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- b. CLASS I EQUESTRIAN ESTABLISHMENT. An equestrian facility where horses, donkeys, mules and ponies are kept, sheltered, trained, nursed, or boarded. Additionally, such facility may provide on-site activities such as, but not limited to, horse training, guided trail rides, riding lessons, schooling shows and horse day camps. The limitation of the number of animals allowed at a Class I Equestrian Establishment is the same as the noncommercial keeping of animals standard in the Wine Country-Equestrian Zone.
- c. CLASS II EQUESTRIAN ESTABLISHMENT. An equestrian facility where horses, donkeys, mules and ponies are kept, sheltered, trained, nursed or boarded. In addition to the conditionally permitted uses set forth in the Wine Country-Equestrian Zone, a Class II Equestrian Establishment may provide on-site activities such as but not limited to, horse training, guided trail rides, riding lessons, schooling shows and horse day camps. A Class II Equestrian Establishment may have a special occasion facility that is appurtenant and incidental to the equestrian facility provided the facility is located on a parcel one hundred (100) or more gross acres in size. The number of animals allowed at a Class II Equestrian Establishment is the same as the noncommercial keeping of animals standard in the Wine Country-Equestrian Zone.
- d. CLASS I WINERY. A winery with an established on-site vineyard that only crushes, ferments, bottles and processes grapes into wine. Such winery shall be located on a minimum gross parcel size of five (5) acres within the WC-W, WC-WE, WC-E and WC-R zones and on a minimum gross parcel size of twenty-five (25) acres when in conjunction with a clustered subdivision in the WC-W and WC-R zones. No appurtenant or incidental commercial uses are allowed with this winery.

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e. CLASS II WINERY. A winery with an established on-site vineyard located on a minimum gross parcel size of ten (10) acres that is allowed the following appurtenant and incidental commercial uses with an approved permit:

- (1) Wine tasting area;
- (2) Wine club activity;
- (3) Wine club event;
- (4) Retail wine sales;
- (5) Eight (8) Winegrowers Trade Association Events per year;
- (6) Gift sales within the tasting area only;
- (7) Delicatessen not to exceed 500 square feet in size

f. CLASS III WINERY. A winery with an established on-site vineyard located on a minimum gross parcel size of ten (10) acres that is allowed the following appurtenant and incidental commercial uses with an approved permit:

- (1) Wine tasting area;
- (2) Wine club activity;
- (3) Wine club event;
- (4) Retail wine sales;
- (5) Eight (8) Winegrowers Trade Association Events per year;
- (6) Gift sales within the tasting area only;
- (7) Special occasion facility;
- (8) And one of the following: Bed and Breakfast Inn, delicatessen not to exceed 500 square feet, or restaurant. Drive - thru restaurants shall not be permitted.

g. CLASS IV WINERY. A winery with an established on-site vineyard located on a minimum gross parcel size of fifteen (15) acres that is allowed

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the following appurtenant and incidental commercial uses with an approved permit:

- (1) Wine tasting area;
- (2) Wine club activity;
- (3) Wine club event;
- (4) Retail wine sales;
- (5) Eight (8) Winegrowers Trade Association Events per year;
- (6) Gift sales within the wine tasting area only;
- (7) Special occasion facility;
- (8) And one of the following: Country-Inn, delicatessen not to exceed 500 square feet, or restaurant. Drive-thru restaurants shall not be permitted.

h. CLASS V WINERY. A winery with an established on-site vineyard located on a minimum gross parcel size of twenty (20) acres that is allowed the following appurtenant and incidental commercial uses with an approved permit:

- (1) Wine tasting area;
- (2) Wine club activity;
- (3) Wine club event;
- (4) Retail wine sales;
- (5) Eight (8) Winegrowers Trade Association Events per year;
- (6) Gift sales within the wine tasting area only;
- (7) Special occasion facility;
- (8) Bed and Breakfast Inn;
- (9) Country Inn;
- (10) Wine Country Hotel;
- (11) Spa or professional culinary academy in conjunction with Wine Country Hotel;

1 ~~(12)~~ Delicatessen not to exceed ~~to~~ 1,500 square feet; ~~and~~

2 ~~(12)(13)~~ ~~or~~ ~~R~~Restaurant; ~~D~~drive-thru restaurants shall not be  
3 permitted.

4 i. CLASS VI WINERY. A winery with an established on-site vineyard  
5 located on a minimum gross parcel size of forty (40) acres that is allowed  
6 the following appurtenant and incidental commercial uses with an approved  
7 permit:

- 8 (1) Wine tasting area;
- 9 (2) Wine club activity;
- 10 (3) Wine club event;
- 11 (4) Retail wine sales;
- 12 (5) Eight (8) Winegrowers Trade Association Events per year
- 13 (6) Gift sales within the wine tasting area only;
- 14 (7) Special occasion facility;
- 15 (8) Wine Country Resort;
- 16 (9) Golf courses and daytime driving ranges in conjunction with Wine  
17 Country Resorts;
- 18 (10) Spa or professional culinary academy in conjunction with Wine  
19 Country Resorts; ~~and~~

20 ~~(11)~~ Delicatessen not to exceed 1,500 square feet; ~~and~~

21 ~~(11)(12)~~ ~~or~~ ~~R~~Restaurant; ~~D~~drive-thru restaurants shall not be  
22 permitted.

23 j. CLUSTERED SUBDIVISION. A development within the WC- W and  
24 WC- R Zones in which the allowed number of dwelling units (density yield)  
25 are placed in close proximity with the purpose of creating the largest  
26 potential development envelope for vineyards. .

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- k. COTTAGE INDUSTRY. A home-based occupation or service carried on by a resident within the principle dwelling in return for compensation, provided such use, occupation or service is incidental and secondary to the principal use of the dwelling as a residence and is conducted in a manner not to give an outward appearance or manifest any characteristics of a business.
- l. COTTAGE INN. A dwelling unit with five (5) or fewer guest rooms, which provides lodging and breakfast for temporary overnight occupants in return for compensation and is solely owned and operated by the property owner. Cooking provisions, such as a stove, oven or grill, are prohibited in the guest rooms, adjoining patios, balconies, and decks.
- m. COUNTRY INN. A facility, which may be an extension of the main dwelling unit, with 11 to 20 guest rooms that provides lodging and meals for temporary overnight occupants in return for compensation. Cooking provisions, such as a stove, oven or grill, are prohibited in the guest rooms, adjoining patios, balconies, and decks.
- n. EQUINE LAND. A fenced-in open area that is actively managed to control weeds and used for, but not limited to, grazing of equine or other livestock, equine holding areas, open corrals, exercise areas, riding area, or equestrian racing rings. Only buildings or structures related to the care of equine or other livestock shall be allowed in equine land, all other buildings or structures shall be prohibited.
- o. GUEST ROOM. A room without cooking facilities rented to transient visitors for a period not to exceed 30 days.
- p. GUEST SUITES. A series of attached rooms without cooking facilities rented to transient visitors for a period not to exceed 30 days.

- 1 q. HABITABLE STORY. The portion of a building included between  
2 the upper surface of a floor and the upper surface of the floor or roof next  
3 above. It is measured as the vertical distance from top to top of two  
4 successive tiers of beams or finished floor surfaces and, for the topmost  
5 story, from the top of the floor finish to the top of the ceiling joists, or  
6 where there is not a ceiling, to the top of the roof rafters. Further, the space  
7 is designed for human occupancy and the space is equipped with means of  
8 egress and light and ventilation facilities.
- 9 r. HORSE SHOW FACILITY. A facility that holds a maximum of one  
10 hundred (100) people that provides a venue for judged equestrian exhibition  
11 events, training events, competitive horse or equestrian sport activities.
- 12 s. INCIDENTAL COMMERCIAL USE. A commercial use that is directly  
13 related and secondary to the principal agricultural or equestrian use located  
14 on the same parcel or project site.
- 15 t. LODGING FACILITIES. Bed and Breakfast Inns, Country-Inns, Wine  
16 Country Hotels and Wine Country Resorts.
- 17 u. NET PROJECT AREA. The portion of a site that can actually be built  
18 upon. The following are not included in the net project area: public or  
19 private road rights-of-way, riparian and riverine areas, conservation  
20 easements, waterways, bodies of water and flood ways.
- 21 v. PRODUCTION LOT. A legal lot that is set-aside for planting vineyards  
22 through a deed restriction or other conservation mechanism.
- 23 w. SET ASIDE AREA. An area that is restricted for the specific use of  
24 planting vineyards or equine lands.
- 25 x. SPECIAL OCCASION FACILITY. An indoor or outdoor facility or area  
26 which is used for special occasions such as weddings, parties, concerts,  
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1 conferences, charity events, and fundraiser events for a specific period of  
2 time in return for compensation.

3 y. VINEYARD. A farm where grapevines are planted and cultivated for the  
4 purpose of producing grape wine.

5 z. WINE CLUB ACTIVITY. A social occasion in which wine club members  
6 come to pick up their membership wine bottles, at which time they may  
7 engage in wine tasting and further purchase of wine and wine products.  
8 Attendance is limited to wine club members and their guests.

9 aa. WINE CLUB EVENT. A social occasion held by Class II, Class III,  
10 Class IV, Class V and Class VI wineries for wine club members and their  
11 guests.

12 bb. WINE COUNTRY HOTEL. A facility with more than 20 guest rooms or  
13 guest suites ~~within a conventional hotel building(s) or in detached units,~~  
14 which provides lodging and meals for temporary overnight occupants, in  
15 return for compensation. ~~Such facility may provide additional commercial~~  
16 ~~uses such as spas, a professional culinary academy, conference rooms and~~  
17 ~~banquet-halls in conjunction with the facility.~~ Cooking provisions, such as  
18 a stove, oven or grill, are prohibited in guest rooms, guest suites, adjoining  
19 patios, balconies, and decks.

20 cc. WINE COUNTRY RESORT. A facility that provides food and lodging  
21 to transient visitors in which the guest rooms or guest suites are within a  
22 conventional hotel building(s) or in detached units. Such facility may  
23 provide additional commercial and recreational uses such as spas, ~~a~~  
24 ~~professional culinary academy,~~ amphitheaters, conference rooms, golf-  
25 courses, daytime driving ranges and banquet-halls ~~in conjunction with the~~  
26 ~~facility, for the convenience of the wine country resort guests.~~

- 1 dd. WINE TASTING AREA. A permanent area associated with a winery  
2 where visitors taste wine.
- 3 ee. WINEGROWERS TRADE ASSOCIATION EVENT. A fundraising  
4 effort conducted by one or several member wineries of a local winegrowers  
5 trade association, including but not limited to, region-wide barrel tastings,  
6 where food and wine samplings are provided to participants.
- 7 ff. WINERY. An agricultural facility designed and used to crush, ferment,  
8 distill and process grapes into wine or wine related product.

9 SECTION 14.92. AUTHORIZED USES. WINE COUNTRY – WINERY (WC-W)

10 ZONE. The following provisions shall apply to the WC-W Zone:

- 11 a. ALLOWED USES. The following uses are allowed:
- 12 (1) One-family dwelling.
- 13 (2) Cottage Industry provided activities are limited to knitting, basket  
14 making, sewing, quilting, pottery, scrap booking and cooking  
15 classes or services; no more than one full-time employee engages in  
16 cottage industry activities on site at any one time; no more than 10  
17 customers visit the site at any given time; no customer lodging  
18 occurs on site without an approved Cottage Inn, Bed and Breakfast  
19 Inn or Country Inn.
- 20 (3) Vineyards; groves; equine lands; field crops; flower, vegetable, and  
21 herb gardening; orchards; apiaries; the drying, processing and  
22 packing (other than canning) of fruits, nuts, vegetables and other  
23 horticultural products where such drying, processing or packing is in  
24 conjunction with an agricultural operation or an incidental  
25 commercial use as defined in this ordinance and further provided  
26 that the permanent buildings and structures used in conjunction with

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such processing operations are constructed in compliance with the requirements of Ordinance No. 457.-

- (4) The systematic rotation of animals for grazing is allowed so long as the total number of animals does not exceed the maximum allowed pursuant to Section 14.92.a.(5) herein. Notwithstanding the foregoing, there shall be no limit to the allowable number of sheep, goats or cattle which may be temporarily grazed on any premises when the grazing is for the purpose of cleaning up unharvested crops, provided that such grazing is not conducted for more than four weeks in any six month period and that the total number of sheep, goats or cattle permanently kept on the premises does not exceed the maximum allowed.
- (5) The non-commercial keeping, raising or boarding of horses, cattle, sheep and goats on lots 20,000 square feet or larger and 100 feet in width, provided they are kept not less than 50 feet from any dwelling units other than a dwelling unit located on the same lot. The number of such animals is not to exceed five (5) animals per gross acre of all the land available. The provisions of this section apply to mature breeding stock, maintenance stock and similar farm stock, and shall not apply to the offspring thereof, if such offspring are being kept solely for sale, marketing or slaughtering prior to the age of maturity. In all cases the allowable number of animals per acre shall be rounded to the nearest whole number.
- (6) Future Farmers of America or 4-H projects.
- (7) 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.

1                                   Otherwise, the outside storage of materials is allowed as an  
2                                   accessory use on lots smaller than one-half acre provided the  
3                                   amount is limited to 100 square feet with a maximum height of six  
4                                   feet and is allowed as an accessory use on lots one-half acre or  
5                                   larger provided the amount is limited to 200 square feet with a  
6                                   maximum height of six feet.

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

10                   (1)     In addition to the principal dwelling, an additional one family  
11                   dwelling may be permitted for each ten acres of a farm. Any such  
12                   additional dwelling shall be located on a lot being farmed and may  
13                   be occupied by the owner, operator or employee of the farming  
14                   operation as a one family dwelling provided that:

- 15                   a)     The dwelling is not rented or offered for lease.
- 16                   b)     The dwelling is located not less than 50 feet from any lot  
17                   line.
- 18                   c)     The dwelling is screened from view from the front lot line by  
19                   shrubs or trees.
- 20                   d)     The arrangement of the dwelling, sanitary facilities and  
21                   utilities conforms with all requirements of law including  
22                   requirements of the County Public Health Department and  
23                   the County Building and Safety Department.
- 24                   e)     The total number of such additional dwellings for any farm  
25                   shall not exceed four.

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

10 (3) Cottage Inn provided the use is conducted within a one family  
11 dwelling unit, is secondary to the principal use of the one family  
12 dwelling as a residence and employs no more than two persons who  
13 are not residents of the one family dwelling.

14 (4) Class I, ~~and II~~ and Class V winery.

15 c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE  
16 PERMIT. The following uses are permitted provided a conditional use  
17 permit has been approved pursuant to Section 18.28 of this ordinance:

18 (1) Farm labor camp.

19 (2) ~~Class V and Class~~ VI winery.

20 d. Wine Country Clustered subdivision that complies with Ordinance No. 460  
21 and the development standards set forth in the WC-W zone.

22 SECTION 14.93. DEVELOPMENT STANDARDS.

23 a. General Standards. The following development standards shall apply to all  
24 uses and development in the WC-W Zone, except for residential subdivisions  
25 ~~tract and parcel maps~~ tentatively approved prior to the effective date of  
26 Ordinance No. 348.4729. Such subdivisions ~~maps~~ shall comply with the  
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1 development standards of their previous zoning classifications in Ordinance  
2 No. 348.

3 (1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the  
4 minimum lot size for subdivisions shall be ~~20-10~~ gross acres. On flag  
5 lots, the minimum lot size shall be determined by excluding that  
6 portion of a lot that is used solely for access to the portion of a lot used  
7 as a building site.

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

10 (3) LOT DEPTH. Except for Wine Country Clustered Subdivisions, the  
11 minimum average lot depth shall be two hundred feet (200').

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

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

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

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

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

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

f. The minimum road right of way setback for all Special Occasion Facility buildings and structures shall be one hundred feet (100'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be three hundred feet (300').

g. The minimum road right of way setback for all winery buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and

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Highway 79 South where the minimum setback requirement shall be one hundred feet (100’).

(5) HABITABLE STORIES. The number of habitable stories above a building’s lowest above ground finished floor shall not exceed two (2). One (1) additional habitable story for a total of three (3) habitable stories may be permitted for Wine Country Hotels and for the hotel building of Wine Country Resorts that are located along a major road described below as long as one of the following criteria is met:

a. The Wine Country Hotel or Wine Country Resort is set back a minimum of five hundred feet (500’) from any major road including Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South; or,

~~a-b.~~ The Wine Country Hotel or Wine Country Resort is set back less than five hundred feet (500’) from any major road including Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South and only two (2) habitable stories are visible from such major roads. Vineyards may be used to reduce visibility of the habitable stories, incorporates a split level or terraced design conforming to the natural topography with slopes of 10% or greater; and

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~~No more than two (2) habitable stories are visible from any road way.~~

a. The maximum height for a building shall not exceed ~~thirty~~ forty feet (340'), ~~except where the project design incorporates terraced lots, then the maximum height of the building shall not exceed forty feet (40') when measured from the lowest finished graded pad.~~ Architectural elements such as spires, minarets, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space.

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

~~(10)~~(7) Site layouts and building designs shall minimize noise impacts on surrounding properties and comply with Ordinance No. 847.

~~(11)~~(8) Drainage channels shall be constructed to avoid undermining or eroding the roadbed.

~~(12)~~(9) Curbs, gutters and streetlights shall be constructed in accordance with Temecula Valley Wine Country Design Guidelines.

~~(13)~~(10) Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.

1 ~~(14)~~(11) All utilities shall be installed underground except electrical lines  
2 rated at 33kV or greater which may be installed above ground.

3 ~~(15)~~(12) All exterior lighting shall comply with applicable  
4 requirements of Ordinance Nos. 655 and 915.

5 ~~(16)~~(13) All exterior lighting, including spotlights, floodlights,  
6 electric reflectors and other means of illumination for signs,  
7 structures, landscaping, parking, loading, unloading and similar  
8 areas, shall be focused, directed, and arranged to prevent glare and  
9 direct illumination of streets or adjoining properties.

10 ~~(17)~~(14) On-site advertising signs shall be consistent with Temecula  
11 Valley Wine Country Design Guidelines and comply with all  
12 applicable County signage requirements.

13 ~~(18)~~(15) All residential developments shall record a Right-to-Farm  
14 covenant, pursuant to Ordinance No. 625 to protect the vineyard  
15 uses from residential encroachment and conflicting land uses.

16 b. Wine Country Clustered Subdivision Development Standards

17 In addition to the General Standards, the following standards shall apply to  
18 wine country clustered subdivisions in the WC-W Zone:

- 19 (1) Site layout and design shall be consistent with the Temecula Valley  
20 Wine Country Design Guidelines to maximize unique site  
21 characteristics including, but not limited to, the natural topography,  
22 scenic vistas, soil quality and drainage patterns.
- 23 (2) The minimum residential lot size shall be one (1) gross acre.
- 24 (3) Prior to tentative approval of an applicable subdivision map, at least  
25 seventy five percent (75%) of net project area shall be set-aside for  
26 planting vineyards through production lots or deed restriction.
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- (4) Fifty percent (50%) of the set-aside area shall be planted prior to issuance of the building permit for the first dwelling unit and the remaining twenty five percent (25%) prior to final inspection for the first dwelling unit.
  - (5) A wine country clustered subdivision consisting of forty (40) gross acres or more shall provide at least one (1) production lot.
  - (6) A wine country clustered subdivision that includes a production lot of at least 25 gross acres may have a Class I winery.
  - (7) Set-aside areas shall be maintained for production of grapes in perpetuity by any of the following: property owner’s association, home owner’s association or County Service Area.
  - (8) On-site improvements for clustered lots including, but not limited to, roads, signage, parking, street furniture and exterior lighting shall be consistent with the Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements.
  - (9) On-site improvements for production lots and deed restricted areas including, but not limited to, lighting, ingress and egress shall be limited to improvements necessary to maintain the production lots and deed restricted areas.
  - (10) Wine Country Clustered Subdivisions shall include an established on-site vineyard and comply with Ordinance No. 460.
- c. Special Occasion Facility Standards. In addition to the General Standards, the following standards shall apply to all special occasion facilities in the WC-W zone:

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- (1) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.
  - (2) 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.
  - (3) Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.
  - (4) No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved.
  - (5) All special occasion facilities shall conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis, the Planning Director may require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors.
  - (6) Outside storage areas and the material therein shall be screened with structures or landscaping.
  - (7) All roof mounted mechanical equipment shall be screened from the ground elevation view to minimum sight distance of thirteen hundred twenty feet (1,320').
- d. Lodging Facility Standards. In addition to the General Standards, the following standards shall apply to all lodging facilities in the WC-W zone:
- (1) A maximum of two (2) guest rooms or guest suites per gross acre shall be permitted for a lodging facility.

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- (2) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.
  - (3) 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.
  - (4) 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.
  - (5) Outside storage areas and the material therein shall be screened with structures or landscaping.
  - (6) All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of thirteen hundred twenty feet (1,320').
- e. Winery Standards. In addition to the General Standards, the following standards shall apply to all wineries in the WC-W zone:
- (1) A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery.
  - (2) To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards.

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- (3) The seventy-five (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or his designee.
- (4) Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre. Olive trees used to meet the above planting requirement shall have a minimum average density of 100 olive trees per acre.
- (5) The seventy-five (75%) planting requirement shall be maintained for the life of the permit.
- (6) No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved.
- (7) Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Beverage Control.
- (8) Seventy-five (75%) of the ~~The~~ grapes utilized in wine production and retail wines sales shall ~~meet the following minimum requirement: 75% shall~~ be grown in Riverside County, except during the ~~for the~~ following:
  - a. When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption.
  - b. ~~During t~~The first ~~three~~ years from the plot plan's or conditional use permit's effective date.

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- (9) Of the wine sold by a winery, at least fifty percent (50%) of the wine shall be produced on the winery's ~~premises~~ site.
- (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 Commission.
- (12) A Class V Winery shall be at least three thousand (3,000) square feet and shall produce at least seven thousand (7,000) gallons of wine annually as determined by the County Agricultural Commissioner.
- (13) A Class VI Winery shall be at least six thousand (6,000) square feet and shall produce at least fourteen thousand (14,000) gallons of wine annually as determined by the County Agricultural Commissioner.
- (14) Prior to the issuance of a building permit for any incidental commercial use, the winery shall be constructed.
- (15) Prior to the issuance of a certificate of occupancy for any incidental commercial use, the winery shall be operational.
- (16) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.
- (17) 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.

- 1 (18) Loading, trash, and service areas shall be screened by structures or  
2 landscaping and shall be located and designed in such a manner as  
3 to minimize noise and odor impacts to adjacent properties.
- 4 (19) Outside storage areas shall be screened from view by structures or  
5 landscaping.
- 6 (20) All roof mounted mechanical equipment shall be screened from the  
7 ground elevation view to a minimum sight distance of thirteen  
8 hundred twenty feet (1,320').

9 SECTION 14.94. AUTHORIZED USES. WINE COUNTRY – WINERY EXISTING  
10 (WC-WE) ZONE.

11 a. ALLOWED USES for the thirty one (31) existing wineries as set forth in  
12 Figure 4A of the Wine Country Policy Area attached hereto:

- 13 (1) One-family dwelling.
- 14 (2) Cottage Industry provided activities are limited to knitting, basket  
15 making, sewing, quilting, pottery, scrap booking and cooking  
16 classes or services; no more than one full-time employee engages in  
17 cottage industry activities on site at any one time; no more than 10  
18 customers visit the site at any given time; no customer lodging  
19 occurs on site without an approved Cottage Inn, Bed and Breakfast  
20 Inn or Country Inn.
- 21 (3) Vineyards; groves; equine lands; field crops; flower, vegetable, and  
22 herb gardening; orchards; apiaries; the drying, processing and  
23 packing (other than canning) of fruits, nuts, vegetables and other  
24 horticultural products where such drying, processing or packing is in  
25 conjunction with an agricultural operation or an incidental  
26 commercial use as defined in this ordinance and further provided  
27 that the permanent buildings and structures used in conjunction with  
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such processing operations are constructed in compliance with the requirements of Ordinance No. 457.

- (4) The systematic rotation of animals for grazing is allowed so long as the total number of animals does not exceed the maximum allowed pursuant to Section 14.94.a.(5) herein. Notwithstanding the foregoing, there shall be no limit to the allowable number of sheep, goats or cattle which may be temporarily grazed on any premises when the grazing is for the purpose of cleaning up unharvested crops, provided that such grazing is not conducted for more than four weeks in any six month period and that the total number of sheep, goats or cattle permanently kept on the premises does not exceed the maximum allowed.
- (5) The non-commercial keeping, raising or boarding of horses, cattle, sheep, and goats on lots 20,000 square feet or larger and 100 feet in width, provided they are kept not less than 50 feet from any dwelling units other than a dwelling unit located on the same lot. The number of such animals is not to exceed five (5) animals per gross acre of all the land available. The provisions of this subsection apply to mature breeding stock, maintenance stock and similar farm stock, and shall not apply to the offspring thereof, if such offspring are being kept solely for sale, marketing or slaughtering prior to the age of maturity. In all cases the allowable number of animals per acre shall be rounded to the nearest whole number.
- (6) Future Farmers of America or 4-H projects.
- (7) 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

1                    accessory use on lots smaller than one-half acre provided the  
2                    amount is limited to 100 square feet with a maximum height of six  
3                    feet and is allowed as an accessory use on lots one-half acre or  
4                    larger provided the amount is limited to 200 square feet with a  
5                    maximum height of six feet.

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

9                    (1)        In addition to the principal dwelling, an additional one family  
10                    dwelling may be permitted for each ten acres of a farm. Any such  
11                    additional dwelling shall be located on a lot being farmed and may  
12                    be occupied by the owner, operator or employee of the farming  
13                    operation as a one family dwelling provided that:

- 14                    a.        The dwelling is not rented or offered for lease.
- 15                    b.        The dwelling is located not less than 50 feet from any lot  
16                    line.
- 17                    c.        The dwelling is screened from view from the front lot line by  
18                    shrubs or trees.
- 19                    d.        The arrangement of the dwelling, sanitary facilities and  
20                    utilities conforms with all requirements of law including  
21                    requirements of the County Public Health Department and  
22                    the County Building and Safety Department.
- 23                    e.        The total number of such additional dwellings for any farm  
24                    shall not exceed four.

25                    (2)        A temporary stand for the display and sale of agricultural products  
26                    of any authorized use that are produced on the lot where such stand  
27                    is located or are produced on contiguous lots owned or leased by the  
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1 owner or occupant of the premises. The temporary stand shall be  
2 operated by the producer of the agricultural products. The duration  
3 of sales from the temporary stand shall not exceed a period of three  
4 continuous months or a total of six months during any calendar year.  
5 The stand shall not exceed 300 square feet and shall not include any  
6 permanent building or structure. Off-street parking shall be  
7 provided as required in Section 18.12 of Ordinance No. 348, except  
8 that no paving shall be required.

9 (3) Cottage Inn provided the use is conducted within a one family  
10 dwelling unit, is secondary to the principal use of the one family  
11 dwelling as a residence and employs no more than two persons who  
12 are not residents of the one family dwelling.

13 (4) The following appurtenant and limited incidental commercial uses,  
14 only in conjunction with an established on-site vineyard and a  
15 minimum parcel size of five (5) gross acres:

16 a. Wine tasting area;

17 b. Restaurant not to exceed three thousand two hundred (3,200)  
18 square feet;

19 c. An outdoor patio area and ancillary uses in conjunction with  
20 the restaurant;

21 ~~a.d.~~ Bed and Breakfast Inn;

22 ~~b.e.~~ Spa and cooking school only in conjunction with a Bed and  
23 Breakfast Inn.

24 (5) The following appurtenant and limited incidental commercial uses,  
25 only in conjunction with an established on-site vineyard and a  
26 minimum parcel size of ten (10) gross acres:

27 a. Special Occasion Facility or Country Inn;

- 1                                    b. Spa and cooking school in conjunction with a Country Inn  
2                                    (6) Class I, II, III and IV winery.

3                                    c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE  
4                                    PERMIT. The following uses are permitted provided a conditional use  
5                                    permit has been approved pursuant to Section 18.28 of this ordinance:

- 6                                    (1) Farm Labor Camp

7                                    SECTION 14.95. DEVELOPMENT STANDARDS.

8                                    a. General Standards. The following standards shall apply to all uses and  
9                                    development in the WC-WE Zone, except for residential ~~subdivisions, tract~~  
10                                    ~~and parcel maps~~ tentatively approved prior to the effective date of  
11                                    Ordinance No. 348.4729. Such ~~subdivisions, maps~~ shall comply with the  
12                                    development standards of their previous zoning classifications in Ordinance  
13                                    No. 348:

- 14                                    (1) LOT SIZE. The minimum lot size ~~for subdivisions~~ shall be ~~20-10~~ gross  
15                                    acres. On flag lots, the minimum lot size shall be determined by  
16                                    excluding that portion of a lot that is used solely for access to the  
17                                    portion of a lot used as a building site.
- 18                                    (2) LOT WIDTH. Lots shall have a minimum average width of two  
19                                    hundred feet (200').
- 20                                    (3) LOT DEPTH. The minimum average lot depth shall be 100 feet.
- 21                                    (4) SETBACKS. The following setback requirements shall apply.
- 22                                    a. The minimum front setback for buildings and structures shall  
23                                    be fifty feet (50') from the property line.
- 24                                    b. The minimum side setback for buildings and structures shall  
25                                    be thirty feet (30') from the property line.
- 26                                    c. The minimum rear setback for buildings and structures shall  
27                                    be thirty feet (30') from the property line.
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- d. The minimum road right of way setback for buildings and structures shall be fifty feet (50') from the road right of way, except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum road right of way setback requirement shall be one hundred feet (100'). The minimum one hundred foot (100') setback requirement does not apply when it makes a single lot undevelopable for a one family dwelling. In such an event, the minimum fifty foot (50') setback requirement shall apply to the lot.
- e. The minimum road right of way setback for permanent buildings and structures used in conjunction with drying, processing, and packing operations shall fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100').
- f. The minimum road right of way setback for all Special Occasion Facility buildings and structures shall be one hundred feet (100'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,

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Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be three hundred feet (300').

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

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

(6) HEIGHT.

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

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

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variance is approved pursuant to Section 18.27 of this ordinance.

- (7) Site layouts and building designs shall minimize noise impacts on surrounding properties and comply with Ordinance No. 847.
- (8) Drainage channels shall be constructed to avoid undermining or eroding the roadbed.
- (9) Curbs, gutters and streetlights shall be constructed in accordance with Temecula Valley Wine Country Design Guidelines.
- (10) Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the General Plan and the Temecula Valley Wine Country Design Guidelines.
- (11) All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground.
- (12) All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915.
- (13) All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining property.
- (14) On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements.
- (15) All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard uses from residential encroachment and conflicting land uses.

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b. Special Occasion Facility Standards. In addition to the General Standards, the following standards shall apply to all special occasion facilities in the WC-WE zone:

- (1) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.
- (2) 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.
- (3) Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.
- (4) No amplified sound shall be permitted, except when an exception to Ordinance No. 847 has been applied for and approved.
- (5) All special occasion facilities shall conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis, the Planning Director may require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors.
- (6) Outside storage areas and the material therein shall be screened with structures or landscaping.
- (7) All roof mounted mechanical equipment shall be screened from the ground elevation view to minimum sight distance of thirteen hundred twenty feet (1,320').

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- c. Lodging Facility Standards. In addition to the General Standards, the following standards shall apply to all lodging facilities in the WC-WE zone:
  - (1) A maximum of two (2) guest rooms or guest suites per gross acre shall be permitted for a lodging facility.
  - (2) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.
  - (3) 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.
  - (4) 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.
  - (5) Outside storage areas and the material therein shall be screened with structures or landscaping.
  - (6) All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of thirteen hundred twenty feet (1,320’).
  
- d. Winery Standards. In addition to the General Standards, the following standards shall apply to all wineries in the WC-WE zone:
  - (1) A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery.

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- (2) To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards.
- (3) The seventy-five (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or his designee.
- (4) Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre. Olive trees used to meet the above planting requirement shall have a minimum average density of 100 olive trees per acre.
- (5) The seventy-five (75%) planting requirement shall be maintained for the life of the permit.
- (6) No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved.
- (7) Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Beverage Control.
- (8) ~~Seventy-five (75%) of the~~ grapes utilized in wine production and ~~at least half of the minimum requirement for (75%) in grower's~~ ~~the for the~~ following:
  - a. -When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption.

1 b. ~~During~~The first ~~three~~ years from the plot plan's or conditional use permit's  
2 effective date.

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

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

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

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

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

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

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

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

25 (17) Outside storage areas shall be screened from view by structures or  
26 landscaping.  
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- 1 (18) All roof mounted mechanical equipment shall be screened from the  
2 ground elevation view to a minimum sight distance of thirteen  
3 hundred twenty feet (1,320').

4 SECTION 14.96. AUTHORIZED USES. WINE COUNTRY – EQUESTRIAN (WC-E)  
5 ZONE.

6 a. ALLOWED USES. The following uses are allowed:

- 7 (1) One-family dwelling.
- 8 (2) Cottage Industry provided activities are limited to knitting, basket  
9 making, sewing, quilting, pottery, scrap booking and cooking  
10 classes or services; no more than one full-time employee engages in  
11 cottage industry activities on site at any one time; no more than 10  
12 customers visit the site at any given time; no customer lodging  
13 occurs on site without an approved Cottage Inn.
- 14 (3) Class I Equestrian Establishment provided the facility's average  
15 daily visitor trips do not exceed one hundred (100) per day.
- 16 (4) Vineyards, equine lands, nurseries (wholesale only), greenhouses,  
17 orchards, aviaries, apiaries, field crops, tree crops, berry and bush  
18 crops, vegetable, flower and herb gardening on a commercial scale. The  
19 drying, packing (other than canning), freezing and other accepted  
20 methods of processing the produce resulting from such allowed uses,  
21 when such processing is primarily in conjunction with a farming  
22 operation and further provided that the permanent buildings and  
23 structures used in conjunction with such processing operations are ~~set~~  
24 back a minimum of fifty feet (50') from any lot line constructed in  
25 compliance with the requirements of Ordinance No. 457.
- 26 (5) The noncommercial keeping or raising of not more than 12 mature  
27 female crowing fowl on lots from 20,000 square feet to 40,000 square  
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1 feet. The noncommercial keeping or raising of not more than 50 mature  
2 female crowing fowl and ten mature male crowing fowl on lots 40,000  
3 square feet or larger

4 (6) The noncommercial keeping or raising of cattle, horses, sheep, goats  
5 including the grazing and supplementary feeding of such animals,  
6 provided they are kept, fed and maintained a minimum of 50 feet from  
7 any property line. The maximum number of animals allowed, except  
8 for sheep and goats, shall be five (5) per acre of the total area of the  
9 premises. The maximum number of sheep or goats shall be 15 per acre  
10 of the total area of the premises. The provisions of this subsection apply  
11 to mature breeding stock, maintenance stock and similar farm stock,  
12 and shall not apply to the offspring thereof, if such offspring are being  
13 kept solely for sale, marketing or slaughtering prior to the age of  
14 maturity. In all cases the allowable number of animals per acre shall be  
15 rounded to the nearest whole number.

16 (7) The systematic rotation of animals for grazing is allowed so long as the  
17 total number of animals does not exceed the maximum allowed  
18 pursuant to Section 14.96.a.(6) herein. Notwithstanding the foregoing,  
19 there shall be no limit to the allowable number of sheep which may be  
20 temporarily grazed on any premises when the grazing is for the purpose  
21 of cleaning up unharvested crops, provided that such grazing is not  
22 conducted for more than four weeks in any six month period and that  
23 the total number of sheep permanently kept on the premises does not  
24 exceed the maximum allowed.

25 (8) Poultry (excluding crowing fowl) and rabbits for the use of the  
26 occupants of the premises only. All poultry and rabbits shall be kept in  
27 an enclosed area located not less than 50 feet from any lot line.  
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- (9) On lots 20,000 square feet or larger, the noncommercial keeping, raising or breeding of guinea pigs, parakeets, chinchillas, or other similar small fowl or animals (excluding crowing fowl and mink), provided that all such uses are kept and maintained in an enclosed area located not less than 50 feet from any lot line.
- (10) On lots of not less than 20,000 square feet or larger, the noncommercial keeping or raising of not more than two (2) miniature pigs.
- (11) Farms or facilities for the selective or experimental breeding and raising of horses, cattle, sheep, and goats subject to the limitations set forth in subsection a.(6) herein.
- (12) Future Farmers of America or 4-H projects.
- (13) 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

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

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

(3) Cottage Inn provided the use is conducted within a one family dwelling unit, is secondary to the principal use of the one family

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dwelling as a residence and employs no more than two persons who are not residents of the one family dwelling.

(4) Class I, II winery

(5) A Class II Equestrian Establishment that includes one or more of the following appurtenant and incidental equestrian uses only in conjunction with an established onsite equine land and a minimum parcel size of ten (10) gross acres:

- a. Petting Zoo;
- b. Polo-grounds;
- c. Horse show facility

(6) A Class II Equestrian Establishment that includes one or more of the following appurtenant and incidental equestrian uses only in conjunction with an established onsite equine land and a minimum parcel size of twenty (20) gross acres:

- a. Petting Zoo;
- b. Polo-grounds;
- c. Horse show facility;
- d. Western style store, such as but not limited to, saddle and harness shop, tack shop, feed and grain store, custom-crafted equestrian goods shop; and
- e. Delicatessen or restaurant; drive thru restaurants shall not be permitted.

c. **CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.** The following uses are permitted provided that a conditional use permit has first been approved pursuant to Section 18.28 of this ordinance.

(1) Farm labor camp.

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- (2) A Class II Equestrian Establishment that includes one or more of the following appurtenant and incidental equestrian uses only in conjunction with an established onsite equine land and a minimum parcel size of fifty (50) gross acres:
  - a. Petting Zoo;
  - b. Polo-grounds;
  - c. Horse show facility;
  - d. Western style store, such as but not limited to, saddle and harness shop, tack shop, feed and grain store, custom-crafted equestrian goods shop;
  - e. Delicatessen or restaurant; drive thru restaurants shall not be permitted;
  - f. Horse racing track or rodeo arena;
  - g. Animal hospital that provides temporary boarding facilities for the purposes of boarding sick or injured animals.
  
- (3) A Class II Equestrian Establishment that includes one or more of the following appurtenant and incidental equestrian uses only in conjunction with an established onsite equine land and a minimum parcel size of hundred (100) gross acres:
  - a. Petting Zoo;
  - b. Polo-grounds;
  - c. Horse show facility;
  - d. Equine equipment, service and supply store, such as but not limited to, saddle and harness shop, tack shop, feed and grain store, custom-crafted equestrian goods shop;
  - e. Delicatessen or restaurant; drive thru restaurants shall not be permitted;

- f. Horse racing track or rodeo arena;
- g. Animal hospital that provides temporary boarding facilities for the purposes of boarding sick or injured animals;
- h. Special Occasion Facility

SECTION 14.97. DEVELOPMENT STANDARDS.

a. General Standards. The following standards shall apply to all uses and development in the WC-E Zone:

- (1) LOT SIZE. The minimum lot size for subdivisions shall be 10 gross acres. On flag lots, the minimum lot size shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- (2) LOT WIDTH. Lots shall have a minimum average width of two hundred feet (200').
- (3) LOT DEPTH. The minimum average lot depth shall be 100 feet.
- (4) SETBACKS. The following setback requirements shall apply.
  - a. The minimum front setback for buildings and structures shall be fifty feet (50') from the property line.
  - b. The minimum side setback for buildings and structures shall be thirty feet (30') from the property line.
  - c. The minimum rear setback for buildings and structures shall be thirty feet (30') from the property line.
  - d. The minimum road right of way setback for buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79

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South where the minimum road right of way setback shall be one hundred feet (100'). The minimum one hundred foot (100') setback requirement does not apply when it makes a single lot undevelopable for a one family dwelling. In such an event, the minimum fifty foot (50') setback requirement shall apply to the lot.

- e. The minimum road right of way setback for permanent buildings and structures used in conjunction with drying, processing, and packing operations shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100').
- f. The minimum road right of way setback for all Special Occasion Facility buildings and structures shall be one hundred feet (100'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be three hundred feet (300').
- g. The minimum road right of way setback for all winery buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De

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Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100').

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

(6) HEIGHT.

a. The maximum height for a building shall not exceed ~~forty thirty~~ feet (340'), ~~except where the project design incorporates terraced lots, then the maximum height of a building shall not exceed forty feet (40') when measured from the lowest finished graded pad.~~ Architectural elements such as spires, minarets, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space

b. The maximum height for a structure shall exceed fifty feet (50') in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.

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

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

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- (9) Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the General Plan and the Temecula Valley Wine Country Design Guidelines.
  - (10) All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground.
  - (11) All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915.
  - (12) All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining property.
  - (13) On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements.
  - (14) All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard and equine uses from residential encroachment and conflicting land uses.
- b. Special Occasion Facility Standards. In addition to the General Standards, the following standards shall apply to all special occasion facilities in the WC-E zone:
- (1) Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.
  - (2) 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.

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- (3) Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.
- (4) No amplified sound shall be permitted outdoors, except for the following:
  - a. Polo grounds;
  - b. Horse racing track;
  - c. Rodeo arena; or
  - d. An Exception to Ordinance No. 847 has been applied for and approved
- (5) All special occasion facilities shall conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis, the Planning Director may require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors.
- (6) Outside storage areas and the material therein shall be screened with structures or landscaping.
- (7) All roof mounted mechanical equipment shall be screened from the ground elevation view to minimum sight distance of thirteen hundred twenty feet (1,320').
- c. Class II Equestrian Establishment Standards. In addition to the General Standards, the following standards shall apply to all Class II Equestrian Establishments in the WC-E zone:
  - (1) At least seventy-five percent (75%) of the net project area shall be set-aside for permanent equine lands prior to issuance of certificate

1 of occupancy or final inspection for the Class II Equestrian  
2 Establishment, whichever occurs first.

3 (2) Buildings and structures shall be designed in a rural, equestrian or  
4 wine country theme consistent with the Temecula Valley Wine  
5 Country Design Guidelines and in a manner that provides a sanitary  
6 and healthful environment for the horses.

7 (3) Automobile parking spaces shall comply with Section 18.12 of this  
8 ordinance and shall be consistent with the rural standards of the  
9 Temecula Valley Wine Country Policy Area of the Riverside  
10 County General Plan and the Temecula Valley Wine Country  
11 Design Guidelines.

12 (4) Corrals, exercise rings, arenas, and any other disturbed soil area  
13 shall be regularly watered or otherwise treated to prevent the  
14 emanation of dust.

15 (5) Manure disposal shall be managed to discourage breeding grounds  
16 for flies and pests.

17 (6) If on-site composting can be achieved, the compost area shall be  
18 sited at least fifty feet (50') from waterways and hundred feet (100')  
19 from any property line.

20 d. Winery Standards. In addition to the General Standards, the following  
21 standards shall apply to all wineries in the WC-E zone:

22 (1) A total of seventy-five percent (75%) of the net project area shall be  
23 planted in vineyards prior to issuance of certificate of occupancy or  
24 final inspection, whichever occurs first. Fifty percent (50%) of the  
25 vineyard requirement shall be planted prior to issuance of building  
26 permit for the winery.

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- (2) To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards.
- (3) The seventy-five (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or his designee.
- (4) Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre. Olive trees used to meet the above planting requirement shall have a minimum average density of 100 olive trees per acre.
- (5) The seventy-five (75%) planting requirement shall be maintained for the life of the permit.
- (6) No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved.
- (7) Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Beverage Control.
- (8) ~~Seventy-five (75%) of the~~ ~~The~~ grapes utilized in wine production and retail wines sales shall ~~meet the following minimum requirement: seventy five percent (75%) shall~~ be grown in Riverside County, except ~~during for~~ the following:
  - a. When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any

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winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption.

b. ~~During the first three~~ years from the plot plan's or conditional use permit's effective date.

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

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

3 (18) All roof mounted mechanical equipment shall be screened from the  
4 ground elevation view to a minimum sight distance of thirteen  
5 hundred twenty feet (1,320').

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

8 a. ALLOWED USES. The following uses are allowed:

- 9 (1) One-family dwelling.
- 10 (2) Cottage Industry provided activities are limited to knitting, basket  
11 making, sewing, quilting, pottery, scrap booking and cooking  
12 classes or services; no more than one full-time employee engages in  
13 cottage industry activities on site at any one time; no more than 10  
14 customers visit the site at any given time; no customer lodging  
15 occurs on site without an approved Cottage Inn.
- 16 (3) Vineyards; groves; equine lands; field crops; flower, vegetable, and  
17 herb gardening; orchards; apiaries; the drying, processing and  
18 packing (other than canning) of fruits, nuts, vegetables and other  
19 horticultural products where such drying, processing or packing in  
20 conjunction with an agricultural operation or an incidental  
21 commercial use as defined in this ordinance and further provided that  
22 the permanent buildings and structures used in conjunction with such  
23 processing operations are constructed in compliance with the  
24 requirements of Ordinance No. 457.
- 25 (4) The systematic rotation of animals for grazing is allowed so long as the  
26 total number of animals does not exceed the maximum allowed  
27 pursuant to Section 14.98.a.(5) herein. Notwithstanding the foregoing,  
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1 there shall be no limit to the allowable number of sheep, goats or cattle  
2 which may be temporarily grazed on any premises when the grazing is  
3 for the purpose of cleaning up unharvested crops, provided that such  
4 grazing is not conducted for more than four weeks in any six month  
5 period and that the total number of sheep, goats or cattle permanently  
6 kept on the premises does not exceed the maximum allowed.

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

18 (6) Farms or establishments for the selective or experimental breeding  
19 and raising of horses, cattle, sheep, and goats subject to the  
20 limitations set forth in section a.(5) herein.

21 (7) Future Farmers of America or 4-H projects.

22 (8) Outside storage of materials, such as irrigation equipment and  
23 farming machinery, is allowed as an accessory use with no limit  
24 provided the materials are used in conjunction with a farm.  
25 Otherwise, the outside storage of materials is allowed as an  
26 accessory use on lots smaller than one-half acre provided the  
27 amount is limited to 100 square feet with a maximum height of six  
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1                                   feet and is allowed as an accessory use on lots one-half acre or  
2                                   larger provided the amount is limited to 200 square feet with a  
3                                   maximum height of six feet.

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

7                   (1)    In addition to the principal dwelling, an additional one family  
8                   dwelling may be permitted for each ten acres of a farm. Any such  
9                   additional dwelling shall be located on a lot being farmed and may  
10                  be occupied by the owner, operator or employee of the farming  
11                  operation as a one family dwelling provided that:

- 12                  a.    The dwelling is not rented or offered for lease.
- 13                  b.    The dwelling is located not less than 50 feet from any lot  
14                  line.
- 15                  c.    The dwelling is screened from view from the front lot line by  
16                  shrubs or trees.
- 17                  d.    The arrangement of the dwelling, sanitary facilities and  
18                  utilities conforms with all requirements of law including  
19                  requirements of the County Public Health Department and  
20                  the County Building and Safety Department.
- 21                  e.    The total number of such additional dwellings for any farm  
22                  shall not exceed four.

23                  (2)    A temporary stand for the display and sale of agricultural products  
24                  of any authorized use that are produced on the lot where such stand  
25                  is located or are produced on contiguous lots owned or leased by  
26                  the owner or occupant of the premises. The temporary stand shall  
27                  be operated by the producer of the agricultural products. The  
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1 duration of sales from the temporary stand shall not exceed a period  
2 of three continuous months or a total of six months during any  
3 calendar year. The stand shall not exceed 300 square feet and shall  
4 not include any permanent building or structure. Off-street parking  
5 shall be provided as required in Section 18.12 of Ordinance No. 348,  
6 except that no paving shall be required.

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

11 (4) Class I, II winery.

12 c. Wine Country Clustered subdivision that complies with Ordinance No. 460  
13 and the development standards set forth in the WC-R zone.

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15 SECTION 14.99. DEVELOPMENT STANDARDS.

16 a. General Standards. The following standards shall apply to all uses and  
17 development in the WC-R Zone, except for residential ~~subdivisions, tract~~  
18 ~~and parcel maps~~ tentatively approved prior to the effective date of  
19 Ordinance No. 348.4729. Such ~~subdivisions, maps~~ shall comply with the  
20 development standards of their previous zoning classifications in Ordinance  
21 No. 348:

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

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- (2) LOT WIDTH. Except for Wine Country Clustered Subdivisions, lots shall have a minimum average width of two hundred feet (200').
- (3) LOT DEPTH. Except for Wine Country Clustered Subdivisions, the minimum average lot depth shall be 100 feet.
- (4) SETBACKS. The following setback requirements shall apply.
  - a. The minimum front setback for buildings and structures shall be fifty feet (50') from the property line.
  - b. The minimum side setback for buildings and structures shall be thirty feet (30') from the property line.
  - c. The minimum rear setback for buildings and structures shall be thirty feet (30') from the property line.
  - d. The minimum road right of way setback for all buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100'). The minimum one hundred foot (100') setback requirement does not apply when it makes a single lot undevelopable for a one family dwelling. In such an event, the minimum fifty foot (50') setback requirement shall apply to the lot.
  - e. The minimum road right of way setback for permanent buildings and structures used in conjunction with drying, processing, and packing operations shall be fifty feet (50'), except when the site is located next to Rancho California

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Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100').

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

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

(6) HEIGHT.

a. The maximum height for a building shall not exceed ~~thirty~~ forty feet (34'), ~~except when the project design incorporates terraced lots, then the maximum height of the building shall not exceed forty feet (40') when measured from the lowest finished graded pad.~~ Architectural elements such as spires, minarets, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space.

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

- (7) Site layouts and building designs shall minimize noise impacts on surrounding properties and comply with Ordinance No. 847.
- (8) Drainage channels shall be constructed to avoid undermining or eroding the roadbed.
- (9) Curbs, gutters and streetlights shall be constructed in accordance with Temecula Valley Wine Country Design Guidelines.
- (10) Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the General Plan and the Temecula Valley Wine Country Design Guidelines.
- (11) All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground.
- (12) All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915.
- (13) All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining property.
- (14) On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements.

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

b. Wine Country Clustered Subdivision Development Standards.

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

- (1) Site layout and design shall be consistent with the Temecula Valley Wine Country Design Guidelines to maximize unique site characteristics including, but not limited to, the natural topography, scenic vistas, soil quality and drainage patterns.
- (2) The minimum residential lot size shall be one (1) gross acre.
- (3) Prior to tentative approval of an applicable subdivision map, at least seventy five percent (75%) of net project area shall be set-aside for planting vineyards through production lots or deed restriction.
- (4) Fifty percent (50%) of the set-aside area shall be planted prior to issuance of the building permit for the first dwelling unit and remaining twenty five percent (25%) prior to finalization of the building permit for the first dwelling unit.
- (5) A wine country clustered subdivision consisting of forty (40) gross acres or more shall provide at least one (1) production lot.
- (6) A wine country clustered subdivision that includes a production lot of at least 25 gross acres may have a Class I winery.
- (7) Set-aside areas shall be maintained for production of grapes in perpetuity by any of the following: property owner's association, home owner's association or County Service Area.
- (8) On-site improvements for production lots and deed restricted areas including, but not limited to, lighting, ingress and egress shall be

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limited to improvements necessary to maintain the production lots and deed restricted areas.

- (9) On-site improvements for clustered lots including, but not limited to, roads, signage, parking, street furniture and exterior lighting shall be consistent with the Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements.
- (10) Wine Country Clustered subdivisions shall include an established on-site vineyard and comply with Ordinance No. 460.

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

- (1) A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery.
- (2) To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards.
- (3) The seventy-five (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or his designee.
- (4) Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre. Olive trees used to

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meet the above planting requirement shall have a minimum average density of 100 olive trees per acre.

- (5) The seventy-five (75%) planting requirement shall be maintained for the life of the permit.
- (6) No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved.
- (7) Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Beverage Control.
- (8) ~~Seventy-five (75%) of the~~ ~~The~~ grapes utilized in wine production and retail wines sales shall ~~meet the following minimum requirement: seventy-five percent (75%) shall be grown in Riverside County, except during the following~~
  - a. When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption.
  - 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 ~~site 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.

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- (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.
- (18) All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of thirteen hundred twenty feet (1,320’).”

Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

OF RIVERSIDE, STATE OF CALIFORNIA

By: \_\_\_\_\_  
Chairman

ATTEST: Kecia Harper-Ihem

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CLERK OF THE BOARD

By: \_\_\_\_\_

Deputy

(SEAL)

APPROVED AS TO FORM

February \_\_\_\_\_, 2014

By: \_\_\_\_\_

KARIN WATTS-BAZAN

Principal Deputy County Counsel

MPC  
2/20/14

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APPROVED BY BOARD 1-25-14.DOC;G:\PROPERTY\MCLACK\PLANNING AND LAND USE\WINE COUNTRY COMMUNITY PLAN\CLEAN UP  
REVISIONS TO WCCP ZONING ORDINANCE APPROVED BY BOARD 1-25-14.DOC