

**Winery Ordinance - Comparison of main differences of the "by right" uses:**

	Existing	Proposed
1.	No limits on numbers of events, up to 250 persons capacity.	Limited to 52 times, with 150 capacity
2.	No limit on promotional events	Limited to 24 times, with 250 capacity
3.	No limit on winery building size	Limited in size based on acreage and Ag District
4.	Marketing/Charitable events not listed, considered to be part of Special Events. (250 capacity)	Charitable limited to 12 times, 250 capacity/Marketing events are self limited to narrow list of direct-wine sale events.
5.	Regulates wineries by zoning and parcel size	Also includes provisions based on location within or outside the General Plan Agricultural District.
6.	Added zoning definitions in 2001	Proposes new definitions such as: Winery, tasting facility, additional events, and expanded definitions for: Commercial vineyards, (Distillery, and micro-winery by SUP)
7.	Dining facility not permitted.	Dining facility permitted by SUP
8.	Setbacks: 50 ft in an Ag District, 200 feet outside an Ag District	Setbacks: 50 ft in an Ag District, <b>100 feet outside an Ag District</b>
9.	Gift sales limited to 500 square feet of display area	<b>Limited to within tasting facility, not a separate structure.</b>
10.	Access to a public road required.	Access provisions include Fire Safe regulations.

Other differences: Allows by SUP the distillery, micro winery, and dining facility options.

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Submitted by Roger Trout  
 at Board Hearing of 9/11/07  
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