

This area is set aside for heavy commercial and light industrial uses, including manufacturing, auto repair, bottling plants, storage, assembly, service and repair, and greenhouses. Maximum FAR shall be 0.60. Uses shall be appropriately planned and designed to minimize conflict with adjacent areas, as established in policies listed in Section H.

Accessory commercial uses, such as retail, offices and eating establishments, may also be permitted if they conform to all relevant General Plan policies.

Public/Quasi-Public

The Public/Quasi-Public designation applies to existing and planned public facilities such as the County fairgrounds, park, City Hall, schools and the wastewater treatment plant. Policies and actions related to the development and operation of such facilities are included in the Circulation, Infrastructure and Public Services Elements of the General Plan.



D. Overlay Designations

This General Plan includes three overlay designations that provide special design and development guidance for key sites in Calistoga. Except where specified differently below, allowable uses for overlay designations are the same as those of the underlying designation. Overlay designations are mapped in Figure LU-6.



Planned Development Overlay

The Planned Development Overlay (PD) is applied to large land holdings with unique features, parcels that are located in sensitive environmental and transitional areas, and in areas where innovative design standards are to be applied to achieve a superior design or to permit dedicated

Properties designated with the Planned Development Overlay merit particular attention because of their size or location or due to environmental constraints.

affordable housing. Development in PD areas is subject to design review. Specific guidance for each PD area is discussed below in Section E.

Entry Corridor Overlay

The principal entrance points into Calistoga provide a unique opportunity for community identity. It is important to preserve and protect the “country town” appearance of Calistoga by ensuring that new development is of a scale subordinate to the agricultural uses of properties located at these entry corridors. Specific guidance for each entry corridor is included in Section F.

Visitor Accommodation Overlay

This overlay designation allows both new and existing visitor accommodations within certain areas that would not otherwise allow these uses. Motels, hotels and inns are allowed within the Visitor Accommodation Overlay. Spas are allowed in conjunction with these uses, provided that they are not the primary use. Other uses allowed in the underlying designation are also allowed.

E. Planned Development Goals

This section explains the development goals for the properties designated with the Planned Development Overlay.

Bounsall Property

This property is one of the first large parcels approached from the down-valley entrance to Calistoga. As such, its appearance and land use can play a key role in maintaining Calistoga’s rural, small town character. Development of this site shall be designed to convey the agricultural qualities of the upper Napa Valley, including viticulture and orchards, and shall encourage for the preservation of open space. Consequently, it

floriculture, viticulture, apiaries, and similar uses (excluding stockyards or commercial feeding of animals), and related uses such as wineries and retail wine sales, provided that these uses are clearly subordinate to the primary agricultural use. Residential uses may include single-family homes, mixed density development and senior retirement center. Residential densities normally allowed under the Rural Residential designation shall apply to the Planned Development area. Visitor accommodations may include related visitor services such as restaurants, recreational amenities, wine retail sales and storage, spa and retail shops, provided that they are clearly secondary to the visitor accommodation use. Development of these parcels shall be varied and shall not include a single land use or predominant use such as visitor accommodations or wineries on each lot.

Due to Mount Washington's visual and open space significance, private construction on its slopes shall be prohibited.



Myrtle-Spring Property

This property at 1403 Myrtle Street contains a currently vacant building, which was constructed in 1886 and was used for many years as a hospital. Although presently in a state of disrepair, it is a fine example of the Second Empire Style of architecture.

As an incentive to protect and preserve this historic resource, uses such as visitor accommodations shall be permitted, provided that:

- ◆ The architectural qualities of the exterior of the structure are maintained.
- ◆ Reuse is suitable to the residential surroundings (e.g., retail functions would not be appropriate).
- ◆ The owner commits to restoration of the building in a fixed period of time.

Community Identity Element policies related to the conservation of historic properties shall apply to the reuse of the Myrtle-Spring property.

The City may consider expanding the area covered by this planned development designation if it finds that such expansion would support the rehabilitation of the hospital building.

F. Entry Corridors

Development of entry corridor properties will be regulated to ensure the retention and enhancement of Calistoga's small-town qualities and to create a perceptible separation between the city and surrounding, rural areas.

As shown in Figure LU-6, properties located at entry corridors into Calistoga are all designated with Entry Corridor Overlays. These overlay designations will enhance Calistoga's small-town, rural character by interweaving elements of the natural and built environment between primarily agricultural lands in the County and developed lands in the City. This will be reinforced through appropriate land uses, design elements and landscaping. All development in this area should maintain existing rural and open space qualities. Appropriate site layout, architecture, and setbacks should be used to create an understated visual appearance for development visible from the roadway.

Development in all entry corridors shall incorporate the following features:

- ◆ Setbacks shall be wide in order to preserve rural characteristics and shall be landscaped with trees, vineyards and/or native vegetation. These setbacks shall not be deducted from the calculation of net density (i.e. the same amount of development is permitted, shifted elsewhere on the property).
- ◆ Walls, fences and berms included in landscaping should incorporate materials and design that blend harmoniously with the surrounding landscape.
- ◆ Existing orchards and stands of mature trees shall be maintained or replaced with similar vegetation.
- ◆ Unique natural features shall be preserved and remain visible.