

# EXHIBIT A-1

## WINERY USES 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

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

DEVELOPMENT STANDARDS (WITHIN AGRICULTURAL DISTRICT):

	<b>AP</b>	<b>RE &amp; RA</b>	<b>AE, PA, &amp;SA</b>
<b>ACREAGE</b>	See zone district.	See zone district.	See zone district.
<b>SETBACKS:</b> production facilities, tasting facilities, and outdoor use areas.	50	50	50
<b>SIGNS</b>	One, unlighted, 32 square feet	One, unlighted, 32 square feet	One, unlighted, 32 square feet
<b>PARKING</b>	17.18	17.18	17.18
<b>WINERY BUILDING AREA BASED ON PARCEL SIZE:</b>			
10 TO 19.99 acres:	15,000 sq. ft.	15,000 sq. ft.	15,000 sq. ft.
20 TO 39.99 acres:	50,000 sq. ft.	50,000 sq. ft.	50,000 sq. ft.
40 plus acres.	100,000 sq. ft.	100,000 sq. ft.	100,000 sq. ft.
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