

Town of Yountville

Development Standards – Old Town Commercial (OTC) Zoning District

Section	Design Standard	Requirement/Limitation	Existing	Proposed
	1. Lot Area	Maximum 15,000		
	2. Set Backs			
	Front Set back:			
	<i>Structures or portions of structures up to 15 ft tall</i>	10 ft minimum		
	<i>Portions of structures 15-18 ft</i>	15 ft minimum		
	<i>Portions of structures over 18 ft</i>	20 ft minimum		
D.O. Ch. 1 § C.3.a.8	Side/street side Setback:	To be determined by the M.D.P. process setbacks between 3-5 ft may be considered.		
D.O. Ch. 1 § C.3.a.8	Rear Setback:	To be determined by the M.D.P. process; setbacks between 3-5 ft may be considered.		
D.O. Ch. 1 § C.3.a.5	<i>Where new construction faces the major windows of an existing building on an adjacent lot.</i>	Separation between buildings shall be at least 15 ft		
D.O. Ch. 1, § C.3.b	a. Encroachments into set backs			
	<i>Architectural elements used for building access</i>	May encroach 4 ft in depth		
	<i>Architectural elements up to 12 ft to the plate height, and used as open space (balconies, decks, or unenclosed porches)</i>	No closer than 10 ft to the front property line.		
	<i>Architectural features, such as eaves, awnings, sills, bays, chimneys, etc.</i>	May encroach no more than 2 ft into setback		
	3. Building Height			
	<i>Maximum Stories</i>	2		
	<i>One-story</i>	15 ft to plate/overall to 20 ft max		
	<i>Two-story</i>	22 ft to plate/overall to 30 ft max		
	<i>Block limit</i>	There shall be a combination of different building heights with an emphasis on one-story buildings		
	4. Building Size	- No single building shall exceed 2,500 square ft in size. - Building size & location shall take into account existing trees or similar site conditions.		
	5. Building Layout & Design	Building massing, scale and size shall be reflective of Yountville's early development period (1870 to 1920) and shall be compatible with the established North Washington Street area.		
		Pedestrian entrances shall be located on Washington Street.		

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D.O. Ch II § A	6. Building materials <i># 1-4 May be made an exception by ZDRB or Council</i>	Consistent materials & details throughout (similar architectural themes throughout all sides of building)		
		Materials that appear veneer like should be avoided		
		Exterior finish materials shall be of solid wood, natural stone, brick, or stucco; window casing and building trim shall be solid wood.		
		Window and door style shall be compatible with overall building design		
D.O. Ch II § B	7. Relation of Building to Street	Principle Orientation shall be Parallel to street.		
		Street elevation of multiple unit residential building shall have at least one street-oriented entrance		
	8. Pedestrian Oriented Design	Ground level street frontage should consist of the following: Front façade shall be visually transparent into the building or provide a minimum depth of 3 ft for window display.		
		No more than 20 ft of continuous linear street-level frontage that is opaque. No storage shall be allowed in street-front windows.		
		Pedestrian-oriented design elements and design amenities scaled to the pedestrian are encouraged on private property.		
		Signage shall be oriented and scaled for the pedestrian.		

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		All new construction and expansions of existing structures shall be required to install and maintain pedestrian pathways along the Washington Street frontage in accordance with the town Bicycle and Pedestrian Pathways Master Plan.		
	9. Design Review Special Requirements	Story poles that illustrate the 3-D massing of all proposed NEW buildings shall be erected (10) days prior to design review by the ZDRB.		
	10. Floor Area Ratio			
	<i>25% of lot area</i>	Commercial use limitation		
	<i>Architectural elements exemption</i>	A maximum exemption of up to 250 sq ft* for unenclosed porches, balconies, breezeways and similar architectural elements; min is 250 sq ft		
	<i>Residential Uses</i>	Additional 0.15 FAR for the residential use		
	11. Parking Lots	Max 24 ft for two-way; 12 ft for one-way		
	Commercial Parking	* See Z.O. Ch. VI § 6.2.c for requirements by Land Use.		
	Residential Parking			
	<i>Single-Family Dwelling</i>	1-covered & 1-screened		
	<i>Duplex</i>	Two spaces, 1-covered & 1-screened		
	<i>Triplex</i>	Four spaces, 2-covered & 2-screened		
	<i>Fourplex/Multi-Family 5+*</i>	Six spaces, 3-covered & 3-screened		
		<i>*Additional units above four require one covered space per unit and one screened space per each two units.</i>		
	12. Accessory Buildings			
	<i>Front Setback</i>	15 ft		
	<i>Rear & Side setbacks</i>	As per M.D.P.		
		Shall not be located in front yard or street side yard of corner lot.		
	13. Other			
	<i>Exterior Colors</i>	Mute & soft colors, compatible with Old Town encouraged		
	Windows	Multi-paned if visible from street encouraged		
		Picture windows & sliding glass doors & windows discouraged		
		Double-hung style encouraged		
		Acceptable: wood-frame, vinyl-clad wood windows, metal-framed colored by manufacturer to complement the exterior finish. Prohibited: bare metal, silver-colored aluminum, or screen frames.		
	14. Landscaping	Required to install and maintain landscaping at the Washington Street, including planter beds, trees, window		

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		boxes, or other landscape elements that meet the approval of the ZDRB or Town Council.		
<i>Informal landscaping emphasizing mature, drought tolerant, or native plants encouraged. Landscape plans shall be reviewed at time of design review.</i>				
	Screening	Utilities & trash dumpsters shall be screened from street.		
Z.O. § 6.4.c.	15. Open Space	25 % of lot area; decks may be credited as open space.		
	- <i>Common Usable</i>	Permanently maintained and fully usable.& no obstructions over ground-level space. Visually accessible to the public. In addition to walkways adjacent to Streets.		
	- <i>Private Usable</i>	Every dwelling unit shall be provided w/private usable open space. No more than 60% may be covered by a private balcony projecting from a higher story. Planning officer may require a screening device not greater than 6 ft tall to establish a pleasant outdoor environment.		

- M.D.P. Master Development Plan & Review is outlined in the Zoning Ordinance Section 7.4
- All Standards are derived from Design Ordinance, Chapter II, Section D.4, unless otherwise quoted.

Where applicable see the following:
 FAR Exemptions worksheet
 Yard worksheet
 Master Development Plan
 Building Materials
 Parking Ratios
 Building Orientation
 Landscape
 Accessory buildings
 Signage

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