

# Umatilla County

## Vineyards & Wineries

### Marketing

### Special Events

### Permits

#### VINEYARDS

Grapes are a farm crop. Planting and growing wine grapes is a farm use and does not require a land use permit.

#### WINERIES

“Small Wineries” are wineries permitted on farmland planted in at least 15 acres of wine grapes with annual production of less than 50,000 gallons of wine.

“Mid-sized Wineries” are wineries permitted on farmland planted in 40 acres of wine grapes and annual production of at least 50,000 gallons of wine.

“Large Wineries” are wineries permitted on an 80 acre tract planted in at least 50 acres of grapes and produced 3 out of 5 calendar years at least 150,000 gallons of wine annually.

#### MARKETING

Marketing and selling wine produced at the winery includes wine tastings, wine club activities, winemaker luncheons and dinners, winery and vineyard tours, meetings and business activities, staff activities, open house promotions and similar activities primarily promoting wine produced at the winery.

#### SPECIAL EVENTS

Permitted wineries may conduct up to 18 special events per year on the tract of land established with the winery. Events include outdoor concerts, educational, cultural, health or lifestyle events, facility rentals, celebratory gatherings and other events promoting wine produced at the winery.



Gross income from the sale of incidental items related to the marketing and sale of wine produced at the winery and income from services provided such as celebratory gatherings, facility rentals and private events may not exceed 25 percent

#### LAND USE PERMITS

Umatilla County issues a County Zoning Permit to permit small and mid-sized wineries. Processing the Zoning Permit requires a site plan and must show that the winery meets setback distances, access and parking requirements and includes the required number of planted grapes.

#### ADDITIONAL PERMITS

- Public road access permit,
- Environmental (septic, waste water, storm water, etc.) permits,
- Structural (building, electrical, plumbing) permit



**Umatilla County Courthouse**  
216 SE 4th Street  
Pendleton, Oregon 97801  
541-276-7111

**Oregon Water Resource Department**  
116 SE Dorion  
Pendleton, Oregon 97801  
541-278-5456

**Oregon State Building Codes**  
700 SE Emigrant, Suite #360  
Pendleton, Oregon 97801  
541-276-7814

**Other sources of helpful information:**

**Umatilla County Planning Department**  
216 SE 4<sup>th</sup> Street,  
Pendleton, Oregon 97801  
Ph 541.278.6252 ~ Fax 541.278.5480

[www.umatillacounty.net/planning](http://www.umatillacounty.net/planning)

Email: [planning@umatillacounty.net](mailto:planning@umatillacounty.net)

[oregonwine.org](http://oregonwine.org)  
[owri.oregonstate.edu](http://owri.oregonstate.edu)  
[neoedd.org](http://neoedd.org)  
[oregon4biz.com](http://oregon4biz.com)  
[oregon.gov/OLCC](http://oregon.gov/OLCC)

[co.umatilla.or.us/planning/economic\\_development.html](http://co.umatilla.or.us/planning/economic_development.html)

**Dept. of Environmental Quality**  
700 SE Emigrant, Suite #330  
Pendleton, Oregon 97801  
541-276-4063  
800-304-3513

We would like to assist with your project in any way we can. Please call or email to set up an appointment.

