

ORDINANCE NO. 348.4997
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XIVd WINE COUNTRY ZONES (WC)

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

SECTION 14.91. DEFINITIONS.

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

A. **BED AND BREAKFAST INN.**

A dwelling unit or other facility with 10 or fewer guest rooms, which provides lodging and breakfast for temporary overnight occupants in return for compensation. Cooking provisions, such as a stove, oven or grill, are prohibited in the guest rooms, adjoining patios, balconies, and decks.

B. **CLASS I EQUESTRIAN ESTABLISHMENT.**

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

C. **CLASS II EQUESTRIAN ESTABLISHMENT.**

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

D. **CLASS I WINERY.**

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

E. CLASS II WINERY.

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

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

F. CLASS III WINERY.

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

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

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G. CLASS IV WINERY.

A winery with an established on-site vineyard located on a minimum gross parcel size of fifteen (15) acres that is allowed the following appurtenant and incidental commercial uses with an approved permit:

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

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H. CLASS V WINERY.

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

1. Wine tasting area;
2. Wine club activity;
3. Wine club event;
4. Retail wine sales;
5. Eight (8) Winegrowers Trade Association Events per year;
6. Gift sales within the wine tasting area only;
7. Special occasion facility;

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8. Bed and Breakfast Inn;
9. Country Inn;
10. Wine Country Hotel;
11. Spa or professional culinary academy in conjunction with Wine Country Hotel;
12. Delicatessen not to exceed 1,500 square feet; and,

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

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I. CLASS VI WINERY.

A winery with an established on-site vineyard located on a minimum gross parcel size of forty (40) acres that is allowed the following appurtenant and incidental commercial uses with an approved permit:

1. Wine tasting area;
2. Wine club activity;
3. Wine club event;
4. Retail wine sales;
5. Eight (8) Winegrowers Trade Association Events per year
6. Gift sales within the wine tasting area only;
7. Special occasion facility;
8. Wine Country Resort;
9. Golf courses and daytime driving ranges in conjunction with Wine Country Resorts;
10. Spa or professional culinary academy in conjunction with Wine Country Resorts; and,
11. Delicatessen not to exceed 1,500 square feet; and,

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

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