

Town of Yountville
Development Standards – Second Residential Units
[Z.O. Section 6.10]

| Design Standard | Requirement | Existing | Proposed |
|--------------------------------|--|-----------------|-----------------|
| Number of Units | 1 per Lot | | |
| Development Standards | Same as Primary Residential Unit; if over a garage, no encroachment into rear yard setback permitted | | |
| Maximum Floor Area | 600 sq ft or equal to the habitable floor area of the Primary Residential unit, whichever is less | | |
| Lot Area | 6000 sq ft, minimum | | |
| Design Review | Reviewed by Planning Director to ensure new structure exterior appearance compatible with existing architectural context | | |
| Separate Entrance | Yes, required | | |
| Building Code Standards | Minimum UBC standards shall be met | | |
| Minimum Rental Period | Not less than 30 days | | |
| Parking | 1-screened; may encroach up to 15 ft into rear setback but not into required open space | | |
| Open Space | 100 sq ft minimum | | |
| Climate Controls | Independent heat and cooling controls | | |
| Kitchen | Separate w/ sink and appliances | | |
| Bathroom | Separate w/ toilet, sink, tub/shower | | |

Second Residential Units receive a 300 square ft FAR exemption.

Owner _____
 Project Address _____