

**Town of Yountville
Ordinance Number 22-513**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF YOUNTVILLE ADDING CHAPTER 17.26 TO THE YOUNTVILLE MUNICIPAL CODE ESTABLISHING THE RM-2, MIXED RESIDENTIAL-2 LAND USE DESIGNATION AND AMENDING SECTION 17.08.050 OF THE YOUNTVILLE MUNICIPAL CODE RELATED TO LAND USE DESIGNATIONS

Now, therefore, the Town Council of the Town of Yountville does ordain as follows:

SECTION 1. CODE ADDITION: Chapter 17.26 of Division 2 of Title 17 of the Yountville Municipal Code is hereby added to read as follows:

Chapter 17.26 – RM-2, MIXED RESIDENTIAL-2

- 17.26.010 Purpose and application
- 17.26.020 General conditions
- 17.26.030 Permitted uses
- 17.26.040 Uses requiring a use permit
- 17.26.050 General development standards

17.26.010 Purpose and application

The land use designation RM-2, Mixed Residential-2, is intended to encourage development of a variety of housing types. Specified parcels are indicated on the Zoning Map. The following specific rules and regulations established in this chapter shall apply to such designated lands.

17.26.020 General conditions

The following general conditions apply to all land designated as RM-2, Mixed Residential-2:

- A. All new uses and expanded uses listed in Section 17.26.040 of this chapter shall require a use permit as regulated by Chapter 17.200 of this title; subdivision or development of five or more parcels or residential dwelling units shall require approval of a Master Development Plan as regulated by Chapter 17.192 of this title; new or expanded structures or exterior remodeling shall require design review

approval as regulated by Chapter 17.188 of this title.

17.26.030 Permitted uses

The following uses shall be permitted within the land use designation RM-2, Mixed Residential-2:

- A. Single-family dwelling;
- B. Accessory dwelling unit, as regulated by Chapter 17.156 of this title;
- C. Duplex;
- D. Multifamily dwelling;
- E. Residential auxiliary structure, as regulated by Chapter 17.112 of this title;
- F. Residential care facility;
- G. Minor home occupations, as regulated by 17.164 of this title;
- H. Moderate home occupation, as regulated by Chapter 17.164 of this title and subject to issuance of an administrative use permit as regulated by Chapter 17.196 of this title;
- I. Small or large family day care homes;
- J. Keeping of chickens, as regulated by Chapter 6.04 of this code;
- K. Keeping of bees, as regulated by Chapter 6.04 of this code;
- L. Supportive Housing;
- M. Transitional housing; and
- N. Accessory residential uses.

17.26.040 Uses requiring a use permit

The following new and expanded uses shall require a use permit as regulated by Chapter 17.200 of this title:

- A. Major home occupations as regulated by Chapter 17.164 of this title; and
- B. Any other compatible or appropriate use as determined by the Town Council in its sole discretion.

17.26.050 General development standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and maintained in compliance with the requirements of Table 17.26-1 of this chapter, in addition to the applicable development standards in Divisions 3 and 4 of Title 17.

Table 17.26-1

Development Standard	Requirement for RM-2 District	Additional Regulations
Density	10 units per gross acre minimum and 20 units per gross acre maximum	See Chapter 17.160 for density bonuses for affordable housing. See Chapter 17.80 for allowances under the Affordable Housing Overlay if applicable.
Lot Size	<u>Single-family Dwellings</u> : 6,000 sq. ft. minimum; <u>Duplexes</u> : 6,000 sq. ft. minimum; <u>Multifamily</u> : 6,000 sq. ft. minimum;	See Chapter 17.80 for allowances under the Affordable Housing Overlay if applicable.
Lot coverage	60% lot coverage maximum; lot coverage means the percentage of the total lot area that is occupied by buildings or structures that are roofed or otherwise covered or that are unroofed and have a finished floor.	
Maximum Floor Area Ratio (FAR)	<u>Single-family Dwellings</u> : 0.25 <u>Duplexes</u> : 0.40, up to a maximum of 3,200 sq. ft. <u>Multifamily</u> : 0.40, up to a maximum of 4,000 sq. ft.	See Section 17.100.030 for exemptions from FAR. See Section 17.100.040 for FAR bonus for affordable housing. See Chapter 17.80 for allowances under the Affordable Housing Overlay if applicable.
Minimum Setbacks		See Chapter 17.108 for allowable encroachments into setbacks. Sepp Chapter 17.112 for setbacks for auxiliary structures.
Front	20 feet	See Section 17.208.020 for exception process to two-story limit. See Chapter 17.112 for height limits for auxiliary structures.
Side	5 feet	
Side (street fronting)	10 feet	
Rear	20 feet	
Height Limit	<u>Single-family dwellings</u> : two stories maximum, however no more than 50% of parcels containing single-family dwelling units in any block are permitted to exceed one story in height. <u>Duplexes and Multifamily</u> :	

	Two stories maximum. One-story buildings: max. 15 feet to plate and 20 feet to peak. Two-story buildings: max. 20 feet to plate height and 28 feet to peak.	
Minimum Open Space	<i>Single-family dwellings:</i> n/a <i>Duplexes and Multifamily:</i> 200 sq. ft. min. private open space directly accessible to unit. Second Story units may locate half of private open space at grade level.	
Parking	As required by Chapter 17.116, Off-Street Parking and Loading.	

SECTION 2. CODE AMENDMENT. Section 17.08.050 of Chapter 17.08 of Division 2 of Title 17 of the Yountville Municipal Code is hereby repealed and replaced to read as follows:

The following land use designations shall apply to all lands within the Town of Yountville:

Map Designation	Zoning District	Regulations (Chapter)
A	Agricultural	17.16
RS	Single-Family Residential	17.20
RM	Mixed Residential	17.24
RM2	Mixed Residential-2	17.26
H	Old Town Historic	17.28
MPR	Master Planned Residential	17.32
MHP	Mobile Home Park Residential	17.36
PP	Parks and Playfields	17.44
PF	Public Facilities	17.48
PC	Primary Commercial	17.52
RSC	Residential-Scaled	17.56

	Commercial	
OTC	Old Town Commercial	17.60
RC	Retained Commercial	17.64
PD	Planned Development	17.68

SECTION 3. CEQA: Revisions to the Yountville Zoning Ordinance, which are contained in this Ordinance, were contemplated in the General Plan EIR (SCH# 2018082008). This Ordinance is consistent with the General Plan land use designations, and with the Yountville Municipal Code, as it is a refinement of the existing RM Zone District that applies specifically to affordable housing. As such, pursuant to Section 15183 of the California Environmental Quality Act (CEQA) guidelines, there is nothing peculiar to the project that would require additional environmental analysis. Therefore, the proposed project is considered within the General Plan EIR, and the Notice of Determination (NOD) filed for the EIR.

SECTION 4. SEVERABILITY: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Town Council declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, phrases or portions might be declared invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE: This Ordinance shall take effect 30 days after final adoption.

SECTION 6. INCONSISTENT PROVISIONS. Any provision of the Yountville Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent such inconsistencies and no further, is hereby repealed or modified to the extent necessary to implement the provisions of this Ordinance.

SECTION 7. CERTIFICATION: The Town Clerk shall certify to the passage and adoption of this Ordinance and shall give notice of its adoption as required by law. Within 15 days from the date of passage of this ordinance, the Town Clerk shall post a copy of the ordinance in accordance with California Government Code in at least three public places in the Town.

INTRODUCED by the Town Council at a regular meeting held on the 19th day of July, 2022.

PASSED AND ADOPTED by the Town Council at a regular meeting held on the
day of _____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John F. Dunbar, Mayor

ATTEST:

Eddy Gomez
Town Clerk

Gary B. Bell
Town Attorney