

Town of Yountville
Development Standards – Single-Family Residential (RS) Zoning District
[D.O. Ch. II § C.1]

Design Standard	Requirement/Limitation	Existing	Proposed
Lot Area	4,000 to 8,000 sq ft Where an FAR Density Bonus is granted, no more than 25% of the total number of lots shall be =>6,500 sq ft		
Principal Structure			
Front Setback	20 ft minimum		
Side Setback	5 ft minimum		
Street Side Setback	10 ft minimum		
Rear Setback	20 ft minimum		
Building Height			
Stories	2		
One-story	15 ft to plate/overall to 20 ft max		
Two-story	20 ft to plate/overall of 28 ft		
Block limit	No more than 50% of the single-family dwelling units in any given block are permitted to be two-story		
Floor Area Ratio			
Lots <=8000sf	30% living area home; 35% w/ garage		
Lots >8000sf	25% living area home; 30% w/ garage		
<i>Architectural elements exemption</i>	A maximum exemption of up to 1,000 sq ft* for unenclosed porches, balconies, breezeways and similar architectural elements; min is 250 sq ft		
<i>Garage/Carport exemption</i>	Garages and carports located within the rear-half of lots => 5,000 sq ft are exempt up to 400-square ft; 200 sq ft for lots < 5,000 sq ft		
<i>Accessory Buildings exemption (enclosed, located in rear yard, & screened from street view)</i>	Up to 100 sq ft combined		
Roof			
Pitch	4:12 minimum encouraged; multiple ridges, eaves, dormers and more steeply varied pitches are encouraged		
Materials	Should be wood, composite shingle, clay tile or similar style material (common concrete tile, tar and gravel, multi-colored asphalt, common metal prohibited).		
Porches	Min 72 sq ft/6 ft in depth encouraged No closer than 10 ft to front prop line		
Dominant design feature of front elevation. May be screened but not enclosed w/ more substantial material.			

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Design Standard	Requirement/Limitation	Existing	Proposed
Driveway			
<i>Single car access</i>	10-ft width for garages in rear half of lot or for single car garages on the front half of the lot.		
<i>Two car access</i>	18-ft width for two car garages on the front half of the lot.		
No more than 50% of d/ws shall be > 10 ft width in a MDP w/ => 5 dwelling units excluding shared d/ws. Shared access for 1-2 lots = 12 ft max width; 3 or more lots = 20 ft max width.			
Curb Cuts	<i>Width</i>		
<i>Single car access</i>	12 ft maximum width		
<i>Distance between</i>	20 ft min except w/ MDP then 10 ft min		
<i>To Parking Lots</i>	Max 24 ft for two-way; 12 ft for one-way		
Limited to the min width necessary; shared access encouraged (easement shall be recorded). Turnouts may be needed for d/ws > 100 ft			
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		
*Additional units above four require one covered space per unit and one screened space per each two units.			
Garage			
<i>Front Setback</i>	20 ft minimum		
<i>On front half of lot & visible from street</i>	12-ft 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.			
Accessory Buildings			
<i>Side & Rear Setback</i>	5 ft minimum		
<i>For second story over a garage</i>	20 ft minimum rear		
Shall not be located in front yard or street side yard of corner lot.			
Fences			
<i>Rear or side property line</i>	6 ft height maximum		
<i>Front yard; along side property line within the front yard or setback; w/in 35 ft of corner</i>	3 ft height maximum		
Chain-link fences in front yards prohibited. Low picket fences at front property line encouraged.			

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Design Standard	Requirement/Limitation	Existing	Proposed
Other			
<i>Exterior Colors</i>	Muted & soft colors encouraged		
<i>Windows</i>	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.			
<i>Landscaping</i>	Street trees required to be planted		
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.			

See FAR and Yards Exemptions worksheet and, where applicable, Second Residential Units worksheet.

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