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2 Equestrian activities are quite complimentary to the rural character of this policy area. The
3 Wine Country – Equestrian (WC-E) zoning classification is intended to support equestrian activities in
4 certain geographic areas of this policy area. Incidental equestrian uses, such as polo-grounds, western
5 stores, restaurants, rodeo arena, and petting zoo, shall be authorized only when they are secondary, and
6 directly related to commercial equestrian establishment as defined in the following sections.

7 In addition, there is a need to ensure compatibility and balance of residential and
8 commercial activities in this policy area. The Wine Country – Residential (WC-R) zoning classification is
9 intended to allow clustering of residential density in certain geographic areas of this policy area.
10 Clustering of residential density shall be allowed only in conjunction with permanent preservation of
11 vineyards or equestrian lands as defined in the following sections.

12 SECTION 14.91. DEFINITIONS. As used in this article, the following terms shall
13 have the following meanings:

- 14 a. BED AND BREAKFAST INN. Usually a dwelling unit, but sometimes a small
15 facility, with 10 or fewer hotel rooms, which provides lodging and breakfast for
16 temporary overnight occupants, in return for compensation. This facility may have
17 a kitchenette (small counter with microwave, cabinets and mini refrigerator), but no
18 provision for cooking (on stove or grill) in a room.
- 19 b. CLUSTERED DEVELOPMENT. A development, in which the allowed number
20 of dwelling units (density yield) are placed in closer proximity than usual, with the
21 purpose of permanently preserving vineyards or equestrian lands, pursuant to the
22 development standards of Section 14.96.c.
- 23 c. COTTAGE INDUSTRY. A home-based occupation or service carried on by a
24 resident within their dwelling in return for compensation. Such activity is
25 conducted in a manner not to give an outward appearance, or manifest any
26 characteristics of a business in the ordinary meaning of the term. Cottage industry
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1 may include, but not be limited to, knitting, sewing, quilting, pottery, accounting,
2 book-binding, cooking, etc.

3 d. COTTAGE INN. A dwelling unit with 5 or fewer bedrooms, which provides
4 lodging and breakfast for temporary overnight occupants in return for
5 compensation and which is solely owned and operated by the property owner. A
6 Cottage Inn may have a small preparation kitchen utilized for non monetary
7 consumption of food for the inn-guests.

8 e. COUNTRY INN. A mid-size facility, usually an extension of the main dwelling
9 unit, with 11 to 20 hotel rooms, which provides lodging and breakfast for
10 temporary overnight occupants, in return for compensation. This facility may have
11 a kitchenette (small counter with microwave, cabinets and mini refrigerator), but no
12 provision for cooking (on stove or grill) in a room.

13 f. EQUESTRIAN. Pertaining to horses and horse riders.

14 g. EQUESTRIAN ESTABLISHMENT. An equestrian facility where horses are kept,
15 sheltered, trained, nursed, or boarded in return for compensation. An equestrian
16 establishment may include enclosed stalls, horse-shelters, horse-arena, paddocks,
17 pens, as well as associated appurtenant structures or buildings, including but not
18 limited to, barns, tack sheds, washing stations, hot walkers or other horse exercise
19 equipment storage areas, horse training schools, small-scale animal hospitals, feed
20 storage facilities, covered forage/hay storage areas, equestrian trail riding areas,
21 horse trailer parking areas, and other similar type of facilities.

22 h. EQUESTRIAN LAND. A fenced-in open area in which the grazing of horses or
23 other livestock may occur. Equestrian lands are actively managed to control weeds
24 as well as suitability for use by livestock. Equestrian land may include horse
25 holding areas, open corrals, exercise areas, riding area, or horse racing rings as long
26 as no buildings or structures are present on it.

- 1 i. GRAPES. A smooth-skinned fruit that grows in clusters on vines, the juice of
2 which is fermented to make grape wine.
- 3 j. GRAPEVINES. Vines used to grow grapes.
- 4 k. HORSE SHOW FACILITY. A small or medium size equestrian facility, which
5 provides a venue for judged exhibition, training event, competition of horses or
6 equestrian sport activities. The maximum number of guests may not exceed 5
7 guests per acre per event.
- 8 l. HOTEL. A bed and breakfast inn, country inn or large scale lodging facility with
9 more than 20 rooms/suites, which provides lodging and breakfast for temporary
10 overnight occupants, in return for compensation. A hotel may have a kitchenette
11 (small counter with microwave, cabinets and mini refrigerator), but no provision
12 for cooking (on stove or grill) in a room or suite.
- 13 m. HOTEL ROOM. A lodging room with bathroom access, which accommodates
14 one or two persons and contains basic furniture, such as one or two beds,
15 nightstands, a dresser, a desk, a chair, a wardrobe or built-in closet, and a
16 television.
- 17 n. HOTEL SUITES. A hotel-room, which accommodates a maximum of four
18 persons, and which generally, contains one bedroom and other rooms/spaces for
19 living, kitchenette, closet, luxury bathroom etc. with one external access.
- 20 o. PRODUCTION LOT. An independent lot of twenty (20) acres gross or more that
21 is set-aside for planting vineyards through a deed-restriction, fee-title purchase, or
22 other conservation mechanism.
- 23 p. RESORT. A full-service hotel, with hotel rooms, suites, or free standing villas,
24 which provides lodging and meals for visitors, in return for compensation. Such
25 self-contained large-scale lodging facility may provide additional commercial and
26 recreational uses such as spas, amphitheaters, conference rooms, golf-courses,
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1 banquet-halls etc. operated primarily by one entity for the convenience of the
2 guests thereof.

3 q. SPECIAL OCCASION FACILITY. An indoor or outdoor facility, which may
4 include a gazebo, pavilion, amphitheater, structure, building or auditorium, which
5 is used on special occasions such as wedding, party, concert, conference, charity
6 event, fundraiser etc. for a specific period of time in return for compensation. An
7 outdoor special occasion facility may involve a gazebo, pavilion, or amphitheater
8 for wedding ceremonies, concerts, or other celebrations. An indoor special occasion
9 facility may involve a structure, building or auditorium for wedding receptions,
10 conferences, or other celebrations.

11 r. TEMECULA VALLEY WINEGROWERS ASSOCIATION EVENT. Fundraising
12 efforts, normally 6 to 8 events per year, of member wineries of the Temecula
13 Valley Winegrowers Association, including the region-wide barrel tastings, where
14 the member wineries provides food and wine sampling for ticket holders, but
15 excluding crushing events.

16 s. VINEYARD. A farm where grapevines are planted, grown, raised or cultivated for
17 the purpose of producing grape wine.

18 t. WINERY. An agricultural facility designed and used to crush, ferment, and process
19 grapes into wine.

20 SECTION 14.92. AUTHORIZED USES. WINE COUNTRY – WINERY (WC-W)
21 ZONE. The following regulations shall apply to all WC-W Zone:

22 a. ALLOWED USES:

23 (1) One-family dwelling.

24 (2) Cottage Inn.

25 (3) Cottage Industry.

26 (4) Temecula Valley Winegrowers Association Event.

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1 (5) Vineyards; groves; equestrian lands; field crops; flower, vegetable,
2 and herb gardening; orchards; apiaries; the drying, processing and
3 packing (other than canning) of fruits, nuts, vegetables and other
4 horticultural products where such drying, processing or packing is
5 primarily in conjunction with an agricultural operation or an
6 incidental commercial use as defined by Riverside County General
7 Plan policies and the provisions of this zone, and provided that the
8 permanent buildings and structures used in conjunction with such
9 drying, processing, and packing operations are not nearer than fifty
10 feet (50') from the boundaries of the premises, except when the site
11 is located next to Rancho California Road, Monte De Oro Road,
12 Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck
13 Road, Borel Road, Butterfield Stage Road, Calle Contento Road,
14 Camino Del Vino Road, and Hwy 79 S. the minimum setback
15 requirement shall be one hundred feet (100').

16 (6) The grazing of sheep where such grazing operation is conducted on
17 fields for the purpose of clearing stubble or unharvested crops,
18 without limit as to the number of animals per acre, for a period of
19 not more than 30 days in any six-month period for each lot.

20 (7) The non-commercial keeping, raising or boarding of horses, cattle,
21 sheep and goats on lots 20,000 square feet or larger and 100 feet in
22 width, provided they are kept not less than 50 feet from any
23 dwelling units other than a dwelling unit located on the same lot.
24 The number of such animals is not to exceed two (2) animals per
25 gross acre of all the land available; provided however, the
26 systematic rotation of animals with more than two (2) animals per
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1 gross acre is permitted so long as the total number of permitted
2 animals is not exceeded.

3 (8) Future Farmers of America or 4-H projects.

4 (9) The outside storage of materials such as irrigation equipment and
5 farming machinery is allowed as an accessory use with no limit
6 provided the materials are used in conjunction with a farm or
7 equestrian land. Otherwise, the outside storage of materials is
8 allowed as an accessory use on lots from one-half acre to one acre
9 provided the amount is limited to one hundred (100) square feet with
10 a maximum height of six feet (6') and is allowed as an accessory use
11 on lots one acre or larger provided the amount is limited to two
12 hundred (200) square feet with a maximum height of six feet (6').

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

16 (1) In addition to the principal dwelling, an additional one-family
17 dwelling may be permitted , including mobile homes on permanent
18 foundations, excluding the principal dwelling, shall be allowed for
19 each ten (10) acres of a farm. Any such additional dwellings shall be
20 located on a lot being farmed and may be occupied by the owner,
21 operator or employee of the farming operation as a one-family
22 residence provided:

23 a. The dwelling is not rented or offered for lease.

24 b. The dwelling units are located not less than fifty feet (50')
25 from any property line, except when the site is located next
26 to Rancho California Road, Monte De Oro Road, Anza
27 Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck
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1 Road, Borel Road, Butterfield Stage Road, Calle Contento
2 Road, Camino Del Vino Road, and Hwy 79 S. the minimum
3 setback requirement shall be one hundred feet (100’).

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

12 (2) A temporary stand for the display and sale of agricultural products
13 of any authorized use that are produced on contiguous lots owned or
14 leased by the owner or occupant of the premises. The duration of
15 sales from the temporary stand shall not exceed a period of three
16 continuous months or a total of six months during any calendar year.
17 The stand shall not exceed 300 square feet, shall not include any
18 permanent building or structure, shall be erected no earlier than
19 completion of any period of sales. Off-street parking shall be
20 provided as required in Section XXX of this ordinance, except that
21 no paving shall be required.

22 (3) Winery, only with an established on-site vineyard and a minimum
23 gross parcel size of ten (10) acres.

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

- 27 a. Wine sampling room; and

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b. Retail wine sales and/or gift sale.

(5) The following appurtenant and incidental commercial uses, only in conjunction with a winery, an established on-site vineyard, and a minimum gross parcel size of twenty (20) acre:

a. Wine sampling room;

b. Retail wine sales and/or gift sale;

c. Special occasion facility;

d. Hotel;

e. Day spas or professional culinary academy in conjunction with hotels; and

f. Delicatessens and/or restaurants; however, drive-thru restaurants are not permitted.

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 camps and

(2) The following appurtenant and incidental commercial uses, only in conjunction with a winery, an established on-site vineyard, and a minimum gross parcel size of forty (40) acres:

a. Wine sampling room;

b. Retail wine sales and/or gift sale;

c. Special occasion facility;

d. Resort;

e. Day spas or professional culinary academy in conjunction with resorts; and

f. Delicatessens and/or restaurants; however, drive-thru restaurants are not permitted.

1 d. Clustered subdivision is permitted, only with an established on-site
2 vineyard, provided that a parcel map or tract map has first been approved pursuant
3 to the development standards of this section.

4 SECTION 14.93. AUTHORIZED USES. WINE COUNTRY – WINERY EXISTING
5 (WC-WE) ZONE. The following regulations shall apply to all the twenty-eight (28)
6 existing wineries within WC-WE Zone:

7 a. ALLOWED USES:

- 8 (1) One-family dwelling.
9 (2) Cottage Inn.
10 (3) Cottage Industry.
11 (4) Temecula Valley Winegrowers Association Event.
12 (5) Vineyards; groves; equestrian lands; field crops; flower, vegetable,
13 and 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
16 primarily in conjunction with an agricultural operation or an
17 incidental commercial use as defined by Riverside County General
18 Plan policies and the provisions of this zone, and provided that the
19 permanent buildings and structures used in conjunction with such
20 drying, processing, and packing operations are not nearer than fifty
21 feet (50') from the boundaries of the premises, except when the site
22 is located next to Rancho California Road, Monte De Oro Road,
23 Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck
24 Road, Borel Road, Butterfield Stage Road, Calle Contento Road,
25 Camino Del Vino Road, and Hwy 79 S. the minimum setback
26 requirement shall be one hundred feet (100').
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1 (6) The grazing of sheep where such grazing operation is conducted on
2 fields for the purpose of clearing stubble or unharvested crops,
3 without limit as to the number of animals per acre, for a period of
4 not more than 30 days in any six-month period for each lot.

5 (7) The non-commercial keeping, raising or boarding of horses, cattle,
6 sheep, and goats on lots 20,000 square feet or larger and 100 feet in
7 width, provided they are kept not less than 50 feet from any
8 dwelling units other than a dwelling unit located on the same lot.
9 The number of such animals is not to exceed two (2) animals per
10 gross acre of all the land available; provided however, the
11 systematic rotation of animals with more than two (2) animals per
12 gross acre is permitted so long as the total number of permitted
13 animals is not exceeded.

14 (8) Future Farmers of America or 4-H projects.

15 (9) The outside storage of materials such as irrigation equipment and
16 farming machinery is allowed as an accessory use with no limit
17 provided the materials are used in conjunction with a farm or
18 equestrian land. Otherwise, the outside storage of material is
19 allowed as an accessory use on lots from one-half acre to one acre
20 provided the amount is limited to one hundred (100) square feet with
21 a maximum height of six feet (6') and is allowed as an accessory use
22 on lots one acre or larger provided and the amount is limited to two
23 hundred (200) square feet with a maximum height of six feet (6').

24 b. **CONDITIONALLY PERMITTED USES WITH A PLOT PLAN.** The
25 following uses are permitted provided a plot plan has first been approved pursuant
26 to Section 18.30 of this ordinance.
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1 (1) In additional to the principal dwelling, an additional one-family
2 dwelling may be permitted including mobile homes on permanent
3 foundations, excluding the principal dwelling, shall be allowed for
4 each ten (10) acres of farm. Any such additional dwellings shall be
5 located on a lot being farmed and may be occupied by the owner,
6 operator or employee of the farming operation as a one-family
7 residence provided:

- 8 a. The dwelling is not rented or offered for lease.
- 9 b. The dwelling units are located not less than fifty feet (50')
10 from any property line, except when the site is located next
11 to Rancho California Road, Monte De Oro Road, Anza
12 Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck
13 Road, Borel Road, Butterfield Stage Road, Calle Contento
14 Road, Camino Del Vino Road, and Hwy 79 S. the minimum
15 setback requirement shall be one hundred feet (100').
- 16 c. The dwelling units are screened from view at the front
17 property line by shrubs or trees.
- 18 d. The arrangement of the dwelling, sanitary facilities and
19 utilities conforms with all requirements of law including
20 requirements of the County Public Health Department and
21 the County Building and Safety Department.
- 22 e. The total number of such additional dwellings for any farm
23 shall not exceed four.

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

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

11 a. Bed and breakfast inns, and day spas and cooking schools
12 only in conjunction with a bed and breakfast inn.

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

16 a. Special occasion facility; or

17 b. County inns, and day spas and cooking schools only in
18 conjunction with a country inn.

19 (5) The following appurtenant and incidental commercial uses, only in
20 conjunction with a winery, an established on-site vineyard, and a
21 minimum gross parcel size of ten (10) acre:

22 a. Wine sampling room;

23 b. Retail wine sales and/or gift sale;

24 c. Special occasion facility; and

25 d. Bed and breakfast inns or Delicatessens/restaurants;
26 however, drive-thru restaurants are not permitted.

1 (6) The following appurtenant and incidental commercial uses, only in
2 conjunction with a winery, an established on-site vineyard, and a
3 minimum gross parcel size of fifteen (15) acre:

- 4 a. Wine sampling room;
- 5 b. Retail wine sales and/or gift sale;
- 6 c. Special occasion facility; and
- 7 d. Country-inn or Delicatessens/restaurants; however, drive-
8 thru restaurants are not permitted.

9 c. Farm Labor Camps are permitted provided a conditional use permit has first
10 been approved pursuant to Section 18.28 of this ordinance.

11 d. Clustered development is permitted, only with an established on-site
12 vineyard, provided that a parcel map or tract map has first been approved pursuant
13 to the development standards of this section.

14 SECTION 14.94. AUTHORIZED USES. WINE COUNTRY – EQUESTRIAN (WC-E)
15 ZONE. The following regulations shall apply to all WC-E Zone:

16 a. ALLOWED USES:

- 17 (1) One-family dwelling.
- 18 (2) Cottage Inn.
- 19 (3) Cottage Industry.
- 20 (4) Equestrian Establishment.
- 21 (5) Vineyards; groves; equestrian lands; field crops; flower, vegetable,
22 and herb gardening; orchards; apiaries; the drying, processing and
23 packing (other than canning) of fruits, nuts, vegetables and other
24 horticultural products where such drying, processing or packing is
25 primarily in conjunction with an agricultural operation or an
26 incidental commercial use as defined by Riverside County General
27 Plan policies and the provisions of this zone, and provided that the
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1 permanent buildings and structures used in conjunction with such
2 drying, processing, and packing operations or commercial equestrian
3 establishments are not nearer than fifty feet (50') from the
4 boundaries of the premises, except when the site is located next to
5 Rancho California Road, Monte De Oro Road, Anza Road, Glen
6 Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road,
7 Butterfield Stage Road, Calle Contento Road, Camino Del Vino
8 Road, and Hwy 79 S. the minimum setback requirement shall be one
9 hundred feet (100').

10 (6) The grazing of sheep where such grazing operation is conducted on
11 fields for the purpose of clearing stubble or unharvested crops,
12 without limit as to the number of animals per acre, for a period of
13 not more than 30 days in any six-month period for each lot.

14 (7) The noncommercial keeping, raising or boarding of horses, cattle,
15 sheep, goats on lots 20,000 square feet or larger and 100 feet in
16 width, provided they are not less than 50 feet from any dwelling unit
17 other than a dwelling unit located on the same lot. Two such
18 animals may be kept on each 20,000 square feet up to one acre and
19 two such animals for each additional acre. The number of such
20 animals is not to exceed five (5) animals per gross acre of all the
21 land available; provided however, the systematic rotation of animals
22 with more than five (5) animals per gross acre is permitted so long
23 as the total number of permitted animals is not exceeded.

24 (8) 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 XXX of this section.

27 (9) Future Farmers of America or 4-H projects.
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1 (10) The 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 or
4 equestrian land. Otherwise, the outside storage of materials is
5 allowed as an accessory use on lots from one-half acre to one acre
6 provided the amount is limited to one hundred (100) square feet with
7 a maximum height of six feet (6') and is also allowed as an
8 accessory use on lots one acre or larger provided the amount is
9 limited to two hundred (200) square feet with a maximum height of
10 six feet (6') for parcels on one-half (1/2) acre or more.

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

14 (1) In addition to the principal dwelling, an additional one-family
15 dwelling, including mobile homes on permanent foundations,
16 excluding the principal dwelling, shall be allowed may be permitted
17 for each ten(10) acres of a farm. Any such additional dwellings shall
18 be located on a lot being farmed and may be occupied by the owner,
19 operator or employee of the farming operation as a one-family
20 residence provided:

21 a. The dwelling is not rented or offered for lease.

22 b. The dwelling units are located not less than fifty feet (50')
23 from any property line, except when the site is located next
24 to Rancho California Road, Monte De Oro Road, Anza
25 Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck
26 Road, Borel Road, Butterfield Stage Road, Calle Contento

1 Road, Camino Del Vino Road, and Hwy 79 S. the minimum
2 setback requirement shall be one hundred feet (100’).

3 c. The dwelling units are screened from view at the front
4 property line by shrubs or trees.

5 d. The arrangement of the dwelling, sanitary facilities and
6 utilities conforms with all requirements of law including
7 requirements of the County Public Health Department and
8 the County Building and Safety Department.

9 e. The total number of such additional dwellings for any farm
10 shall not exceed four.

11 (2) A temporary stand for the display and sale of agricultural products
12 of any authorized use that are produced on contiguous lots owned or
13 leased by the owner or occupant of the premises. The duration of
14 sales from the temporary stand shall not exceed a period of three
15 continuous months or a total of six months during any calendar year.
16 The stand shall not exceed 300 square feet, shall not include any
17 permanent building or structure, shall be erected no earlier than
18 completion of any period of sales. Off-street parking shall be
19 provided as required in section XXX of this ordinance, except that
20 no paving shall be required.

21 (3) Winery, only with an established on-site vineyard and a minimum
22 gross parcel size of ten (10) acres.

23 (4) The following appurtenant and incidental commercial uses, only
24 with a winery , an established on-site vineyard, and a minimum
25 gross parcel size of ten (10) acres:

26 a. Wine sampling room; and

27 b. Retail wine sales and/or gift sale
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1 (5) Commercial Equestrian Establishment, only with an established
2 onsite equestrian land and a minimum gross parcel size of ten (10)
3 acres.

4 (6) The following appurtenant and incidental equestrian uses only in
5 conjunction with a commercial equestrian establishment, an
6 established on-site equestrian land, and a minimum gross parcel size
7 of ten (10) acres:

- 8 a. Polo-grounds or horse show facility; and
- 9 b. Petting Zoo.

10 (7) The following appurtenant and incidental equestrian uses only in
11 conjunction with a commercial equestrian establishment, an
12 established on-site equestrian land, and a minimum gross parcel size
13 of twenty (20) acres:

- 14 a. Western store, including but not limited to, saddle and
15 harness shop, tack shop, feed and grain store, custom-crafted
16 equestrian goods shop, horse rental facility etc; and
- 17 b. Delicatessens and/or restaurants; however, drive-thru
18 restaurants are not permitted.

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

22 (1) Farm labor camps.

23 (2) The following appurtenant and incidental equestrian uses only in
24 conjunction with a commercial equestrian establishment, an
25 established on-site equestrian land, and a minimum gross parcel size
26 of fifty (50) acres:

- 27 a. Horse racing track or rodeo arena; and

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- (5) The grazing of sheep where such grazing operation is conducted on fields for the purpose of clearing stubble or unharvested crops, without limit as to the number of animals per acre, for a period of not more than 30 days in any six-month period for each lot.
- (6) The noncommercial keeping, raising or boarding of horses, cattle, sheep, and goats on lots 20,000 square feet or larger and 100 feet in width, provided they are kept not less than 50 feet from any dwelling unit other than a dwelling unit located on the same lot. The number of such animals is not to exceed five (5) animals per gross acre of all the land available; provided however, the systematic rotation of animals with more than five (5) animals per gross acre is permitted so long as the total number of permitted animals is not exceeded.
- (7) Farms or establishments for the selective or experimental breeding and raising of horses, cattle, sheep, and goats subject to the limitations set forth in subsection XXX of this section.
- (8) Future Farmers of America or 4-H projects.
- (9) The 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 or equestrian land. Otherwise, the outside storage of materials is allowed as an accessory use on lots from one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of six feet (6') and is allowed as an accessory use on lots one acre or larger provided the amount is limited to two hundred (200) square feet with a maximum height of six feet (6').

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

4 (1) In addition to the principal dwelling, an additional one-family
5 dwelling, including mobile homes on permanent foundations,
6 excluding the principal dwelling, shall be allowed may be permitted
7 for each ten(10) acres of a farm. Any such additional dwellings shall
8 be located on a lot being farmed and occupied by the owner,
9 operator or employee of the farming operation as a one-family
10 residence provided:

- 11 a. The dwelling is not rented or offered for lease.
- 12 b. The dwelling units are located not less than fifty feet (50')
13 from any property line, except when the site is located next
14 to Rancho California Road, Monte De Oro Road, Anza
15 Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck
16 Road, Borel Road, Butterfield Stage Road, Calle Contento
17 Road, Camino Del Vino Road, and Hwy 79 S. the minimum
18 setback requirement shall be one hundred feet (100').
- 19 c. The dwelling units are screened from view at the front
20 property line by shrubs or trees.
- 21 d. The arrangement of the dwellings, sanitary facilities and
22 utilities conforms with all of the requirements of law
23 including requirements of the County Public Health
24 Department and County Building and Safety Department.
- 25 e. The total number of such additional dwellings for any farm
26 shall not exceed four.
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1 (2) A temporary stand for the display and sale of agricultural products
2 of any authorized use that are produced on the lot where such stand
3 is located or are produced on contiguous lots owned or leased by
4 the owner or occupant of the premises. The duration of sales from
5 the temporary stand shall not exceed a period of three continuous
6 months or a total of six months during any calendar year. The stand
7 shall not exceed 300 square feet, shall not include any permanent
8 building or structure, shall be erected no earlier than completion of
9 any period of sales. Off-street parking shall be provided as required
10 in Section XXX of this ordinance, except that no paving shall be
11 required.

12 (3) Winery, only with an established on-site vineyard and a minimum
13 gross parcel size of ten (10) acres.

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

- 17 a. Wine sampling room; and
- 18 b. Retail wine sales and/or gift sale
- 19 c. Clustered subdivision is permitted, only with an established
20 on-site vineyard or equestrian land, provided that a parcel
21 map or tract map has first been approved pursuant to the
22 development standards of this section.

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24 14.96. DEVELOPMENT STANDARDS.

25 a. General Standards. The following standards shall apply to all development
26 in the WC zones:

27 (1) Lots shall have a minimum average width of two hundred feet (200').
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- (2) Lots shall be provided with adequate water service by either a district water system or by individual wells.
- (3) Site layouts and building designs shall be prepared in order to minimize impacts on surrounding properties and to comply with Ordinance 847 (Noise Ordinance).
- (4) Adequate soil percolation for septic use shall be required.
- (5) The circulation system within the area shall be able to accommodate the projected increase in traffic from the proposed use.
- (6) Roads crossing drainage channels shall be constructed so as to provide for proper drainage, and drainage channels shall be constructed so as to avoid undermining or eroding the roadbed. For parcel and tract maps, minimum road improvements shall be as follows: roads shall have a minimum width of twenty-four feet (24') with four (4)-foot shoulders, graded with road base material applied; and "Arizona Crossings" shall be allowed for unpaved roads subject to review and approval by the Riverside County Transportation and Fire Departments and compliance with applicable requirements of Ordinance Nos. 460 and 461.
- (7) Curbs, and gutters and streetlights shall be discouraged.
- (8) Development shall be coordinated with existing and planned recreational trails and bike paths, as outlined in the General Plan as well as design guidelines.
- (9) All new utilities shall be installed underground except electrical lines rated at 33kV or greater.
- (10) All exterior lighting shall comply with applicable requirements of Ordinance No. 655.
- (11) All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking,

1 loading, unloading and similar areas, shall be focused, directed, and
2 arranged to prevent glare and direct illumination of streets or adjoining
3 property. All non-essential lighting shall be operated by a timer and shall
4 be turned off at the close of business.

5 (12) On-site advertising signs shall be compatible with the rural atmosphere
6 established by the Temecula Valley Wine Country Policy Area policies of
7 the Riverside County General Plan and be in compliance with County
8 requirements concerning signage.

9 b. Residential Standards. The following standards shall apply to all residential
10 developments in the WC Zones. The following standards shall not apply to
11 residential tract and parcel maps tentatively approved prior to the effective date of
12 Ordinance No. 348.4729 nor shall they apply to final maps recorded prior to the
13 effective date of Ordinance No. 348.4729:

14 (1) For the WC-W, WC-WE and WC-E Zones, the density shall be one (1)
15 dwelling unit for every ten (10) gross acres in the WC-W, WC-WE, and
16 WC-E Zones.

17 (2) For the WC-R Zone, the density shall be one (1) dwelling unit for every five
18 (5) acres.

19 (3) The minimum setback requirements shall be fifty feet (50'); except when
20 the site is located next to Rancho California Road, Monte De Oro Road,
21 Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,
22 Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del
23 Vino Road, and Highway 79 South where the minimum setback
24 requirement shall be three hundred feet (300').

25 (4) The maximum height for a dwelling unit on a single level building pad shall
26 be thirty feet (30'). For a terraced building pad, the maximum height of
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1 tallest elevation shall not exceed forty feet (40') when measured from the
2 lowest finished floor level.

3 (5) The arrangement of the dwelling units, sanitary facilities and utilities
4 conform to all of the requirements of the County Public Health Department,
5 County Building and Safety Department and State Law.

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

9 c. Clustered Development Standards

10 The following standards for clustering shall apply to residential developments that propose
11 to cluster their density in the WC Zones:

12 (1) Unique site characteristics, such as natural topography, soil quality,
13 drainage patterns, scenic vistas etc. shall be identified and utilized in site
14 planning.

15 (2) One (1) dwelling unit shall be allowed for every five (5) gross acres in the
16 WC-R zone and ten (10) gross acres in the WC-W and WC-WE zones.

17 (3) The minimum lot size shall be one (1) gross acre.

18 (4) At least seventy five percentage (75%) of net project area shall be set-aside
19 for planting vineyards or equestrian lands through either a production lot
20 and/or deed-restricted easements (depending upon the scale of the project)
21 prior to tentative approval of the subdivision map.

22 (5) The set-aside areas established by the production lot or deed-restricted
23 easements shall be planted in vineyards or used as equestrian lands prior to
24 issuance of building permit for dwelling units. The planting of vineyards
25 shall be phased in conjunction with issuance of building permits.
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1 (6) A clustered development consisting of forty (40) gross acres or more, shall
2 provide at least one (1) production lot, in conjunction with deed-restricted
3 easements if need be.

4 (7) A production lot that provides 25 gross acres or more shall be allowed only
5 a winery facility or a commercial equestrian establishment. Incidental
6 commercial uses, such as eating, living or lodging establishments, shall not
7 be allowed in conjunction with the winery, commercial equestrian
8 establishment or production lot.

9 (8) The set-aside areas (production lot and/or deed-restricted easements) shall
10 be maintained for production of grapes in perpetuity by a property owner,
11 home owners association, the County, or a County authorized entity, as
12 defined in the Conditions of Approval.

13 (9) A clear indication of anticipated uses for every lot (e.g. residential lot,
14 winery lot, production lot, residential or winery lot in conjunction with
15 deed-restricted easement etc.) of a clustered development shall be outlined
16 in the development proposal, and shall be recorded in the Conditions of
17 Approval.

18 (10) On-site improvements for clustered lots, such as roads, signage, parking,
19 street furniture, exterior lighting, etc. shall be compatible with the rural
20 atmosphere established by the “Temecula Valley Wine Country Policy
21 Area” policies of the Riverside County General Plan and shall be in
22 compliance with other County requirements.

23 (11) On-site improvements for production lots and/or deed-restricted easements
24 shall be discouraged / minimized.

25 d. Winery Standards. The following standards shall apply to all wineries in the WC zones:

26 (1) The minimum lot size shall be ten (10) gross acres for wineries.
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- 1 (2) A total of seventy-five percent (75%) of the net lot area shall be planted in
2 vineyards – fifty percent (50%) prior to issuance of a building permit and
3 twenty five percent (25%) prior to issuance of building occupancy. Ten
4 percent (10%) of this planting requirement may be satisfied by planting
5 olive trees. The planting of grapevines in parking lots shall not be counted
6 towards the planting requirement; however, planting in the road right-of-
7 way may be.
- 8 (3) At least 75% of the grapes utilized in wine production and retail wine sales
9 shall be grown or raised on site or within the County except in the following
10 situations:
- 11 a. An exemption from this requirement may be requested for the first
12 three years, and two one year extension of time, after the issuance of
13 building permit.
- 14 b. An exemption from this requirement may be requested by the
15 Temecula Valley Winegrowers’ Association and approved by the
16 Board of Supervisors during an Agricultural Emergency for the
17 Temecula Valley Wine Country Area. Such request shall be for a
18 specific amount of time and apply to all wineries within the
19 Temecula Valley Wine Country Area.
- 20 c. Exemptions requests shall be submitted to the Planning Director on
21 forms provided by the Planning Department.
- 22 (4) A winery facility shall have the capacity to produce at least 3,500 gallons of
23 wine annually.
- 24 (5) A winery facility shall be at least fifteen hundred (1,500) square feet in size.
- 25 (7) Buildings and structures shall be designed in a “rural”, “equestrian” or
26 “wine country” theme.
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1 (8) The minimum setback requirements shall be fifty feet (50’); except when
2 the site is located next to Rancho California Road, Monte De Oro Road,
3 Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,
4 Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del
5 Vino Road, and Highway 79 South where the the minimum setback
6 requirement shall be one hundred feet (100’).

7 (9) No building or structure shall exceed fifty feet (50’) in height.

8 (10) Automobile parking spaces shall be provided as required by Section 18.12
9 of this ordinance and shall be consistent with the rural standards of the
10 Temecula Valley Wine Country Policy Area of the Riverside County
11 General Plan.

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

15 (12) Outside storage areas shall be screened from view by structures or
16 landscaping.

17 (13) All roof mounted mechanical equipment shall be screened from the ground
18 elevation view to a minimum sight distance of thirteen hundred twenty feet
19 (1,320’).

20 e. Special Occasion Facility Standards

21 The following standards shall apply to all special occasion facilities in the WC zones:

22 (1) The minimum lot size for special occasion facilities shall be twenty (20)
23 gross acres in the WC-W zone and ten (10) gross acres in the WC-WE zone
24 in conjunction with a winery. That requirement shall be hundred (100) acres
25 in the WC-E zone in conjunction with a commercial equestrian
26 establishment.

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- (2) A maximum of five (5) guests shall be permitted per gross acre for a special occasion facility as defined in prior section.
- (3) The minimum setback requirements shall be one hundred feet (100’); except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback shall be three hundred feet (300’).
- (4) The maximum height for special occasion facilities shall be thirty feet (30’) on a single level building pad and forty feet (40’) on a terraced building pad, when the tallest elevation is measured from the lowest finished floor level.
- (5) Buildings and structures shall be designed in a “rural”, “equestrian” or “wine country” theme.
- (6) Loading, trash, and service areas shall be screened by structures or landscaping and shall also be located and designed in such a manner as to minimize noise and odor issues to adjacent properties.
- (7) Automobile parking spaces shall be provided as required by Section 18.12 of this ordinance and shall be consistent with the rural standards of Temecula Valley Wine Country Policy Area of the Riverside County General Plan.
- (8) All special occasion facilities shall conduct a noise study, or an acoustical analysis if an outdoor facility is proposed. In addition, a proponent of the special occasion facility may be required to enter into a “good neighbor agreement” with the surrounding neighbors.
- (9) Outside storage areas and the material therein shall be screened with structures or landscaping.

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

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6 f. Lodging Facility Standards

7 The following standards shall apply to all lodging facilities (Bed and Breakfast Inns,
8 Country-inns, Hotels and Resorts) in the WC zones:

9 (1) In the WC-W zone, the minimum lot size for a lodging facility shall be
10 twenty (20) gross acres.

11 (2) In the WC-WE zone, the minimum lot size for a lodging facility in
12 conjunction with a vineyard shall be five (5) gross acres.

13 (3) In the WC-WE zone, the minimum lot size for a lodging facility
14 conjunction with a winery shall be ten (10) gross acres

15 (4) The minimum lot size for resorts in conjunction with a winery shall be forty
16 (40) gross acres.

17 (5) A maximum of two (2) bedrooms per gross acre shall be permitted for a
18 lodging facility.

19 (6) Golf-courses may only be considered with a resort as identified in prior
20 section.

21 (7) Day spas and professional culinary academies shall only be allowed in
22 conjunction with a lodging facility as identified in prior section.

23 (8) Buildings and structures shall be designed in a "rural", "equestrian" or
24 "wine country" theme.

25 (9) The minimum setback requirements shall be fifty feet (50'); except when
26 the site is located next to Rancho California Road, Monte De Oro Road,
27 Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,
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1 Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del
2 Vino Road, and Highway 79 South where the minimum setback
3 requirement shall be one hundred feet (100').

4 (10) The maximum height for country-inns and hotels shall be thirty feet (30')
5 on a single level building pad and forty feet (40') on a terraced building
6 pad, when the tallest elevation is measured from the lowest finished floor
7 level.

8 (11) Resort buildings shall be a maximum of three-stories high and shall not
9 exceed fifty feet (50') in height.

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

13 (13) Automobile parking spaces shall be provided as required by Section 18.12
14 of this ordinance and shall be consistent with the rural standards of the
15 Temecula Valley Wine Country Policy Area of the Riverside County
16 General Plan.

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

19 (15) All roof mounted mechanical equipment shall be screened from the ground
20 elevation view to a minimum sight distance of thirteen hundred twenty feet
21 (1,320').

22 g. Commercial Equestrian Establishment Standards:

23 The following standards shall apply to all commercial equestrian establishments in the
24 WC-E zone:

25 (1) The minimum lot size for a commercial equestrian establishment shall be
26 ten (10) gross acres.

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- (2) A minimum of twenty (20) enclosed stalls shall be required in a commercial equestrian establishment.
- (3) At least seventy-five percent (75%) of the net lot area shall be set-aside for permanent equestrian lands prior to issuance of a building permit.
- (4) The minimum setback requirements shall be fifty feet (50’); except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100’).
- (5) The maximum height of a building or structure shall be thirty feet (30’) on a single level building pad and forty feet (40’) on a terraced building pad when the tallest elevation is measured from the lowest finished floor level.
- (6) Buildings and structures shall be designed in a “rural”, “equestrian” or “wine country” theme. The establishment shall be designed in a manner that provides a sanitary and healthful environment for the horses.
- (7) Enclosed commercial stalls shall provide a minimum of 12’x12’ space per horse.
- (8) Outdoor corrals may be partially covered; however, they shall provide a minimum of 12’x12’ space per horse.
- (9) Automobile parking spaces shall be provided as required by 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.
- (10) Corrals, exercise rings and arenas, and any other disturbed soil area shall be regularly watered or otherwise treated to prevent the emanation of dust.

1 (11) Manure disposal shall be managed to discourage breeding grounds for flies
2 and pests. Periodic disking of manure into fields to improve the footing of
3 the soil and to eliminate flies and pests may be permitted. If on-site
4 composting can be achieved, the compost area shall be sited away from any
5 waterways and residential units. Temporary waste storage and compost area
6 shall be located at least fifty feet (50') from waterways and hundred feet
7 (100') from existing residential dwelling(s) or adjacent lot.

8 SECTION 14.97. DESIGN GUIDELINES

9 In deciding whether to approve an application for a conditional use permit, a plot
10 plan, or other land-use permits, the County shall consider the extent to which the application complies
11 with the provisions of this article and the Wine Country Design Guidelines (the Guidelines). Applicants
12 are strongly advised to consider the County approved Guidelines in formulating the above-referenced
13 applications.”

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