

EXHIBIT A-2

WINERY USES NOT LOCATED IN AN AGRICULTURAL DISTRICT

June 8, 2007

- P PERMITTED USE
- A ADMINISTRATIVE PERMIT
- T TEMPORARY USE PERMIT
- S SPECIAL USE PERMIT
- NOT PERMITTED
- ? NOT LISTED IN DRAFT ORDINANCE

Activity:	AP 10 to 19.9 ac/20+ ac	RE 10 to 19.9 ac/20+ ac	RA 10 to 19.9 ac/20+ ac	AE, PA, &SA 10 to 19.9 ac/20+ ac
Existing promotional & special events	A	A	A	A
Existing events: expanded scope or frequency	S	S	S	S
New Winery	? / S	S	S	? / P
Tasting Room: 2,500 sf /20% of winery	? / S	-	-	? / P
1,500 sf /15% of winery	? / S	-	S	? / P
1,000 sf /10% of winery	? / S	S	S	? / P
Wholesale/retail sale of wine and grape products	? / S	S	S	? / P
Retail sale of art/merchandise	? / S	S	S	? / P
Commercial kitchen: On premise events	S	-	S	? / P
Off premise events	S	-	-	S
Events: Charitable	? / S	-	S	? / P
Marketing	? / S	S	S	? / P
Promotional	? / S	-	S	? / P
Special	S	-	-	S
Restaurant/ Dining Facilities	S	-	-	S
Distilleries	S	-	-	S
Ag related museums	? / S	-	S	? / P
Public Tours	? / S	S	S	? / P
Picnic Areas	? / S	S	S	? / P

DEVELOPMENT STANDARDS (NOT WITHIN AN AGRICULTURAL DISTRICT):

	AP	RE	RA	AE, PA, &SA
ACREAGE	See zone district.	See zone district.	See zone district.	See zone district.
SETBACKS: production facilities, tasting facilities, and outdoor use areas.	100	100	100	100
SIGNS	One, unlighted, 32 square feet	One, unlighted, 32 square feet	One, unlighted, 32 square feet	One, unlighted, 32 square feet
PARKING	17.18	17.18	17.18	17.18
WINERY BUILDING AREA BASED ON PARCEL SIZE:				
10 TO 19.99 acres:	?	15,000	?	?
20 TO 39.99 acres:	?	35,000	?	?
40 plus acres.	?		?	?
Minimum size of commercial vineyard	5 acres: 218,000 square feet with a minimum of 2,200 grape vines	5 acres: 218,000 square feet with a minimum of 2,200 grape vines	5 acres: 218,000 square feet with a minimum of 2,200 grape vines	5 acres: 218,000 square feet with a minimum of 2,200 grape vines