

LAND MANAGEMENT DIVISION



EVENTS AT WINERIES

PUBLIC WORKS DEPARTMENT 3050 NORTH DELTA HIGHWAY, EUGENE OR 97408

PLANNING: 541-682-3577 BUILDING: 541-682-4651 SANITATION: 541-682-3754

WINERIES IN THE EXCLUSIVE FARM USE (EFU) ZONE CAN QUALIFY TO HOLD DIFFERENT KINDS OF EVENTS. THIS HANDOUT IS TO GUIDE WHAT APPROVALS ARE NEEDED DEPENDING ON THE EVENT THE WINERY IS HOSTING.

To qualify as a Winery, your property must be zoned Exclusive Farm Use. Lane Code 16.212(12) has specific criteria regarding when a winery may be established as a permitted use:

- A. Facilities producing less than 50,000 gallons per year with at least 15 acres of vineyard (on-site or purchased through contract).
- B. Facilities producing between 50,000 and 150,000 gallons per year with at least 40 acres of vineyard (on-site or purchased through contract).
- C. Facilities producing more than 150,000 gallons per year for 5 years with at least 80 acres of vineyard (on-site or purchased through contract).
- D. The Director has the authority to authorize a winery on EFU land as a commercial use in conjunction with a farm use, if the winery does not qualify for siting under A, B, or C above.

Once The County has determined you are authorized to establish a winery, the following are standards for holding events:

The following uses are permitted in qualifying wineries without a permit:

- Operations that are directly related to the sale or marketing of wine produced in conjunction with the winery, including:
 - (A) Wine tastings in a tasting room or other location on the premises occupied by the winery;
 - (B) Wine club activities;
 - (C) Winemaker luncheons and dinners;
 - (D) Winery and vineyard tours;
 - (E) Meetings or business activities with winery suppliers, distributors, wholesale customers and wine-industry members;
 - (F) Winery staff activities;
 - (G) Open house promotions of wine produced in conjunction with the winery;
 - (H) Similar activities conducted for the primary purpose of promoting wine produced in conjunction with the wineries.
- Host charitable activities for which the winery does not charge a facility rental fee.

Wineries that produce less than 150,000 gallons of wine annually can also:

- Apply for a 5-year license for 1-6 days of events per year of agri-tourism or other commercial events, where the promotion of wine produced in conjunction with the winery is a secondary purpose of the event.
- Apply for a 5-year Special Use Permit for 7-18 days of events per year of agri-tourism or other commercial events, where the promotion of wine produced in conjunction with the winery is a secondary purpose of the event.
- Submit a Special Use permit for a Commercial Use in Conjunction with a Farm Use to request additional events.

Wineries that produce over 150,000 gallons of wine annually can also:

- Hold up to 25 days of events per year hosted by the winery or patrons of the winery, at which wine produced in conjunction with the winery is featured and are directly related to the sale or promotion of this wine. (no permit required)
- Apply for a 5-year Special Use Permit for over 25 days of events per year of agri-tourism or other commercial events, where the promotion of wine produced in conjunction with the winery is a secondary purpose of the event.
- Submit a Special Use permit for a Commercial Use in Conjunction with a Farm Use to request additional events.

All of these activities and events must also comply with a requirement that states 'the gross income of the winery from the sale of incidental items and services may not exceed 25% of the gross income from on-site retail sale of wine produced in conjunction with the winery. The Planning Director has the authority to request written certification of compliance with this requirement from a certified public accountant at any time.

Definition of "Agri-tourism or other commercial events" includes outdoor concerts for which admission is charged, educational, cultural, health or lifestyle events, facility rentals, celebratory gatherings and other events where the promotion of wine produced in conjunction with the winery is a secondary purpose of the event.

To see the exact code language, visit www.lanecounty.org and refer to Lane Code Chapter 16.212(12).

Application Forms:

To verify your winery is lawful per Lane Code 16.212(12), submit a Land Use Compatibility Statement application with supporting evidence the winery complies with the above criteria.

For a 5-year License, use the Winery Event License Application.

For a 5-year Special Use Permit, use a General Land Use Application form and address the applicable criteria.

For a Special Use Permit for a Commercial Use in Conjunction with a Farm Use (Lane Code 16.212(4)(c)), use a General Land Use Application form and address the applicable criteria . If you already have a permit under Lane Code 16.212(4)(c), you can request a modification through a formal process.

**If you have a lawful, pre-existing winery in a Forest Zone and want to hold agri-tourism or other commercial events, you will need to talk with a Planner to determine if it is possible to expand your original approval.

**Prior to review of any new application under the above provisions, all structures related to the winery must comply with applicable building and land use codes and have no expired permits. Contact Lane County Building Program to determine if any building permits are needed or if there are any expired permits on the property.

Additional Contact Information:

Lane County Transportation Planning	541-682-6932
Lane County Building Program	541-682-4651
Lane County On-Site Wastewater Program	541-682-3754
Lane County Environmental Health Program	541-682-4480
Lane County Facility Permits	541-682-6902
Lane County Sheriff's Office	541-682-4150
Oregon Department of Agriculture	503-986-4600