



*Typical Medium Density Housing.*

### **High Density Residential/Office**

The High Density Residential/Office designation generally occurs adjacent to downtown and on large land holdings provided with full City services and good street access.

Allowed uses are multi-family housing, including dedicated affordable housing and senior housing, and offices. Housing at densities of 10 to 20 dwelling units per acre, including multi-family units (fourplex and higher) and mobile home parks, will be the predominant uses.

Dedicated affordable housing units may have a density of up to one unit per 1,000 square feet.<sup>1</sup> Office development may have a Floor Area Ratio up to 0.8.

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<sup>1</sup> This exceeds State requirements for density bonuses, as explained on page H-15 to H-16 of the Housing Element,



*An example of what new multi-family housing might look like.*

The following uses may also be permitted if they conform to all relevant General Plan policies: convalescent care, community care and congregate care; visitor accommodations other than bed-and-breakfast units, but only where the Visitor Accommodation Overlay District is applied; bed-and-breakfast units; live-work units and home occupations; and houses of worship.

#### **Downtown Commercial**

The Downtown Commercial designation applies to properties located on the central portion of Lincoln Avenue. This area provides retail and other business uses for visitors and residents, but may also include public uses

The principal uses are to be stores and other retail facilities, offices, restaurants, bars and visitor accommodations. The maximum allowed FAR shall be 2.0. Medium-to-high-density housing (at 4 to 20 dwelling units per acre), including live-work units, is also permitted. Housing

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*Development in the Downtown Commercial Area shall be subject to design review and other specific Community Identity policies.*

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CITY OF CALISTOGA  
2003 GENERAL PLAN  
LAND USE ELEMENT



*Calistoga downtown.*

is not included in the FAR calculations. Dedicated affordable housing and senior housing projects are eligible for density bonuses.

The following uses may also be permitted if they conform to all relevant General Plan policies: service stations; houses of worship.

Since they are located in the central part of Calistoga, parcels in the Downtown Commercial areas shall be subject to a wider array of development requirements than are other parts of the City. These requirements are summarized in the Community Identity Element.

**Community Commercial**

The Community Commercial designation applies to areas at the edge of the downtown, and at the entry corridor at the intersection of Foothill Boulevard and Petrified Forest Road. Some of these areas are transitional between the downtown commercial area and residential neighborhoods. Others provide a combination of visitor- and local-serving commercial uses for residential neighborhoods at the outskirts of the city.



*Example of a mixed use project with housing above a retail ground floor*

Principal uses shall be retail, personal services, professional offices, medical offices and clinics, restaurants, bars, at a maximum FAR of 0.8. The residential part of mixed use projects is not calculated as part of this FAR. Residential projects shall have densities in the range of 4 to 20 dwelling units per acre, with dedicated affordable housing projects eligible for density bonuses.

The following uses are also permitted if they conform to all relevant General Plan policies: public uses; limited new visitor accommodations including motels, hotels and inns where the development provides opportunities for amenities serving the local community, do not replace existing residential uses, and are generally not the predominant use on the site; spas; houses of worship; service commercial uses; convalescent care, elderly community care and elderly congregate care facilities; nurseries

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*As an incentive for mixed use projects, residential development shall not be counted against allowed FARs.*

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and greenhouses; and service stations. The conditions under which these uses will be allowed will be stipulated by City ordinance.

#### **Airport Commercial**

The Airport Commercial designation applies to the Gliderport, which is currently closed. The Gliderport is comprised of a group of parcels covering approximately 43 acres extending downvalley from Lincoln Avenue in central Calistoga. Most of this site is undeveloped, with the only construction being a former hangar, which has been converted into service uses and storage, and the former gliderport office, which is a temporary senior center..

When functioning, the Gliderport was an important asset to the community because it provided a distinctive service for tourists and contributed to the unique identity of Calistoga. It is the City's policy to re-establish the Gliderport as a private or special-use airport, principally for glider planes. As long as a facility for glider planes remains a potential use of the property, project review shall ensure that land use types and densities in areas on and adjacent to the Gliderport are compatible with airport activity.

Allowable uses are limited to airport and airport-related activities, such as glider operations and aircraft repair and maintenance. Limited accessory uses, such as offices and eating establishments, shall be permitted if incidental to airport use. The buildings shall have a maximum FAR of 0.10.

#### **Light Industrial**

The Light Industrial designation is applied to certain areas of the city where existing industrial use occurs or where industry can be isolated or buffered from residential uses.

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*Approximately 8.3 acres of land that are were previously under industrial use have now been designated Community Commercial. The reason for this change is that there appears to be very little interest in conventional industrial development in Calistoga, for reasons explained in the Economic Development Element. Moreover, this creates an additional potential land supply for needed housing.*

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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

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

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