

**CITY OF CALISTOGA**  
**2003 General Plan Update**  
**Excerpts from Land Use Element (Pages LU-20 through LU-25)**

**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.

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.

**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.

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

**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.

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.