

**Town of Yountville  
Development Standards – Second Residential Units  
[Z.O. Section 6.10]**

<i>Design Standard</i>	<i>Requirement</i>	<i>Existing</i>	<i>Proposed</i>
<b>Number of Units</b>	1 per Lot		
<b>Development Standards</b>	Same as Primary Residential Unit; if over a garage, no encroachment into rear yard setback permitted		
<b>Maximum Floor Area</b>	600 sq ft or equal to the habitable floor area of the Primary Residential unit, whichever is less		
<b>Lot Area</b>	6000 sq ft, minimum		
<b>Design Review</b>	Reviewed by Planning Director to ensure new structure exterior appearance compatible with existing architectural context		
<b>Separate Entrance</b>	Yes, required		
<b>Building Code Standards</b>	Minimum UBC standards shall be met		
<b>Minimum Rental Period</b>	Not less than 30 days		
<b>Parking</b>	1-screened; may encroach up to 15 ft into rear setback but not into required open space		
<b>Open Space</b>	100 sq ft minimum		
<b>Climate Controls</b>	Independent heat and cooling controls		
<b>Kitchen</b>	Separate w/ sink and appliances		
<b>Bathroom</b>	Separate w/ toilet, sink, tub/shower		

Second Residential Units receive a 300 square ft FAR exemption.

Owner \_\_\_\_\_  
Project Address \_\_\_\_\_