

**Article VIII. PD 2011-01**

**(Brian Arden Wines)**

**XX.XX.XXX - Purpose:**

This planned development district regulates development of a 2.25-acre parcel of land (APN 011-050-030) located approximately 1,100 feet southeast of the intersection of Silverado Trail and Rosedale Road, as shown on the Zoning Map of the City of Calistoga, California, February 5, 1991. Planned Development District (PD 2011-01) is important to the community, as it contains a section of Mt. Washington and is located at a gateway to the community in an area of natural beauty. Therefore, development in this Planned Development District shall be sensitive to the rural scale of the parcel and its surroundings. Unless otherwise provided below, all proposed uses in this planned development district shall require a use permit. Development shall be in conformance with the following regulations.

**A. Uses Allowed:**

1. In APN 011-050-030, light agricultural uses including, but not limited to horticulture, floriculture, viticulture, apiaries, and related uses, not including stockyards or commercial feeding of animals.
2. Uses determined by the Planning Commission to be similar in nature, as provided in the procedures in Chapter 17.02 CMC.

**B. Uses Allowed With a Use Permit:**

1. Wineries, public tours and tasting, bottling operations and ancillary wine related operations: provided that the use(s) is subordinate to a primary agricultural use on the parcel. A minimum of 75% of the fruit used to make wine produced on-site must be grown within the County of Napa;
2. New structures, and additions to existing structures resulting in an increase in floor area of 10 percent or more;
3. Uses determined by the Planning Commission to be similar in nature as provided in the procedures in Chapter 17.02 CMC.

**C. Allowed Accessory Uses.** Accessory buildings and uses that are clearly incidental and subordinate to the main use, such as a detached garage, storage shed, workshop, or similar building; provided, that no accessory use shall be established or accessory building constructed prior to the construction of a main building, or on a lot separate from the main building. 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.

**D. Prohibited Uses.** Uses not specified in subsections (A) through (C) of this section are prohibited.

**XX.XX.XXX Height limits.**

Height limit of buildings and structures in PD 2011-01 shall be 35 feet, unless otherwise provided in Chapter 17.38 CMC.

**XX.XX.XXX Development Standards.**

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. Silverado Trail Setback (Front Yard): 30 feet.
  - 2. Side yard: 5 feet;
  - 3. Rear yard: 5 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.

**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 200 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.