

Planning

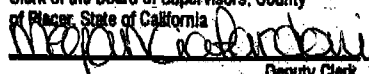
Before the Board of Supervisors County of Placer, State of California

In the matter of:

An Ordinance amending Sections 17.04.030, 17.06.050, 17.08.010, 17.10.010, 17.12.010, 17.16.010, 17.20.010, 17.22.010, 17.24.010, 17.26.010, 17.30.010, 17.34.010, 17.38.010, 17.40.010, 17.42.010, 17.44.010, 17.46.010, 17.54.070 and 17.58.030 of, and adding Section 17.56.330 to, the Placer County Code related to wineries and associated uses

Ordinance No.: 5526-B

THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE
ATTEST

ANN HOLMAN
Clerk of the Board of Supervisors, County of Placer, State of California

Deputy Clerk

First Reading: August 26, 2008

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held September 23, 2008, by the following vote:

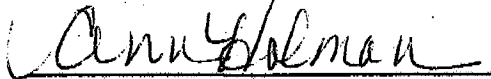
Ayes: ROCKHOLM, WEYGANDT, UHLER, KRANZ, HOLMES
Noes: NONE
Absent: NONE

Signed and approved by me after its passage



Jim Holmes, Chairman
Board of Supervisors

Attest:
Clerk of said Board



Ann Holman

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

1. Chapter 17 of the Placer County Code, the Placer County Zoning Ordinance, is hereby amended as shown on Attachment A, attached hereto and incorporated herein by reference.

2. This ordinance shall take effect and be in full force thirty (30) days after the date of its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code Section 25124.

CHAPTER 17: PLANNING AND ZONING

SECTION 1: Section 17.04.030 shall be amended to read as follows:

17.04.030 Definitions of land uses, specialized terms and phrases

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"Agricultural processing" (land use) means the processing of crops after harvest, to prepare them for on-site marketing or processing and packaging elsewhere, including but not limited to the following; provided, that any of the activities performed in the field with mobile equipment not involving permanent buildings are included under "Crop production:"

1. Alfalfa cubing;
2. **Alcohol fuel production:**
23. Corn shelling;
34. Cotton ginning;
45. Custom milling of flour, feed and grain;
56. Custom grist mills;
67. Dairies (but not feedlots, see instead "Animal sales yards, feedlots, stockyards");
78. Drying of corn, rice, hay, fruits and vegetables;
89. Grain cleaning and custom grinding;
910. Hay baling and cubing;
1011. Pre-cooling and packaging of fresh or farm-dried fruits and vegetables;
1112. Sorting, grading and packing of fruits and vegetables;
1213. Taxidermy;
1314. Tree nut hulling and shelling;
1415. Wineries and ~~alcohol fuel production.~~ **(SIC: 0723, 0724) associated uses. See definition for "winery" and Section 17.56.330 for specific use requirements applicable to wineries and associated uses.**

* * * * *

"Grocery and liquor stores" (land use) means stores selling food for home preparation and consumption, as well as the retail sale of packaged alcoholic beverages for consumption off the premises, ~~including wine tasting facilities that are not on the same site as a winery.~~ Includes catering services independent to on-site food sales. Includes retail bakeries. Establishments ~~(except for wine tasting facilities)~~ may include no more than two gas pumps as an accessory use. (SIC: Groups 54, 592)

* * * * *

"Restaurants and bars" (land use) means restaurants, bars and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are secondary and subordinate to the principal use of the establishment as an eating and drinking place. Also includes drive-in restaurants, lunch counters, brew pubs, ~~commercial wineries with wine tasting rooms not on winery premises~~ and refreshment stands selling prepared goods and drinks for either immediate or off-premises consumption. Restaurants, lunch counters, and drinking places operated as subordinate service facilities within other establishments are not included here unless they are operated as leased departments by outside operators, includes catering services incidental to food preparation for on-site consumption. See Section 17.56.190 for specific use requirements applicable to restaurants with outdoor eating areas. (SIC: Group 58)

ATTACHMENT A

CHAPTER 17: PLANNING AND ZONING

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“Winery” means a bonded winery facility comprising the building or buildings used to convert fruit juices (all or part of which are produced on the property) to wine, and to age, bottle, store, distribute and sell said wine. A winery includes crushing, fermenting and refermenting, bottling, blending, bulk and bottle storage, aging, shipping, receiving, laboratory equipment and maintenance facilities, sales, and administrative office functions, and may include tasting and promotional events. See Section 17.56.330 for specific use requirements to applicable to wineries and associated uses.

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SECTION 2: Section 17.06.050 shall be amended to read as follows:

Allowable Uses and Permit Requirements

ZONE DISTRICTS

LAND USE TYPES	RESIDENTIAL				COMMERCIAL							INDUSTRIAL				AGRICULTURAL, RESOURCE OPEN SPACE					
	RS	RM	RA	RF	C1	C2	C3	CPD	HS	OP	RES	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W
Agricultural, Resource and Open Space Uses																					
Agricultural accessory structures (Section 17.56.020(B))			C	C							C					C	C	C	C	C	
Agricultural processing			MUP	MUP			C						C	MUP		MUP	MUP	MUP		MUP	
Animal raising and keeping (Section 17.56.050)	45*	45*	45*	45*	45*	45*	45*		45*	45*	45*	45*	45*	45*	45*	45*	45*	45*	45*	45*	45*
Animal sales yards, feed lots, stockyards													CUP			CUP	CUP				
Chicken, turkey and hog ranches																CUP	CUP				
Crop production			A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	
Equestrian facilities (Section 17.56.050)			45*	45*						45*						45*	45*	45*	45*	45*	45*
Fertilizer plants													CUP			CUP					
Fisheries and game preserves	A		A	A						A						A	A	A	A	A	
Forestry			A	A	A	A	A	A		A	A	A	A			A	A	A	A	A	
Grazing			A	A	A	A	A	A		A		A	A			A	A	A	A	A	
Mining, surface and subsurface (Section 17.56.270)			CUP	CUP							CUP			CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Oil and gas wells																CUP	CUP	CUP	CUP	CUP	
Plant nurseries retail (See Section 17.56.165)					MUP	C	C	CUP	C		CUP			C	MUP	MUP	MUP	MUP			
Plant Production Nurseries (See Section 17.56.165)			45*	45*	45*	45*	45*	45*	45*	45*	45*	45*	45*	45*	45*	45*	45*	45*	45*	45*	45*
Water extraction and storage (commercial)			CUP	CUP			CUP	CUP	CUP		CUP	CUP		CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Winery			*	*	*	*	*	*		*		*	*	*	*	*	*	*	*	*	*

CHAPTER 17: PLANNING AND ZONING

Key To Permit Requirements	
Allowed use, zoning compliance required (Section 17.06.050)	A
Zoning Clearance required (Section 17.06.050)	C
Administrative Review Permit required (Section 17.06.050)	ARP
Minor Use Permit required (Section 17.06.050)	MUP
Conditional Use Permit required (Section 17.06.050)	CUP
Permit requirements set by Article 17.56	46*
Use not allowed	

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SECTION 3: Section 17.08.010 shall be amended to read as follows:

17.08.010 Agricultural Exclusive (AE)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural accessory structures	C	17.56.020(B)
Agricultural processing	MUP	
Animal raising and keeping	See Section 17.56.050	
Animal sales yards, feed lots, stockyards	CUP	
Chicken, turkey and hog ranches	CUP	
Crop production	A	
Equestrian facilities	A	17.56.050
Fisheries and game preserves	A	
Forestry	A	
Grazing	A	17.04.030
Mining, surface and subsurface	CUP	17.56.270
Oil and gas wells	CUP	
Plant Nurseries, retail	MUP	
Plant production nurseries	See Section 17.56.165	
Water extraction and storage (commercial)	CUP	
Winery	See Section 17.56.330	
Manufacturing Uses		
Explosives, manufacturing and storage	CUP	17.56.110
Food products	CUP	
Slaughterhouses and rendering plants	CUP	
Recreation, Education and Public Assembly Uses		
Rural recreation	MUP	
Shooting Ranges, (Commercial)	MUP	

CHAPTER 17: PLANNING AND ZONING

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Temporary events	MUP	17.56.300
Residential Uses		
Caretaker and employee housing	MUP	17.56.090
Farm labor housing	MUP	
Home occupations	C	17.56.120
Mobile homes	C	17.56.150
Residential accessory uses	C	17.56.180
Secondary dwellings	C	17.56.200

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SECTION 4: Section 17.10.010 shall be amended to read as follows:

17.10.010 Farm (F)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural accessory structures	C	17.56.020
Agricultural processing	MUP	
Animal raising and keeping	See Section 17.56.050	
Animal sales yards, feed lots, stockyards	CUP	
Chicken, turkey and hog ranches	CUP	
Crop production	A	
Equestrian facilities	A	17.56.050
Fertilizer plants	CUP	
Fisheries and game preserves	A	
Forestry	A	
Grazing	A	17.04.030
Mining, surface and subsurface	CUP	17.56.270
Oil and gas wells	CUP	
Plant nurseries, retail	MUP	
Plant production nurseries	See Section 17.56.165	
Water extraction and storage (commercial)	CUP	
Winery	See Section 17.56.330	
Manufacturing and Processing Uses		
Electric generating plants	CUP	
Explosives manufacturing and storage	CUP	17.56.110
Food products	CUP	
Slaughterhouses and rendering plants	CUP	

CHAPTER 17: PLANNING AND ZONING

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Recreation, Education and Public Assembly Uses		
Community centers	MUP	
Houses of Worship	MUP	
Libraries and museums	MUP	
Membership organization facilities	MUP	
Parks, playgrounds, golf courses	MUP	
Rural recreation	MUP	
Schools - college and university	CUP	
Schools - elementary	MUP	

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SECTION 5: Section 17.12.010 shall be amended to read as follows:

17.12.010 Forestry (FOR)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural accessory structures	C	17.56.020
Agricultural processing	MUP	
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Equestrian facilities	A	17.56.050
Fisheries and game preserves	A	
Forestry	A	
Grazing	A	17.04.030
Mining, surface and subsurface	CUP	17.56.270
Oil and gas wells	CUP	
Plant nurseries, retail	MUP	
Plant production nurseries	See Section	17.56.165
Water extraction and storage (commercial)	CUP	
Winery	See Section 17.56.330	
Manufacturing and Processing Uses		
Electric generating plants	CUP	
Explosives manufacturing and storage	CUP	17.56.110
Lumber and wood products	CUP	

CHAPTER 17: PLANNING AND ZONING

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Paper products	MUP	
Recreation, Education and Public Assembly Uses		
Campgrounds	MUP	17.56.080
Camping, incidental	A	17.56.080
Parks, playgrounds, golf courses	MUP	
Rural recreation	MUP	
Shooting Ranges, (commercial)	MUP	
Ski lift facilities and ski runs	CUP	
Temporary events	MUP	17.56.300
Residential Uses		
Caretaker and employee housing	MUP	17.56.090
Retail Trade		
Outdoor retail sales	See Section 17.56.160	

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SECTION 6: Section 17.16.010 shall be amended to read as follows:

Section 17.16.010 Timberland Production (TPZ)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural accessory structures	C	17.56.020
Agricultural processing	MUP	
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Equestrian facilities	See Section 17.56.050	
Fisheries and game preserves	A	
Forestry	A	
Grazing	A	17.04.030
Mining, surface and subsurface	CUP	17.56.270
Oil and gas wells	CUP	
Plant production nurseries	See Section 17.56.165	
Winery	See Section 17.56.330	
Manufacturing and Processing Uses		
Lumber and wood products	CUP	

CHAPTER 17: PLANNING AND ZONING

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Paper products	CUP	
Water extraction and storage (commercial)	CUP	
Recreation, Education and Public Assembly Uses		
Campgrounds	MUP	17.56.080
Camping, incidental	A	17.56.080
Rural recreation	MUP	
Shooting Ranges (commercial)	MUP	
Temporary events	MUP	17.56.300
Residential Uses		
Caretaker and employee housing	MUP	17.56.090
Home occupations	C	17.56.120
Temporary dwelling	C	17.56.280
Service Uses		
Offices, temporary	C	17.56.030
Storage, accessory	A	17.56.250
Storage of petroleum products for on-site use	C	17.56.250
Transportation and Communications		
Airfields and landing strips	CUP	17.56.040

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SECTION 7: Section 17.20.010 shall be amended to read as follows:

17.20.010 Commercial Planned Development (CPD)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Crop production	A	
Forestry	A	
Grazing	A	
Plant nurseries, retail	CUP	
Water extraction and storage (commercial)	CUP	
Winery	See Section 17.56.330	
Manufacturing and Processing Uses		
Printing and publishing	CUP	
Recycling collection stations	See Section 17.56.170	
Recreation, Education and Public Assembly Uses		
Community centers	CUP	

CHAPTER 17: PLANNING AND ZONING

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Houses of Worship	CUP	
Libraries and museums	CUP	
Membership organization facilities	CUP	
Outdoor commercial recreation	CUP	
Parks, playgrounds, golf courses	CUP	
Recreation and fitness centers	CUP	
Schools - College and university	CUP	
Schools - Elementary	CUP	
Schools - Secondary	CUP	
Schools - Specialized education and training	CUP	
Ski lift facilities and ski runs	CUP	
Sport facilities and outdoor public assembly	CUP	
Temporary events	MUP	17.56.300
Theaters and meeting halls	CUP	

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SECTION 8: Section 17.22.010 shall be amended to read as follows:

17.22.010 General Commercial (C2)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Crop production	A	
Forestry	A	
Grazing	A	
Animal raising and keeping	See Section 17.56.020	
Plant nurseries, retail	C	
Plant production nurseries	See Section 17.56.165	
Winery	See Section 17.56.330	
Manufacturing and Processing Uses		
Note: any manufacturing or processing use on a parcel of 10 acres or larger requires conditional use permit (CUP) approval		
Printing and publishing	MUP	
Recycling collection stations	See Section 17.56.170	
Recreation, Education and Public Assembly Uses		
Community centers	C	
Golf driving ranges	MUP	

CHAPTER 17: PLANNING AND ZONING

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Houses of Worship	C	
Libraries and museums	C	
Membership organization facilities	MUP	
Outdoor commercial recreation	MUP	
Parks, playgrounds, golf courses	MUP	
Recreation and fitness centers	C	
Schools - College and university	CUP	
Schools - Elementary	MUP	
Schools - Secondary	MUP	
Schools - Specialized education and training	C	
Ski lift facilities and ski runs	CUP	
Sport facilities and outdoor public assembly	CUP	
Temporary events	MUP	17.56.300
Theaters and meeting halls	CUP	

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SECTION 9: Section 17.24.010 shall be amended to read as follows:

17.24.010 Heavy Commercial (C3)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural processing	C	
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Forestry	A	
Grazing	A	
Plant nurseries, retail	C	
Plant production nursery	See Section 17.56.165	
Water extraction and storage (commercial)	CUP	
Winery	See Section 17.56.330	

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CHAPTER 17: PLANNING AND ZONING

SECTION 10: Section 17.26.010 shall be amended to read as follows:

17.26.010 Highway Service (HS)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Crop production	A	
Forestry	A	
Grazing	A	
Plant nurseries, retail	C	
Plant production nursery	See Section 17.56.165	
Water extraction and storage (commercial)	CUP	
Winery	See Section 17.56.330	
Manufacturing and Processing Uses		
Recycling Facility	See Section 17.56.170	
Recreation, Education and Public Assembly Uses		
Campgrounds	MUP	17.56.080
Community centers	C	

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Section 11: Section 17.30.010 shall be amended to read as follows:

17.30.010 Neighborhood Commercial (C1)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Forestry	A	
Grazing	A	
Plant nurseries, retail	MUP	
Plant production nursery	See Section 17.56.165	
Winery	See Section 17.56.330	
Manufacturing and Processing Uses		
Recycling collection stations	See Section 17.56.170	
Recreation, Education and Public Assembly Uses		
Community centers	C	
Golf driving ranges	MUP	

CHAPTER 17: PLANNING AND ZONING

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Houses of Worship	C	
Libraries and museums	MUP	
Membership organization facilities	MUP	
Parks, playgrounds, golf courses	MUP	
Recreation and fitness centers	MUP	
Schools - Elementary	MUP	
Schools - Secondary	MUP	
Schools - Specialized education and training	C	
Sport facilities and outdoor public assembly	CUP	
Temporary events	MUP	17.56.300
Theaters and meeting halls	CUP	
Residential Uses		
Caretaker and employee housing	C	17.56.090
Home occupations	C	17.56.120
Mobile home parks	CUP	17.56.140
Multifamily dwellings	MUP	17.30.010(D)
Residential accessory uses	C	17.56.180
Senior housing projects	CUP	17.56.210

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SECTION 12: Section 17.34.010 shall be amended to read as follows:

17.34.010 Resort (RES)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural accessory structures	C	Section 17.56.020(B)
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Equestrian facilities	See Section 17.56.050	
Fisheries and game preserves	A	
Forestry	A	
Plant nurseries, retail	CUP	
Water extraction and storage (commercial)	CUP	
Winery	See Section 17.56.330	
Recreation, Education and Public Assembly Uses		
Campgrounds	MUP	17.56.080

CHAPTER 17: PLANNING AND ZONING

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Camping, incidental	A	17.56.080
Community centers	C	

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SECTION 13: Section 17.38.010 shall be amended to read as follows:

17.38.010 Business Park (BP)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource, and Open Space Uses		
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Forestry	A	
Grazing	A	
Plant production nurseries	See Section 17.56.165	
Winery	See Section 17.56.330	
Manufacturing and Processing Uses		
Clothing products	C	

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SECTION 14: Section 17.40.010 shall be amended to read as follows:

17.40.010 Industrial (IN)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural processing	C	
Animal raising and keeping	See Section 17.56.050	
Animal sales yards, feed lots, stockyards	CUP	
Crop production	A	
Fertilizer plants	CUP	
Mining, surface and subsurface	CUP	17.56.270
Plant nurseries, retail	C	
Plant production nurseries	See Section 17.56.165	
Water extraction and storage (commercial)	CUP	
Winery	See Section 17.56.330	

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CHAPTER 17: PLANNING AND ZONING

SECTION 15: Section 17.42.010 shall be amended to read as follows:

17.42.010 Industrial Park (INP)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural processing	MUP	
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Mining, surface and subsurface	CUP	17.56.270
Plant nurseries, retail	MUP	
Plant production nurseries	See Section 17.56.165	
Water extraction and storage (commercial)	CUP	
Winery	See Section 17.56.330	

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SECTION 16: Section 17.44.010 shall be amended to read as follows:

17.44.010 Residential-Agricultural (RA)

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ALLOWABLE LAND USES	LAND USE PERMIT	MINIMUM ⁽¹⁾ LOT AREA (sq. ft.)	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses			
Agricultural accessory structures	C	40,000	17.56.020(B)
Agricultural processing	MUP		
Animal raising and keeping	See Section 17.56.050		
Crop production	A	40,000	
Equestrian facilities	See Section 17.56.050		
Fisheries and game preserves	A	40,000	
Forestry	A	40,000	
Grazing	A	10 acres	17.04.030
Mining, surface and subsurface	CUP	40,000	17.56.270
Plant production nurseries	See Section 17.56.165		
Water extraction and storage (commercial)	CUP	40,000	
Winery	See Section 17.56.330		
Manufacturing and Processing Uses			

CHAPTER 17: PLANNING AND ZONING

ALLOWABLE LAND USES	LAND USE PERMIT	MINIMUM⁽¹⁾ LOT AREA (sq. ft.)	SPECIFIC STANDARDS IN SECTION
Electric generating plants	CUP	40,000	
Recreation, Education and Public Assembly Uses			
Community centers	MUP	40,000	
Houses of Worship	MUP	40,000	
Libraries and museums	MUP	40,000	
Membership organization facilities	MUP	40,000	
Parks, playgrounds, golf courses	MUP	40,000	
Recycling; reverse vending machines & small collection facilities	ARP		17.56.170
Schools - Elementary	MUP	40,000	
Schools - Secondary	MUP	40,000	
Schools - Specialized ⁽²⁾	MUP	40,000	
Temporary events	MUP		17.56.300

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SECTION 17: Section 17.46.010 shall be amended to read as follows:

17.46.010 Residential-Forest (RF)

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ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Agricultural, Resource and Open Space Uses		
Agricultural accessory structures	C	17.56.020(B)
Agricultural processing	MUP	
Animal raising and keeping	See Section 17.56.050	
Crop production	A	
Equestrian facilities	See Section 17.56.050	
Fisheries and game preserves	A	
Forestry	A	
Grazing	A	17.04.030
Mining, surface and subsurface	CUP	17.56.270
Plant production nurseries	See Section 17.56.165	
Water extraction and storage (commercial)	CUP	
Winery	See Section 17.56.330	
Manufacturing and Processing Uses		