

EXISTING ORDINANCE WITH RED LINE TEXT CHANGES

ORDINANCE NO. 348.4638

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348
RELATING TO ZONING

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

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

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

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

In addition, the Board finds that there is a need for additional development standards within the “Citrus Vineyard Policy Area” of the Riverside County General Plan that would enhance winemaking atmosphere and long-term viability of the wine-industry. The Board further finds that there is a need for allowing clustering of residential density to encourage

1 permanent preservation of vineyards and innovation in design, planning, and management
2 of new tract maps and parcel maps within the Citrus Vineyard Policy Area of the General
3 Plan.”

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

5 “g. “VINEYARD”. A farm where grapevines are planted, grown ~~or~~ raised ~~in~~
6 ~~in a vineyard.~~.”

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

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

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

12 Section 4. Subsection h. of Section 14.72 of Ordinance No. 348 is amended to read as follows:

13 “h. “WINERY”. An agricultural facility designed and used to crush, ferment, ~~and~~
14 process grapes into wine.”

15 Section 5. Existing subsections d., e., f., g., and h. of Section 14.72 of Ordinance No. 348 are
16 relettered as subsections f., g., h., i., and j. respectively.

17 Section 6. Subsection b.(3) of Section 14.73 of Ordinance No. 348 is amended to read as
18 follows:

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

21 ~~(a) Special occasion facility; or~~

22 ~~(b) Bed and breakfast inns, and day spas and cooking schools only in~~
23 ~~conjunction with a bed and breakfast inn.”~~

24 Section 7. Existing subsection 1. of Section 14.74 of Ordinance No. 348 is designated as
25 subsection a.

26 Section 8. New subsection e. is added to Section 14.74 of Ordinance No. 348 to read as
27 follows:

28 “e. The following standards shall apply to all special occasion facilities unaccompanied by a

winery in the C/V zone:

- (1) The minimum lot size for a special occasion facility shall be ten (10) gross acres in conjunction with on-site vineyards.
- (2) Seventy-five percent (75%) of the net lot area shall be planted in vineyards prior to issuance of a building permit.
- (3) Buildings and structures shall be designed in a “rural” or “wine country” theme.
- (4) Minimum front, side and rear yard requirements shall be one hundred feet (100’); except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Pauba Road, De Portola Road, Buck Road, Borel Road, or Butterfield Stage Road, the minimum front yard requirement shall be three hundred feet (300’).
- (5) 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.
- (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 and shall be consistent with the rural standards of the “Citrus Vineyard Rural Policy Area” of the Riverside County General Plan.
- (8) Outside storage areas and the material therein shall be screened with structures or landscaping.
- (9) 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’).”

Section 9. Existing subsections e., f., and g. of Section 14.74 of Ordinance No. 348 are relettered as subsections f., g., and h. respectively.

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1 Section 10. This ordinance shall take effect thirty (30) calendar days after its adoption.

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3 BOARD OF SUPERVISORS OF THE COUNTY
4 OF RIVERSIDE, STATE OF CALIFORNIA

5
6 By: _____
7 Chairman, Board of Supervisors

8
9 ATTEST:

10 KECIA HARPER-IHEM
11 Clerk of the Board

12 By: _____
13 Deputy

14
15 (SEAL)

16
17
18 APPROVED AS TO FORM:
19 April __, 2009

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21 By: _____
22 DAVID H. K. HUFF
23 Deputy County Counsel

EXISTING ORDINANCE REFLECTING
NEW CHANGES

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