



County of San Diego

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March 26, 2020

Update No. 102
03-20

TO: Persons Holding Copies of the San Diego County Zoning Ordinance
FROM: Planning & Development Services
RE: AMENDMENT PAGES FOR THE COUNTY ZONING ORDINANCE

Attached are pages containing changes to the San Diego County Zoning Ordinance amended by adoption of Ordinance No. 10652 (N.S.), Ordinance No. 10653 (N.S.), effective February 29, 2020, and Ordinance No. 10661 (N.S.), effective March 26, 2020.

Ordinance Nos. 10652 and 10653 make additions and amendments to the Agriculture Promotion Ordinance, and Wholesale Limited, Boutique And Small Wineries Regulations. These amendment pages are known as Temporary Agritourism Community Events POD-19-002, adopted by the Board of Supervisors on January 29, 2020.

Ordinance No. 10661 makes additions to Part Five of the Zoning Ordinance, related to the new special area designator for former Forest Conservation Initiative properties. These amendment pages are known as the Former Forest Conservation Initiative Properties Overlay POD-19-004, adopted by the Board of Supervisors on February 26, 2020.

Please substitute these pages in your copy of the Zoning Ordinance by removing the obsolete pages and adding the new pages as follows:

REMOVE	ADD	SECTION CHANGES/DESCRIPTION
Table of Contents (1 Page)	Table of Contents (1 Page)	Update the Table of Contents to reflect new section in 5970
5025 – 5025 (1 Page)	5025 – 5025 (1 Page)	Adds FCI designator to Listings of Designators
N/A	5970-5972 (1 Page)	Adds FCI designator Overlay Title and Purpose, Application, and Requirements
6157 – 6157 (9 Pages)	6157 – 6157 (9 Pages)	Removes the Zoning Verification Permit for Small Agricultural Stores, amends existing parcel size applicability for Agritourism, and establishes criteria for Temporary Agritourism Community Events.

6910 – 6910 (1 Page)	6910 – 6910 (1 Page)	Added clarification reference to Section 6157 – to allow Temporary Agritourism Community Events at wineries.
6910 – 6910 (1 Page)	6910 – 6910 (1 Page)	Added Ord. No. and adopted date

Upon insertion of these pages, we suggest you fill in the space provided for Update No. 102 inside the front cover of your Zoning Ordinance. This will serve as a record that your copy has been updated. If you have any questions regarding this update, please contact Eric Lardy at (858) 495-5334.



Kathleen Flannery, Assistant Director
Department of Planning & Development Services

TABLE OF CONTENTS

5950	Coastal Resource Protection Regulations
5960	Unsewered Area Regulations
5970	Former Forest Conservation Initiative Properties Overlay

PART SIX: GENERAL REGULATIONS

6000	General Provisions
6100	Temporary Use Regulations
6150	Accessory Use Regulations
6200	Off-Premise Sign Regulations
6250	On-Premise Sign Regulations
6300	Performance Standards
6350	Density Bonus Program
6400	Resort Services Regulations
6450	Recreational Vehicle Park Regulations
6500	Mobilehome (Manufactured Home) Regulations
6550	Extractive Use Regulations
6600	Planned Development Standards
6700	Fencing & Screening Regulations
6750	Parking Regulations
6800	Enclosure Regulations
6850	Nonconformity Regulations
6900	Miscellaneous General Regulations
6900	Ambulance Service
6901	Cemeteries
6902	Animal Waste Processing
6903	Lot Line Locations
6904	Explosive Storage
6905	Fire Protection and Law Enforcement Services
6906	Requirements for Farm Labor Camps
6907	Crematoriums
6908	Columbaria
6909	Mini-Warehouses
6910	Wholesale Limited, Boutique and Small Wineries
6911	Emergency Shelters
6912	Community Gardens
6913	Aquaponics
6920	Cottage Industries
6930	Adult Entertainment Establishments
6935	Medical Marijuana Collective Facilities
6940	Trailer Coaches Outside Mobilehome Parks
6950	Renewable Energy
6951	Small Wind Turbine
6952	Large Wind Turbine
6954	Solar Energy System
6960	Nudist Facilities
6970	Recycling Collection Facility
6976	Marijuana Dispensaries -Non-Medical (Not Authorized Under State Law)
6975	Recycling Processing Facility
6980	Wireless Facilities

TABLE OF CONTENTS

PART SEVEN: PROCEDURES

7000	General Provisions
7050	Administrative Permit Procedure
7100	Variance Procedure
7150	Site Plan Review Procedure
7200	Administrative Appeal Procedure
7300	Zoning Verification Permit Procedure
7350	Use Permit Procedure
7400	Density Bonus Permit Procedure
7500	Zoning Ordinance Amendment Procedure
7550	Historic/Archaeological Landmark & District Designation Procedure
7600	Supplementary Administrative Procedures
7700	Enforcement Procedure

PART EIGHT: VILLAGE REGULATIONS

8000	Fallbrook Village Regulations
8100	Village 1 Zone
8200	Village 2 Zone
8300	Village 3 Zone
8400	Village 4 Zone
8500	Village 5 Zone
8600	Use Matrix
8700	Ramona Village Center Regulations
8900	Alpine Village Core Regulations

(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)

(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

(Amended by Ord. No. 10285 (N.S.) adopted 9-11-13)

(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

(Amended by Ord. No. 10463 (N.S.) adopted 4-14-17)

(Amended by Ord. No. 10661 (N.S.) adopted 2-26-20)

PART FIVE: SPECIAL AREA REGULATIONS

GENERAL PROVISIONS

5000 GENERAL INTENT OF THE SPECIAL AREA REGULATIONS.

The provisions of Section 5000 through Section 5999, inclusive, shall be known as the Special Area Regulations. The purpose of these provisions is to set forth specialized regulations which have limited application within San Diego County and which assure that consideration is provided areas of special interest or unusual value.

5010 MODIFICATIONS IMPOSED BY SPECIAL AREA REGULATIONS.

The provisions of individual special area regulations shall be in addition to regulations imposed by the Use Regulations, Animal Regulations or Development Regulations. When more than one regulation is applicable to the same subject matter within a zone, the most restrictive regulation shall apply.

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

5015 APPLICATION AND DESIGNATION.

- a. Application. A Special Area Regulation shall be deemed applicable when conditions or purposes specified within individual Special Area Regulations are found present within San Diego County and a Special Area Designator is included within a zone.
- b. Location of Designator. Designators for Special Area Regulations shall follow the designators for the Development Regulations.
- c. Notation. Special Area Regulations applicable within a zone shall be indicated by a letter pursuant to the table at Section 5025.

A dash ("-") shall indicate that there are no Special Area Regulations applicable to the property.

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

5020 USE PERMITS.

When Special Area Regulations require the issuance of a Minor Use Permit or a Major Use Permit, such permits shall only be issued when the proposed use satisfies all conditions and requirements of the Special Area Regulations and is found consistent with the intent and purpose of the applicable Special Area Regulations.

5025

5025 LISTINGS OF DESIGNATORS.
The following shall be used as appropriate.

<u>Designator</u>	<u>Special Area Designator</u>	<u>(See Section)</u>
A	Agricultural Preserve	5100-5110
B	Community Design Review Area	5750-5799
C	Airport Land Use Compatibility Plan Area	5250-5260
D	Design Review	5900-5910
E	Fault Displacement	5400-5406
F	Flood Plain	5500-5522
G	Sensitive Resource	5300-5349
H	Historic/Archaeological Landmark or District	5700-5747
J	Specific Historic District	5749
P	Planned Development	5800-5806
R	Coastal Resource Protection Area	5950-5957
S	Scenic	5200-5212
T	Unsewered Area	5960-5964
V	Vernal Pool Area	5850-5856
W	Flood Channel	5450-5472
FCI	Former Forest Conservation Initiative Properties	5970-5972

(Amended by Ord. No. 5330 (N.S.) adopted 12-13-78)
(Amended by Ord. No. 6186 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6236 (N.S.) adopted 2-17-82)
(Amended by Ord. No. 6240 (N.S.) adopted 2-17-82)
(Amended by Ord. No. 6743 (N.S.) adopted 1-11-85)
(Amended by Ord. No. 7101 (N.S.) adopted 3-12-86)
(Amended by Ord. No. 7127 (N.S.) adopted 5-07-86)
(Amended by Ord. No. 7630 (N.S.) adopted 5-23-89)
(Amended by Ord. No. 8114 (N.S.) adopted 7-29-92)
(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)
(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)
(Amended by Ord. No. 10661 (N.S.) adopted 2-26-20)

FORMER FOREST CONSERVATION INITIATIVE PROPERTIES OVERLAY

5970 TITLE AND PURPOSE.

The provisions of Section 5970 through Section 5972 inclusive, shall be known as the Former Forest Conservation Initiative Properties Overlay. The purpose of these provisions is to implement the terms of the Settlement Agreement, dated February 26, 2019, between the County of San Diego and the Sierra Club, the Cleveland National Forest Foundation, and Save Our Forest and Ranchlands, and to provide notice to the public and County decision makers that these lands lie within the Cleveland National Forest Administrative Boundary.

5971 APPLICATION OF FORMER FOREST CONSERVATION INITIATIVE PROPERTIES OVERLAY.

The Former Forest Conservation Initiative Properties Overlay shall be applied to those non-Federal lands in the County of San Diego which were formerly designated "Forest Conservation Initiative" lands, and which are located outside of the Village and Rural Village boundaries, as of February 26, 2019.

5972 REQUIREMENTS.

The Board of Supervisors shall not approve any amendment of a General Plan land use designation for any project within the Former Forest Conservation Initiative Properties Overlay that would increase residential density beyond what the General Plan allows unless it undertakes the analysis and makes the findings as set forth in subsections (a), (b) and (c) below:

- a. Analyze the consistency of the proposed project with the County's Regional Housing Needs Assessment allocation and determine whether there is available development potential within the nearest Village or Rural Village boundary to accommodate the project's proposed increase in residential density;
- b. Find as follows:
 1. The proposed project is supported by adequate access to water supply, consistent with the San Diego County Groundwater Ordinance;
 2. The proposed project will not exacerbate wildfire risks;
 3. The proposed project is compatible with the environmental resources of the National Forest and will not adversely affect the stability of land use patterns in the area;

5970

4. The proposed project employs “carbon neutral” principles, such as integrating passive design strategies, specifying energy efficient air handling systems, lighting and appliances; and installing on-site renewable energy; and
 5. The proposed project will not constitute part of, or encourage a piece-meal conversion of a larger forest area to residential or other non-open space uses; and
- c. Analyze whether there is capacity in the nearest Village or Rural Village to accommodate the project’s proposed increase in residential density. The Board of Supervisors may approve a proposed project, notwithstanding such capacity, provided an explanation is made as to why the project is being approved instead of utilizing such capacity.

These requirements shall be in addition to all other requirements of the General Plan Amendment Process.

(Amended by Ord. No. 10661 (N.S.) adopted 2-26-20)

6157 COMMERCIAL AGRICULTURE OPERATIONS

Subject to the restrictions and limitations specified, the following accessory buildings and uses shall be permitted in zones where Commercial Agriculture operations are permitted. The Commercial Agriculture use must be the principle use of the property.

- a. On-Site Agricultural and/or Horticulture Sales. The on-site agricultural and horticultural sales use type is an accessory use on premises with a principle Commercial Agricultural operation where horticulture, tree crops, row and field crops are produced or animals raised for the production of milk, honey, wool, fleece or fur, and incidental retail or wholesale sales of the products produced on the premises or items related to the products raised are allowed, as specified herein:
 1. Roadside Sales of Agricultural Products. Operation of an agricultural stand for the display and sale of agricultural products produced on the premises shall be permitted only as follows:
 - a) Agricultural stands are permitted only in the RR Use Regulations on lots one acre or larger, and in the A70, A72, S88,S90 and S92 Use Regulations.
 - b) Said stand shall be located no nearer than 15 feet from the edge of any street or highway right-of-way.
 - c) Said stand shall be operated by the owner or tenant of the property upon which the stand is located,
 - d) Agricultural products produced on other premises owned or leased by the same property owner or tenant may be displayed and sold from said stand.
 - e) The total roofed area of said stand, including all areas used for display or storage for all products, shall not exceed 300 square feet.
 - f) No agricultural produce shall be sold from a motorized vehicle.
 - g) Cold storage shall be allowed only when accessory to the on-site farming operation and used only for storage of crops grown by the person(s) farming the parcel.
 - h) Incidental sale of items related to the sale or use of agricultural products (not to exceed 10% of the stand area), including horticultural products, may also take place provided any applicable health regulations are complied with.
 - i) No commodities other than those listed above may be sold from a produce stand except as allowed by Food and Agricultural Code section 47050.
 - j). A produce stand may sell only those ornamental plants that are grown on the same lot as such stand is located.

2. Agricultural Store, Small. Operation of a Small Agricultural Store for the display and sale of horticulture or agriculture products produced on the premises shall be permitted, as follows:
- a) A Small Agricultural Store shall be permitted only in the RR Use Regulations on lots of 2 acres or larger, and in the A70, A72, S88, S90 and S92 Use Regulations. The Agricultural Store provisions shall not be used to increase the size of a production facility, tasting area and/or retail sales area of a Wholesale Limited Winery, Boutique Winery or Small Winery, as limited by Section 6910.
 - b) The store shall be incidental to primary agricultural, horticultural or animal husbandry use, as follows:
 - i. At least 50 percent of the total gross area of the premises shall be suitable and available for agricultural, horticultural, animal husbandry or open space use;
 - ii. At least 50 percent of the area in a) above (i.e., 25 percent of the total gross area of the premises) shall be in actual active agricultural, horticultural, or animal husbandry use. For operations with a total area greater than 200 acres, at least 40 acres must be actual active agricultural, horticultural, or animal husbandry use.
 - c) The store shall be operated by the owner or tenant of the property upon which the store is located. Agricultural products produced on other premises owned or leased by the same property owner or tenant may be displayed and sold.
 - d) Only one agricultural store shall be permitted per legal lot. A small store shall not be allowed on a lot with an existing Agricultural stand or Large Agricultural Store.
 - e) Building size: the floor area of the building and all open, roofed areas used for display of products for sale shall not exceed a total of 1,500 square feet. No other structures on the property shall be used for on-site sales. The structure shall conform to all setbacks pursuant to Section 4810. All areas accessed by the public shall be permitted and constructed in compliance with the applicable commercial building code and shall comply with all applicable requirements of the Department of Environmental Health.
 - f) Retail sales activities including sale of products related to the agricultural products produced, cut flowers, prepackaged food, bottled or canned beverages, and sundries is allowed only in conjunction with the sale of produce, animal products and/or shell eggs raised on the property. All applicable regulations of the Department of Environmental Health and Department of Agriculture, Weights and Measures shall be met.

- g) A retail sales area for items other than the agricultural products raised on the property shall be limited to a maximum of 200 square feet of the building area. This shall include any refrigeration cases for prepared foods,
 - h) Parking: A minimum of six parking spaces shall be provided for patrons using the Agricultural Store. The on-site parking area used for the Agricultural Store may be surfaced with Chip Seal, gravel, or an alternative surfacing material such as recycled asphalt suitable for lower traffic volumes. Any disabled access parking stalls, access aisles, and accessible routes provided shall be in compliance with California Building Code chapter 11B and shall be stable, firm and slip-resistant
 - i) Hours of operation: The store is allowed to operate to the public from 10 a.m. until legal sunset seven days a week.
 - j) Signage: One on-premise sign, not to exceed four square feet, is allowed.
 - k) Events, such as weddings or concerts, are prohibited. However, on site instruction related to the products produced or raised on the site is allowed.
3. Agricultural Store, Large. Operation of a Large Agricultural Store for the display and sale of products produced on the premises shall be permitted with an Administrative Permit, as follows:
- a). A Large Agricultural Store is permitted only in the RR Use Regulations on lots of 4 acres or larger, and in the A70, A72, S88, S90 and S92 Use Regulations. The Agricultural Store provisions shall not be used to increase the size of a production facility, tasting area and/or retail sales area of a Wholesale Limited Winery, Boutique Winery or Small Winery, as limited by Section 6910.
 - b) The store shall be incidental to primary agricultural, horticultural or animal husbandry use, as follows:
 - i. At least 50 percent of the total gross area of the premises shall be suitable and available for agricultural, horticultural, animal husbandry or open space use;
 - ii. At least fifty percent of the area in a) above (i.e., 25 percent of the total gross area of the premises) shall be in actual active agricultural, horticultural, or animal husbandry use. For operations with a total area greater than 200 acres, at least 40 acres must be actual active agricultural, horticultural, or animal husbandry use.
 - c) The store shall be operated by the owner or tenant of the property upon which the store is located. Agricultural products produced on other premises owned or leased by the same property owner or tenant may be displayed and sold.

- d) Only one agricultural store shall be permitted per legal lot or premises as specified in the Administrative Permit. A large store shall not be allowed on a lot with an existing Agricultural Stand or Small Agricultural Store.
- e) Building size: the floor area of the building and all open, roofed areas used for display of products for sale shall not exceed a total of 3,000 square feet. The structure shall conform to all setbacks pursuant to Section 4810. All areas accessed by the public must be permitted and constructed in compliance with the applicable commercial building code and shall comply with all applicable requirements of the Department of Environmental Health. No other structures on the property shall be used for on-site sales.
- f) Retail sales activities including sale of products related to the agricultural products produced, cut flowers, sundries, prepackaged food, bottled or canned beverages and freshly prepared food and beverages is allowed only in conjunction with the sale of produce, animal products and/or shell eggs raised on the property. All applicable requirements of the Departments of Environmental Health and Agriculture, Weights and Measures shall be met.
- g) A retail sales area for items other than the agricultural products raised on the property shall be limited to a maximum of 30% of the floor area of the building area. This shall include any refrigeration cases, food service counters, and seating areas for consumption of prepared foods.
- h) On-Site Food Preparation area is allowed in addition to the retail sales area for the preparation of agricultural products or animals and preparation of those products at the farm location into food for retail sale or for on-site consumption may be allowed. Typically the use type is related to organic farming, sustainable agriculture and community supported agriculture. The use type may include limited cooking related to the on-site agriculture.
- i) Food preparation and kitchen areas are allowed within the Large Agricultural Store and shall conform to all applicable requirements of the state Health and Safety Code, Food and Agriculture Code and Department of Environmental Health for a Retail Food Facility. The kitchen and food preparation areas are in addition to the square footage for the retail area.
- j) Preparation of food grown on site which includes canning, bottling, or similar packaging and/or preservation shall be subject to all applicable state regulations and permits, including a state Processor Permit and all applicable requirements of the Department of Environmental Health.
- k) Seating area for patrons to consume products grown on the premises or the prepared foods shall be within the Large Agricultural Store area and shall not exceed 15% of the floor area of the structure.

- l) Parking: The required number of parking spaces shall comply with the requirements for Commercial Retail pursuant to Section 6762. The on-site parking area uses for the Agricultural Store may be surfaced with Chip Seal, gravel, or an alternative surfacing material such as recycled asphalt suitable for lower traffic volumes. Any disabled access parking stalls, access aisles, and accessible routes provided shall be in compliance with California Building Code chapter 11B and shall be stable, firm and slip-resistant.
- m) A store may operate seven days a week. The hours of operation shall be specified in the Administrative Permit.
- n) Signage: One on-premise sign, not to exceed four square feet, is allowed.
- o) Events, such as classes, harvest related activities, and which are related to the agricultural operations on the site, are allowed as specified in the Administrative Permit.
- p) An Administrative Permit is required and may be approved in accordance with the Administrative Permit Procedure commencing at Section 7050 if it is found:
 - i. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:
 - (a) Harmony in scale, bulk, coverage and density.
 - (b) The availability of public facilities, services and utilities.
 - (c) The harmful effect, if any, upon desirable neighborhood character.
 - (d) The generation of traffic and the capacity and physical character of surrounding streets.
 - (e) The suitability of the site for the type and intensity of use or development which is proposed.
 - (f) Any other relevant impact of the proposed use.
 - ii. That the impacts, as described in paragraph "i" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.
 - iii. That the requirements of the California Environmental Quality Act have been complied with.
- q) A Large Agricultural Store shall demonstrate compliance with the emergency travel times specified in Safety Element, Table S-1.

- r) Notice shall be provided pursuant to Section 7060.c. No hearing is required unless requested by the applicant or other affected person pursuant to Section 7060.d.
- b. Agricultural Tourism. Agricultural Tourism may be allowed as an accessory use to a Commercial Agriculture operation in the RR, A70, A72, S88, S90 and S92 Use Regulations provided the following criteria are met:
1. The Agricultural Tourism uses shall be incidental to primary agricultural, horticultural or animal husbandry use.
 - a) At least 50 percent of the total gross area of the premises shall be suitable and available for agricultural, horticultural, animal husbandry or open space use;
 - b) At least fifty percent of the area in a) above (i.e., 25 percent of the total gross area of the premises) shall be in actual active agricultural, horticultural, or animal husbandry use. For operations with a total area greater than 20 acres, at least 5 acres must be actual active agricultural, horticultural, or horticultural use, and Temporary Agritourism Community Events.
 2. Allowed activities. U-Pick operations, on-site tours, on-site agricultural instruction or demonstrations, lectures or classes about agriculture related topics and participation in agricultural operations on the premises.
 3. Events, including but not limited to weddings and parties, are prohibited except as provided in this Section. An event, for purposes of this Section, is defined as the use of the site for organized activities or gatherings (other than the allowed activities specified in b.2, above), including any activities or gatherings that are advertised or promoted.

Pursuant to Section 6106 of the Zoning Ordinance, Community Events as defined in and as limited by Chapter 2 of Division 1 of Title 2 of the San Diego County Code (sections 21.201 – 21.208) may be allowed and subject to all applicable licenses required by the Sheriff pursuant to Chapter 1 of Division 1 of Title 2 of the San Diego County Code (sections 21.101 – 21.117).
 4. Temporary Agritourism Community Events are allowed as an accessory to Agricultural Tourism activities subject to the following limitations:
 - a) A Temporary Agritourism Community Event is a publicly accessible, for-profit, organized activity or gathering that is advertised or promoted. Non-profit community events are subject to a Community Events Permit, administered by the Department of Environmental Health.
 - b) Design and Operation Conditions. All Temporary Agritourism Community Events shall comply with the following design and operational conditions:

- i. Vendors. Food and goods vendors may be incorporated as part of the event, subject to all applicable permitting and licensing. A maximum of two goods vendors shall be permitted unless 51% of the total vendors at the event are related to agriculture products, then additional goods vendors shall be permitted.
 - (a) Food Vendors. The California Health and Safety Code Section 114387 requires a Temporary Food Facility Permit of any person or organization providing food at a public event. All operators selling food, including existing restaurants, are required to apply for a Temporary Food Facility Permit when participating in a temporary event.
 - (b) Goods Vendors. The Temporary Agritourism Community Event vendors may sell non-agriculture related goods in accordance with Chapter 5 Solicitations of the San Diego County Code of Regulatory Ordinances.
 - ii. Attendees. Events shall be limited to a maximum of 350 guests. Events exceeding 350 people shall not qualify as a Temporary Agritourism Event and shall be subject to Temporary Use Regulations - Section 6100 and Sheriff licensing review.
 - iii. Number of Events. Temporary Agritourism Community Events shall occur in accordance with Section 113755 of the California Retail Food Code. The Number of events exceeding this code, shall be considered permanent and not qualify as a Temporary Agritourism Community Event.
 - iv. Hours of Operation. Temporary Agritourism Community Events, including setup and tear down, shall occur between 8:00 a.m. and sunset.
 - v. All temporary components of the Temporary Agritourism Community Event must be removed within 24 hours of the conclusion of the event(s).
 - vi. All areas accessed by the public must be permitted and constructed in compliance with the applicable commercial building code, including the requirements of the Americans with Disabilities Act.
- c) Other Applicable Approvals.
- i. Necessary sanitation facilities, as defined in the California Retail Food Code Sections 114351, 114358, 114359, must be provided as required by the Department of Environmental Health.

- ii. No outdoor amplified sound is permitted. All operations shall comply with the provisions of Section 36.401 et seq. of the San Diego County Code of Regulatory Ordinances relating to Noise Abatement and Control.
 - iii. All vendors, organizers, and or property owners shall obtain all applicable licenses or permits from the Department of Environmental Health and the County Sheriff Department pursuant to the Uniform Licensing Procedure of the County Code.
 - iv. The temporary sale of alcohol shall require an Alcoholic Beverage Control (ABC) license from the State with review from County Sheriff's Department. If the on-site agricultural operation has a permanent ABC license, the requirements of that license shall apply.
- d) Exclusions.
 - i. Any other type of event such as weddings, corporate events, music concerts, festivals, and carnivals are not considered an incidental use to primary agricultural, horticultural, or animal husbandry uses, and do not qualify as Agritourism Community Events, and are subject to Section 6100 et seq., Temporary Use Regulations.
 - ii. Pursuant to Section 6106 of the Zoning Ordinance, Non-profit Community Events as defined in and as limited by Chapter 2 of Division 1 of Title 2 of the San Diego County Code (sections 21.201 – 21.208) may be allowed and subject to all applicable licenses required by the Sheriff pursuant to Chapter 1 of Division 1 of Title 2 of the San Diego County Code (sections 21.101 – 21.117).
- 5. Parking. Adequate off street parking shall be provided to accommodate all employee and customer parking needs on the premises, entirely outside of public rights-of-way other than designated parking spaces. No parking on private roads is allowed.
- 6. One on-premise sign, not to exceed four square feet, is allowed.
- 7. No outdoor amplified sound is permitted.
- 8. Agricultural tourism does not include uses that are otherwise regulated by this Ordinance.
- c. Agricultural Homestay. An Agricultural Homestay is a permitted accessory use upon issuance of a Zoning Verification Permit provided all of the following criteria are met:
 - 1. Located in a zone subject to the RR, A70, A72, S90 or S92 Use Regulations.

2. A maximum of five bedrooms in a farmer or rancher occupied residence shall be made available for rent. If a detached cabin is used in lieu of the ranch or farmhouse, it shall not exceed 500 square feet. Mobile homes and trailers are not permitted to be used for guest bedrooms. All guest rooms, detached cabins, areas used for the provision of meals or for use by the guests, shall be permitted and constructed in compliance with the applicable commercial building code and shall comply with all applicable requirements of the Department of Environmental Health.
3. The number of guests shall not exceed the maximum occupancy of the rooms as determined by the building code. However, in no case shall there be more than ten (10) adult guests, children accompanied by an adult guardian do not count as adult guests, but the total number of guests must not exceed fifteen (15) persons.
4. Lodging and overnight accommodations shall be for no more than 14 days, either with or without meals. Meals shall be provided to registered guests only, in compliance with California Retail Food Code section 113893.
5. The facility shall be on a working farm or ranch. Proof of a Commercial Agriculture operation on the property shall be provided to the satisfaction of the Department of Agriculture, Weights and Measures and the Department of Planning and Development Services.
6. The working farm or ranch shall be located on a parcel or adjoining parcels totaling at least four (4) acres in size and under the same ownership. The Agricultural Homestay activity shall cease if a subdivision or conveyance of land results in a reduction of the site to less than four (4) acres or if agricultural activity ceases.
7. No Agricultural Homestay shall be located on a site containing a Bed and Breakfast or Host Home operation.
8. The farmer or rancher shall reside on the site of the agricultural operation or on an adjoining parcel under the same ownership.
9. One off street parking space for each room rented shall be provided in addition to adequate off-street parking for the permanent residents and full-time employees.
10. Services shall be limited to the rental of rooms, activities traditionally associated with farms and ranches and the optional provision of meals for overnight guests. No food preparation or cooking for guests shall be conducted within any bedroom or cabin made available for rent. Activities that involve more than ten (10) adult guests of the homestay are prohibited. Events, including but not limited to weddings and parties are prohibited.

However, pursuant to Section 6106 of the Zoning Ordinance, Community Events as defined in and as limited by Chapter 2 of Division 1 of Title 2 of the San Diego County Code (sections 21.201 – 21.208) may be allowed and subject to all applicable licenses required by the Sheriff pursuant to Chapter 1 of Division 1 of Title 2 of the San Diego County Code (sections 21.101 – 21.117).

11. Signs shall be limited to one on premise sign not to exceed four square feet.
 12. An adequate water well and sewage disposal system shall be available, satisfactory to the County Department of Environmental Health, for use by the proposed Agricultural Homestay or letters from the appropriate water and sewer agencies indicating there is sufficient water supply and sewage treatment capacity for the proposed use shall be submitted by the applicant.
 13. The owner of the facility shall keep records of the number of guests and lengths of stay and shall retain said records for five (5) years.
- d. Agricultural Microbrewery or Micro-Distillery
1. Microbrewery or Micro-Distillery, Agricultural, Small. A Small Agricultural Microbrewery or Micro-Distillery accessory to a Commercial Agriculture operation may be allowed with a Zoning Verification Permit and shall comply with the following provisions:
 - a) Prior to the occupancy of the Microbrewery or Micro-Distillery structures and the production of beer or spirits, the Microbrewery or Micro-Distillery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, and shall comply with all applicable County of San Diego Department of Environmental Health permit requirements. A Microbrewery shall have a current Type 23 Small Beer Manufacturer license issued by the California Department of Alcoholic Beverage Control. A Micro-Distillery shall have either a current Type 04 Distilled Spirits Manufacturer or a current Type 74 Craft Distiller's license issued by the California Department of Alcoholic Beverage Control. Licenses issued by the California Department of Alcoholic Beverage Control that allow other types of alcohol sales are prohibited.
 - b) Beer production or distilled spirit production shall not exceed more than 2,000 beer barrels or 62,000 gallons annually.
 - c) A minimum of one (1) acre of the premises shall be planted with hops, barley or other grain and/or shall be used for the production of honey or other ingredients used in the on-site production of beer or planted with grains or vegetables used in the on-site production of distilled spirits.
 - d) Of the total ingredients used in brewing or distilling, at least 25 percent shall be grown within San Diego County, with up to 75 percent may be grown outside of San Diego County.
 - e) The maximum floor area of non-residential structure(s) used to process the hops or other crops grown on the site and to produce beer or distilled spirits and store the beer or distilled spirits is limited to a maximum floor area of 2,000 square feet is allowed where the lot is up to two acres gross, and 3,000 square feet of floor area is allowed where the lot is two to four acres gross. Additional area is allowed on lots over four acres; however,

the maximum floor area of structure(s) combined shall not exceed 5,000 square feet. The structure(s) shall conform to all setbacks pursuant to Section 4810.

- f) The structures permitted in Subsection e) above may contain one tasting/retail sales area in addition to the Microbrewery or Micro-Distillery structures. The tasting/retail sales area shall be accessory to beer or spirits production, and shall not exceed 30 percent of the total square footage of all permitted Microbrewery or Micro-Distillery production facility structures and shall comply with the following:
- i. All areas accessed by the public must be permitted and constructed in compliance with the applicable commercial building code, including the requirements of the Americans with Disabilities Act;
 - ii. Barns and agricultural storage buildings on the premises which are not permitted, as part of the Microbrewery or Micro-Distillery production facility shall not be included for purposes of calculating the allowed area of the tasting/retail sales area;
 - iii. For the purposes of this Section, a tasting/retail sales area is defined as a room, cave, trellis and/or outdoor patio area (covered or uncovered) that is dedicated for beer or spirits tasting and sales of beer or spirits produced on-site and food related items;
 - iv. The California Retail Food Code and the food provisions of the County Code apply as provided in those codes.
 - v. Internet, phone and mail-order sales are allowed.
- g) **Parking.** A minimum of six (6) parking spaces shall be provided for patrons visiting the Microbrewery or Micro-Distillery, and a minimum of three (3) spaces shall be provided for Microbrewery or Micro-Distillery operations and employees. No parking for a Microbrewery or Micro-Distillery shall be permitted off the premises.
- h) The on-site driveway and parking area shall not be dirt. The on-site driveway and parking area may be surfaced with Chip Seal, gravel, or an alternative surfacing material such as recycled asphalt suitable for lower traffic volumes.
- i) **Signage:** One on-premise sign, not to exceed four square feet, is allowed.
- j) All operations shall comply with the provisions of Section 36.401 et seq. of the San Diego County Code of Regulatory Ordinances relating to Noise Abatement and Control.
- k) For properties which are reliant on groundwater, a groundwater study shall be submitted to demonstrate that there is adequate groundwater at the site to support the agricultural and brewing operations on the site.

- l) Events, including but not limited to weddings and parties, shall be prohibited except as provided in this Section. An event, for purposes of this Section, is defined as the use of the site for organized activities or gatherings (other than beer or distilled spirits production, beer or distilled spirits sales, beer or distilled spirits tasting, agricultural instruction and educational tours), including any activities or gatherings that are advertised or promoted.

Pursuant to Section 6106 of the Zoning Ordinance, Community Events as both defined in, and as limited by, Chapter 2 of Division 1 of Title 2 of the San Diego County Code (sections 21.201 – 21.208) may be allowed and subject to all applicable licenses required by the Sheriff pursuant to Chapter 1 of Division 1 of Title 2 of the San Diego County Code (sections 21.101 – 21.117).

- m) The California Retail Food Code and the food provisions of the County Code apply as provided in those codes. The sale and consumption of pre-packaged food is allowed on the premises. Refrigeration shall be permitted by the County of San Diego Department of Environmental Health (DEH). Catered food service is allowed by a DEH-permitted caterer, but no food preparation is allowed at a Small Microbrewery or Micro-Distillery, except as described below in this Section. Catered food service includes the provision of food that is ready to eat and that has been prepared off the Small Microbrewery or Micro-Distillery premises.
- i. One mobile food facility may be allowed on the Small Microbrewery or Micro-Distillery premises, to serve the patrons during the approved hours of operation;
 - ii. The mobile food facility shall not be parked in the required parking spaces for Microbrewery or Micro-Distillery patrons or employees, nor shall it interfere with the safe ingress or egress to and from the premises;
 - iii. The mobile food facility shall have a valid Mobile Food Facility Health Permit from the Department of Environmental Health and shall conform to all requirements applicable to a mobile food facility, including access to a permitted commercial restroom.
- n) An Agricultural Microbrewery or Micro-Distillery shall demonstrate compliance with the emergency travel times specified in Safety Element, Table S-1.

2. Microbrewery or Micro-Distillery, Agricultural, Large. A Large Agricultural Microbrewery or Micro-Distillery accessory to a Commercial Agriculture operation may be allowed with an Administrative Permit and shall comply with the following provisions:

- a) Prior to the occupancy of the Microbrewery or Micro-Distillery structures and the production of beer or spirits, a Microbrewery or Micro-Distillery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, and shall comply with all applicable County of San Diego Department of Environmental Health permit requirements. A Microbrewery shall have a current Type 23 Small Beer Manufacturer license issued by the California Department of Alcoholic Beverage Control. A Micro-Distillery shall have either a current Type 04 Distilled Spirits Manufacturer or a Type 74 Craft Distiller's license issued by the California Department of Alcoholic Beverage Control. Licenses issued by the California Department of Alcoholic Beverage Control that allow other types of alcohol sales are prohibited.
- b) A minimum of two acres of the premises must be planted with hops, barley or other grain, and/or shall be used for the production of honey or other ingredients used in the on-site production of beer or planted with grains or vegetables used in the on-site production of distilled spirits.
- c) Beer production or distilled spirit production shall not exceed 8,000 beer barrels or 248,000 gallons annually.
- d) Of the total ingredients used in brewing or distilling, a minimum of 25% shall be grown within San Diego County and a maximum of 75% may be grown outside of San Diego County.
- e) The production facilities, tasting area/retail sales area shall operate only during the days and hours specified in the Administrative Permit. All areas accessed by the public must be permitted and constructed in compliance with the applicable commercial building code, including the requirements of the Americans with Disabilities Act;
- f) Parking. For the purposes of calculating parking, the brewing areas shall be considered manufacturing and the cold and warm storage shall be considered warehousing, pursuant to Section 6750. All required parking for employees and patrons shall be accommodated on the property, no off-site parking shall be permitted.
- g) The on-site driveway and parking area shall not be dirt. The on-site driveway and parking area may be surfaced with Chip Seal, gravel, or an alternative surfacing material such as recycled asphalt suitable for lower traffic volumes.
- h) For properties which are reliant on groundwater, a groundwater study shall be submitted to demonstrate that there is adequate groundwater at the site to support the agricultural and brewing operations on the site.
- i) All operations shall comply with the provisions of Section 36.401 et seq. of the San Diego County Code of Regulatory Ordinances relating to Noise Abatement and Control.

- j) Events, including but not limited to weddings and parties, may be allowed as specified in the Administrative Permit upon the making of the findings in the Zoning Ordinance, Section 6157.d.2.m. Events shall comply with the requirements of Section 21.201 et seq. of the County Code.

Pursuant to Section 6106 of the Zoning Ordinance, Community Events as defined in and as limited by Chapter 2 of Division 1 of Title 2 of the San Diego County Code (sections 21.201 – 21.208) are allowed and subject to all applicable licenses required by the Sheriff pursuant to Chapter 1 of Division 1 of Title 2 of the San Diego County Code (sections 21.101 – 21.117).

- k) The sale and consumption of pre-packaged food is allowed on the premises. Refrigeration shall be permitted by the County of San Diego Department of Environmental Health (DEH). Catered food service is allowed by a DEH-permitted caterer, but no food preparation is allowed at a Microbrewery or Micro-Distillery, except as described below in this Section. Catered food service includes the provision of food that is ready to eat and that has been prepared off the Microbrewery or Micro-Distillery premises.
- i. One mobile food facility may be allowed on the Microbrewery or Micro-Distillery premises to serve the patrons of the tasting room during the approved hours of operation as specified in b.8;
 - ii. The mobile food facility shall not be parked in the required parking spaces for Microbrewery or Micro-Distillery patrons or employees, nor shall it interfere with the safe ingress or egress to and from the premises;
 - iii. The mobile food facility shall have a valid Mobile Food Facility Health Permit from the Department of Environmental Health and shall conform to all requirements applicable to a mobile food facility, including access to a permitted commercial restroom.
- l) Signage: One on-premise sign, not to exceed four square feet, is allowed.
- m) An Administrative Permit is required and may be approved in accordance with the Administrative Permit Procedure commencing at Section 7050 if it is found:
- i. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:
 - 1) Harmony in scale, bulk, coverage and density.
 - 2) The availability of public facilities, services and utilities.
 - 3) The harmful effect, if any, upon desirable neighborhood character.

- 4) The generation of traffic and the capacity and physical character of surrounding streets.
 - 5) The suitability of the site for the type and intensity of use or development which is proposed.
 - 6) Any other relevant impact of the proposed use.
- ii. That the impacts, as described in paragraph "i" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.
 - iii. That the requirements of the California Environmental Quality Act have been complied with.
- n) An Agricultural Microbrewery or Micro-Distillery shall demonstrate compliance with the emergency travel times specified in Safety Element, Table S-1.
 - o) Notice shall be provided pursuant to Section 7060.c. No hearing is required unless requested by the applicant or other affected person pursuant to Section 7060.d.
- e. Creamery. The Creamery use type refers to an accessory use to a dairy on premises where cattle, goats, sheep or other animals are fed and kept for milking operations. The Creamery use may include the production of milk, butter, cream, cheese or other products made from milk or cream, for wholesale or on-site limited retail direct to consumers.

A Creamery shall comply with the following provisions:

1. A Dairy shall have a valid permit issued by the U. S. Department of Agriculture, and a current dairy license issued by the California Department of Food & Agriculture. The production and/or sale of any butter, cream, cheese or other products shall conform to all applicable requirements of the U.S. Department of Agriculture (USDA), California Food & Agriculture Code, Health & Safety Code, and shall obtain any other applicable permits.
2. A minimum of 50 percent of the milk/cream used at creamery must be produced by the animals raised and milked on the premises.
3. The maximum floor area of non-residential structure(s) used to for a creamery is limited to a maximum of 2,000 square feet where the lot is less than one gross acre. A maximum floor area of 3,000 square feet is allowed where the lot is one acre or more but less than two acres gross, and a maximum of 4,000 square feet of floor area is allowed where the lot is two to four acres gross. Additional area is allowed if the lot is over four acres. The structure shall conform to all setbacks pursuant to Section 4810. All areas accessed by the public must be permitted and constructed in compliance with the applicable commercial building code and shall comply with all applicable requirements of the Department of Environmental Health. No other structures on the property shall be used for on-site sales.

4. One retail sales room is allowed for the sale of dairy and creamery products produced on the premises subject to all applicable permits required by the Department of Environmental Health and the California Department of Food and Agriculture. The retail sales room shall be accessory to the operation and shall not exceed 30% of the total square footage of the structure used for the Creamery. All areas accessed by the public must comply with all permitting requirements and shall be constructed in compliance with the applicable commercial building code, including the requirements of the Americans with Disabilities Act.
 5. The sale of pre-packaged food is allowed on the premises. Refrigeration shall be approved by the County of San Diego Department of Environmental Health. Catered food service is not allowed.
 6. A minimum of six parking spaces shall be provided for customers and a minimum of three spaces shall be provided for employees and operations. No parking for a Creamery is allowed off the premises.
 7. The on-site driveway and parking area shall not be dirt. The on-site driveway and parking area may be surfaced with Chip Seal, gravel, or an alternative surfacing material such as recycled asphalt suitable for lower traffic volumes.
 8. Signage: One on-premise sign, not to exceed four square feet, is allowed.
 9. Amplified sound is not allowed outside any building.
 10. All operations shall comply with the provisions of Section 36.401 et seq. of the San Diego County Code of Regulatory Ordinances relating to Noise Abatement and Control.
- f. Farm Employee Housing. Farm employee housing consisting of five or more farm employees is an allowed use and requires approval of a building permit from Planning & Development Services and approval of a permit to operate from the State of California to operate an Employee Housing facility.

Farm Employee Housing of up to four farm employees requires approval of a building permit from Planning & Development Services and is an allowed accessory use to an on-going commercial agriculture operation on that same parcel on which the housing is located or on another parcel under the same ownership, provided that:

1. The number of living units is reasonably related to the number of farm employees required for commercial agriculture on the parcel on which the farm employee housing is located and, where applicable, on other land owned or leased and farmed by the applicant.
2. The location of Farm Employee Housing shall comply with the required main building setbacks.
3. Farm employee housing shall be occupied only by farm employees (and their families) engaged in Commercial Agricultural labor for an active Commercial Agricultural operation and shall not be otherwise occupied or rented.

4. Farm employee housing shall be removed or converted to another allowed use at such time as the commercial agriculture to which it relates ceases operation for more than twelve consecutive months following the date of occupancy on the building permit issued for the farm employee housing.
- g. Packing and Processing, General. In the A70, A72 and S92 Use Regulations, a Packing and Processing operation or facility, accessory to a Commercial Agriculture operation, may be allowed with an Administrative Permit and shall comply with the following provisions:
1. The operation shall be incidental to primary agricultural, horticultural or animal husbandry use, such that at least 50 percent of the total gross area of the premises shall be suitable and available for agricultural, horticultural, animal husbandry or open space use;
 2. The packing and processing operation or facility may be conducted within a structure or outdoors as required by the Enclosure Regulations (Section 6800 herein).
 3. For operations with a total area greater than 200 acres, at least 40 acres must be actual active agricultural, horticultural, or animal husbandry use.
 4. Signage: One on-premise sign, not to exceed four square feet, is allowed.
 5. Before an Administrative Permit may be granted or modified, it shall be found:
 - i. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:
 - 1) Harmony in scale, bulk and coverage;
 - 2) The availability of public facilities, services and utilities;
 - 3) The harmful effect, if any, upon desirable neighborhood character;
 - 4) The generation of traffic and the capacity and physical character of surrounding streets;
 - 5) The hours of operation and generation of noise of the proposed use;
 - 6) The suitability of the site for the type and intensity of use or development which is proposed; and to
 - 7) Any other relevant impact of the proposed use.
 - ii. That the impacts, as described in paragraph "a" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan

6157

- iii. That the requirements of the California Environmental Quality Act have been complied with.
 - iv. That notice shall be pursuant to Section 7060.c. No hearing is required unless requested by the applicant or other affected person pursuant to Section 7060.d.
- h. Poultry Manure Management. Poultry manure management practices involving drying and disposal of manure produced on site or brought to a poultry ranch from another poultry ranch owned or operated by the same person(s), provided the receiving site is zoned with an animal regulations designator where the small animal raising animal use type is permitted without a limit on the number of poultry allowed.

(Added by Ord. No. 10463 (N.S.) adopted 4-14-17)

(Amended by Ord. No. 10592 (N.S.) adopted 2-27-19)

(Amended by Ord. No. 10652 (N.S.) adopted 1-29-20)

6910 WHOLESALE LIMITED, BOUTIQUE AND SMALL WINERIES

The provisions of Section 6910 shall be known as the Wholesale Limited, Boutique and Small Wineries Regulations. The purpose of these regulations is to promote production of wine from fruit grown in San Diego County, to support local agriculture and to prescribe reasonable standards and procedures for the operation of wineries. Commercial activities not expressly allowed pursuant to the provisions of Section 6910 are prohibited, with the exception of Temporary Agritourism Community Events as defined as Section 6157.b.4.

- a. Wholesale Limited Winery. A Wholesale Limited Winery shall comply with the following provisions:
1. Prior to the occupancy of the winery structures and the production of wine, a Wholesale Limited Winery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, if required by the Bureau, and a current 02 Winegrowers license issued by the California Department of Alcoholic Beverage Control. Licenses issued by the California Department of Alcoholic Beverage Control that allow other types of alcohol sales are prohibited.
 2. On-site sales to the public of wine and other goods from the winery, tasting rooms, and/or special events, including but not limited to weddings and parties, are prohibited. Internet sales, phone sales and mail-order sales are allowed.
 3. The maximum floor area of a production facility (non-residential structure(s) used to crush, ferment, store and bottle fruit, wine and other products and equipment used in winemaking, including shipping, receiving, laboratory, maintenance and offices) is limited as follows

Lot Size (gross)	Production Facility Size (cumulative max.)
< 1 ac	1,000 sf
1 ac - <2 ac	1,500 sf
2 ac - 4 ac	2,000 sf
For each acre over 4 acres	200 sf additional per acre, not to exceed 5,000 sf

No barns, agricultural storage buildings and/or other accessory structures permitted pursuant to Section 6156 shall be used as a production facility for the Wholesale Limited Winery Use.

4. A minimum of 25% of the winery's production shall be from fruit grown on the premises. Up to 75% of the winery's production may be from sourced fruit/juice from inside or outside San Diego County.

SOURCE	PRODUCTION AMOUNT	GRAPES (FRUIT/JUICE)	WINE
On-site	25% (min.)	Required	N/A
Within/Outside San Diego County	75% (max.)	Permitted	Prohibited
TOTAL	100%		

No wine produced off of the premises may be used in the winery's production or sold from the premises.

- i. The owner of the winery shall keep records detailing the amount of fruit grown on the premises and the amount of fruit and/or juice imported from off the premises, to demonstrate compliance with this Section.
 - ii. The records shall indicate the dates of receipt and quantities of all imported fruit and/or juice and shall indicate the off-site growers name, address and location of the growing operation from which the fruit is imported.
 - iii. All records shall be provided within 14 days of request by County staff.
5. Wine production shall be less than 12,000 gallons annually.
6. All operations shall comply with the provisions of Section 36.401 et seq. of the San Diego County Code relating to Noise Abatement and Control.
7. A Wholesale Limited Winery shall demonstrate compliance with the adopted standards of the applicable fire service provider.
- b. Boutique Winery. A Boutique Winery shall comply with the following provisions:
1. Prior to the occupancy of the winery structures and the production of wine, a Boutique Winery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, if required by the Bureau, and a current 02 Winegrowers license issued by the California Department of Alcoholic Beverage Control. Licenses issued by the California Department of Alcoholic Beverage Control that allow other types of alcohol sales are prohibited.
 2. Wine production shall be less than 12,000 gallons annually.

- iv. Notice shall be provided pursuant to Section 7060.c. No hearing is required unless requested by the applicant or other affected person pursuant to Section 7060.d.
7. A Small Winery shall demonstrate compliance with the adopted standards of the applicable fire service provider.

(Added by Ord. No. 9940 (N.S.) adopted 6-18-08)
 (Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)
 (Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)
 (Amended by Ord. No. 10425 (N.S.) adopted 4-27-16)
 (Amended by Ord. No. 10592 (N.S.) adopted 2-27-19)
 (Amended by Ord. No. 10652 (N.S.) adopted 1-29-20)

6911 EMERGENCY SHELTERS.

Emergency Shelters (See Section 1334) shall comply with the following provisions, in addition to all other applicable County codes and any requirements imposed by the State Department of Housing and Community Development:

- a. The maximum number of clients permitted to be served (eating, showering or sleeping) nightly shall not exceed 1 per 125 sq. ft. of floor area. There shall be one bed provided for each client.
- b. Off street parking shall be provided as follows: one parking space per employee on site at the same time and one additional space for every 6 client beds or portion thereof.
- c. The client waiting and/or intake areas shall be as follows:
 - 1. The interior waiting/intake area for a facility with 14 or fewer beds shall be no less than 125 sq. ft. and for a facility with 15 or more beds shall be no less than 200 sq. ft. in area.
 - 2. The exterior waiting/intake area shall be no less than 450 sq. ft. for facilities with 14 beds or fewer. The exterior waiting/intake area shall be no less than 900 sq. ft. for facilities with 15 beds or more. Exterior waiting/intake areas shall be screened from view from surrounding properties by solid fencing of not less than 6 feet in height. Fencing shall conform to the requirements of Section 6700 et. seq.
- d. An individual or individuals who do not utilize the homeless beds and/or services and who maintain their own residence off site may be eligible as on site manager(s). Each facility shall have manager(s) present onsite 24 hours per day, 7 days per week. At a minimum, one on site manager and one supporting staff member of the same sex shall be provided in each segregated sleeping area being used.

6911

- e. Segregated sleeping, lavatory and bathing areas shall be provided if the Emergency Shelter accommodates both men and women in the same building. Reasonable accommodation shall be made to provide segregated sleeping, lavatory and bathing areas for families.
- f. No Emergency Shelter shall be located within 300 feet of another Emergency Shelter.
- g. No client shall be allowed to stay more than 180 consecutive days or 300 overall days within any 12 month period of time.
- h. Lighting shall be provided in all parking areas, exterior intake and/or waiting areas and outside common areas. Outdoor lighting shall conform to all provisions of Section 6324 of this Zoning Ordinance and Section 51.201 and following of the San Diego County Code.
- i. Adequate security shall be provided on site during all hours of operation.
- j. For purposes of this section, "client" is defined as a person who utilizes the Emergency Shelter facilities to eat, shower or sleep but is not a staff member.

(Added by Ord. No. 10035 (N.S.) adopted 1-27-10)
(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

6912 COMMUNITY GARDENS

Community Gardens are allowed in all zones where Tree Crops or Row and Field Crops are permitted, subject to the following regulations:

- a. Hours of Operation. Hours of operation shall be limited to the hours between sunrise and sunset.
- b. Permitted structures. Accessory structures, such as storage sheds for tools and other supplies, greenhouses and/or an Agricultural Stand, may be allowed in a community garden pursuant to Section 6156.
- c. Parking. A minimum of 2 parking spaces shall be provided on the lot when there is no on-street parking allowed adjacent to the community garden property.
- d. Water Use. Wasting water is prohibited pursuant to County Code Section 86.725. Water efficient irrigation techniques such as drip irrigation and timers to control watering times are encouraged. All hoses shall be equipped with a trigger nozzle. Mulching of planted areas is encouraged to retain plant moisture.