

# **Temecula Valley Wine Country Community Plan**

---

Ordinance No. 348.4729

Wine Country Zone Classifications

1  
2  
3  
4  
5  
6  
7  
8  
9  
0  
1  
2  
3  
4  
5  
6  
7  
8  
9  
0  
1  
2  
3  
4  
5  
6  
7  
8

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. A new Article XIVd is added to Ordinance No. 348 to read as follows:

SECTION 14.90. INTENT. The Wine Country Zones are established to the Temecula Valley Wine Country Policy Area of the Riverside County General Plan within the boundaries shown on Figure 4a attached hereto. The purpose of these zones is to encourage agricultural uses, including vineyards, wineries, equestrian uses, preserve the wine-making atmosphere, estate living, and rural lifestyle, and protect this area and its residents from incompatible uses which could result in decreased agricultural productivity and increased urbanization within the policy area. Incidental commercial uses, including winery operations and equestrian establishments shall be authorized only when they are 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 uses.

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.

1                   b.     CLASS I EQUESTRIAN ESTABLISHMENT.     An equestrian facility  
2                   where horses, donkeys, mules and ponies are kept, sheltered, trained,  
3                   nursed, or boarded.     Additionally, such facility may provide on-site  
4                   activities such as, but not limited to, horse training, guided trail rides, riding  
5                   lessons, schooling shows and horse day camps.     The limitation of the  
6                   number of animals allowed at a Class I Equestrian Establishment is the  
7                   same as the noncommercial keeping of animals standard in the Wine  
8                   Country-Equestrian Zone.

9                   c.     CLASS II EQUESTRIAN ESTABLISHMENT.     An equestrian facility  
10                  where horses, donkeys, mules and ponies are kept, sheltered, trained, nursed  
11                  or boarded.     In addition to the conditionally permitted uses set forth in the  
12                  Wine Country-Equestrian Zone, a Class II Equestrian Establishment may  
13                  provide on-site activities such as but not limited to, horse training, guided  
14                  trail rides, riding lessons, schooling shows and horse day camps.     A Class II  
15                  Equestrian Establishment may have a special occasion facility that is  
16                  appurtenant and incidental to the equestrian facility provided the facility is  
17                  located on a parcel one hundred (100) or more gross acres in size.     The  
18                  number of animals allowed at a Class II Equestrian Establishment is the  
19                  same as the noncommercial keeping of animals standard in the Wine  
20                  Country-Equestrian Zone.

21                  d.     CLASS I WINERY.     A winery with an established on-site vineyard that  
22                  only crushes, ferments, bottles and processes grapes into wine.     Such  
23                  winery shall be located on a minimum gross parcel size of five (5) acres  
24                  within the WC-W, WC-WE, WC-E and WC-R zones and on a minimum  
25                  gross parcel size of twenty-five (25) acres when in conjunction with a  
26                  clustered subdivision in the WC-W and WC-R zones.     No appurtenant or  
27                  incidental commercial uses are allowed with this winery.  
28

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

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

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

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

26 g. CLASS IV WINERY. A winery with an established on-site vineyard  
27 located on a minimum gross parcel size of fifteen (15) acres that is allowed  
28

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

- 3 (1) Wine tasting area;
- 4 (2) Wine club activity;
- 5 (3) Wine club event;
- 6 (4) Retail wine sales;
- 7 (5) Eight (8) Winegrowers Trade Association Events per year;
- 8 (6) Gift sales within the wine tasting area only;
- 9 (7) Special occasion facility;
- 10 (8) And one of the following: Country-Inn, delicatessen not to exceed  
11 500 square feet or restaurant. Drive-thru restaurants shall not be permitted.

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

- 16 (1) Wine tasting area;
- 17 (2) Wine club activity;
- 18 (3) Wine club event;
- 19 (4) Retail wine sales;
- 20 (5) Eight (8) Winegrowers Trade Association Events per year;
- 21 (6) Gift sales within the wine tasting area only;
- 22 (7) Special occasion facility;
- 23 (8) Bed and Breakfast Inn;
- 24 (9) Country Inn;
- 25 (10) Wine Country Hotel;
- 26 (11) Spa or professional culinary academy in conjunction with Wine  
27 Country Hotel;
- 28

(12) Delicatessen not exceed to 1,500 square feet or restaurant. Drive-thru restaurants shall not be permitted.

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 or restaurant. Drive-thru restaurants shall not be permitted.

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

1 principal use of the dwelling as a residence and is conducted in a manner  
2 not to give an outward appearance or manifest any characteristics of a  
3 business.

4 l. COTTAGE INN. A dwelling unit with five (5) or fewer guest rooms,  
5 which provides lodging and breakfast for temporary overnight occupants in  
6 return for compensation and is solely owned and operated by the property  
7 owner. Cooking provisions, such as a stove, oven or grill, are prohibited in  
8 the guest rooms, adjoining patios, balconies, and decks.

9 m. COUNTRY INN. A facility, which may be an extension of the main  
10 dwelling unit, with 11 to 20 guest rooms that provides lodging and meals  
11 for temporary overnight occupants in return for compensation. Cooking  
12 provisions, such as a stove, oven or grill, are prohibited in the guest rooms,  
13 adjoining patios, balconies, and decks.

14 n. EQUINE LAND. A fenced-in open area that is actively managed to  
15 control weeds and used for, but not limited to, grazing of equine or other  
16 livestock, equine holding areas, open corrals, exercise areas, riding area, or  
17 equestrian racing rings. Only buildings or structures related to the care of  
18 equine or other livestock shall be allowed in equine land, all other buildings  
19 or structures shall be prohibited.

20 o. GUEST ROOM. A room without cooking facilities rented to transient  
21 visitors for a period not to exceed 30 days.

22 p. GUEST SUITES. A series of attached rooms without cooking facilities  
23 rented to transient visitors for a period not to exceed 30 days.

24 q. HABITABLE STORY. The portion of a building included between  
25 the upper surface of a floor and the upper surface of the floor or roof next  
26 above. It is measured as the vertical distance from top to top of two  
27 successive tiers of beams or finished floor surfaces and, for the topmost  
28

1 story, from the top of the floor finish to the top of the ceiling joists, or  
2 where there is not a ceiling, to the top of the roof rafters. Further, the space  
3 is designed for human occupancy and the space is equipped with means of  
4 egress and light and ventilation facilities.

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

8 s. INCIDENTAL COMMERCIAL USE. A commercial use that is directly  
9 related and secondary to the principal agricultural or equestrian use located  
10 on the same parcel or project site.

11 t. LODGING FACILITIES. Bed and Breakfast Inns, Country-Inns, Wine  
12 Country Hotels and Wine Country Resorts.

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

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

19 w. SET ASIDE AREA. An area that is restricted for the specific use of  
20 planting vineyards or equine lands.

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

25 y. VINEYARD. A farm where grapevines are planted and cultivated for the  
26 purpose of producing grape wine.  
27  
28



- 1 z. WINE CLUB ACTIVITY. A social occasion in which wine club members  
2 come to pick up their membership wine bottles, at which time they may  
3 engage in wine tasting and further purchase of wine and wine products.  
4 Attendance is limited to wine club members and their guests.
- 5 aa. WINE CLUB EVENT. A social occasion held by Class II, Class III,  
6 Class IV, Class V and Class VI wineries for wine club members and their  
7 guests.
- 8 bb. WINE COUNTRY HOTEL. A facility with more than 20 guest rooms or  
9 guest suites, which provides lodging and meals for temporary overnight  
10 occupants, in return for compensation. Cooking provisions, such as a stove,  
11 oven or grill, are prohibited in guest rooms, guest suites, adjoining patios,  
12 balconies, and decks.
- 13 cc. WINE COUNTRY RESORT. A facility that provides food and lodging  
14 to transient visitors in which the guest rooms or guest suites are within a  
15 conventional hotel building(s) or in detached units. Such facility may  
16 provide additional commercial and recreational uses such as spas,  
17 amphitheaters, conference rooms, golf-courses, daytime driving ranges and  
18 banquet-halls for the convenience of the wine country resort guests.
- 19 dd. WINE TASTING AREA. A permanent area associated with a winery  
20 where visitors taste wine.
- 21 ee. WINEGROWERS TRADE ASSOCIATION EVENT. A fundraising  
22 effort conducted by one or several member wineries of a local winegrowers  
23 trade association, including but not limited to, region-wide barrel tastings,  
24 where food and wine samplings are provided to participants.
- 25 ff. WINERY. An agricultural facility designed and used to crush, ferment,  
26 distill and process grapes into wine or wine related product.  
27  
28

1                   SECTION 14.92.     AUTHORIZED USES. WINE COUNTRY – WINERY (WC-W)  
2 ZONE.   The following provisions shall apply to the WC-W Zone:

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

- 4                   (1)    One-family dwelling.
- 5                   (2)    Cottage Industry provided activities are limited to knitting, basket  
6 making, sewing, quilting, pottery, scrap booking and cooking  
7 classes or services; no more than one full-time employee engages in  
8 cottage industry activities on site at any one time; no more than 10  
9 customers visit the site at any given time; no customer lodging  
10 occurs on site without an approved Cottage Inn, Bed and Breakfast  
11 Inn or Country Inn.
- 12                  (3)    Vineyards; groves; equine lands; field crops; flower, vegetable, and  
13 herb gardening; orchards; apiaries; the drying, processing and  
14 packing (other than canning) of fruits, nuts, vegetables and other  
15 horticultural products where such drying, processing or packing is in  
16 conjunction with an agricultural operation or an incidental  
17 commercial use as defined in this ordinance.
- 18                  (4)    The systematic rotation of animals for grazing is allowed so long as  
19 the total number of animals does not exceed the maximum allowed  
20 pursuant to Section 14.92.a.(5) herein.   Notwithstanding the  
21 foregoing, there shall be no limit to the allowable number of sheep,  
22 goats or cattle which may be temporarily grazed on any premises  
23 when the grazing is for the purpose of cleaning up unharvested  
24 crops, provided that such grazing is not conducted for more than  
25 four weeks in any six month period and that the total number of  
26 sheep, goats or cattle permanently kept on the premises does not  
27 exceed the maximum allowed.
- 28

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

12 (6) Future Farmers of America or 4-H projects.

13 (7) Outside storage of materials, such as irrigation equipment and  
14 farming machinery, is allowed as an accessory use with no limit  
15 provided the materials are used in conjunction with a farm.  
16 Otherwise, the outside storage of materials is allowed as an  
17 accessory use on lots smaller than one-half acre provided the  
18 amount is limited to 100 square feet with a maximum height of six  
19 feet and is allowed as an accessory use on lots one-half acre or  
20 larger provided the amount is limited to 200 square feet with a  
21 maximum height of six feet.

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

25 (1) In addition to the principal dwelling, an additional one family  
26 dwelling may be permitted for each ten acres of a farm. Any such  
27 additional dwelling shall be located on a lot being farmed and may  
28

1 be occupied by the owner, operator or employee of the farming  
2 operation as a one family dwelling provided that:

- 3 a) The dwelling is not rented or offered for lease.  
4 b) The dwelling is located not less than 50 feet from any lot  
5 line.  
6 c) The dwelling is screened from view from the front lot line by  
7 shrubs or trees.  
8 d) The arrangement of the dwelling, sanitary facilities and  
9 utilities conforms with all requirements of law including  
10 requirements of the County Public Health Department and  
11 the County Building and Safety Department.  
12 e) The total number of such additional dwellings for any farm  
13 shall not exceed four.

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

- 25 (3) Cottage Inn provided the use is conducted within a one family  
26 dwelling unit, is secondary to the principal use of the one family  
27  
28

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

(4) Class I and II 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.

(2) Class V and VI winery.

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

(1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the minimum lot size shall be 20 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. 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.
- 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

1 hundred feet (100'), except when the site is located next to  
2 Rancho California Road, Monte De Oro Road, Anza Road,  
3 Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,  
4 Borel Road, Butterfield Stage Road, Calle Contento Road,  
5 Camino Del Vino Road, and Highway 79 South where the  
6 minimum setback requirement shall be three hundred feet  
7 (300').

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

- 16 (5) HABITABLE STORIES. The number of habitable stories above a  
17 building's lowest above ground finished floor shall not exceed two  
18 (2). One (1) additional habitable story for a total of three (3)  
19 habitable stories may be permitted for Wine Country Hotels as long  
20 as the following criteria is met:

- 21 a. The Wine Country Hotel incorporates a split-level or  
22 terraced design conforming to the natural topography with  
23 slopes of 10% or greater; and  
24 b. No more than two (2) habitable stories are visible from any  
25 road way.  
26  
27  
28

1 (6) HEIGHT.

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

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

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

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

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

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

26 (11) All utilities shall be installed underground except electrical lines  
27 rated at 33kV or greater which may be installed above ground.  
28



- 1 (12) All exterior lighting shall comply with applicable requirements of  
2 Ordinance Nos. 655 and 915.
- 3 (13) All exterior lighting, including spotlights, floodlights, electric  
4 reflectors and other means of illumination for signs, structures,  
5 landscaping, parking, loading, unloading and similar areas, shall be  
6 focused, directed, and arranged to prevent glare and direct  
7 illumination of streets or adjoining properties.
- 8 (14) On-site advertising signs shall be consistent with Temecula Valley  
9 Wine Country Design Guidelines and comply with all applicable  
10 County signage requirements.
- 11 (15) All residential developments shall record a Right-to-Farm covenant,  
12 pursuant to Ordinance No. 625 to protect the vineyard uses from  
13 residential encroachment and conflicting land uses.

14 b. Wine Country Clustered Subdivision Development Standards

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

- 17 (1) Site layout and design shall be consistent with the Temecula Valley  
18 Wine Country Design Guidelines to maximize unique site  
19 characteristics including, but not limited to, the natural topography,  
20 scenic vistas, soil quality and drainage patterns.
- 21 (2) The minimum residential lot size shall be one (1) gross acre.
- 22 (3) Prior to tentative approval of an applicable subdivision map, at least  
23 seventy five percent (75%) of net project area shall be set-aside for  
24 planting vineyards through production lots or deed restriction.
- 25 (4) Fifty percent (50%) of the set-aside area shall be planted prior to  
26 issuance of the building permit for the first dwelling unit and the  
27  
28

1 remaining twenty five percent (25%) prior to final inspection for the  
2 first dwelling unit.

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

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

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

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

15 (9) On-site improvements for production lots and deed restricted areas  
16 including, but not limited to, lighting, ingress and egress shall be  
17 limited to improvements necessary to maintain the production lots  
18 and deed restricted areas.

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

21 c. Special Occasion Facility Standards. In addition to the General Standards,  
22 the following standards shall apply to all special occasion facilities in the  
23 WC-W zone:

24 (1) Buildings and structures shall be designed in a rural, equestrian or  
25 wine country theme consistent with the Temecula Valley Wine  
26 Country Design Guidelines.  
27  
28

- (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.

- (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

1 parking lots; but may include planting in the road right of way as  
2 may be approved by the Director of Transportation or his designee.

3 (4) Vineyards used to meet the above planting requirement shall have a  
4 minimum average density of 450 vines per acre. Olive trees used to  
5 meet the above planting requirement shall have a minimum average  
6 density of 100 olive trees per acre.

7 (5) The seventy-five (75%) planting requirement shall be maintained for  
8 the life of the permit.

9 (6) No amplified sound shall be permitted outdoors, unless an exception  
10 to Ordinance No. 847 has been applied for and approved.

11 (7) Prior to obtaining a Certificate of Occupancy, a winery operator  
12 shall obtain all applicable permits or licenses required by the  
13 California Department of Beverage Control.

14 (8) The grapes utilized in wine production and retail wines sales shall  
15 meet the following minimum requirement: 75% shall be grown in  
16 Riverside County, except for the following:

17 a. When the Board of Supervisors declares an Agricultural  
18 Emergency for the Temecula Valley Wine Country Area.  
19 The declaration shall be for a specific period of time and any  
20 winery within the Temecula Valley Wine Country Area  
21 Policy Area may take advantage of the exemption.

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

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

26 (10) A Class I Winery shall be less than 1,501 square feet in size.  
27  
28

- (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.
- (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.

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

3 (20) 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 14.94. AUTHORIZED USES. WINE COUNTRY – WINERY EXISTING  
7 (WC-WE) ZONE.

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

10 (1) One-family dwelling.

11 (2) Cottage Industry provided activities are limited to knitting, basket  
12 making, sewing, quilting, pottery, scrap booking and cooking  
13 classes or services; no more than one full-time employee engages in  
14 cottage industry activities on site at any one time; no more than 10  
15 customers visit the site at any given time; no customer lodging  
16 occurs on site without an approved Cottage Inn, Bed and Breakfast  
17 Inn or Country Inn.

18 (3) Vineyards; groves; equine lands; field crops; flower, vegetable, and  
19 herb gardening; orchards; apiaries; the drying, processing and  
20 packing (other than canning) of fruits, nuts, vegetables and other  
21 horticultural products where such drying, processing or packing is in  
22 conjunction with an agricultural operation or an incidental  
23 commercial use as defined in this ordinance.

24 (4) The systematic rotation of animals for grazing is allowed so long as the  
25 total number of animals does not exceed the maximum allowed  
26 pursuant to Section 14.94.a.(5) herein. Notwithstanding the foregoing,  
27 there shall be no limit to the allowable number of sheep, goats or cattle  
28

1 which may be temporarily grazed on any premises when the grazing is  
2 for the purpose of cleaning up unharvested crops, provided that such  
3 grazing is not conducted for more than four weeks in any six month  
4 period and that the total number of sheep, goats or cattle permanently  
5 kept on the premises does not exceed the maximum allowed.

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

- 17 (6) Future Farmers of America or 4-H projects.

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



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

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

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

20                  (2)    A temporary stand for the display and sale of agricultural products  
21 of any authorized use that are produced on the lot where such stand  
22 is located or are produced on contiguous lots owned or leased by the  
23 owner or occupant of the premises. The temporary stand shall be  
24 operated by the producer of the agricultural products. The duration  
25 of sales from the temporary stand shall not exceed a period of three  
26 continuous months or a total of six months during any calendar year.  
27 The stand shall not exceed 300 square feet and shall not include any  
28

1 permanent building or structure. Off-street parking shall be  
2 provided as required in Section 18.12 of Ordinance No. 348, except  
3 that no paving shall be required.

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

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

11 a. Bed and Breakfast Inn;

12 b. Spa and cooking school only in conjunction with a Bed and  
13 Breakfast Inn.

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

17 a. Special Occasion Facility or Country Inn;

18 b. Spa and cooking school in conjunction with a Country Inn

19 (6) Class I, II, III and IV winery.

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

23 (1) Farm Labor Camp

24 **SECTION 14.95. DEVELOPMENT STANDARDS.**

25 a. **General Standards.** The following standards shall apply to all uses and  
26 development in the WC-WE Zone, except for residential tract and parcel  
27 maps tentatively approved prior to the effective date of Ordinance No.  
28

1 348.4729. Such maps shall comply with the development standards of their  
2 previous zoning classifications in Ordinance No. 348:

3 (1) LOT SIZE, The minimum lot size shall be 20 gross acres. On flag lots,  
4 the minimum lot size shall be determined by excluding that portion of a  
5 lot that is used solely for access to the portion of a lot used as a  
6 building site.

7 (2) LOT WIDTH. Lots shall have a minimum average width of two  
8 hundred feet (200').

9 (3) LOT DEPTH. The minimum average lot depth shall be 100 feet.

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

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

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

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

17 d. The minimum road right of way setback for buildings and  
18 structures shall be fifty feet (50') from the road right of way,  
19 except when the site is located next to Rancho California  
20 Road, Monte De Oro Road, Anza Road, Glen Oaks Road,  
21 Pauba Road, De Portola Road, Buck Road, Borel Road,  
22 Butterfield Stage Road, Calle Contento Road, Camino Del  
23 Vino Road, and Highway 79 South where the minimum road  
24 right of way setback requirement shall be one hundred feet  
25 (100'). The minimum one hundred foot (100') setback  
26 requirement does not apply when it makes a single lot  
27 undevelopable for a one family dwelling. In such an event,  
28

1 the minimum fifty foot (50') setback requirement shall apply  
2 to the lot.

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

12 f. The minimum road right of way setback for all Special  
13 Occasion Facility buildings and structures shall be one  
14 hundred feet (100'), except when the site is located next to  
15 Rancho California Road, Monte De Oro Road, Anza Road,  
16 Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,  
17 Borel Road, Butterfield Stage Road, Calle Contento Road,  
18 Camino Del Vino Road, and Highway 79 South where the  
19 minimum setback requirement shall be three hundred feet  
20 (300').

21 g. The minimum road right of way setback for all winery  
22 buildings and structures shall be fifty feet (50'), except when  
23 the site is located next to Rancho California Road, Monte De  
24 Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De  
25 Portola Road, Buck Road, Borel Road, Butterfield Stage  
26 Road, Calle Contento Road, Camino Del Vino Road, and  
27  
28

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 feet (30'), 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 (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:

- (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.

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

6 (4) No amplified sound shall be permitted, except when an exception to  
7 Ordinance No. 847 has been applied for and approved.

8 (5) All special occasion facilities shall conduct a noise study or an  
9 acoustical analysis if an outdoor facility is proposed. Based on such  
10 study or analysis, the Planning Director may require as a condition  
11 of approval that the project applicant enter into a good neighbor  
12 agreement with the surrounding neighbors.

13 (6) Outside storage areas and the material therein shall be screened with  
14 structures or landscaping.

15 (7) All roof mounted mechanical equipment shall be screened from the  
16 ground elevation view to minimum sight distance of thirteen  
17 hundred twenty feet (1,320').

18 c. Lodging Facility Standards. In addition to the General Standards, the  
19 following standards shall apply to all lodging facilities in the WC-WE zone:

20 (1) A maximum of two (2) guest rooms or guest suites per gross acre  
21 shall be permitted for a lodging facility.

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

25 (3) Loading, trash, and service areas shall be screened by structures or  
26 landscaping and shall be located and designed in such a manner as  
27 to minimize noise and odor impacts to adjacent properties.  
28

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

6 (5) Outside storage areas and the material therein shall be screened with  
7 structures or landscaping.

8 (6) All roof mounted mechanical equipment shall be screened from the  
9 ground elevation view to a minimum sight distance of thirteen  
10 hundred twenty feet (1,320').

11 d. Winery Standards. In addition to the General Standards, the following  
12 standards shall apply to all wineries in the WC-WE zone:

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

18 (2) To achieve the seventy-five (75%) percent requirement, fifteen  
19 percent (15%) of the net project area may include the planting of  
20 olive trees and the remaining sixty percent (60%) of the net project  
21 area shall be planted in vineyards.

22 (3) The seventy-five (75%) planting requirement shall not include water  
23 features, natural or manmade lakes or the planting of grapevines in  
24 parking lots, but may include planting in the road right of way as  
25 may be approved by the Director of Transportation or his designee.

26 (4) Vineyards used to meet the above planting requirement shall have a  
27 minimum average density of 450 vines per acre. Olive trees used to  
28



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

3 (5) The seventy-five (75%) planting requirement shall be maintained for  
4 the life of the permit.

5 (6) No amplified sound shall be permitted outdoors, unless an exception  
6 to Ordinance No. 847 has been applied for and approved.

7 (7) Prior to obtaining a Certificate of Occupancy, a winery operator  
8 shall obtain all applicable permits or licenses required by the  
9 California Department of Beverage Control.

10 (8) The grapes utilized in wine production and retail wines sales shall  
11 meet the following minimum requirement: seventy-five percent  
12 (75%) shall be grown in Riverside County, except for the following:

13 a. When the Board of Supervisors declares an Agricultural  
14 Emergency for the Temecula Valley Wine Country Area.  
15 The declaration shall be for a specific period of time and any  
16 winery within the Temecula Valley Wine Country Area  
17 Policy Area may take advantage of the exemption.

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

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

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

23 (11) Class II, III and IV Wineries shall be at least fifteen hundred (1,500)  
24 square feet in size and shall produce at least three thousand five  
25 hundred (3,500) gallons of wine annually as determined by the  
26 County Agricultural Commissioner.  
27  
28

- 1 (12) Prior to the issuance of a building permit for any incidental  
2 commercial uses, the winery shall be constructed.
- 3 (13) Prior to the issuance of a certificate of occupancy for any incidental  
4 commercial uses, the winery shall be operational.
- 5 (14) Buildings and structures shall be designed in a rural, equestrian or  
6 wine country theme consistent with the Temecula Valley Wine  
7 Country Design Guidelines.
- 8 (15) Automobile parking spaces shall comply with Section 18.12 of  
9 Ordinance No. 348 and shall be consistent with the rural standards  
10 of the Temecula Valley Wine Country Policy Area of the Riverside  
11 County General Plan and the Temecula Valley Wine Country  
12 Design Guidelines.
- 13 (16) Loading, trash, and service areas shall be screened by structures or  
14 landscaping and shall be located and designed in such a manner as  
15 to minimize noise and odor impacts to adjacent properties.
- 16 (17) Outside storage areas shall be screened from view by structures or  
17 landscaping.
- 18 (18) All roof mounted mechanical equipment shall be screened from the  
19 ground elevation view to a minimum sight distance of thirteen  
20 hundred twenty feet (1,320').

21 SECTION 14.96. AUTHORIZED USES. WINE COUNTRY – EQUESTRIAN (WC-E)  
22 ZONE.

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

- 24 (1) One-family dwelling.
- 25 (2) Cottage Industry provided activities are limited to knitting, basket  
26 making, sewing, quilting, pottery, scrap booking and cooking  
27 classes or services; no more than one full-time employee engages in  
28

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

4 (3) Class I Equestrian Establishment provided the facility's average  
5 daily visitor trips do not exceed one hundred (100) per day.

6 (4) Vineyards, equine lands, nurseries (wholesale only), greenhouses,  
7 orchards, aviaries, apiaries, field crops, tree crops, berry and bush  
8 crops, vegetable, flower and herb gardening on a commercial scale. The  
9 drying, packing (other than canning), freezing and other accepted  
10 methods of processing the produce resulting from such allowed uses,  
11 when such processing is primarily in conjunction with a farming  
12 operation and further provided that the permanent buildings and  
13 structures used in conjunction with such processing operations are set  
14 back a minimum of fifty feet (50') from any lot line.

15 (5) The noncommercial keeping or raising of not more than 12 mature  
16 female crowing fowl on lots from 20,000 square feet to 40,000 square  
17 feet. The noncommercial keeping or raising of not more than 50 mature  
18 female crowing fowl and ten mature male crowing fowl on lots 40,000  
19 square feet or larger

20 (6) The noncommercial keeping or raising of cattle, horses, sheep, goats  
21 including the grazing and supplementary feeding of such animals,  
22 provided they are kept, fed and maintained a minimum of 50 feet from  
23 any property line. The maximum number of animals allowed, except  
24 for sheep and goats, shall be five (5) per acre of the total area of the  
25 premises. The maximum number of sheep or goats shall be 15 per acre  
26 of the total area of the premises. The provisions of this subsection apply  
27 to mature breeding stock, maintenance stock and similar farm stock,  
28

1 and shall not apply to the offspring thereof, if such offspring are being  
2 kept solely for sale, marketing or slaughtering prior to the age of  
3 maturity. In all cases the allowable number of animals per acre shall be  
4 rounded to the nearest whole number.

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

14 (8) Poultry (excluding crowing fowl) and rabbits for the use of the  
15 occupants of the premises only. All poultry and rabbits shall be kept in  
16 an enclosed area located not less than 50 feet from any lot line.

17 (9) On lots 20,000 square feet or larger, the noncommercial keeping,  
18 raising or breeding of guinea pigs, parakeets, chinchillas, or other  
19 similar small fowl or animals (excluding crowing fowl and mink),  
20 provided that all such uses are kept and maintained in an enclosed area  
21 located not less than 50 feet from any lot line.

22 (10) On lots of not less than 20,000 square feet or larger, the noncommercial  
23 keeping or raising of not more than two (2) miniature pigs.

24 (11) Farms or facilities for the selective or experimental breeding and  
25 raising of horses, cattle, sheep, and goats subject to the limitations  
26 set forth in subsection a.(6) herein.

27 (12) Future Farmers of America or 4-H projects.  
28

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

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

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

- 18 a) The dwelling is not rented or offered for lease.
  - 19 b) The dwelling is located not less than 50 feet from any lot  
20 line.
  - 21 c) The dwelling is screened from view from the front lot line by  
22 shrubs or trees.
  - 23 d) The arrangement of the dwelling, sanitary facilities and  
24 utilities conforms with all requirements of law including  
25 requirements of the County Public Health Department and  
26 the County Building and Safety Department.
- 27  
28

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 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

1 conjunction with an established onsite equine land and a minimum  
2 parcel size of twenty (20) gross acres:

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

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

- 15 (1) Farm labor camp.
- 16 (2) A Class II Equestrian Establishment that includes one or more of the  
17 following appurtenant and incidental equestrian uses only in  
18 conjunction with an established onsite equine land and a minimum  
19 parcel size of fifty (50) gross acres:
  - 20 a. Petting Zoo;
  - 21 b. Polo-grounds;
  - 22 c. Horse show facility;
  - 23 d. Western style store, such as but not limited to, saddle and  
24 harness shop, tack shop, feed and grain store, custom-crafted  
25 equestrian goods shop;
  - 26 e. Delicatessen or restaurant; drive thru restaurants shall not be  
27 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 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.



- 1 (2) LOT WIDTH. Lots shall have a minimum average width of two  
2 hundred feet (200').
- 3 (3) LOT DEPTH. The minimum average lot depth shall be 100 feet.
- 4 (4) SETBACKS. The following setback requirements shall apply.
- 5 a. The minimum front setback for buildings and structures shall  
6 be fifty feet (50') from the property line.
- 7 b. The minimum side setback for buildings and structures shall  
8 be thirty feet (30') from the property line.
- 9 c. The minimum rear setback for buildings and structures shall  
10 be thirty feet (30') from the property line.
- 11 d. The minimum road right of way setback for buildings and  
12 structures shall be fifty feet (50'), except when the site is  
13 located next to Rancho California Road, Monte De Oro  
14 Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola  
15 Road, Buck Road, Borel Road, Butterfield Stage Road, Calle  
16 Contento Road, Camino Del Vino Road, and Highway 79  
17 South where the minimum road right of way setback shall be  
18 one hundred feet (100'). The minimum one hundred foot  
19 (100') setback requirement does not apply when it makes a  
20 single lot undevelopable for a one family dwelling. In such  
21 an event, the minimum fifty foot (50') setback requirement  
22 shall apply to the lot.
- 23 e. The minimum road right of way setback for permanent  
24 buildings and structures used in conjunction with drying,  
25 processing, and packing operations shall be fifty feet (50'),  
26 except when the site is located next to Rancho California  
27 Road, Monte De Oro Road, Anza Road, Glen Oaks Road,  
28

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

5 f. The minimum road right of way setback for all Special  
6 Occasion Facility buildings and structures shall be one  
7 hundred feet (100'), except when the site is located next to  
8 Rancho California Road, Monte De Oro Road, Anza Road,  
9 Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,  
10 Borel Road, Butterfield Stage Road, Calle Contento Road,  
11 Camino Del Vino Road, and Highway 79 South where the  
12 minimum setback requirement shall be three hundred feet  
13 (300').

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

22 (5) HABITABLE STORIES. The number of habitable stories above a  
23 building's lowest above ground finished floor shall not exceed two  
24 (2).

25 (6) HEIGHT.

26 a. The maximum height for a building shall not exceed thirty  
27 feet (30'), except where the project design incorporates  
28

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.
- (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

1 focused, directed, and arranged to prevent glare and direct  
2 illumination of streets or adjoining property.

3 (13) On-site advertising signs shall be consistent with Temecula Valley  
4 Wine Country Design Guidelines and comply with all applicable  
5 County signage requirements.

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

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

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

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

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

23 (4) No amplified sound shall be permitted outdoors, except for the  
24 following:

25 a. Polo grounds;

26 b. Horse racing track;

27 c. Rodeo arena; or  
28

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

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

(3) Automobile parking spaces shall comply with Section 18.12 of this ordinance 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.

- (4) Corrals, exercise rings, arenas, and any other disturbed soil area shall be regularly watered or otherwise treated to prevent the emanation of dust.
- (5) Manure disposal shall be managed to discourage breeding grounds for flies and pests.
- (6) If on-site composting can be achieved, the compost area shall be sited at least fifty feet (50') from waterways and hundred feet (100') from any property line.

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

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

3 (5) The seventy-five (75%) planting requirement shall be maintained for  
4 the life of the permit.

5 (6) No amplified sound shall be permitted outdoors, unless an exception  
6 to Ordinance No. 847 has been applied for and approved.

7 (7) Prior to obtaining a Certificate of Occupancy, a winery operator  
8 shall obtain all applicable permits or licenses required by the  
9 California Department of Beverage Control.

10 (8) The grapes utilized in wine production and retail wines sales shall  
11 meet the following minimum requirement: seventy-five percent  
12 (75%) shall be grown in Riverside County, except for the following:

13 a. When the Board of Supervisors declares an Agricultural  
14 Emergency for the Temecula Valley Wine Country Area.  
15 The declaration shall be for a specific period of time and any  
16 winery within the Temecula Valley Wine Country Area  
17 Policy Area may take advantage of the exemption.

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

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

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

23 (11) A Class II Winery shall be at least fifteen hundred (1,500) square  
24 feet in size and shall produce at least three thousand five hundred  
25 (3,500) gallons of wine annually as determined by the County  
26 Agricultural Commissioner.  
27  
28

- 1 (12) Prior to the issuance of a building permit for any incidental  
2 commercial uses, the winery shall be constructed.
- 3 (13) Prior to the issuance of a certificate of occupancy for any incidental  
4 commercial uses, the winery shall be operational.
- 5 (14) Buildings and structures shall be designed in a rural, equestrian or  
6 wine country theme consistent with the Temecula Valley Wine  
7 Country Design Guidelines.
- 8 (15) Automobile parking spaces shall comply with Section 18.12 of  
9 Ordinance No. 348 and shall be consistent with the rural standards  
10 of the Temecula Valley Wine Country Policy Area of the Riverside  
11 County General Plan and the Temecula Valley Wine Country  
12 Design Guidelines.
- 13 (16) Loading, trash, and service areas shall be screened by structures  
14 or landscaping and shall be located and designed in such a manner  
15 as to minimize noise and odor impacts to adjacent properties.
- 16 (17) Outside storage areas shall be screened from view by structures  
17 or landscaping.
- 18 (18) All roof mounted mechanical equipment shall be screened from the  
19 ground elevation view to a minimum sight distance of thirteen  
20 hundred twenty feet (1,320').

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

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

- 24 (1) One-family dwelling.
- 25 (2) Cottage Industry provided activities are limited to knitting, basket  
26 making, sewing, quilting, pottery, scrap booking and cooking  
27 classes or services; no more than one full-time employee engages in  
28



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

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

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

19 (5) The noncommercial keeping, raising or boarding of horses, cattle,  
20 sheep, and goats on lots 20,000 square feet or larger and 100 feet in  
21 width, provided they are kept not less than 50 feet from any  
22 dwelling unit other than a dwelling unit located on the same lot. The  
23 number of such animals is not to exceed five (5) animals per gross  
24 acre of all the land available. The provisions of this subsection apply  
25 to mature breeding stock, maintenance stock and similar farm stock,  
26 and shall not apply to the offspring thereof, if such offspring are being  
27 kept solely for sale, marketing or slaughtering prior to the age of  
28

maturity. In all cases the allowable number of animals per acre shall be rounded to the nearest whole number.

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

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

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

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

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

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

24 (4) Class I, II winery.

- 25 c. Wine Country Clustered subdivision that complies with Ordinance No. 460  
26 and the development standards set forth in the WC-R zone.  
27  
28

1                   SECTION 14.99.     DEVELOPMENT STANDARDS.

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

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

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

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

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

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

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

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

22                   d.     The minimum road right of way setback for all buildings and  
23                             structures shall be fifty feet (50'), except when the site is  
24                             located next to Rancho California Road, Monte De Oro  
25                             Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola  
26                             Road, Buck Road, Borel Road, Butterfield Stage Road, Calle  
27                             Contento Road, Camino Del Vino Road, and Highway 79  
28

1 South where the minimum setback requirement shall be one  
2 hundred feet (100'). The minimum one hundred foot (100')  
3 setback requirement does not apply when it makes a single  
4 lot undevelopable for a one family dwelling. In such an  
5 event, the minimum fifty foot (50') setback requirement shall  
6 apply to the lot.

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

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

24 (5) HABITABLE STORIES. The number of habitable stories above a  
25 building's lowest above ground finished floor shall not exceed two  
26 (2).  
27  
28

1 (6) HEIGHT.

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

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

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

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

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

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

25 (11) All utilities shall be installed underground except electrical lines  
26 rated at 33kV or greater which may be installed above ground.  
27  
28

1 (12) All exterior lighting shall comply with applicable requirements of  
2 Ordinance Nos. 655 and 915.

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

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

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

14 b. Wine Country Clustered Subdivision Development Standards.

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

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

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

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

25 (4) Fifty percent (50%) of the set-aside area shall be planted prior to  
26 issuance of the building permit for the first dwelling unit and  
27  
28

1 remaining twenty five percent (25%) prior to finalization of the  
2 building permit for the first dwelling unit.

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

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

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

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

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

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

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

23 (1) A total of seventy-five percent (75%) of the net project area shall be  
24 planted in vineyards prior to issuance of certificate of occupancy or  
25 final inspection, whichever occurs first. Fifty percent (50%) of the  
26 vineyard requirement shall be planted prior to issuance of building  
27 permit for the winery.  
28



- (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) 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 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 the first three years from the plot plan's or conditional use permit's effective date.

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

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

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

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

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

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

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

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

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

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13 STATE OF CALIFORNIA )  
14 COUNTY OF RIVERSIDE ) SS

15  
16 I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county  
17 held on March 11, 2014, the foregoing ordinance consisting of 2 Sections was adopted by  
the following vote:

18 AYES: Jeffries, Tavaglione, Stone, Ashley and Benoit

19 NAYS: None

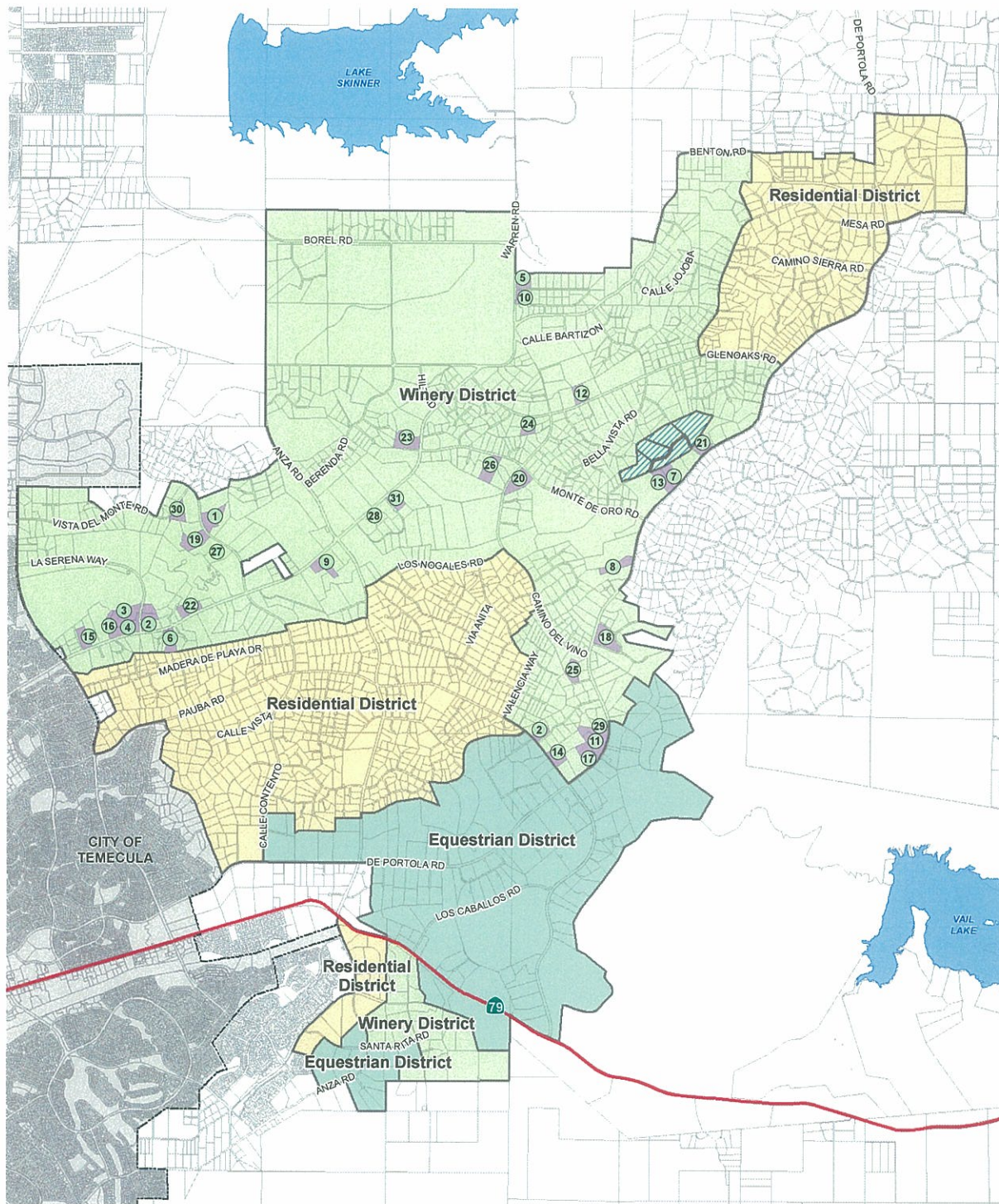
20 ABSENT: None  
21

22 DATE: March 11, 2014

KECIA HARPER-IHEM  
Clerk of the Board

24 BY:   
Deputy

25 SEAL  
26  
27  
28



Data Source: Riverside County 2013

NUMBER	WINERY NAME	CASE NUMBER	NUMBER	WINERY NAME	CASE NUMBER
1	Alex's Red Barn Winery	PP20549	17	Keyways Vineyard & Winery	PP14761
2	Baily Vineyard & Winery	PP15079	18	Leonesse Cellars	PP18776
3	Bolero (Europa Village)	PP23319	19	Longshadow Ranch Vineyard & Winery	PP19998
4	Cest La Vie (Europa Village)	PP23320	20	Lorenzi Estates Wines	PP25060
5	Chapin Family Vineyards	PP24279	21	Masia De Yabar Winery	PP23896
6	Churon Inn and Winery	PP15724	22	Miramonte Winery	PP23819
7	Cougar Vineyard & Winery	PP22372	23	Monte De Oro Winery	PP22515
8	Danza Del Sol Winery	PP05531	24	Oak Meadows Winery	PP23376
9	Destiny Vineyards	PP23385	25	Oak Mountain Winery	PP21447
10	Doffo Vineyard & Winery	PP23285	26	Palumbo Family Vineyard & Winery	PP21591
11	Fazelli Vineyards	PP24771	27	Peltzer Winery	PP21375
12	Foot Path/ Foot Print Winery	PP22217	28	Ponte Family Estate Winery	PP16891
13	Frangipani Estate Winery	PP21893	29	Robert Renzoni Vineyard	PP22263
14	Gary Gray	PP16610	30	Vindemia Vineyard & Estate Winery	PP22569
15	Hart Winery	PP14756	31	Wiens Family Cellars	PP18824
16	Il Poggio (Europa Village)	PP23318			

- Existing Wineries (Less than 20 acres gross)
- Equestrian District
- Residential District
- Winery District
- Winery District Overlay
- Highways
- City Boundary
- Waterbodies

Figure 4A



December 2, 2013

0 0.5 1 Miles

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content the source is often third party, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



**ZONING ORDINANCE  
NO. 348.4729 WINERIES  
UNDER 20 GROSS ACRES**