

Town of Yountville
Development Standards – Residential Scaled Commercial (RSC) Zoning District

Related Sections	Design Standard	Requirement/ Limitation	Existing	Proposed
ZO § 4.9.c (Land Use) ZO § 7.6 (UsePermit)	New Uses & construction of existing structures	Require a Use Permit & subject to # 1-3.		
ZO § 6.5	1. Impact on Adjacent Uses	Location Standard: Impact Category I (see § for performance criteria)		
ZO § 7.4	2. Master Development Plan	Must be prepared & endorsed by a Licensed architect, civil engineer, or landscape architect.		
ZO § 7.3 GP Ch. II	3. Design Review	- Approval by ZDRB &/or Town Council - Story poles may be required.		
NOTES:				
	Lot Area	NONE		
	Setbacks	NONE / as per M.D.P.		
DO Ch. II § D.2.a.	Building Height			
	<i>Stories</i>	2		
	One-story	15 feet to plate/overall to 20 feet max		
	Two-story	22 feet to plate/overall of 30 feet		
	No more than 1/3 of the total permitted FAR for a commercial development may occupy the second level.			
	Maximum height is intended to ensure a variety of roof configurations.			
NOTES:				
DO Ch. II § D.2.a.	Floor Area Ratio			
	<i>25% of lot area</i>			
	<i>Additional 5%</i>	Residential Uses		
	<i>Architectural elements exemption</i>	250 sq ft of unenclosed architectural elements.		
	<i>Accessory Buildings exemption (enclosed, located in rear yard, & screened from street view)</i>	Up to 100 sq ft, combined		
NOTES:				
DO Ch. II § D.2.a.2	Building Size			
	Proposed sq ft ≥3200sq.ft	Consideration to provide multiple buildings		
	Proposed sq.ft≥5 000sq.ft	2 buildings		
NOTES:				
	Existing Site Conditions	Maintain existing trees & site conditions		

Owner _____

Project Address _____

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NOTES:				
DO Ch. II § D.2.a.4	Open Space	<ul style="list-style-type: none"> - 25% of the gross area of lot - Visually & physically accessible to public 		
ZO § 6.4		<ul style="list-style-type: none"> - NO more than 60% shall be covered by a second story balcony - Permanent status & maintenance. 		
NOTES				
DO Ch. II § D.2.a.5	Parking			
ZO 6.2	<ul style="list-style-type: none"> - Ratios - Parking lots 	(see separate wksht) Driveway shall be: 24 ft. 2-way 12 ft 1 way		
	- Reduced requirements	- Design utilizes the area gained by the reduction will maintain Town character w/o negatively impacting surrounding neighborhoods - Design reinforces Washington Street as main commercial street.		
DO Ch. II § A.2	- Design			
	<i>Parking Lots</i>	Max 24 ft for two-way; 12 ft for one-way		
	Garage			
	<i>Front Setback</i>	18 feet minimum		
	<i>On front half of lot & visible from street</i>	12-foot door width maximum		
	<i>Double car garages</i>	Permitted if not visible from street or if on rear half of lot		
	Detached w/ doors not facing street encouraged.			
ZO § 6.3	Signage			
?	Accessory Buildings			
	<i>Side Setback</i>			
	Buildings up to 15 feet high	5 feet minimum		
	For second story over a garage	8 feet minimum		
	<i>Rear Setback</i>			
	For second story over a garage	20 feet minimum		
	Shall not be located in front yard or street side yard of corner lot.			
	Fences			
	<i>Rear or side property line</i>	6 foot height maximum		
	<i>Front yard or along side</i>	3 foot height maximum		

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	<i>property line within the front yard or setback</i>			
Chain-link fences in front yards prohibited. Low picket fences at front property line encouraged.				
	Other			
Informal landscaping emphasizing mature, drought tolerant, or native plants encouraged. Landscape plans shall be reviewed at time of design review.				
	<i>Screening</i>	Utilities & trash dumpsters shall be screened from street.		
	<i>Open Space</i>			
	Common Usable	Minimum 15 ft dimension in all directions		
		Shall not be screened to restrict the continuity of, or visual access to area		
	Private Usable	Minimum 100 sq ft		
		Minimum 5 ft dimension in all directions		
		May not be a passageway		
Decks may be credited as open space.				

Definitions

ZO = Zoning Ordinance
DO = Design Ordinance

Where applicable see the following:

1. FAR Exemptions worksheet
2. Yard worksheet
3. Second Residential Units worksheet
4. Building Materials
5. Parking Ratios
6. Building Orientation
7. Landscape
8. Accessory buildings
9. Signage

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