

**17.24.170 Purpose.**

Planned Development District PD 2007-1 regulates development of approximately 22.5 acres of land (APN #: 011-050-035; 011-050-036; 011-050-037; 011-050-039; and 011-050-040) located at the northeast intersection of Rosedale Road and Silverado Trail, as shown on the Zoning Map of the City of Calistoga, California, dated February 2003, and as legally described on Exhibit One to this article, which legal description is on file with the City of Calistoga Planning Department. Planned Development District PD 2007-1 is important to the community, as it regulates the coordinated development of approximately 22.5 contiguous acres of land located at a key entrance to the community in an area of outstanding natural beauty, which is surrounded by open space, with a view of Mt. Washington located to the south across Silverado Trail. Therefore, development of PD 2007-1 shall be visually sensitive to the rural scale of the subject parcels and their surroundings. Unless otherwise provided below, all proposed uses in PD 2007-1 shall require a use permit. For the purposes of this section, a use permit shall be used interchangeably to also mean a planned development permit. Development shall be in conformance with the regulations in this article. (Ord. 648 § 2, 2008).

**17.24.180 Uses allowed.**

Uses allowed in PD 2007-1 are shown as follows:

**A. Uses Allowed Without a Use Permit.**

1. Light agricultural uses including, but not limited to, horticulture, floriculture, viticulture, apiaries, and related uses, not to include stockyards or commercial feeding of animals;
2. Home occupations in accordance with Chapter 17.21 CMC;
3. Uses determined by the Planning Commission to be similar in nature, as provided in the procedures in Chapter 17.02 CMC.

**B. Uses Requiring a Use Permit.**

1. Visitor accommodations and similar related ancillary services which are subordinate to the visitor accommodations use of the lands covered by PD 2007-1. Related ancillary services includes, but is not limited to, recreational uses, including private recreational clubs, and conference facilities;
2. Spa facilities to include mineral baths, massage, and similar related services for guests of visitor accommodations on the lands covered by PD 2007-1 and for the general public;
3. Wineries; provided, that the use is combined with, and subordinate to, an agricultural use on the lands covered by PD 2007-1;
4. Retail that is subordinate to the winery and/or spa facilities on the lands covered by PD 2007-1;
5. Restaurant, including a bar, provided the sale of alcoholic beverages is subordinate to food service on the lands covered by PD 2007-1;
6. One single-family dwelling per noncondominium legal parcel;
7. Geothermal activity (exploration, development and use);
8. Uses determined by the Planning Commission to be similar in nature as provided in the procedures in Chapter 17.02 CMC.

**C. Allowed Accessory Buildings and Uses.**

1. Accessory buildings, such as a detached garage and storage shed, workshop, or similar buildings, which are clearly incidental and subordinate to buildings which are allowed with or without a use permit, are allowed without a use permit.
2. Uses which are clearly incidental and subordinate to uses allowed with or without a use permit are allowed without a use permit.
3. Minimum setbacks for accessory buildings and structures shall comply with the standards provided in Chapter 17.38 CMC, except that no accessory building or structure shall be located in the required front setback or within 30 feet from Silverado Trail.

**D. Prohibited Uses.** Uses not specified in subsections (A) through (C) of this section are prohibited. (Ord. 648 § 2, 2008).**17.24.190 Height limits.**

Height limit of buildings and structures in PD 2007-1 shall be 35 feet, unless otherwise provided in Chapter 17.38 CMC. (Ord. 648 § 2, 2008).

**17.24.200 Development regulations.**

Development standards in PD 2007-1 are as follows:

- A. Minimum lot area and lot dimensions shall be:
1. Lot area: two acres;
  2. Lot width: 200 feet average;
  3. Lot depth: 400 feet.
- B. Minimum setbacks shall be as follows, unless otherwise provided in this section:
1. Front yard: 20 feet;
  2. Side yard: 10 feet, except that structures exceeding 15 feet in height shall not have a side yard setback less than one-half the height of the building. In no case shall a side yard be less than 10 feet or required to be more than 20 feet;
  3. Rear yard: 20 feet;
  4. Silverado Trail setback: 30 feet.
- C. Lot Coverage. Maximum coverage of a lot by all buildings or structures, including accessory structures, shall be 25 percent.
- D. Parking Requirements. Unless otherwise provided in an approved use permit or planned development permit, on-site parking, loading and circulation shall comply with the standards contained in Chapter 17.36 CMC. (Ord. 648 § 2, 2008).

**17.24.210 Design review requirements.**

Design review shall be required for all buildings or structures requiring a use permit in this section. Allowed accessory buildings shall also require design review for structures or buildings 220 square feet or larger in size. Buildings and structures must be harmoniously integrated with development of the parcels to minimize their impacts on adjacent property, including the design and location of buildings, lighting, equipment to enhance the comfort of customers dining outdoors, and landscaping. (Ord. 648 § 2, 2008).

**Article IV. PD 2003-1 (Palisades Resort and Spa)****17.24.260 Purpose.**

This planned development district shall regulate development of a 25.86-acre parcel of land (APN 011-050-034) generally located on the south side of Silverado Trail between Brannan Street and Rosedale Road, as shown on the Zoning Map of the City of Calistoga, California, dated November 18, 2003. This planned development district is important to the community, as it is a large parcel located at a key entrance to the community, and in an area of outstanding natural beauty containing creeks and mature trees. This planned development district is also located adjacent to Mt. Washington, and to Calistoga Springs and Chateau Calistoga Mobile Home Parks where significant views of the Palisades mountain range exist across the parcel.

To encourage high quality development and conservation of significant natural resources, future development of this planned development district shall implement the General Plan policies relating to the site. Development shall be sensitive to the rural scale of the subject parcel and its surroundings to include, but not be limited to, preserving natural vegetation and trees, protecting scenic vistas from adjoining property, providing sufficient setbacks from creeks, maintaining on-site drainage and minimizing grading. Development shall also be clustered so as to avoid deleterious impacts on adjacent land uses, particularly the mobile home parks, to include the careful placement of mixed land uses, equipment that generates noise, lighting, landscaping, and building location. Architectural design shall generally be low-scale, consistent with the rural traditions of the area and the Silverado Trail gateway to Calistoga, and adequate landscaping shall be provided to blend the natural and built elements of this parcel.

Unless otherwise provided below, all proposed land uses and development in this planned development district shall require a use permit and shall be in conformance with the regulations provided in this section. (Ord. 597 § 2, 2003).

**17.24.270 Permitted uses.**

- A. Uses permitted in this planned development district are shown as follows and shall require a use permit:
1. Visitor accommodations such as a hotel, motel or inn, including recreational uses, administrative offices, conference facilities, and similar related ancillary services that are subordinate to the primary transient use of the parcel;
  2. Spa facilities including mineral baths, massage, and similar related services for guests of an on-site visitor