

SEPTEMBER 8, 2008 DRAFT WINERY ORDINANCE MATRIX

Class	Use	AE, PA & SA Zoning 20+ Acres (B.2.a)	AE, PA & SA Zoning 10 -19.9 Acres Within GP Ag District (B.2.b)	AE, PA & SA Zoning 10-19.9 Acres Not In GP Ag District (B.2.c)	RE & RA Zoning 10+ Acres Within GP Ag District (B.2.e & g)	RE & RA Zoning 10+ Acres Not In GP Ag District (B.2.r & h)	AP Zoning 10+ Acres (B.2.d)
1	New Winery	By Right	By Right	CUP	By Right	CUP	CUP
1	Tasting Facilities	By Right	By Right	CUP	By Right	CUP	CUP
1	Retail Sale of Wine	By Right	By Right	CUP	By Right	CUP	CUP
1	Retail Sale of art/merchandise	By Right	By Right	CUP	By Right	CUP	CUP
1	Public Tours	By Right	By Right	CUP	By Right	CUP	CUP
1	Picnic Areas	By Right	By Right	CUP	By Right	CUP	CUP
2	Special Events: 50 to 250 PAOT* 48 Event days/year including: 12 facility rentals on less than 20 acres or 24 facility rentals for 20 acres or more	By Right	By Right	CUP	CUP	CUP	CUP
3	Ag related museums	By Right	CUP	CUP	CUP	CUP	CUP
3	Commercial kitchen for on-site use only	By Right	CUP	CUP	CUP	CUP	CUP
4	Commercial kitchen used for off-site purposes	CUP	CUP	CUP	CUP	Prohibited	CUP
4	Dining facilities	CUP	CUP	CUP	CUP	Prohibited	CUP
4	Distilleries	CUP	CUP	CUP	CUP	Prohibited	CUP
5	Special Events: With more than 250 PAOT; more than 48 event days/year; or more facility rentals then allowed	CUP	CUP	Prohibited	Prohibited	Prohibited	Prohibited

* Persons at one time

CUP = Conditional Use Permit

Submitted by Rodger
#23
at Board Hearing of 10/21/08