

**Town of Yountville
Development Standards – Duplex
[D.O. Ch. II § C.2]**

<i>Design Standard</i>	<i>Requirement</i>	<i>Existing</i>	<i>Proposed</i>
Number of Units	1 per Lot		
Development Standards	Same as Single Family Dwelling		
Building Height	One-story: 15 ft to the plate height & 20 ft overall. Two-story: 20 ft to the plate height & overall 28 ft		
Floor Area Ratio	0.40 FAR - 250 sq ft of architectural exemptions - 400 sq ft if garage is in rear half of lot		
Lot Area	5,000 sq ft minimum 8,000 sq ft maximum		
Design Review	Required for new structure or exterior appearance of existing structure changes		
Separate Entrance	Yes, required		
Building Code Standards	Minimum UBC standards shall be met		
Minimum Rental Period	Not less than 30 days		
Parking	2 spaces: one covered & one screened; May encroach up to 15 ft into rear setback but not into required open space		
Open Space	200 sq ft minimum, which is directly accessible to each unit. -Exception: if a second story unit has half of the open space directly accessible		
Climate Controls	Independent heat and cooling controls		
Kitchen	Separate w/ sink and appliances		
Bathroom	Separate w/ toilet, sink, tub/shower		

Owner _____
Project Address _____