

1 **ORDINANCE NO. 348.4638**

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3 **AN ORDINANCE OF THE COUNTY OF RIVERSIDE**
4 **AMENDING ORDINANCE NO. 348**
5 **RELATING TO ZONING**

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

7 Section 1. Section 14.71 of Ordinance No. 348 is amended to read as follows:

8 “SECTION 14.71. INTENT. The Board of Supervisors (“Board”) finds that
9 there is a need in the County of Riverside for a zone classification within the
10 “Citrus Vineyard Rural Policy Area” of the Riverside County General Plan that
11 would encourage agricultural cultivation, vineyards, and wineries, that would
12 preserve the rural lifestyle, wine-making atmosphere and long term viability of the
13 wine-industry where such activities are occurring and that would protect such areas
14 from incompatible uses which could result in reduced agricultural productivity and
15 increased urbanization within the policy area.

16 The Citrus/Vineyard (C/V) zone classification is intended to meet the above-
17 referenced objectives. Limited incidental commercial uses, such as wine sales,
18 sampling rooms, restaurants, delicatessens, bed and breakfast inns, hotels and
19 special occasion facilities shall be permitted only when they are secondary, and
20 directly related, to the agricultural operations as defined in Section 14.72. The
21 intent of allowing limited incidental commercial uses is to provide economic
22 viability to the primary vineyard and winery operations. In conjunction with
23 development, the use of rural road standards as outlined on Ordinance No. 460
24 (Regulating the Division of Land) shall be implemented so as to reinforce the rural
25 intent of this zone classification. The introduction of curbs, gutters, and streetlights
26 shall be discouraged.

27 In addition, the Board finds that there is a need for additional development
28 standards within the “Citrus Vineyard Policy Area” of the Riverside County

1 General Plan that would enhance winemaking atmosphere and long-term viability
2 of the wine-industry. The Board further finds that there is a need for allowing
3 clustering of residential density to encourage permanent preservation of vineyards
4 and innovation in design, planning, and management of new tract maps and parcel
5 maps within the Citrus Vineyard Policy Area of the General Plan.”

6 Section 2. Subsection g. of Section 14.72 of Ordinance No. 348 is amended to read as
7 follows:

8 “g. VINEYARD. A farm where grapevines are planted, grown, raised or
9 cultivated for the purpose of producing grape wine.”

10 Section 3. New subsections d. and e. are added to Section 14.72 of Ordinance No. 348
11 to read as follows:

12 “d. GRAPES. A smooth-skinned fruit that grows in clusters on vines, the juice
13 of which is fermented to make grape wine.”

14 “e. GRAPEVINES. Vines used to grow grapes.”

15 Section 4. Existing subsections d., e., f., g., and h. of Section 14.72 of Ordinance No.
16 348 are relettered as subsections f., g., h., i., and j. respectively.

17 Section 5. Subsection b.(3) of Section 14.73 of Ordinance No. 348 is amended to read
18 as follows:

19 “(3) The following appurtenant and limited incidental commercial uses, only with
20 an established on-site vineyard and a minimum gross parcel size of five (5) acres:
21 Bed and breakfast inns, and day spas and cooking schools only in conjunction with
22 a bed and breakfast inn.”

23 Section 6. Existing subsection 1. of Section 14.74 of Ordinance No. 348 is designated
24 as subsection a.

25 Section 7. New subsection e. is added to Section 14.74 of Ordinance No. 348 to read
26 as follows:

27 “e. The following standards shall apply to all special occasion facilities in the C/V
28 zone where a winery is not located on the same or a contiguous parcel:

- 1 (1) The minimum lot size for a special occasion facility shall be ten (10) gross
2 acres in conjunction with on-site vineyards.
- 3 (2) Seventy-five percent (75%) of the net lot area shall be planted in vineyards
4 prior to issuance of a building permit.
- 5 (3) Buildings and structures shall be designed in a “rural” or “wine country”
6 theme.
- 7 (4) Minimum front, side and rear yard requirements shall be one hundred feet
8 (100’); except when the site is located next to Rancho California Road,
9 Monte De Oro Road, Anza Road, Pauba Road, De Portola Road, Buck
10 Road, Borel Road, or Butterfield Stage Road, the minimum front yard
11 requirement shall be three hundred feet (300’).
- 12 (5) Maximum height for special occasion facilities shall be thirty feet (30’) on a
13 single level building pad and forty feet (40’) on a terraced building pad,
14 when the tallest elevation is measured from the lowest finished floor level.
- 15 (6) Loading, trash, and service areas shall be screened by structures or
16 landscaping and shall also be located and designed in such a manner as to
17 minimize noise and odor issues to adjacent properties.
- 18 (7) Automobile parking spaces shall be provided as required by Section 18.12
19 and shall be consistent with the rural standards of the “Citrus Vineyard
20 Rural Policy Area” of the Riverside County General Plan.
- 21 (8) Outside storage areas and the material therein shall be screened with
22 structures or landscaping.
- 23 (9) All roof mounted mechanical equipment shall be screened from the ground
24 elevation view to a minimum sight distance of thirteen hundred twenty feet
25 (1,320’).”

26 Section 8. Existing subsections e., f., and g. of Section 14.74 of Ordinance No. 348 are
27 relettered as subsections f., g., and h. respectively.

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