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17.14.200.ord
01/16/09



ORDINANCE NO. 4808

THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES ORDAIN AS FOLLOWS:

Section 1. Section 17.14.200 of Chapter 17.14 of Title 17 of the El Dorado County Ordinance Code is hereby removed in its entirety.

Section 2. Section 17.14.200 of Chapter 17.14 of Title 17 of the El Dorado County Ordinance Code is hereby added as follows.

17.14.200 Wineries

A. Purpose. The purpose of the winery ordinance is to:

1. Provide for the orderly development of wineries and accessory uses within specified agricultural zones and specified residential zones to ensure compatibility with adjacent land uses (General Plan Policy 2.2.5.21.)
2. To encourage the economic development of the local agricultural industry by allowing for the direct sales and marketing of value added products (General Plan Policy 10.1.5.4.)
3. To implement General Plan policies that encourages development of agricultural-related uses while protecting the agricultural character and long-term agricultural production of agricultural lands. (General Plan Policies: 8.2.2.1, 8.2.4.2., 8.2.4.3, 8.2.4.4, and 8.2.4.5)

B. Wineries and Accessory Uses. Those uses identified as "by right" are subject to compliance with all applicable provisions of the Zoning Ordinance. Uses may also require grading permits, building permits, or other permits as required by the County Code. Those uses identified as permitted by Conditional Use Permit (CUP) require an Administrative Permit (17.22.350), Minor Use Permit (17,22.400) or a Special Use Permit (17.22.500) as determined by the Director of Development Services (Director).

1. Use Classifications. The winery and accessory uses are grouped into the following classes and are further defined in Section C, Winery Uses:

- Class 1: Winery (C.1)
Tasting facilities (C.2.a)
Wholesale and retail sales of wine (C.2.b)
Retail sales of merchandise and art (C.9)
Public Tours
Picnic Areas (C.8)
Marketing Events (C.2.c)
- Class 2: Special Events limited to the provisions of C.3.
- Class 3: Agricultural related museum (C.7)
Commercial kitchen facilities (on premises functions only) (C.6)
- Class 4: Commercial kitchen use for catering off-premises functions (C.10)
Distilleries (C.5)
Dining facility (C.4)
- Class 5: Special Events that exceed the provisions of C.3.a and C.3.b.

2. Uses Allowed. Wineries and accessory uses shall be allowed as set forth below (acreages are gross acreages of individual lots):

a. AE, PA, and SA Zones (20 acres or more) (Both within and outside of an Ag District): Lots Zoned AE, PA, and SA; that are 20 acres or more; with a minimum of five acres commercial vineyard; the following uses are allowed:

- By right: Class 1, Class 2, and Class 3.
- By CUP: Class 4 and Class 5.

b. AE, PA, and SA Zones (10 acre minimum) within Ag District: Lots Zoned AE, PA, and SA; that are a minimum of 10 acres, but less than 20 acres; with a minimum of five acres commercial vineyard; and are located within a General Plan Agricultural District; the following uses are allowed:

- By right: Class 1 and Class 2.
- By CUP: Class 3, Class 4, and Class 5

c. AE, PA, and SA Zones (10 acre minimum) not in Ag District: Lots Zoned AE, PA, and SA, that are a minimum of 10 acres, but less than 20 acres; with a minimum of five

acres of commercial vineyard; and are not located within a General Plan Agricultural District; the following uses are allowed:

By right: none
By CUP: Class 1, Class 2, Class 3, and Class 4

d. AP zones: In AP Zones that are a minimum of 10 acres; with a minimum of five acres of commercial vineyard; the following uses are allowed:

By right: none
By CUP: Class 1, Class 2, Class 3, and Class 4

e. RA Zone within Ag District. Lots Zoned RA; that are a minimum of 10 acres; with a minimum of five acres of commercial vineyard; and are located within a General Plan Agricultural District; the following uses are allowed:

By right: Class 1
By CUP: Class 2, Class 3, and Class 4

f. RA Zone, not in Ag District. Lots zoned RA; that are a minimum of 10 acres; with a minimum of five acres of commercial vineyard; and are not located within a General Plan Agricultural District; the following uses are allowed:

By right: none
By CUP: Class 1, Class 2, and Class 3

g. RE Zone, within an Ag District. Lots zoned RE; that are a minimum of 10 acres; with a minimum of five acres of commercial vineyard; and are located within a General Plan Agricultural District; the following uses are allowed:

By right: Class 1
By CUP: Class 2, Class 3, and Class 4

h. RE Zone, not in Ag District. Lots zoned RE; that are a minimum of 10 acres; with a minimum of five acres of commercial vineyard; and are not located within a General Plan Agricultural District; the following uses are allowed:

By right: none
By CUP: Class 1, Class 2, and Class 3

3. Table of Uses Allowed. Table B.3 Uses Allowed represents the same use provisions of B.2, except presented in a table format for ease of use and quick reference. Where there are discrepancies between Section B.2 and Table B.3, the text of Section B.2 shall prevail.