

C.1. Single-family Houses

In Yountville, there is a strong heritage of diverse single-family houses. Some are one-story, some are two-story; some are large, but many are quite small; some are situated in a vineyard or orchard, and others are five feet from the street. However, there is a cohesive scale and character that is rural. In addition to yards, other open space such as terraces, courtyards and small gardens extend the living space to the outdoors. The design standards outlined below intend to maintain and enhance the existing mix of single-family houses through the development of individual lots within the few remaining parcels with similar types of houses.

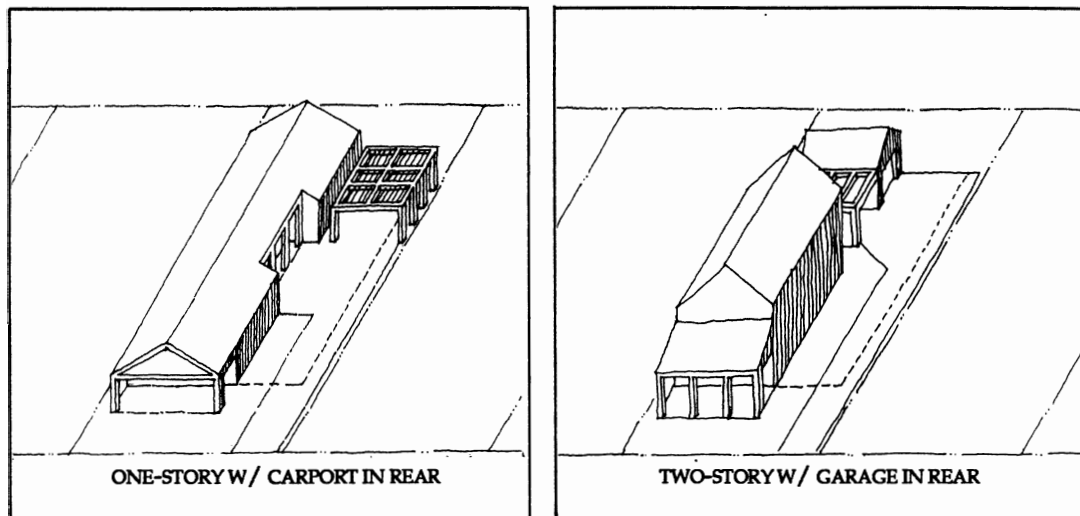


Figure II.2a Examples of Single-family Houses

C.1.a Design Standards

The following standards apply to new single-family houses within single-family and mixed residential land-use designations, and other new development throughout town:

- 1 **Lot Area:** The minimum lot area shall be 4,000 square feet, and the maximum lot area shall be 8,000 square feet. In Old Town, the minimum lot area shall remain at the current limit of 5,000 square feet. Where a Density Bonus is granted, no more than 25 percent of the total number of lots shall be 6,500 square feet or larger;
- 2 **Floor Area Ratio:** The permitted Floor Area Ratio shall be 0.25 FAR for individual lots throughout town, with the following two exceptions for lots which have been approved as part of a Master Development Plan: 1) where 10 percent of the dwelling units meet affordable housing requirements; and 2) where 20 percent of the dwelling units meet affordability requirements and the Density Bonus has been granted. The FAR for the first case shall be .30 FAR for all lots greater than 5,000 square feet, and for the second case the FAR shall be on a graduated scale as follows:

a	4,000-4,999 square feet	0.25 FAR
b	5,000-5,999 square feet	0.30 FAR
c	6,000-6,999 square feet	0.35 FAR
d	over 7,000 square feet	0.40 FAR

Exemptions from FAR include up to 250 square feet of area occupied by unenclosed porches, balconies, breezeways, or similar architectural elements. Garages up to 400

- square feet and located within the rear half of the lot may be also exempt. Where second units are provided, up to 300 square feet may be exempt from FAR calculation;
- 3 **Building Height:** The building height for a single-family house shall not exceed two stories. One-story houses shall not exceed 15 feet to the plate height or an overall height of 20 feet. Two-story houses shall not exceed 20 feet to the plate height or an overall height of 28 feet. No more than 50 percent of the single-family dwelling units in any given block are permitted to be two-story. Where this percentage is currently exceeded, no new two-story structures will be allowed. A block shall mean both sides of the street lying between intersecting streets. Corner houses shall be counted on both street elevations. The ZDRB or the Town Council may grant an exception to the 50 percent limitation subject to criteria approved by resolution of the Town Council.

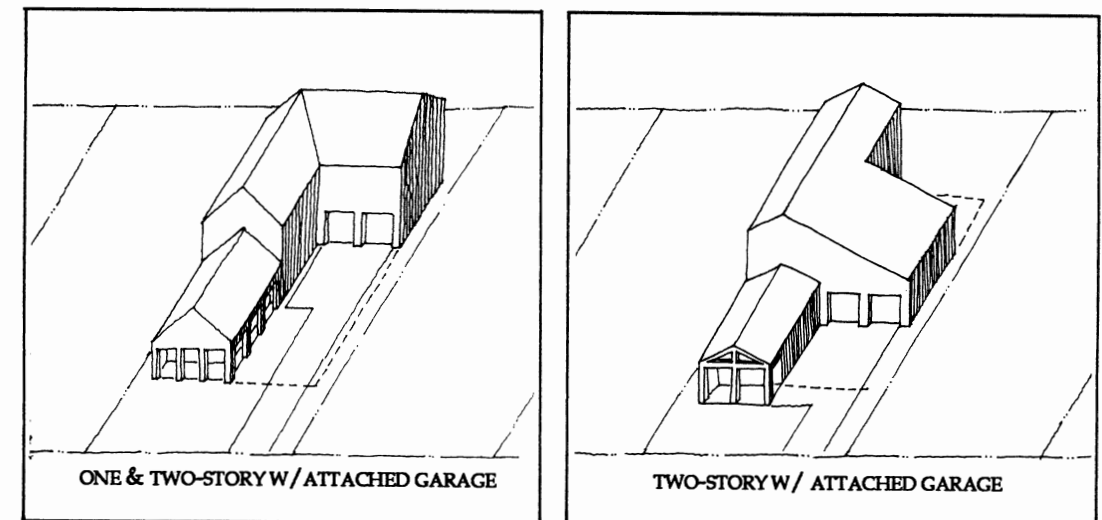


Figure II.2b Examples of Single-family Houses

- For height limits pertaining to accessory buildings, and second residential units refer to Section E, and C.5, respectively ; and
- 4 **Open Space:** There are no minimum area requirements for open space.

For APN 36-040-12 & 14 (Forrester):

The central portion of the Forrester parcel shown as open space is intended to provide a pedestrian and visual link to Old Town from the new residential neighborhood, and extend the existing view corridor on Mount Avenue. The Open Space/Parks Map, Figure I.8, shows a series of linear open spaces within the new blocks culminating in a larger square encompassing the existing farmhouse and large trees near the existing house, and a linear portion along Beard Ditch on the eastern boundary. Portions of open space shown around the existing farmhouse and along Beard Ditch are intended to preserve the existing large healthy trees, and provide new view corridors for new streets D & F. All of the open space may also serve as a neighborhood park for nearby residents.

The conceptual drawings illustrate two possible solutions which meet the intent. In Drawing 'A' below, there is a double row of trees defining a series of linear parks terminated by a perpendicular linear park edged by the existing large trees along Beard Ditch. In Drawing 'B' on the opposite page, the drawing shows potential alleys extending Mount Avenue, and along the eastern boundary shows shallow individual lots between the new and existing view corridors. The total area shown is between one and one plus a third acres, however, the ultimate configuration and size of the open space area depends on the layout of lots and natural features of the site.

The following applies to the open space area within APN 36-040-12 & 14 (Forrester):

- 1 The width of the open space which defines existing and new view corridors shall be at least 35 feet clear of any obstruction by buildings or structures, and 20 feet clear of any obstruction by trees or landscaping;
- 2 The open space shall be distributed through out the property to preserve the existing large healthy trees and preserve the area along Hopper Creek;
- 3 To ensure the visual connection of the new neighborhood to the surrounding landscape, new view corridors shall be established for new streets D & F along the eastern boundary;
- 4 The Mount Avenue view corridor shall be maintained;
- 5 All plantings shall be low-maintenance and drought-tolerant. Large areas of lawn are discouraged. Recommended plantings include evergreen groundcovers and seasonal wildflowers;
- 6 Occasional benches are encouraged, and when provided, shall be made of wood;
- 7 Where lighting is provided, low bollards are preferred. In the event lamp posts are used, they shall not exceed 10 feet high; and
- 8 Walls, fences, or landscape screening which are contiguous with the designated open space shall not exceed three feet in height.

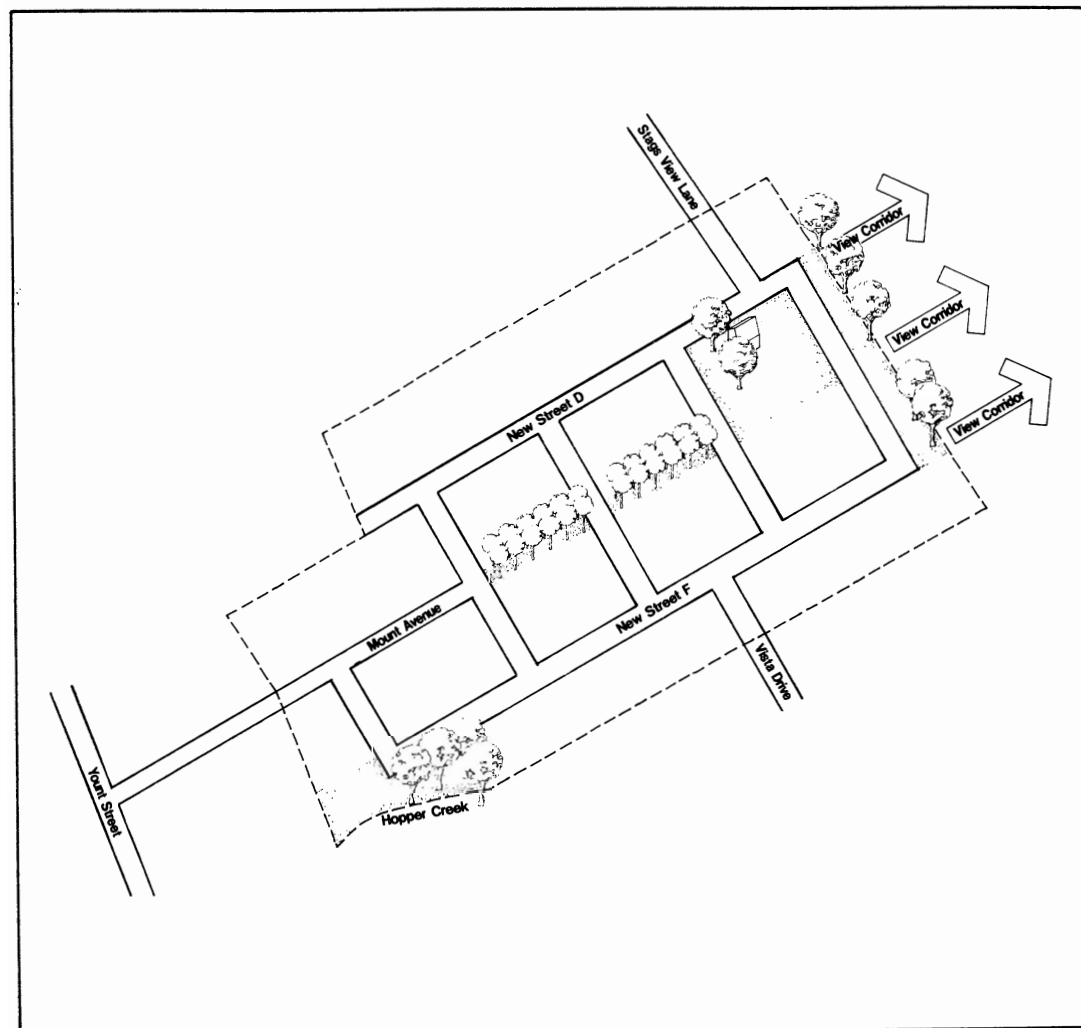


Figure I.10 Conceptual Drawing 'A' of Open Space for Forrester property

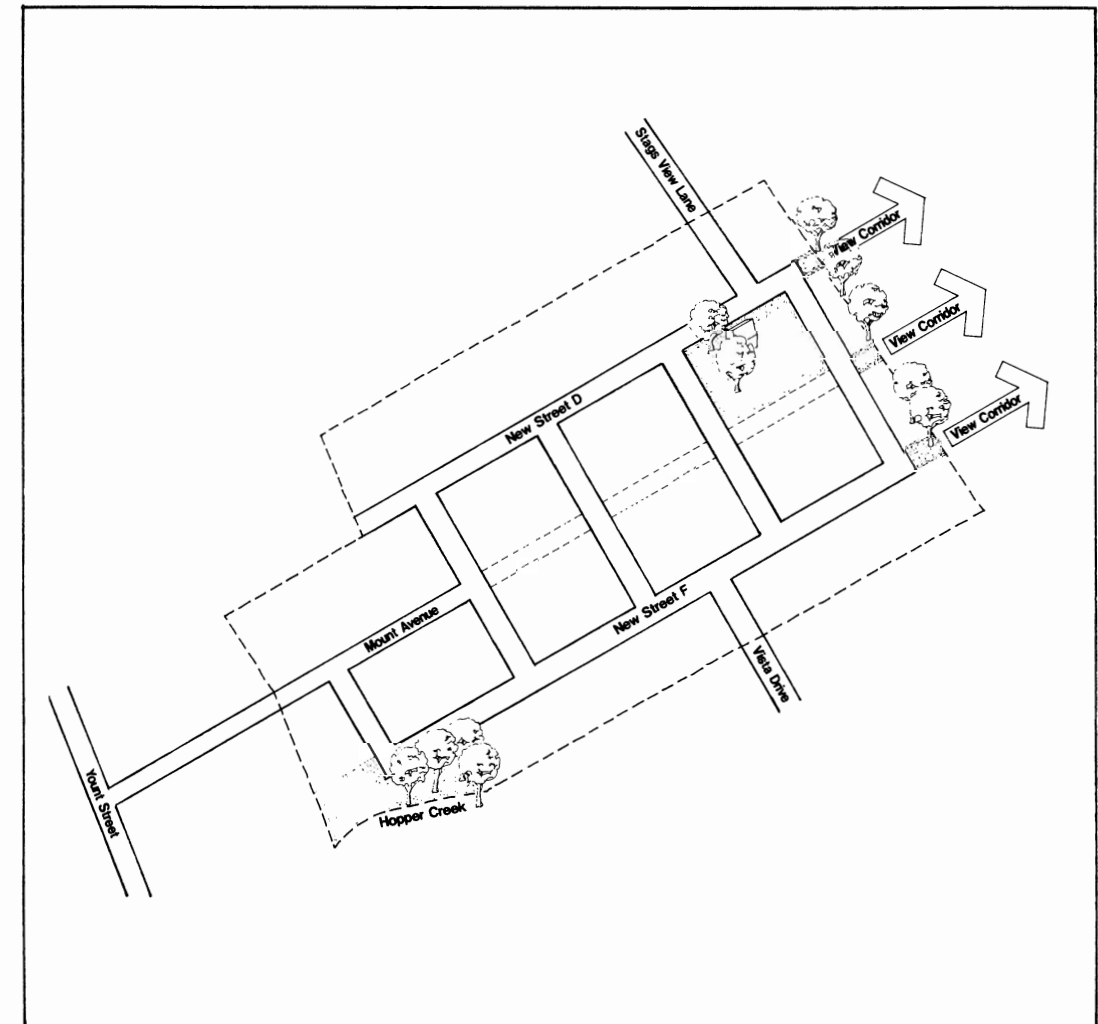


Figure I.11 Conceptual Drawing 'B' of Open Space for Forrester property