

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

<b>Related Sections</b>	<b>Design Standard</b>	<b>Requirement/ Limitation</b>	<b>Existing</b>	<b>Proposed</b>
ZO § 4.9.c (Land Use) ZO § 7.6 (Use Permit)	<b>New Uses &amp; construction of existing structures</b>	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.		
<b>NOTES:</b>				
	<b>Lot Area</b>	NONE		
	<b>Setbacks</b>	NONE / as per M.D.P.		
DO Ch. II § D.2.a.	<b>Building Height</b>			
	<b>Stories</b>	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.			
<b>NOTES:</b>				
DO Ch. II § D.2.a.	<b>Floor Area Ratio</b>			
	25% of lot area			
	Additional 5%	Residential Uses		
	Architectural elements exemption	250 sq ft of unenclosed architectural elements.		
	Accessory Buildings exemption (enclosed, located in rear yard, & screened from street view)	Up to 100 sq ft, combined		
<b>NOTES:</b>				
DO Ch. II § D.2.a.2	<b>Building Size</b>			
	<b>Proposed sq ft <math>\geq</math> 3200sq.ft</b>	Consideration to provide multiple buildings		
	<b>Proposed sq.ft <math>\geq</math> 5 000sq.ft</b>	2 buildings		
<b>NOTES:</b>				
	<b>Existing Site Conditions</b>	Maintain existing trees & site conditions		

Owner \_\_\_\_\_

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

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<b>NOTES:</b>				
DO Ch. II § D.2.a.4	<b>Open Space</b>	<ul style="list-style-type: none"> <li>- 25% of the gross area of lot</li> <li>- Visually &amp; physically accessible to public</li> </ul>		
ZO § 6.4		<ul style="list-style-type: none"> <li>- NO more than 60% shall be covered by a second story balcony</li> <li>- Permanent status &amp; maintenance.</li> </ul>		
<b>NOTES</b>				
DO Ch. II § D.2.a.5	<b>Parking</b>			
ZO 6.2	<ul style="list-style-type: none"> <li>- Ratios</li> <li>- Parking lots</li> </ul>	(see separate wksht) Driveway shall be: 24 ft. 2-way 12 ft 1 way		
	- Reduced requirements	<ul style="list-style-type: none"> <li>- Design utilizes the area gained by the reduction will maintain Town character w/o negatively impacting surrounding neighborhoods</li> <li>- Design reinforces Washington Street as main commercial street.</li> </ul>		
DO Ch. II § A.2	- Design			
	<i>Parking Lots</i>	Max 24 ft for two-way; 12 ft for one-way		
	<b>Garage</b>			
	<i>Front Setback</i>	18 feet minimum		
	<i>On front half of lot &amp; 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	<b>Signage</b>			
?	<b>Accessory Buildings</b>			
	<b>Side Setback</b>			
	<i>Buildings up to 15 feet high</i>	5 feet minimum		
	<i>For second story over a garage</i>	8 feet minimum		
	<b>Rear Setback</b>			
	<i>For second story over a garage</i>	20 feet minimum		
	Shall not be located in front yard or street side yard of corner lot.			
	<b>Fences</b>			
	<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.		
	<b>Other</b>			
		Informal landscaping emphasizing mature, drought tolerant, or native plants encouraged. Landscape plans shall be reviewed at time of design review.		
	<b>Screening</b>	Utilities & trash dumpsters shall be screened from street.		
	<b>Open Space</b>			
	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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