

ORDINANCE NO. 512 N.S.
AN ORDINANCE AMENDING ORDINANCE 405 N.S.,
CHAPTER 21 OF THE ZONING REGULATIONS OF THE
CITY OF EL PASO DE ROBLES, CALIFORNIA,
(WINE-TASTING ROOMS IN THE R-1 DISTRICT)

The City Council of the City of El Paso de Robles, State of California, does hereby ordain as follows:

SECTION I. Section 21.16.020 is amended by adding Subsection 10 under the column which reads: "None but the following uses or uses, which, in the opinion of the Planning Commission, are similar will be allowed." Subsection 10 shall read: "10. Wine Tasting Rooms: As specified in Section 21.21.100."

SECTION II. Section 21.21.100 is added to read as follows:

Section 21.21.100 Wine Tasting Rooms in the R-1 district.

A. Purpose and Intent: Winetasting rooms serve as outlets for the agricultural sector of the City's economy. While they are primarily a commercial land use, they have historically been located among and have proven to be compatible with agricultural-residential uses with lot sizes greater than one acre. Since they serve the City, regional and tourist markets, they are best located on highways or arterial streets at intersections with other arterials or collector streets.

B. Definition: A wine tasting room is an establishment for the tasting and retail sale of wine. Accessory uses may include the following:

- (1) Caretaker's residence (one dwelling unit);
- (2) Retail sale of food items and gifts provided that such sale is clearly subordinate to the primary use of wine tasting and sales. Subordination may be determined by square footage or gross receipts devoted to such sales.

Prohibited Accessory uses include:

- (1) Sale of alcoholic beverages other than wine
- (2) Wine-making;
- (3) Restaurants;
- (4) Cocktail lounges, nightclubs and similar establishments.

C. Permit Requirements: Use Permit and Architectural Review approval is required.

D. Location: Wine tasting rooms in the R-1 district must be located at the intersection of an arterial street and either another arterial street or collector street, as designated by the Circulation Element of the General Plan.

E. Minimum Site Size: The minimum site size shall be one and one-half acres.

F. Setbacks: Building setbacks shall be as follows:

1. Front and street side yards: 40 feet;
2. Interior yards: 40 feet.

G. Landscaping and Screening:

1. A minimum of 15 feet of the front and street side setbacks, adjacent to the property line, shall be landscaped.

2. Interior yard setbacks shall be landscaped as directed by the Planning Commission.

3. A 6 foot high decorative masonry wall may be required if necessary to protect adjacent residential or institutional uses.

4. Outdoor storage is prohibited.

5. Decorative masonry trash enclosures shall be provided.

6. Street trees shall be 24" box specimens. One tree shall be planted for every 50 feet of street frontage.

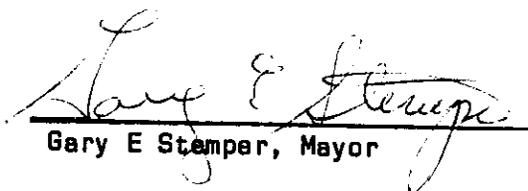
H. Development Fees: Development fees required for building permit issuance shall be calculated as if the wine tasting room were a single family residence. If a caretaker's apartment is added as an accessory use, a separate set of development fees shall be collected for the caretaker's residence as if it were a single family residence.

PASSED AND ADOPTED THIS 18th Day of February, 198⁶, by the following roll call vote:

AYES: Councilpersons Ovitt, Russell, Thorndyke & Stemper

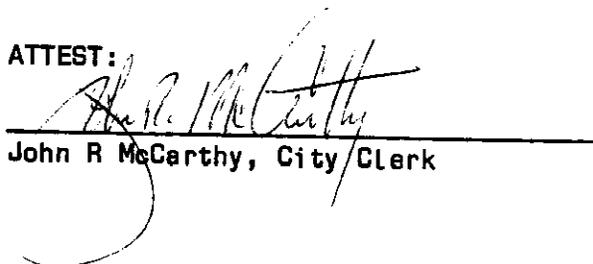
NOES: Councilwoman Cousins

ABSENT: None



Gary E Stemper, Mayor

ATTEST:



John R McCarthy, City Clerk