelines.

25 (11) All utilities shall be installed underground except electrical lines  
26 rated at 33kV or greater which may be installed above ground.  
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1 (12) All exterior lighting shall comply with applicable requirements of  
2 Ordinance Nos. 655 and 915.

3 (13) All exterior lighting, including spotlights, floodlights, electric  
4 reflectors and other means of illumination for signs, structures,  
5 landscaping, parking, loading, unloading and similar areas, shall be  
6 focused, directed, and arranged to prevent glare and direct  
7 illumination of streets or adjoining property.

8 (14) On-site advertising signs shall be consistent with Temecula Valley  
9 Wine Country Design Guidelines and comply with all applicable  
10 County signage requirements.

11 (15) All residential developments shall record a Right-to-Farm covenant,  
12 pursuant to Ordinance No. 625 to protect the vineyard uses from  
13 residential encroachment and conflicting land uses.

14 b. Wine Country Clustered Subdivision Development Standards.

15 In addition to the General Standards, the following standards shall apply to  
16 wine country clustered subdivision in the WC-R Zone:

17 (1) Site layout and design shall be consistent with the Temecula Valley  
18 Wine Country Design Guidelines to maximize unique site  
19 characteristics including, but not limited to, the natural topography,  
20 scenic vistas, soil quality and drainage patterns.

21 (2) The minimum residential lot size shall be one (1) gross acre.

22 (3) Prior to tentative approval of an applicable subdivision map, at least  
23 seventy five percent (75%) of net project area shall be set-aside for  
24 planting vineyards through production lots or deed restriction.

25 (4) Fifty percent (50%) of the set-aside area shall be planted prior to  
26 issuance of the building permit for the first dwelling unit and  
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1 remaining twenty five percent (25%) prior to finalization of the  
2 building permit for the first dwelling unit.

3 (5) A wine country clustered subdivision consisting of forty (40) gross  
4 acres or more shall provide at least one (1) production lot.

5 (6) A wine country clustered subdivision that includes a production lot  
6 of at least 25 gross acres may have a Class I winery.

7 (7) Set-aside areas shall be maintained for production of grapes in  
8 perpetuity by any of the following: property owner's association,  
9 home owner's association or County Service Area.

10 (8) On-site improvements for production lots and deed restricted areas  
11 including, but not limited to, lighting, ingress and egress shall be  
12 limited to improvements necessary to maintain the production lots  
13 and deed restricted areas.

14 (9) On-site improvements for clustered lots including, but not limited to,  
15 roads, signage, parking, street furniture and exterior lighting shall be  
16 consistent with the Temecula Valley Wine Country Design  
17 Guidelines and comply with all applicable County signage  
18 requirements.

19 (10) Wine Country Clustered subdivisions shall include an established  
20 on-site vineyard and comply with Ordinance No. 460.

21 c. Winery Standards. In addition to the General Standards, the following  
22 standards shall apply to all wineries in the WC-R zone:

23 (1) A total of seventy-five percent (75%) of the net project area shall be  
24 planted in vineyards prior to issuance of certificate of occupancy or  
25 final inspection, whichever occurs first. Fifty percent (50%) of the  
26 vineyard requirement shall be planted prior to issuance of building  
27 permit for the winery.  
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- 1 (2) To achieve the seventy-five (75%) percent requirement, fifteen  
2 percent (15%) of the net project area may include the planting of  
3 olive trees and the remaining sixty percent (60%) of the net project  
4 area shall be planted in vineyards.
- 5 (3) The seventy-five (75%) planting requirement shall not include water  
6 features, natural or manmade lakes or the planting of grapevines in  
7 parking lots, but may include planting in the road right of way as  
8 may be approved by the Director of Transportation or his designee.
- 9 (4) Vineyards used to meet the above planting requirement shall have a  
10 minimum average density of 450 vines per acre. Olive trees used to  
11 meet the above planting requirement shall have a minimum average  
12 density of 100 olive trees per acre.
- 13 (5) The seventy-five (75%) planting requirement shall be maintained for  
14 the life of the permit.
- 15 (6) No amplified sound shall be permitted outdoors, unless an exception  
16 to Ordinance No. 847 has been applied for and approved.
- 17 (7) Prior to obtaining a Certificate of Occupancy, a winery operator  
18 shall obtain all applicable permits or licenses required by the  
19 California Department of Beverage Control.
- 20 (8) The grapes utilized in wine production and retail wines sales shall  
21 meet the following minimum requirement: seventy-five percent  
22 (75%) shall be grown in Riverside County, except for the following:
- 23 a. When the Board of Supervisors declares an Agricultural  
24 Emergency for the Temecula Valley Wine Country Area.  
25 The declaration shall be for a specific period of time and any  
26 winery within the Temecula Valley Wine Country Area  
27 Policy Area may take advantage of the exemption.  
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b. During the first three years from the plot plan's or conditional use permit's effective date.

(9) Of the wine sold by a winery, at least fifty percent (50%) of the wine must be produced on the winery's premises.

(10) A Class I Winery shall be less than 1,501 square feet in size.

(11) A Class II Winery shall be at least fifteen hundred (1,500) square feet in size and shall produce at least three thousand five hundred (3,500) gallons of wine annually as determined by the County Agricultural Commissioner.

(12) Prior to the issuance of a building permit for any incidental commercial uses, the winery shall be constructed.

(13) Prior to the issuance of a certificate of occupancy for any incidental commercial uses, the winery shall be operational.

(14) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.

(15) Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of the Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.

(16) Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.

(17) Outside storage areas shall be screened from view by structures or landscaping.

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13 STATE OF CALIFORNIA )  
14 COUNTY OF RIVERSIDE ) ss

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16 I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county  
17 held on March 11, 2014, the foregoing ordinance consisting of 2 Sections was adopted by  
18 the following vote:

19 AYES: Jeffries, Tavaglione, Stone, Ashley and Benoit  
20 NAYS: None  
21 ABSENT: None

22 DATE: March 11, 2014

23 KECIA HARPER-IHEM  
Clerk of the Board

24 BY:   
25 Deputy

26 SEAL