

17.24.120 Purpose.

This planned development district regulates development of a two-acre parcel of land located approximately 2,000 feet southeast of the intersection of Silverado Trail and Rosedale Road (APN 011-050-031), and a 7.37 acre parcel of land located approximately 1,500 feet southeast of the intersection of Silverado Trail and Rosedale Road (APN 011-050-032), as shown on the Zoning Map of the City of Calistoga, California, dated November 18, 2003. Planned Development District PD 2002-2 is important to the community, as it contains two large parcels located at a key entrance to town in an area of outstanding natural beauty and surrounded by open space and Mt. Washington as a unique backdrop. Therefore, development of this planned development district shall be visually 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. (Ord. 595 § 2, 2003).

17.24.130 Uses allowed.

A. Uses Allowed Without a Use Permit.

1. Home occupations in accordance with Chapter 17.43 CMC.
2. In APN 011-050-031, light agricultural uses including, but not limited to, horticulture, floriculture, viticulture, apiaries, and related uses, not to include stockyards or commercial feeding of animals.
3. 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. One single-family dwelling.
2. One second dwelling unit in accordance with Chapter 17.37 CMC.
3. In APN 011-050-031, wineries and bottling operations; provided, that the use is subordinate to a primary agricultural use on the parcel.
4. 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. (Ord. 595 § 2, 2003).

17.24.140 Height limits.

The height of buildings and structures in APN 011-050-031 shall be no greater than 30 feet, unless otherwise provided in Chapter 17.38 CMC. The height of buildings and structures in APN 011-050-032 shall be no greater than 28 feet, unless otherwise provided in Chapter 17.38 CMC. (Ord. 595 § 2, 2003).

17.24.150 Development regulations.

A. Minimum lot area and lot dimensions in APN 011-050-031 shall be:

1. Lot area: two acres;
2. Lot width: 200 feet average;
3. Lot depth: 400 feet.

B. Minimum lot area in APN 011-050-032 shall be:

1. Lot area: 7.37 acres.

C. 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.

D. Lot Coverage. Maximum coverage of a lot by all buildings or structures, including accessory structures shall be 25 percent.

E. 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. 595 § 2, 2003).

17.24.160 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 120 square feet or larger in size. (Ord. 595 § 2, 2003).