

PROPOSED ZONING DOCUMENT VERSION CHANGES

17.2.24.050: Additional Standards and Requirements

D. Special Event Overlay Zone.

1. Standards for Special Events. Special events, ~~such as a wedding, wine club pick up party, live music, art show, or similar event, located indoors or partially or entirely outdoors~~ are events not related to or intended for the sale and marketing of products produced, manufactured or sold at the location or whose primary purpose doesn't support a charity (weddings for example), All other events shall comply with the following:

- a. The event shall not exceed 72 hours; and
- b. The event cannot exceed the ~~approved~~ maximum occupant load set forth in California Building Code Section 1004.2 for the space allowed for assembly purposes

2. Special Events exempt from a Temporary Use Permit. A special event that is contained partially or entirely within an existing enclosed building, complies with California Building Code sections 1004 (occupant load), 1006 (Number of Exits and Exit Access Doorways) ~~does not exceed 749 square feet or 10% of the gross building floor area~~, and complies with the standards for special events in 17.2.24.050.D.1 shall not require the issuance of a Temporary Use Permit (examples include, but are not limited to: art shows, live music, cigar pairing, pick up parties and barrel sampling events where the main purpose is to market the products and brand at that location).

3. Partially or Entirely Outside Special Events that require a Temporary Use Permit.

- a. Consistent with Section 17.4.04. ~~199200~~ (Temporary Uses), a special event that is not exempt by 17.2.24.050.D.2 located partially or entirely outside the property owner's property line shall require the approval of a Temporary Use Permit consistent with Chapter 17.5.44 (Temporary Use Permit).
- b. To facilitate and encourage special events, a blanket Temporary Use Permit, valid for 12 to 24 months from the date issued, can be obtained ~~However, the Director may authorize more flexible permit and review procedures to facilitate and encourage special events (e.g., an annual approval that allows special events to occur under certain criteria without the approval of Temporary Use Permit for each individual special event)~~.

17.2.16.050: Additional Standards and Requirements

B. Limited Accessory Uses. Accessory uses, such as office, showroom, retail, **temporary assembly** and similar uses, are only allowed as incidental and secondary to the primary use. Accessory uses shall not exceed **49%** of the gross floor area of the primary industrial use and shall comply with parking requirements in Chapter 17.3.08 (Parking Standards).

17.7.04 Terms Definition of terms

Accessory use. A use incidental, related, appropriate, and clearly subordinate to the main use of the lot or building that does not alter the primary use of the subject lot.

CURRENT REDLINED ZONING DOCUMENT VERSION

17.2.24.050: Additional Standards and Requirements

D. Special Event Overlay Zone.

1. Standards for Special Events. Special events, such as a wedding, wine club pick up party, live music, art show, or similar event, located indoors or partially or entirely outdoors shall comply with the following:

- a. The event shall not exceed 72 hours; and
- b. The event cannot exceed the approved occupant load; ~~and~~
- ~~c. b. There shall be no more than four events per building in a calendar quarter.~~

2. ~~Indoor~~ Special Events exempt from a Temporary Use Permit. A special event that is contained entirely within an existing enclosed building, does not exceed 749 square feet or 10% of the gross building floor area, and complies with the standards for special events in 17.2.24.050.D.1 shall not require the issuance of a Temporary Use Permit.

3. ~~Partially or Entirely Outside~~ Special Events that require a Temporary Use Permit.

a. Consistent with Section 17.4.04.190 (Temporary Uses), a special event that is not exempt by 17.2.24.050.D.2 located partially or entirely outside shall require the approval of a Temporary Use Permit consistent with Chapter 17.5.44 (Temporary Use Permit).

~~b. However, t~~The Director may authorize more flexible permit and review procedures to facilitate and encourage special events (e.g., an annual approval that allows special events to occur under certain criteria without the approval of Temporary Use Permit for each individual special event).

17.2.16.050: Additional Standards and Requirements

B. ~~Industrial Zone.~~ Limited Accessory Uses. Accessory uses, such as office, showroom, retail, and similar uses, are only allowed as incidental and secondary to the primary use. Accessory uses shall not exceed ~~10~~49% of the gross floor area of the primary industrial use and shall comply with parking requirements in Chapter 17.3.08 (Parking Standards).

~~Wine tasting rooms approved with a Conditional Use Permit are not subject to this limitation.~~

17.7.04 Terms Definition of terms

Accessory use. A use incidental, related, appropriate, and clearly subordinate to the main use of the lot or building that does not alter the primary use of the subject lot. (For example, wine tasting rooms and associated marketing activities are an accessory use to a winery; see Winery definition in Section 17.7.08.020.)