

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)

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

A. ALLOWED USES. The following uses are allowed:

1. One-family dwelling.
2. Cottage Industry provided activities are limited to knitting, basket making, sewing, quilting, pottery, scrap booking and cooking classes or services; no more than one full-time employee engages in cottage industry activities on site at any one time; no more than 10 customers visit the site at any given time; no customer lodging occurs on site without an approved Cottage Inn.
3. Class I Equestrian Establishment provided the facility's average daily visitor trips do not exceed one hundred (100) per day.
4. Vineyards, equine lands, nurseries (wholesale only), greenhouses, orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetable, flower and herb gardening on a commercial scale. The drying, packing (other than canning), freezing and other accepted methods of processing the produce resulting from such allowed uses, when such processing is primarily in conjunction with a farming operation and further provided that the permanent buildings and structures used in conjunction with such processing operations are constructed in compliance with the requirements of Ordinance No. 457.

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5. The noncommercial keeping or raising of not more than 12 mature female crowing fowl on lots from 20,000 square feet to 40,000 square feet. The noncommercial keeping or raising of not more than 50 mature female crowing fowl and ten mature male crowing fowl on lots 40,000 square feet or larger.
6. The noncommercial keeping or raising of cattle, horses, sheep, goats including the grazing and supplementary feeding of such animals, provided they are kept, fed and maintained a minimum of 50 feet from any property line. The maximum number of animals allowed, except for sheep and goats, shall be five (5) per acre of the total area of the premises. The maximum number of sheep or goats shall be 15 per acre of the total area of the premises. The provisions of this subsection apply to mature breeding stock, maintenance stock and similar farm stock, and shall not apply to the offspring thereof, if such offspring are being kept solely for sale, marketing or slaughtering prior to the age of maturity. In all cases the allowable number of animals per acre shall be rounded to the nearest whole number.
7. The systematic rotation of animals for grazing is allowed so long as the total number of animals does not exceed the maximum allowed pursuant to Section 14.96.a.(6) herein. Notwithstanding the foregoing, there shall be no limit to the allowable number of sheep which may be temporarily grazed on any premises when the grazing is for the purpose of cleaning up unharvested crops, provided that such grazing is not

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conducted for more than four weeks in any six month period and that the total number of sheep permanently kept on the premises does not exceed the maximum allowed.

8. Poultry (excluding crowing fowl) and rabbits for the use of the occupants of the premises only. All poultry and rabbits shall be kept in an enclosed area located not less than 50 feet from any lot line.
9. On lots 20,000 square feet or larger, the noncommercial keeping, raising or breeding of guinea pigs, parakeets, chinchillas, or other similar small fowl or animals (excluding crowing fowl and mink), provided that all such uses are kept and maintained in an enclosed area located not less than 50 feet from any lot line.
10. On lots of not less than 20,000 square feet or larger, the noncommercial keeping or raising of not more than two (2) miniature pigs.
11. Farms or facilities for the selective or experimental breeding and raising of horses, cattle, sheep, and goats subject to the limitations set forth in subsection a.(6) herein.
12. Future Farmers of America or 4-H projects.
13. 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.
14. Employee housing meeting the requirements, as determined by the Planning Director, set forth in Health and Safety Code section 17021.8, as may be amended, or consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household. Review of determinations that employee housing meets the requirements set forth in Health and Safety Code section 17021.8 shall be processed and considered by the Planning Commission in accordance with Health and Safety Code section 17021.8.(c).

Amended Effective:
Ordinance No. 348.4950 Item 21.3 of 3/2/2021 (Effective
Date: 4/1/2021)

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

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on a lot being farmed and may be occupied by the owner, operator or employee of the farming operation as a one family dwelling provided that:

- a. The dwelling is not rented or offered for lease.
 - b. The dwelling is located not less than 50 feet from any lot line.
 - c. The dwelling is screened from view from the front lot line by shrubs or trees.
 - d. The arrangement of the dwelling, sanitary facilities and utilities conforms with all requirements of law including requirements of the County Public Health Department and the County Building and Safety Department.
 - e. The total number of such additional dwellings for any farm shall not exceed four.
2. A temporary stand for the display and sale of agricultural products of any authorized use that are produced on the lot where such stand is located or are produced on contiguous lots owned or leased by the owner or occupant of the premises. The temporary stand shall be operated by the producer of the agricultural products. The duration of sales from the temporary stand shall not exceed a period of three continuous months or a total of six months during any calendar year. The stand shall not exceed 300 square feet and shall not include any permanent building or structure. Off-street parking shall be provided as required in Section 18.12 of Ordinance No. 348, except that no paving shall be required.
 3. Cottage Inn provided the use is conducted within a one family dwelling unit, is secondary to the principal use of the one family dwelling as a residence and employs no more than two persons who are not residents of the one family dwelling.
 4. Class I, II 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 conjunction with an established onsite equine land and a minimum parcel size of twenty (20) gross acres:
 - a. Petting Zoo;
 - b. Polo-grounds;

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- c. Horse show facility;
- d. Western style store, such as but not limited to, saddle and harness shop, tack shop, feed and grain store, custom-crafted equestrian goods shop; and,
- e. Delicatessen or restaurant; drive thru restaurants shall not be permitted.

C. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.

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

- 1. Employee housing meeting the requirements, as determined by the Planning Director, set forth in Health and Safety Code section 17021.8, as may be amended, or consisting of more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household. Review of determinations that employee housing meets the requirements set forth in Health and Safety Code section 17021.8 shall be processed and considered by the Planning Commission in accordance with Health and Safety Code section 17021.8.(c).

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- 2. 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 fifty (50) gross acres:
 - a. Petting Zoo;
 - b. Polo-grounds;
 - c. Horse show facility;
 - d. Western style 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.
- 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:

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- 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 for subdivisions shall be ten (10) gross acres. On flag lots, the minimum lot size shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

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- 2. LOT WIDTH. Lots shall have a minimum average width of two hundred feet (200').
- 3. LOT DEPTH. The minimum average lot depth shall be 100 feet.
- 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.

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- d. The minimum road right of way setback for buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum road right of way setback shall be one hundred feet (100'). The minimum one hundred foot (100') setback requirement does not apply when it makes a single lot undevelopable for a one family dwelling. In such an event, the minimum fifty foot (50') setback requirement shall apply to the lot.
 - e. The minimum road right of way setback for permanent buildings and structures used in conjunction with drying, processing, and packing operations shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100').
 - f. The minimum road right of way setback for all Special Occasion Facility buildings and structures shall be one hundred feet (100'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be three hundred feet (300').
 - g. The minimum road right of way setback for all winery buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100').
5. **HABITABLE STORIES.** The number of habitable stories above a building's lowest above ground finished floor shall not exceed two (2).
6. **HEIGHT.**
- a. The maximum height for a building shall not exceed forty feet (40'). Architectural elements such as spires, minarets, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space.

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- b. The maximum height for a structure shall exceed fifty feet (50') in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no

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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 focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining property.
 13. On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements.
 14. All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard and equine 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-E zone:
1. Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.
 2. Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.
 3. Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.
 4. No amplified sound shall be permitted outdoors, except for the following:
 - a. Polo grounds;

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- b. Horse racing track;
 - c. Rodeo arena; or,
 - 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

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occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery.

2. To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards.
3. The seventy-five (75%) planting requirement shall not include water features, natural or man-made lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or his designee.
4. Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre. Olive trees used to meet the above planting requirement shall have a minimum average density of 100 olive trees per acre.
5. The seventy-five (75%) planting requirement shall be maintained for the life of the permit.
6. No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved.
7. Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Beverage Control.
8. A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales shall be grown in Riverside County, except during the following:
 - a. When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption.
 - b. The first two years from the plot plan's or conditional use permit's effective date.

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

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10. A Class I Winery shall be less than 1,501 square feet in size.
11. 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.
18. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of thirteen hundred twenty feet (1,320').