



WINE COUNTRY WINERY ZONES

Use Comparison Charts

Table 1 Use Comparison (All Zones)

Use*	USE REQUIREMENT BY ZONE**				
	WC-WE	WC-W	CV	C-CV	AG
One-Family Dwelling	P	P	P	-	P
One-Family Dwelling for Farm Operations	PP	PP	PP	-	PP
Wine Country Clustered Subdivisions	-	P	-	-	CUP
Farm Labor Camp	CUP	CUP	CUP	-	-
Mobilehome Park	-	-	-	-	CUP
Fraternal Lodge and Grange Halls	-	-	-	-	PP
Cottage Inn	PP	PP	-	-	-
Limited Cottage Industry	P	P	-	-	-
Home Occupations	-	-	-	-	P
Vineyards, Groves, Orchards, etc.	P	P	P	-	-
Nurseries, Greenhouses, Orchards, etc.	-	-	-	-	P
Temporary Agricultural Stand	PP	PP	PP	-	P
Permanent Agricultural Stand	-	-	PP	-	PP
Feed and Grain Sales	-	-	-	-	PP
Agriculture Product Sign (max. area 12FT ² /face)	-	-	-	-	P
Systematic Rotation of Animals for Grazing	P	P	-	-	-
Animal Grazing	-	-	P	-	P
Small Animal Farm (excluding crowing fowl)	-	-	-	-	P
Mink Farms	-	-	-	-	CUP
Farm/Establishment for Experimental Breeding/Raising	-	-	P	-	P
Non-Commercial Keeping, Raising or Boarding of horses, cattle, sheep, and goats	P	P	-	-	-
Keeping or Raising of Crowing Fowl	-	-	-	-	P
Noncommercial Hog Raising, max. 5 animals (lots >=1 AC)	-	-	-	-	P
Noncommercial Miniature Pig Raising, max. 5 animals (lots >=20,000 FT ²)	-	-	-	-	P
Kennels and Catteries	-	-	-	-	P
FFA or 4-H	P	P	-	-	P
Menageries	-	-	-	-	CUP
Outside Storage of Materials	P	P	-	PP	P
Golf Course	-	-	PP	P	-
Public Park and Playgrounds; Country Clubs	-	-	-	P	-
Public Utility Facility	-	-	PP	-	PP
Water Works Facility (irrigation purposes)	-	-	-	-	P
Libraries	-	-	-	-	PP
Vineyard (5+ AC) w/Wine Tasting Area	PP	-	-	-	-
Vineyard (5+ AC) w/Restaurant (<=3,200 FT ²)	PP	-	-	-	-
Vineyard (5+ AC) w/Outdoor Patio	PP	-	-	-	-
Vineyard (5+ AC) w/Bed and Breakfast Inn [BBI]	PP	-	PP	-	-
Vineyard (5+ AC) w/BBI and Spa/Cooking School	PP	-	PP	-	-
Vineyard (10+ AC) w/Special Occasion Facility	PP	-	PP	-	-
Vineyard (10+ AC) w/Country Inn [CI]	PP	-	PP	-	-
Vineyard (10+ AC) w/CI and Spa/Cooking School	PP	-	PP	-	-
Class I Winery	PP	PP	-	-	-
Class II Winery	PP	PP	-	-	-

Class III Winery	PP	-	-	-	-
Class IV Winery	PP	-	-	-	-
Class V Winery	-	PP	-	-	-
Class VI Winery	-	CUP	-	-	-
Winery and Vineyard w/Appurtenant and Incidental Uses	-	-	-	-	PP
Winery and Vineyard w/Wine Sampling Room (min. parcel 10 AC gross)	-	-	PP	-	-
Winery and Vineyard w/Retail Wine or Gift Sales (min. parcel 10 AC gross)	-	-	PP	-	-
Winery and Vineyard w/Special Occasion Facility (min. parcel 10 AC gross)	-	-	PP	-	-
Winery and Vineyard w/Bed and Breakfast Inn (min. parcel 10 AC gross)	-	-	PP	-	-
Winery and Vineyard w/Delicatessens and/or Restaurant [no drive-thru] (min. parcel 10 AC gross)	-	-	PP	-	-
Winery and Vineyard w/Country Inn (min. parcel 15 AC gross)	-	-	PP	-	-
Winery and Vineyard w/Hotel (min. parcel 20 AC gross)	-	-	PP	-	-
Winery and Vineyard w/Hotel and Day Spa and/ or Cooking School (min. parcel 20 AC gross)	-	-	PP	-	-
Churches, Temples, Structure Used Primarily for Religious Worship	-	-	-	-	PP
Private Schools	-	-	-	-	PP
Commercial Stables	-	-	CUP	-	CUP
Commercial Riding Academy	-	-	-	-	CUP
Commercial Equestrian Training Facility	-	-	CUP	-	-
Commercial Breeding Operations (horse, sheep, goat, and/or cattle)	-	-	CUP	-	CUP
Subdivision Real Estate [RE] and Temporary RE Tract Offices, used only during original sales	-	-	-	-	PP
Child Day Care Center	-	-	PP	PP	PP
Bakery Shops	-	-	-	PP	-
Beauty Shops, including Home Beauty Shops	-	-	-	-	PP
Confectionary and Candy Stores	-	-	-	PP	-
Florist Shops	-	-	-	PP	-
Gift, Antique, Curio, and Art Supply Shops	-	-	-	PP	-
Ice Cream Shops	-	-	-	PP	-
Museums	-	-	-	PP	-
Operator's Residence in Com. Building (1 max.)	-	-	-	PP	-
Produce Markets	-	-	-	PP	-
Tourist Information Centers	-	-	-	PP	-
Day Spas	-	-	-	PP	-
Coffee and Donut Shops	-	-	-	PP	-
Restaurants (no drive-thru)	-	-	-	PP	-
Real Estate Offices	-	-	-	PP	-
Feed and Grain Sales	-	-	-	PP	-
Retail Nurseries, Horticultural, and Garden Supply Stores	-	-	-	PP	-
Community Auction and Sales Yard	-	-	-	-	CUP
Packaged Dry Fertilizer Storage (no processing)	-	-	-	-	CUP
Mining Operation, subject to Cal. SMARA (w/permit per Riv. Co. Ordinance No 555)	-	-	-	-	P
Mining Operation, exempt from Cal. SMARA and Riv. Co. Ordinance No. 555)	-	-	-	-	CUP
Oil Production (no refining or processing)	-	-	-	-	CUP
Solar Power Plant (lot >=10 AC)	-	-	-	-	CUP
*The uses have been summarized and may lack additional details, limitations, and restrictions or may vary slightly by zone. Please see Ordinance 348 for full details.					
**Key: Permitted (P), Plot Plan (PP), Conditional Use Permit (CUP)					

Table 2 Use Comparison (WC-W and CV Zones)

Use*	USE REQUIREMENT BY ZONE**	
	WC-WE	CV
One-Family Dwelling	P	P
One-Family Dwelling for Farm Operations	PP	PP
Farm Labor Camp	CUP	CUP
Cottage Inn	PP	-
Limited Cottage Industry	P	-
Vineyards, Groves, Orchards, etc.	P	P
Temporary Agricultural Stand	PP	PP
Permanent Agricultural Stand	-	PP
Systematic Rotation of Animals for Grazing	P	-
Animal Grazing	-	P
Farm/Establishment for Experimental Breeding/Raising	-	P
Non-Commercial Keeping, Raising or Boarding of horses, cattle, sheep, and goats	P	-
FFA or 4-H	P	-
Outside Storage of Materials	P	-
Golf Course	-	PP
Public Utility Facility	-	PP
Vineyard (5+ AC) w/Wine Tasting Area	PP	-
Vineyard (5+ AC) w/Restaurant (<=3,200 FT²)	PP	-
Vineyard (5+ AC) w/Outdoor Patio	PP	-
Vineyard (5+ AC) w/Bed and Breakfast Inn [BBI]	PP	PP
Vineyard (5+ AC) w/BBI and Spa/Cooking School	PP	PP
Vineyard (10+ AC) w/Special Occasion Facility	PP	PP
Vineyard (10+ AC) w/Country Inn [CI]	PP	PP
Vineyard (10+ AC) w/CI and Spa/Cooking School	PP	PP
Class I Winery	PP	-
Class II Winery	PP	-
Class III Winery	PP	-
Class IV Winery	PP	-
Winery and Vineyard w/Wine Sampling Room (min. parcel 10 AC gross)	-	PP
Winery and Vineyard w/Retail Wine or Gift Sales (min. parcel 10 AC gross)	-	PP
Winery and Vineyard w/Special Occasion Facility (min. parcel 10 AC gross)	-	PP
Winery and Vineyard w/Bed and Breakfast Inn (min. parcel 10 AC gross)	-	PP
Winery and Vineyard w/Delicatessens and/or Restaurant [no drive-thru] (min. parcel 10 AC gross)	-	PP
Winery and Vineyard w/Country Inn (min. parcel 15 AC gross)	-	PP
Winery and Vineyard w/Hotel (min. parcel 20 AC gross)	-	PP
Winery and Vineyard w/Hotel and Day Spa and/ or Cooking School (min. parcel 20 AC gross)	-	PP
Commercial Stables	-	CUP
Commercial Equestrian Training Facility	-	CUP
Commercial Breeding Operations (horse, sheep, goat, and/or cattle)	-	CUP
Child Day Care Center	-	PP

*The uses have been summarized and may lack additional details, limitations, and restrictions or may vary slightly by zone. Please see [Ordinance 348](#) for full details. For sites changing from C/V zone to WC-WE zone: **Use** = use no longer available; **Use** = new use now available

**Key: Permitted (P), Plot Plan (PP), Conditional Use Permit (CUP)