

Paris Valley Road Winery Airport Land Use Density Calculations

Use at Full Buildout	ALUP Zone	Gross (Actual) Acreage	Building Envelope (ac)	Potential Development (sf) based on Proposed Zoning/ALUP Density threshold	Proposed Density	SF Per Person	Density Allowed per AP Zone (persons/ac)
<b>Existing Use to Remain</b>							
Winery (Existing Uses)				Total: 92,350 SF			
Storage	5	59.27		60,850	61	1,000	
Production	5	59.27		28,400	142	200	
Office	5	59.27		3,100	16	200	
Winery Outdoor Work Areas (existing)	5	59.27		21,200	21	1,000	
Tasting Room (Existing Uses)				Total: 6,901 SF			
Tasting Room	5	59.27		5,454	27	200	
Kitchen (Remodel of existing)	5	59.27		905	15	60	
Tasting Outdoor Areas (Existing)	5	59.27		6,500	22	300	
Outdoor Courtyard (Remodel)	5	59.27		6,900	23	300	
<b>Converted Use (from Existing Use)</b>							
Winery							
Members Lounge (Conversion of Use from Offices)	5	59.27		2,810	14	200	
Offices (Reconfiguration of Existing Office Space)	5	59.27		6,390	32	200	
Limited Food Serving Facility							
Restaurant Indoor Seating (Conversion of Use from Tasting Room)	5	59.27		542	9	60	
<b>New Use</b>							
Pool							
Pool	5	59.27		1,800	26	70	
Outdoor Pool Area	5	59.27		7,060	24	300	
Limited Food Serving Facility							
Covered Outdoor Restaurant Seating	5	59.27		1,000	3	300	
B&B				Total: 8,500 SF			
Suites	5	59.27		8 suites	14	1.8 per room	
Caretaker Unit	5	59.27		1 Suite	2	2 per unit	
Outdoor Public Area	5	59.27		695	2	300	
Executive Offices	5	59.27		6,000	30	200	
Barrel Chai	5	59.27		26,000	26	1,000	
Production Building				Total: 7,300 SF			
Production	5	59.27		4,850		200	
Storage	5	59.27		2,040	2	1,000	
Distillery Tasting Room	5	59.27		410	2	200	
<b>Agriculture</b>							
Vineyard (Existing)	5	59.27		36	36	1 acre	
Grain (New)	5	59.27		0.5	0.5	1 acre	
Total		59.27		201,406	549		
<b>Total Land Use Intensity</b>		<b>59.27</b>			<b>9</b>		

Type of Use	zone 5	Max Land Use	Max Single	Min % Open Space (% gross area)
		150	450	10

Agricultural Processing  
Warehousing, Mini-storage, Moving Company  
Agricultural Processing  
Offices  
Agricultural Processing - Outdoor Processing Area

Food & Beverage Service  
Food & Beverage Service  
Outdoor Entertainment - All Other  
Outdoor Entertainment - All Other

Food & Beverage Service  
Offices

Food & Beverage Service

Swimming Pools

Outdoor Entertainment - All Other

Outdoor Entertainment - All Other

Hotels, Motels, B&Bs  
Residential - Caretaker Unit  
Outdoor Entertainment - All Other  
Offices  
Warehousing, Mini-storage, Moving Company

Agricultural Processing  
Warehousing, Mini-storage, Moving Company  
Food & Beverage Service

Agriculture - Grazing and Outdoor Crops  
Agriculture - Grazing and Outdoor Crops