

ORDINANCE NO. 348.4840
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIVd WINE COUNTRY ZONES (WC)

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INTENT. The Wine Country Zones are established to implement the Temecula Valley Wine Country Policy Area of the Riverside County General Plan within the area shown on Figure 4a attached hereto. The purpose of these zones is to encourage agricultural cultivation, vineyards, wineries, equestrian uses, preserve the wine-making atmosphere, estate living, equestrian life-style, and protect this area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. Incidental commercial uses, such as winery operations and equestrian establishments shall be authorized only when they are secondary, and directly related, to the agricultural or equestrian operations. The intent of allowing the incidental commercial uses is to provide economic viability to the principal agricultural or equestrian operations.

SECTION 14.91. DEFINITIONS.

As used in this article, the following terms shall have the following meanings:

A. **BED AND BREAKFAST INN.**

A dwelling unit or other facility with 10 or fewer guest rooms, which provides lodging and breakfast 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.

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.

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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.

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;

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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.

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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 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

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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;

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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;
12. Delicatessen not to exceed 1,500 square feet; and,

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13. Restaurant; drive-thru restaurants shall not be permitted.

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I. CLASS VI WINERY.

A winery with an established on-site vineyard located on a minimum gross parcel size of forty (40) 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. Wine Country Resort;
9. Golf courses and daytime driving ranges in conjunction with Wine Country Resorts;
10. Spa or professional culinary academy in conjunction with Wine Country Resorts;
and,
11. Delicatessen not to exceed 1,500 square feet; and,

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12. Restaurant; Drive-thru restaurants shall not be permitted.

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J. CLUSTERED SUBDIVISION.

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

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.

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Q. HABITABLE STORY.

The portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists, or where there is not a ceiling, to the top of the roof rafters. Further, the space is designed for human occupancy and the space is equipped with means of egress and light and ventilation facilities.

R. HORSE SHOW FACILITY.

A facility that holds a maximum of one hundred (100) people that provides a venue for judged equestrian exhibition events, training events, competitive horse or equestrian sport activities.

S. INCIDENTAL COMMERCIAL USE.

A commercial use that is directly related and secondary to the principal agricultural or equestrian use located on the same parcel or project site.

T. LODGING FACILITIES.

Bed and Breakfast Inns, Country-Inns, Wine Country Hotels and Wine Country Resorts.

U. NET PROJECT AREA.

The portion of a site that can actually be built upon. The following are not included in the net project area: public or private road rights-of-way, riparian and riverine areas, conservation easements, waterways, bodies of water and flood ways.

V. PRODUCTION LOT.

A legal lot that is set-aside for planting vineyards through a deed restriction or other conservation mechanism.

W. SET ASIDE AREA.

An area that is restricted for the specific use of planting vineyards or equine lands.

X. SPECIAL OCCASION FACILITY.

An indoor or outdoor facility or area which is used for special occasions such as weddings, parties, concerts, conferences, charity events, and fundraiser events for a specific period of time in return for compensation.

Y. VINEYARD.

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

Z. WINE CLUB ACTIVITY.

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

AA. WINE CLUB EVENT.

A social occasion held by Class II, Class III, Class IV, Class V and Class VI wineries for wine club members and their guests.

BB. WINE COUNTRY HOTEL.

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

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CC. WINE COUNTRY RESORT.

A facility with more than 20 guest rooms or guest suites that provides food and lodging to transient visitors in which the guest rooms or guest suites are within a conventional hotel building(s) or in detached units. Such facility may provide additional commercial and recreational uses such as spas, a professional culinary academy, amphitheaters, conference rooms, golf courses, daytime driving ranges and banquet halls in conjunction with the facility.

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DD. WINE TASTING AREA.

A permanent area associated with a winery where visitors taste wine.

EE. WINEGROWERS TRADE ASSOCIATION EVENT.

A fundraising effort conducted by one or several member wineries of a local winegrowers trade association, including but not limited to, region-wide barrel tastings, where food and wine samplings are provided to participants.

FF. WINERY.

An agricultural facility designed and used to crush, ferment, distill and process grapes into wine or wine related product.

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GG. WINERY SITE.

The land upon which a winery is constructed as well as the winery's buildings and structures as provided in the approved land use entitlement.

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

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

A. ALLOWED USES.

The following uses are allowed:

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

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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.

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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 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 been approved pursuant to Section 18.30 of this ordinance:

1. In addition to the principal dwelling, an additional one family dwelling may be permitted for each ten acres of a farm. Any such additional dwelling shall be located on a lot being farmed and may be occupied by the owner, operator or employee of the farming operation as a one family dwelling provided that:
 - a. The dwelling is not rented or offered for lease.
 - b. The dwelling is located not less than 50 feet from any lot line.
 - 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 dwelling as a residence and employs no more than two persons who are not residents of the one family dwelling.
4. Class I, II, and V winery.

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C. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.

The following uses are permitted provided a conditional use permit has been approved pursuant to Section 18.28 of this ordinance:

1. Farm labor camp.
2. Class VI winery.

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

SECTION 14.93. DEVELOPMENT STANDARDS.

A. General Standards.

The following standards shall apply to all uses and development in the WC-W Zones, except for residential subdivisions tentatively approved prior to the effective date of Ordinance No. 348.4729. Such subdivisions shall comply with the development standards of their previous zoning classifications in Ordinance No. 348.

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1. **LOT SIZE.** Except for Wine Country Clustered Subdivisions, 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.

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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 two hundred feet (200').
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.

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- 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 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 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). 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 as long as the following criteria is met:
- a. The Wine Country Hotel or Wine Country Resort is located along the following roads: 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,

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- b. The Wine Country Hotel or Wine Country Resort is set back a minimum of five hundred feet (500') from 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 or Highway 79 South; or,
- c. The Wine Country Hotel or Wine Country Resort is set back less than five hundred feet (500') from 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 or Highway 79 South and only two (2) habitable stories are visible from such roads. Vineyards may be used to reduce visibility of the habitable stories.

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6. HEIGHT.

- a. The maximum height for a building shall not exceed forty feet (40'). 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'), 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.
- 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 Riverside County 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.

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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 properties.
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.

B. Wine Country Clustered Subdivision Development Standards.

In addition to the General Standards, the following standards shall apply to wine country clustered subdivisions in the WC-W 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 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.

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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:

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

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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.
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.

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8. A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales 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. The first two years from the plot plan's or conditional use permit's effective date.

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9. For winery entitlements and revised entitlements approved after the effective date of Ordinance No. 348.4818, at least fifty percent (50%) of the wine sold by a winery shall be produced on the winery site. This development standard does not apply to wineries approved and operating under an existing valid entitlement before the effective date of Ordinance No. 348.4818. Any change or expansion by these wineries requiring a revised entitlement shall be consistent with this development standard.

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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.

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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.
18. 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.
19. Outside storage areas shall be screened from view by structures or landscaping.
20. 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').

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

- A. ALLOWED USES for the thirty one (31) existing wineries as set forth in Figure 4A of the Wine Country Policy Area attached hereto:
1. One-family dwelling.
 2. Cottage Industry provided activities are limited to knitting, basket making, sewing, quilting, pottery, scrap booking and cooking classes or services; no more than one full-time employee engages in cottage industry activities on site at any one time; no more than 10 customers visit the site at any given time; no customer lodging occurs on site without an approved Cottage Inn, Bed and Breakfast Inn or Country Inn.
 3. Vineyards; groves; equine lands; field crops; flower, vegetable, and herb gardening; orchards; apiaries; the drying, processing and packing (other than canning) of fruits, nuts, vegetables and other horticultural products where such drying, processing or packing is in conjunction with an agricultural operation or an incidental commercial use as defined in this ordinance and further provided that the permanent buildings and structures used in conjunction with such processing operations are constructed in compliance with the requirements of Ordinance No. 457.

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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

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

B. CONDITIONALLY PERMITTED USES WITH A PLOT PLAN.

The following uses are permitted provided a plot plan has first been approved pursuant to Section 18.30 of this ordinance.

1. In addition to the principal dwelling, an additional one family dwelling may be permitted for each ten acres of a farm. Any such additional dwelling shall be located on a lot being farmed and may be occupied by the owner, operator or employee of the farming operation as a one family dwelling provided that:
 - a. The dwelling is not rented or offered for lease.
 - b. The dwelling is located not less than 50 feet from any lot line.
 - 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 dwelling as a residence and employs no more than two persons who are not residents of the one family dwelling.
4. The following appurtenant and limited incidental commercial uses, only in conjunction with an established on-site vineyard and a minimum parcel size of five (5) gross acres:
 - a. Wine tasting area;

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- b. Restaurant not to exceed three thousand two hundred (3,200) square feet;
- c. An outdoor patio area and ancillary uses in conjunction with the restaurant;
- d. Bed and Breakfast Inn;
- e. Spa and cooking school only in conjunction with a Bed and Breakfast Inn.

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- 5. The following appurtenant and limited incidental commercial uses, only in conjunction with an established on-site vineyard and a minimum parcel size of ten (10) gross acres:
 - a. Special Occasion Facility or Country Inn;
 - b. Spa and cooking school in conjunction with a Country Inn
- 6. Class I, II, III and IV winery

C. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.

The following uses are permitted provided a conditional use permit has been approved pursuant to Section 18.28 of this ordinance:

- 1. Farm Labor Camp

SECTION 14.95. DEVELOPMENT STANDARDS.

- A. General Standards. The following standards shall apply to all uses and development in the WC-WE Zone, except for residential subdivisions tentatively approved prior to the effective date of Ordinance No. 348.4729. Such subdivisions shall comply with the development standards of their previous zoning classifications in Ordinance No. 348:

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- 1. LOT SIZE. The minimum lot size for subdivisions shall be ten (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.

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- 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.

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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') 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, 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).

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6. HEIGHT.

- a. The maximum height for a building shall not exceed forty feet (40'). 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'), 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 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.
- 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:

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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, 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').
- 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.

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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.
 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 man-made 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. A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales 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. The first two years from the plot plan's or conditional use permit's effective date.

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9. For winery entitlements and revised entitlements approved after the effective date of Ordinance No. 348.4818, at least fifty percent (50%) of the wine sold by a winery shall be produced on the winery site. This development standard does not apply to wineries approved and operating under an existing valid entitlement before the effective date of Ordinance No. 348.4818. Any change or expansion by these wineries requiring a revised entitlement shall be consistent with this development standard.

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10. A Class I Winery shall be less than 1,501 square feet in size.
11. Class II, III and IV Wineries shall be at least fifteen hundred (1,500) square feet in size and shall produce at least three thousand five hundred (3,500) gallons of wine annually as determined by the County Agricultural Commissioner.
12. Prior to the issuance of a building permit for any incidental commercial uses, the winery shall be constructed.
13. Prior to the issuance of a certificate of occupancy for any incidental commercial uses, the winery shall be operational.
14. Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.
15. Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of the Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.
16. Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.
17. Outside storage areas shall be screened from view by structures or landscaping.
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').