ARTICLE XIVb C/V ZONE (CITRUS/VINEYARD)

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 the 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, hotels and special occasion facilities 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 permanent preservation of vineyards and innovation in design, planning, and management of new tract maps and parcel maps within the Citrus Vineyard Policy Area of the General Plan.

Amended Effective:
04-14-00 (Ord. 348.3928)
12-16-03 (Ord. 348.4147)
02-09-06 (Ord. 348.4321)
Ord. 348.4638 Item 16.5 of 04/14/09 (Effective Date: 05/14/09))

SECTION 14.72. DEFINITION.

For purposes of this article (relating to Citrus Vineyard Zone) only, the following terms are defined as:

A. "BED AND BREAKFAST INN". Usually a dwelling unit, but sometimes a small facility, with 10 or fewer rooms, which provides lodging and breakfast for temporary overnight occupants, in return for compensation.

B. "CLUSTERED DEVELOPMENT". A Development, in which the allowed number of dwelling units (density yield) are placed in closer proximity than usual, with a purpose of permanently preserving vineyards.

C. "COUNTRY INN". A mid-size facility, usually an extension of the main dwelling unit, with 11 to 20 rooms, which provides lodging, and breakfast for temporary overnight occupants,

in return for compensation.

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

E. GRAPEVINES. Vines used to grow grapes.

F. "HOTEL". A large separate facility, with 21 or more rooms or suites, which provides lodging and breakfast (but no provision for cooking in rooms or suites) for temporary overnight occupants, in return for compensation.

G. "PRODUCTION LOT". An independent lot of twenty (20) acres gross or more that is set-aside for planting vineyards through a deed-restriction, fee-title purchase, or other conservation mechanism.

H. "SPECIAL OCCASION FACILITY". An outdoor facility, in conjunction with a dwelling unit or a winery, which may include a structure or building, which is used on special occasions for public assembly for a specific period of time in return for compensation. Special occasions may involve, but not be limited to, weddings, concerts, parties, spectator oriented events or other celebrations.

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

J. "WINERY". An agricultural facility designed and used to crush, ferment, and process grapes into wine.

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SECTION 14.73. USES PERMITTED.

A. The following uses are permitted in the C/V Zone:

1. One-family dwellings.

2. Vineyards; groves; field crops; flower, vegetable, and herb gardening; orchards; apiaries; the drying, processing and packing (other than canning) of fruits, nuts, vegetables and other horticultural products where such drying, processing or packing is primarily in conjunction with an agricultural operation or an incidental commercial use as defined by Riverside County General Plan policies and the provisions of this zone, and provided that the permanent buildings and structures used in conjunction with such drying, processing, and packing operations are not nearer than fifty feet (50') from the boundaries of the premises.

3. The grazing of horses, cattle, sheep, goats or other farm stock, excluding hogs, including the supplementary feeding thereof, 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. For the grazing of sheep or goats, the permissible number of animals per gross acre may be multiplied by three (3), except that there shall be no limit to the permissible number of sheep which may be grazed per gross acre when the grazing is for the purpose of cleaning up unharvested crops, provided that such grazing is not conducted for more than four (4) weeks in any six (6) month period. The provisions of this paragraph 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, fed or maintained solely for sale, marketing or slaughtering at the earliest practical age of maturity. In all cases, the permissible number of animals per gross acre shall be computed upon the basis of the nearest equivalent ratio.

4. 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 (3) above.

5. The outside storage of materials such as irrigation equipment and farming machinery is allowed provided the materials are used in conjunction with a farm. Otherwise, the amount of outside storage materials is limited to one hundred (100) square feet with a maximum height of three feet (3') on parcels less than one-half (½) acre and two hundred (200) square feet with a maximum height of three feet (3') for parcels on one-half (½) acre or more.

B. The following uses are permitted in the C/V Zone provided a plot plan has first been obtained pursuant to Section 18.30. The plot plan may include conditions of approval to assure that the uses proposed are compatible with the surrounding area.

1. An additional one-family dwelling, including mobile homes on permanent foundations, excluding the principal dwelling, shall be allowed for each ten (10) gross acres being farmed. Said additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one-family residence provided:

   a. The dwelling units are located not less than fifty feet (50') from any property line.

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

   c. The number of dwelling units per parcel for employees shall not exceed four (4) per established farming operation.

d. The arrangement of the dwelling units, sanitary facilities and utilities conform to all of the requirements of the County Health Department, County Building and Safety Department and State Law.

2. Public utility facilities, including water works facilities, both public and private, intended primarily for the production and distribution of water for irrigation purposes.

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

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

   a. Special occasion facility; or,

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

5. Wineries, in conjunction with the following appurtenant and incidental commercial uses, only with an established on-site vineyard and a minimum gross parcel size of ten (10) acres.

   a. Wine sampling room.

   b. Retail wine sale and/or gift sale.

   c. Special occasion facility

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

6. Wineries, in conjunction with the following appurtenant and incidental commercial uses, only with an established on-site vineyard and a minimum gross parcel size of fifteen (15) acres.

   a. Wine sampling room.

   b. Retail wine sale and/or gift sale.

   c. Special occasion facility.

   d. Country inns or Delicatessens and/or restaurants; however, drive-thru restaurants are not permitted.

7. Wineries, in conjunction with the following appurtenant and incidental commercial uses, only with an established on-site vineyard and a minimum gross parcel size of twenty (20) acres:

   a. Wine sampling room

   b. Retail wine sale and/or gift sale.

   c. Special occasion facility.

   d. Hotels and day spas and cooking schools only in conjunction with hotels.

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

8. A permanent stand for the display and sale of agricultural products of any permitted use provided that production occurred on the premises where such stand is located, or upon contiguous lands owned or leased by the owner or occupant of the premises.

9. Eighteen (18)-hole Golf Courses.

10. Child Day Care Center.

Amended Effective:
Ord. 348.4596 Item 16.2 of 02/10/09 (Effective Date: 03/12/09)

C. The following uses are permitted in the C/V Zone provided a conditional use permit has first been obtained pursuant to Section 18.28.:

1. Commercial stables and equestrian training facilities.

2. Commercial horse, sheep, goat and/or cattle breeding operations.

3. Farm labor camps.

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SECTION 14.74. DEVELOPMENT STANDARDS.

A. The following general standards shall apply to all development in the C/V zone:

1. Lots shall have a minimum average width of two hundred feet (200').

2. Lots shall be provided with adequate water service by either a district water system or by individual wells.

3. Adequate soil percolation for septic use shall be required.

4. The circulation system within the area shall be able to accommodate the projected increase in traffic from the proposed land use.

5. 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.

6. Curbs, and gutters and streetlights shall be discouraged.

7. Development shall be coordinated with existing and planned recreational trails and bike paths, when appropriate.

8. All new utilities shall be installed underground except electrical lines rated at 33kV or greater.

9. All exterior lighting shall comply with applicable requirements of Ordinance No. 655 to ensure a clear nighttime view for Mt. Palomar Observatory. Compliance with the low-sodium lighting provisions of Ordinance No. 655 shall be required.

10. All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar area, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining property. All non-essential lighting shall be operated by a timer and shall be turned off at the close of business.

11. On-site advertising signs shall be compatible with the wine-making atmosphere established by the "Citrus Vineyard Rural Policy Area" policies of the Riverside County General Plan and shall be in compliance with County requirements concerning signage.

B. The following standards shall apply to all residential developments in the C/V zone:

1. The minimum lot size shall be ten (10) gross acres except for existing non-conforming parcels and residential developments that cluster their density.

2. Minimum front yard requirements shall be fifty feet (50'); 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') for new parcel and tract maps.

3. Minimum side and rear yard requirements shall be thirty feet (30').

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

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

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

C. The following standards for clustering shall apply to residential developments that propose to cluster their density yield in the C/V zone:

1. Unique site characteristics, such as natural topography, soil quality, drainage patterns, scenic vistas etc. shall be identified and considered in site planning.

2. One (1) dwelling unit shall be allowed for every five (5) gross acres.

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

4. At least fifty percentage (50%) of net project area shall be set-aside for planting vineyards through either a production lot and/or deed-restricted easements (depending upon the scale of the project) prior to tentative approval of the subdivision map.

5. The set-aside areas (production lot and/or deed-restricted easements) shall be planted in vineyards prior to issuance of building permit for dwelling units. The planting of vineyards shall be phased in conjunction with issuance of building permits.

6. A clustered development for a tract map consisting forty (40) gross acres or more, shall provide at least one (1) production lot, in conjunction with deed-restricted easements if need be.

7. A Production lot that provides 25 gross acres or more shall be allowed a winery facility. However, any other incidental commercial uses, such as eating, living or lodging establishments, shall not be allowed in conjunction with the winery or the production lot.

8. The set-aside areas (production lot and/or deed-restricted easements) shall be maintained for production of grapes in perpetuity by a property owner, Home Owners Association, the county, or a county authorized entity, as defined in the Conditions of Approval.

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

10. On-site improvements for clustered lots, such as roads, signage, parking, street furniture, exterior lighting, etc. shall be compatible with the wine-making atmosphere established by the "Citrus Vineyard Rural Policy Area" policies of the Riverside County General Plan and shall be in compliance with other County requirements.

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

D. The following standards shall apply to all wineries in the C/V zone:

1. The minimum lot size shall be ten (10) gross acres for wineries.

2. Seventy-five percent (75%) of the net lot area shall be planted in vineyards prior to issuance of a building permit.

3. At least 75% of the grapes utilized in wine production and retail wine sales shall be grown or raised on site or within the county except in the following situations:

   a. A project proponent for a new winery shall be able to request an exemption for the first three years, and two one year extension of time, after the issuance of building permit.

   b. The Temecula Valley Winegrowers Association shall be able to request a revocation for a specific amount of time for all the wineries within the policy area during adverse environmental circumstances or extreme economic conditions.

4. A winery facility shall have a capacity to produce at least 3,500 gallons of wine annually.

5. A winery facility (buildings or structures) shall be at least fifteen hundred (1,500) square feet in size.

6. Buildings and structures shall be designed in a "rural" or "wine country" theme.

7. Minimum front, side and rear yard requirements shall be fifty feet (50'); 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 one hundred feet (100').

8. No building or structure shall exceed fifty feet (50') in height unless a greater height is specifically permitted pursuant to Section 18.34.

9. 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.

10. 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 nuisances to adjacent properties.

11. Outside storage areas shall be screened from view by structures or landscaping.

12. 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').

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

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').

F. The following standards shall apply to all lodging facilities (bed and breakfast inns, country

inns, and hotels) in the C/V zone:

1. The minimum lot size for bed and breakfast inns shall be five (5) gross acres in conjunction with on-site vineyards and ten (10) gross acres in conjunction with an established winery.

2. The minimum lot size for country inns shall be ten (10) gross acres in conjunction with on-site vineyards and fifteen (15) gross acres in conjunction with an established winery.

3. The minimum lot size for hotels shall be twenty (20) gross acres in conjunction with an established on-site winery.

4. A maximum of two (2) bedrooms shall be permitted per gross acre for a lodging facility as defined in Section 14.72.

5. Seventy-five percent (75%) of the net lot area shall be planted in vineyards prior to issuance of a building permit.

6. Buildings and structures shall be designed in a "rural" or "wine country" theme.

7. Minimum front, side and rear yard requirements shall be fifty feet (50'); 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 one hundred feet (100').

8. Hotels shall be located along Rancho California Road, Monte De Oro Road, Anza Road, Pauba Road, De Portola Road, Buck Road, Borel Road, or Butterfield Stage Road.

9. Maximum height for bed and breakfast inns and country inns 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. Hotels shall be maximum three-storied high and shall not exceed fifty feet (50') in height unless a greater height is specifically permitted pursuant to Section 18.34.

10. 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.

11. 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.

12. Outside storage areas and the material therein shall be screened with structures or landscaping.

13. 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').

G. The following standards shall apply to all 18-hole golf course developments in the C/V zone:

1. An area equal to fairways, tee boxes and greens, clubhouse and parking lot shall be committed to vineyards within the project site.

2. The acreage for 18-hole golf courses and its required agricultural uses may be part of deed-restricted easements integrated into residential parcels within the project site.

H. Design Guidelines.

In deciding whether to approve an application for a conditional use permit, a plot plan, or other land-use permits, the County shall consider the extent to which the application complies with the provisions of this article and the Citrus Vineyard Policy Area Design Guidelines (the Guidelines). Applicants are strongly advised to consider the County approved C/V Zone Guidelines in formulating the above-referenced applications.

Added Effective:
02-09-06 (Ord. 348.4321)

Ord. 348.4638 Item 16.5 of 04/14/09 (Effective Date: 05/14/09)

SECTION 14.75. EFFECTIVE DATE.

The provisions of this article shall take effect thirty (30) calendar days after their adoption.

Added Effective:
02-09-06 (Ord. 348.4321)