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**Chapter 17.19**  
**R-3 RESIDENTIAL/PROFESSIONAL OFFICE DISTRICT**

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**17.19.010 Purpose and intent.**

The intent of the R-3/professional office district is to increase the diversity and affordability of housing stock in Calistoga by providing housing close to the downtown services and the convenient accessibility to light professional office uses for residents and the businesses located in the downtown, while ensuring that care is taken to preserve the character of existing neighborhoods.

**17.19.020 Uses allowed.**

Uses allowed in a R-3 district are as follows:

A. Uses Allowed without Use Permit.

1. One-family dwellings, duplexes, triplexes;
2. Home occupations in accordance with Chapter 17.21 CMC;
3. Second dwelling unit in accordance with Chapter 17.37 CMC;
4. Similar uses determined by the Planning Commission to be similar in nature as provided for according to the procedures in Chapter 17.02 CMC.

B. Uses Requiring Use Permits.

1. Two separate one-family structures;
2. Multiple-family dwelling units;
3. Bed and breakfast inns and facilities with greater than two units, in accordance with Chapter 17.35 CMC;
4. Child care services;
5. Churches, public or private schools;
6. Public buildings, public utility substations;
7. Parking lots within 500 feet of a C-DD zone;
8. Professional offices, clinics and health care facilities;
9. Geothermal activity (exploration, development and use);

10. Similar uses determined by the Planning Commission to be similar in nature as provided for according to the procedures in Chapter 17.02 CMC.

C. Allowed Accessory Uses. Accessory buildings and structures; provided, that no accessory building shall be constructed prior to the construction of the main building; nor on a lot separate from the main building. Accessory structures for the use of storage or parking such as garages or carports shall be limited to one story in height. Accessory structures such as recreation rooms, laundry facilities, and the like shall observe the same height restrictions as a main structure.

D. Prohibited Uses. Uses not specified in subsections (A) through (C) of this section are prohibited. (Ord. 667 § 6, 2010).

**17.19.025 Height limit of buildings and structures.**

Height limit of buildings and structures in an R-3 district shall be 25 feet.

**17.19.030 Lot area requirements.**

Lot area requirements in an R-3 district shall be as follows:

A. Minimum lot area shall be:

1. Corner lots, 7,000 square feet;
2. Interior lots, 6,000 square feet;
3. Except that affordable housing projects may have lot sizes as small as 5,000 square feet.

B. Minimum lot width shall be:

1. Corner lots, 70 feet;
2. Interior lots, 60 feet;
3. Except that affordable housing projects may have lot widths as small as 50 feet.

C. Minimum lot depth shall be:

1. Corner lots, 100 feet;
2. Interior lot, 100 feet.

D. Minimum lot density shall be:

1. On all lots, no more than one dwelling unit for each 2,000 square feet of net land area, except that developments that meet the City's affordable housing program may have one dwelling unit for each 1,000 square feet of net land area.

E. Maximum coverage of lot by structures shall be 40 percent.

F. Minimum setbacks for main buildings shall be:

1. Front yard, 15 feet;
2. Side yard, interior, five feet; side yard, corner or reverse corner lot, 15 feet;

3. Rear yard, 10 feet for one-story buildings and 15 feet for two-story buildings.

G. Minimum setbacks for accessory buildings shall be:

1. Garages or carports opening onto a street the minimum distance between the opening of such garage or carport and the lot line, shall be 20 feet;
2. Setbacks for accessory buildings and structures from the property lines shall be five feet except that no accessory building or structure shall be allowed in the required front or street side yard unless otherwise provided for in CMC 17.38.050.

H. Parking requirements, see Chapter 17.36 CMC. (Ord. 544 § 3, 1998; Ord. 460 § 17, 1991; Ord. 407 § 1, 1985).

**17.19.040 Design review.**

Multifamily developments shall require design review in accordance with Chapter 17.06 CMC.

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**This page of the Calistoga Municipal Code is current through Ordinance 677, passed May 17, 2011.**

Disclaimer: The City Clerk's Office has the official version of the Calistoga Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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