



AGENDA
JOINT SPECIAL MEETING OF THE
VALLEJO CITY COUNCIL
AND
THE PLANNING COMMISSION.

FEBRUARY 2, 2021

MAYOR
Robert H. McConnell

CITY COUNCIL
Vice Mayor,
Rozzana Verder-Aliga, EdD
Tina Arriola, District 6
Hakeem Brown, at-large
Pippin Dew, at-large
Mina Diaz, District 3
Katy Miessner, at-large

CHAIR
Diosdado "J.R." Matulac

PLANNING COMMISSION
Vice Chair, Kathleen Diohep
Melissa Bowman
Peggy Cohen-Thompson
Charles Palmares
Jamar Stamps

IMPORTANT NOTICE REGARDING FEBRUARY 2, 2021 JOINT MEETING

These meetings are being conducted using teleconference and electronic means consistent with the State of California Executive Order N-29-30 regarding the COVID-19 pandemic. The live stream of the meeting may be viewed on television or online. Details may be found at www.cityofvallejo.net. In accordance with Executive Order N-29-30, the public may only view the meetings on television and/or online and not in the Council Chamber.

PUBLIC COMMENT: Members of the public may provide public comments during the City Council Meeting via ZOOM (<https://ZoomRegular.Cityofvallejo.net>), or via phone, by dialing (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to digitally raise your hand from your phone.

For additional instructions on how to speak during public comment, please visit, www.cityofvallejo.net/publiccomment

VIEW THE MEETING:

There are three different ways you can view this public meeting:

- Watch Vallejo local channel 28
- Stream from the City website: www.cityofvallejo.net/Streaming
- Join the Zoom webinar: <https://ZoomRegular.Cityofvallejo.net>

Want more City Information - Members of the public can:

Like us on Facebook (www.facebook.com/cityofvallejo)

Sign up to receive City Communications via e-mail (www.cityofvallejo.net/living/connect)

Sign up to receive City updates and get connected with your neighbors on Nextdoor (www.nextdoor.com)



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at dawn.abrahamson@cityofvallejo.net. Notification at least 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting. [28 CFR.35.102.35.104 ADA Title II]

**CALL AND NOTICE OF
JOINT SPECIAL MEETING
AT 7:00 PM
OF THE
CITY COUNCIL & PLANNING
COMMISSION
VIA TELECONFERENCE**

FEBRUARY 2, 2021

TO THE MEMBERS OF THE VALLEJO CITY COUNCIL & THE VALLEJO PLANNING COMMISSION:

You are hereby notified that I do call the Vallejo City Council and the Vallejo Planning Commission in special session to consider only the matters stated on the agenda listed below.

NOTICE: Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N-29-30, the City of Vallejo has opted to hold Joint Special City Council and Planning Commission meetings via teleconference. Any interested members of the public desiring to communicate with the City Council and the Planning Commission concerning any item listed on the agenda before or during consideration of that item must do so by either clicking on the hyperlinks contained in the meeting agenda or type the link into an internet browser. You will be taken to the internet platform where the meeting is held. There will be no public access to City Hall for any meetings until further notice.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL OF THE CITY COUNCIL AND PLANNING COMMISSION**
- 4. STUDY SESSION**

*NOTICE: Members of the public wishing to address the Council and Planning Commission on the Study Session item may do so via ZOOM (<https://ZoomRegular.Cityofvallejo.net>), or via phone, by dialing (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to digitally raise your hand from the phone.*

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Due to the Coronavirus emergency, all Special Joint City Council and Planning Commission meetings will be held via teleconference. Members of the public may provide public comments during the meeting via ZOOM:

<https://ZoomRegular.CityofVallejo.net>

Option to join by phone:

Dial (669) 900-6833

Enter Meeting ID: 914 0075 0676#

Press *9 to digitally raise your hand from the phone

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A. **NEW ZONING CODE STUDY SESSION**

Recommendation: Conduct a joint Study Session with the Planning Commission on the Draft New Zoning Code Project.

Contact: Christina Ratcliffe, Interim Planning & Development Services Director
(707) 648-4382

Christina.Ratcliffe@cityofvallejo.net

5. **ADJOURNMENT**

Dated: Thursday, January 28, 2021

A handwritten signature in blue ink, appearing to read "Dawn G. Abrahamson for", written over a horizontal line.

Robert H. McConnell, Mayor

I, Dawn Abrahamson, City Clerk, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo City Council and the Vallejo Planning Commission, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m., Thursday, January 28, 2021.

Dated: Thursday, January 28, 2021

A handwritten signature in blue ink, appearing to read "Dawn G. Abrahamson", written over a horizontal line.

Dawn G. Abrahamson, City Clerk



DATE: February 2, 2021
TO: Mayor and Members of the City Council
FROM: Christina Ratcliffe, Interim Planning & Development Services Director
SUBJECT: NEW ZONING CODE STUDY SESSION

RECOMMENDATION

Conduct a joint Study Session with the Planning Commission on the Draft New Zoning Code Project.

REASONS FOR RECOMMENDATION

On January 6, 2021, staff released the Draft New Zoning Code (Title 16 of the Vallejo Municipal Code) and Zoning Map for public review and comment. Three new Study Sessions are scheduled to review key accomplishments of the Draft New Zoning Code, including changes and improvements from the current regulations. The first Study Session was held on Wednesday, January 20, 2021 with the Planning Commission. The second Study Session and subject of this Staff Report will take place on February 2, 2021 as a joint meeting with City Council and Planning Commission, and the third and final Study Session is scheduled with the Planning Commission for Monday, February 8, 2021.

The joint Study Session is an essential step in the successful completion of the Project. During the meeting, Staff will present a thorough overview of the Project including the background, schedule, organizational improvements and key policy changes made to the Zoning Code. Staff welcomes questions from the City Council, Planning Commission and Vallejo community in preparation of the formal public hearings scheduled for February 17, 2021 (Planning Commission) and March 9, 2021 (City Council). Since this is a Study Session and not a Public Hearing Council members and Commissioners may make comments and suggestions, but no direction is sought at this time and no action will be taken.

BACKGROUND AND DISCUSSION

The New Zoning Code Project commenced in February 2019 as the final element of the Propel Vallejo initiatives that included the General Plan 2040 and the Sonoma Boulevard Specific Plan adoption in August 2017. The Zoning Code update began following City Council's determination that a previous version of the draft Zoning Code prepared in 2018 would not be appropriate for Vallejo. This former version was based on Form Based Zoning that appeared too complicated and prescriptive to respond to long-term shifts that would support economic development in the City. As a result, Staff initiated the New Zoning Code Project that would include conventional zoning as part of a user-friendly and modern Code that incorporates best practices to facilitate the type of development the Vallejo community desires.

The Draft New Zoning Code is the culmination of 15 months of Planning Commission Study Sessions and Community Open Houses, meetings with stakeholders including neighborhood representatives, developers and architects familiar with City procedures, Staff from various City departments, and members of City Boards, Commissions, and City Council. The Project also included the development of eight (8) Module and District

Standards reports, numerous flyers and press releases, social media, and other public outreach efforts. The Draft New Code and Map can be viewed on the City's website, here: [Propel Vallejo - City of Vallejo](#)

At Council's direction, Staff has moved the Project forward with all due speed. The public review Draft of the New Zoning Code, Zoning Map, related General Plan Amendments and supporting Initial Study/Mitigated Negative Declaration were released on January 6, 2021. In compliance with the California Environmental Quality Act (CEQA), the 30-day public review period for the environmental document is from January 8, 2021 to February 8, 2021. Staff is also soliciting public comments on the Draft Zoning Code and Map through Open City Hall where written comments are concurrently due by February 8, 2021.

The Draft New Zoning Code is clear, approachable, flexible, modern, and easy to use, and implements a number of General Plan and Housing Element policies and actions. The Draft New Zoning Code is streamlined with reformatted chapters and includes additional tables, enhanced graphics, and refined regulations that are consistent with best practices. The supporting environmental document is robust and complies with State guidelines, and the Draft Zoning Map provides visual clarity. Once adopted, Staff will provide a codified version of the Zoning Code as part of the VMC but will also retain the user-friendly version on the City's website and in the Planning Division office for day-to-day use. Active Specific Plans and Master Plans, as well as other related documents will be hyperlinked from the internet versions of the Code.

The Draft New Zoning Code is organized to appropriately group related topics. This required adding two additional sections for site development standards and future topics addressed during Phase II of the Project following adoption. The Draft New Zoning Code also provides a number of regulatory or policy changes from the existing Code based on best practices and General Plan 2040 and Housing Element policies. Amendments to the General Plan map and text are also proposed as part of the Project to address mapping errors and policies to encourage housing along the corridors and within the commercial areas.

Staff will provide an in-depth review of the changes to the Code, as well as the associated General Plan Amendments in our presentation. This information includes:

- A summary of the Zoning Code reformatting and policy changes as provided in Attachment 1
- Specific changes to the Zoning Districts, as provided in Attachment 2
- Comparison of Development Standards, as provided in Attachment 3

Amendments to the General Plan map and text are also proposed as part of the Project. The mapping amendments are included to correct certain land use designations for properties based on existing and future land use patterns, and to align areas with General Plan policies related to housing development along major corridors. (Attachment 4).

In February 2019, the City Council adopted a Resolution of Intention to amend the General Plan in response to developer concerns that Vallejo should offer more economically driven density ranges for selected areas. Such changes would allow the City to be more competitive in the housing market and respond to shifts in market conditions, particularly for attached multi-family development. Given the timing of the Resolution of Intention, Staff deferred the proposed reduced density amendments for considered as part of the New Zoning Code Project.

These General Plan text changes to reduce the minimum number of units in the density range for mixed-use and

corridor land use designations are included in the Project. Staff notes that this does not reduce maximum allowed density in the City overall, but allows for a slightly lower density to be developed in certain areas. These changes as well as others related to Zoning Code objectives are provided in Attachment 5.

Feedback from Public and Planning Commission Study Session on January 20, 2021

Staff conducted the first of three Study Sessions this year with the Planning Commission on Wednesday, January 20, 2021. During the Study Session, staff presented the following:

- Project Schedule
- Public Outreach
- Project Elements
- Document Organization
- Key Policy and Regulation Changes
- General Plan Amendments
- Upcoming Study Sessions

Following the presentation, the Commissioners raised questions regarding the following:

- Allowing live/work uses within the Limited Industrial zoning district
- Additional time needed for Planning Commissioner questions/comments
- Possibly adding Electrical Vehicle Charging capability for new projects
- Potential Impact on the Regional Housing Needs Allocation (RHNA)

In response, Staff has scheduled additional meetings in groups of three or fewer commissioners during the first two weeks in February to address the Planning Commission's concerns. Brief responses to other concerns are: (1) live/work is considered a commercial use and the residential activity is an accessory to a business, the provision maintains employment opportunities in the industrial areas; (2) the additional meetings in the upcoming weeks will allow for commissioner questions and comments; (3) staff will consider adding a requirement for residential projects to include EVC stations; and (4) the City's RHNA will be addressed in the upcoming Housing Element update.

Public Comments

Staff received several emails and a letter from property owners and other interested parties requesting clarification on Zoning Districts, and how the new regulations will address projects approved under the existing Code, but have not yet been constructed.

In addition, staff received a question on the removal of the Residential View District from the Zoning Code and Map. The Residential View District, which applied private property view protections to only one neighborhood, has been deleted from the Code and will be removed from the General Plan in order to be equitable and allow reasonable development of the City. However, Hillside protections for the entire City has been added through the new Hillside Development Standards. This change will protect views throughout Vallejo and provide consistent hillside standards citywide.

The announcement of the New Draft Zoning Code release has been viewed by 16 visitors and has three statements. No public comments relating to the New Draft Zoning Code were made during the January 20, 2021 Study Session.

FISCAL IMPACT

There is no fiscal impact associated with this Study Session.

ENVIRONMENTAL REVIEW

No action is proposed at this time; therefore, this project, as defined by the California Environmental Quality Act (CEQA), is not subject to CEQA requirements.

ATTACHMENTS

1.	Attachment 1. Zoning Code Review Guide Table
2.	Attachment 2 - District Comparison
3.	Attachment 3 - Development Standards Comparison Table
4.	Attachment 4 - GP Land Use Map Rev Table
5.	Attachment 5 - GP Text Amendment Table

CONTACT

Christina Ratcliffe, Interim Planning & Development Services Director (707) 648-4382
Christina.Ratcliffe@cityofvallejo.net

NEW ZONING CODE REVIEW GUIDE

CURRENT ZONING CODE	NEW ZONING CODE	MAJOR REGULATORY CHANGES IN NEW ZONING CODE
New chapters/sections added in the New Zoning Code are identified in <i>italics</i> ; yellow highlights indicate a change in the existing regulation, and green highlights indicate additional regulations and clarifications are included.		
Part I: Basic Provisions 16.02 General Provisions 16.02.010 Purpose and Applicability 16.04 Definitions 16.06 Use Classifications 16.08 Districts and Zoning Map	Part I: Introductory Provisions This section adds more information regarding general provisions including rules for interpreting the Code and conducting measurements, relocates the Chapters on Definitions and Use Classifications, and includes the Chapter regarding Non-conforming Uses. The corresponding sections in the New Code are as follows: 16.101 Introduction Provisions 16.101.02 Purpose and Applicability 16.701.Land Use Terms and Definitions 16.701 Land Use Terms and Definitions 16.102-A Zoning Districts w/General Plan and Land Use Designations New Code Contents <i>16.101.02(I,1) Conformity of open spaces</i> <i>16.101.02(I,2) Permit Streamlining</i> <i>16.101.02(I3) Relation to Private Agreements</i> <i>16.101(L) Effect on Previously Approved Projects in Progress¹</i> <i>16.101.04 Fees</i> <i>16.101.05 Effect on Projects in Progress</i> 16.101.02 Establishment of Zoning Districts <i>Table 16.102-A Zoning Districts w/General Plan Land Use Designations</i> 16.102.03(D) Zoning Boundary Interpretations, Where boundaries Divide or Subdivide a Lot or Parcel <i>16.103 Rules for Language and Interpretation</i> <i>16.104 Rules for Measurement</i> 16.105 Non-Conforming Uses	1. Effect on Projects in Progress: Addresses how to process projects submitted or approved under the current Code but not yet constructed approved or constructed. 2. Zoning Boundaries: Provides that properties divided by two zoning districts can be developed based on the applicable zoning district, or a property owner may request a Zoning Map Amendment and/or General Plan Amendment to apply one zone for the property. 3. Nonconforming uses: a. Removes the allowance to reestablish abandoned uses with a Major Use Permit and requires such uses to comply with New Code. b. Revises Certificate of Conformity notification process to remove the provision that a neighborhood organization may request an additional 20 days for public review providing a total of 45 days; requires a 14-day notice, which is the same for other Staff level decisions.
Part II Basic Zoning Districts	Part II: Districts and Development Types This section is revised to group like districts in one chapter and land uses for each district have been changed. Additional chapters have also been included. The corresponding sections in the New Code are as follows:	1. Adds five (5) new base districts. 2. Relocates Permitted, Conditionally Permitted and Limitations on Permitted uses to Part III, Use Standards 3. Adds design standards such as design of building

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16.10 Resource Conservation District 16.12 Rural Residential District 16.14 Low Density Residential District 16.16 Medium Density Residential District 16.17 High Density Residential District 16.18 Limited Office District 16.19 Professional Offices District 16.20 Neighborhood Shopping and Service District 16.22 Linear Commercial District 16.24 Pedestrian Shopping and Service District 16.26 Waterfront Shopping and Service District 16.28 Freeway Shopping and Service District 16.30 Public and Quasi-Public Facilities District 16.32 Medical District 16.33 Intensive Use-Limited District 16.34 Intensive Use District	16.206 Parks, Recreation and Open Space 16.201 Residential Districts, Rural Residential (RR) 16.201 Residential Low Density (RLD) 16.201 Residential Medium Density (RMD) 16.201 Residential High Density (RHD) Removed Removed 16.203 Neighborhood Commercial (NC) Removed Removed 16.203 Waterfront Commercial (WC) 16.207 Public and Semi-Public (PS) 16.204 Office and Medical (O and M) 16.205 Limited Industrial (IL) 16.206 General Industrial (IG) New Code Contents 16.201 Residential Districts - o Rural Residential (RR) - o Residential Low Density (RLD) - o Residential Medium Density (RMD) - o Residential High Density (RHD) 16.202 Mixed Use Districts - o <i>Neighborhood Mixed Use (NMX)</i> - o <i>Downtown Mixed Use (DMX)</i> - o <i>Waterfront Mixed Use (WMX)</i> 16.203 Commercial Districts - o Neighborhood Commercial (NC) - o Waterfront Commercial (WC) - o <i>Central Corridor Commercial (C)</i> - o <i>Regional Commercial (RC)</i> 16.204 Office and Medical Districts - o Office (O) - o Medical (M) 16.205 Industrial Districts - o Limited Industrial (IL)	entrances, architectural articulation, and setbacks. (See separate table for changes in development standards.) 4. Adds provisions for small lot development on vacant parcels. 5. Incorporates Downtown Vallejo Specific Plan and Waterfront Planned Development Master Plan areas. 6. Eliminates the Professional Office (PO) and Limited Office (LO) zoning districts. 7. Removes Planned Development Residential (PDR), Commercial (PDC) and Industrial (PDI), and Mixed Use Planned Development (MUPD), PDC, PDI, and MUPD zoning districts. 8. Removes Special Districts. 9. Adds Hillside Development Standards (changed from Guidelines to Standards). 10. Adds Affordable Housing Incentives 11. Adds Transit Oriented Development. 12. Adds active Specific Plan areas to Code and Map.

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	○ General Industrial (IG) 16.206 Parks, Recreation and Open Space Districts ○ <i>Parks, Recreation and Open Space (PROS)</i> ○ Resource Conservation (RCN) 16.207 Public and Semi-Public District (PS) 16.208 Planned Development District (PD) 16.209 Specific Plan Areas 16.210 Historic Overlay Districts and Landmarks 16.211 Hillside Development Standards 16.212 Affordable Housing Incentives 16.213 Transit Oriented Development	
Part III: Special Zoning Districts 16.36 Residential View District 16.38 Architectural Heritage and Historic Preservation 16.40 Special Land Use District 16.48 Geotechnical Hazards District 16.50 Flood Hazard District 16.52 Fire Hazard District 16.54 Hillside Development Guideline District	Part III: Use Standards The section is reorganized where all current chapters are removed and/or relocated. The corresponding sections in the New Code are as follows: Removed 16.210 Historic Overlay Districts and Landmarks and 16.614 Architectural Heritage and Historic Preservation Removed 16.507.04 Geotechnical Hazards 16.507.03 Flood Hazards 16.502.05 Fire Hazard, 16.502.07 Wildfire Hazards 16.211 Hillside Development Standards New Code Contents 16.301 Use Standards Table (See separate table for changes in zoning district uses) 16.302 Accessory Uses (16.58) 16.303 Accessory Dwelling Units -ADU (16.57.020-DD) 16.304 Adult Use Regulations (16.59) 16.305 Alcoholic Beverage Sales (15.57.020-J,K) 16.306 Animal Keeping and Services (16.57.020-D) 16.307 Automobile Service Stations (16.82.060-O) 16.308 Automobile/Vehicle Sales, Leasing and Rentals 16.309 Automobile/Vehicle Repair, Light and Heavy (16.57.020-G,H)	1. Hillside Development Standards: a. Adds Hillside Development "Standards" instead of "guidelines". b. Hillside Development Standards are applicable for new construction or structure where the property has an average slope of 15 percent or greater. Current Code requires guidelines for 10 percent or greater. c. Applicable projects require a Hillside Development Permit and processed the same as a Minor Use Permit that includes a public notice of properties within a 300-foot radius. d. Includes additional development standards that fences shall be limited to wire mesh with wood post or other natural materials. 2. Accessory Dwelling Units (ADUs): Current regulations are based on State standards; local standards will apply and include the following changes: a. Increases maximum ADU size from 1,000 sf to 1,200 sf. b. Increases maximum ADU height from 16 ft. to 25 ft. allowing ADUs above a garage. c. Limits maximum ADU height to not exceed the height of the primary unit unless it is above a garage

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	16.310 Automobile/Vehicle Washing (16.57.020-F) 16.311 Bed and Breakfast Lodging (16.82.060-S) 16.312 Cannabis Processing, Cultivation, Distribution, Testing and Retail (16.82.060-U) 16.313 <i>Community Assembly</i> (16.57.020-Y) 16.314 <i>Community Gardens</i> 16.315 Day Care, Adult and Child (16.57.020-Y) 16.316 Drive-In and Drive-Through Facilities (16.82.060-G) 16.317 Emergency Shelters (16.57.020-FF) 16.318 <i>Farmer's Markets</i> 16.319 <i>Group Residential</i> 16.320 <i>Hazardous Materials Handling and Storage</i> 16.321 Home-based Business (Home Occupations 16.60) 16.322 Large Format Retail (Superstores 16.76) 16.323 Late Night Business Operations (16.57.030) 16.324 Live/Work Units (16.57.020-BB,CC) 16.325 Manufactured Housing (16.75.060) 16.326 Massage Establishments (16.57.020-M) 16.327 <i>Mobile Food Vending</i> 16.328 Mobile Home Parks (16.82.060-L) 16.329 Outdoor Retail Display and Sales (16.77.030) 16.330 <i>Outdoor Dining and Seating</i> 16.331 <i>Personal Storage</i> 16.332 Recycling Facilities (16.58.040-F, 16.75.080) 16.333 <i>Residential Care, General</i> 16.334 <i>Schools (Community Education)</i> 16.335 <i>Single Room Occupancy Housing</i> 16.336 <i>Social Service Centers</i> 16.337 Solar and Wind Energy Systems (16.74) 16.338 Temporary Uses (16.58) 16.339 Tobacco Product Sales (16.82.060- T) 16.340 Wireless Telecommunications (Satellite Dish Antenna and Telecommunication Facilities 16.75.090,16.75.100)	and is no closer to the front property line than the primary unit. d. Requires a deed restriction to require ADUs to be less for 30 days or more. 3. Adult Use Regulations: Removes certain uses, signage requirements, and added appeal, expiration, modification and revocation process. 4. Alcoholic Beverage Sales: a. Adds a requirement that all on-site businesses require a Minor Use Permit except restaurants; current code allows Bars, nightclubs, lounges, taverns, and taprooms with an Administrative Permit except in the CN district where a Major Use Permit is required. b. Extends hours required for a late night alcohol permit from 11:30 pm to 12:00 midnight. c. Adds process for Public Convenience and Necessity Findings. 5. Automobile/Vehicle Washing: Removes the 200-foot distance requirement for an automated car wash of from a residential use and restricts all car wash establishments from abutting a residential zoning district. 6. Bed and Breakfast Lodging: Changes requirement from a Major Use Permit to a Minor Use Permit where allowed. 7. Community Assembly: Combines all like uses including churches, community center, etc. and added a requirement that lot area for community assembly uses in a residential zoning district shall not exceed 40,000 sf. 8. Day Care, Adult and Child: Permits these uses by right, per State law. 9. Drive-In and Drive-Through Facilities: Removes distance requirement of 100 feet from a residential zoning district. 10. Emergency Shelters: Allows on-street parking for

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		employees. 11. Home-based Business: a. Allows non-resident employees with a Minor Use Permit. b. Includes vehicle storage, such as limousines, taxicabs, tow trucks, and trailers on list of prohibited uses. c. Adds retail sales such as liquor, tobacco and ammunition on list of prohibited uses. 12. Large-format Retail Stores: Adds development standards. 13. Massage Establishments: a. Adds Zoning Compliance Review requirement for establishments with 2 or fewer operators and Major Use Permit requirement for more than 2 operators. b. Adds Massage as an accessory use when part of an athletic club, hospital, clinic, or other medical facility and by a barber or cosmetologist performing massage as part of their license. c. Adds distance requirement of 500 feet from other massage businesses and 1,000 feet from a school or park. d. Adds limitation on hours of operation to 7:00 am to 9:00 pm 7 days per week. 14. Wireless Telecommunications: Adds standards for approval.
Part IV: General Regulations 16.57 Limitations on Permitted Uses 16.58 Accessory and Temporary Use Regulations 16.59 Adult use Regulations	Part IV: Reserved The section is reorganized; all current chapters are removed and/or relocated to a new section. The corresponding sections in the New Code are as follows: 16.300 Use Standards (Various) 16.302 Accessory Uses, 16.501.02 Accessory Buildings and Structures See Part III above	1. Off-street Parking and Loading: a. Adds a parking requirement exemption for the following - i. Commercial retail uses in multi-tenant buildings with 2,500 sf or less. ii. Non-residential uses in one and 2-story buildings on existing lots that are 5,000 sf or less. iii. Ground floor non-residential uses in the DMX and WMX districts that are 5,000 sf or less. iv. Alternative parking plan approved by the Planning

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16.62 Off-Street Parking and Loading Regulations 16.64 Signs 16.70 Screening and Landscaping Regulations 16.71 Water Efficient Landscape Requirements 16.72 Performance Standards Regulations 16.74 Energy and Water Conservation Regulations 16.75 Site Development Standards 16.76 Superstores 16.77 Outdoor Display Standards 16.78 Nonconforming use and Deemed Approved Alcoholic Beverage Sale and Tobacco Retailer Regulations 16.79 Multi-Dwelling and Condominium Project Development Standards 16.80 Exception Regulations	16.508 Off-street Parking and Loading 16.509 Signs 16.504 Landscaping/16.505 Fences, Walls and Screening 16.504.009 Water Efficient Landscape Requirements See Part V above See Part V above 16.201 - 206, Zoning District Development Standards, 16.302-340, Use Development Standards See Part III above See Part III above 16.105 Nonconforming Uses, 16.Alcoholic Beverage Sale 16.201.04 Development Standards - RMD and RHD, 16.613 Condominium Conversion 16.608 Exceptions New Code Contents Reserved for Future Topics	Commission. c. Reduces residential parking requirement from 2 spaces per unit with units with 2 or more bedrooms to one space per unit for all residential units (except for JADUs) d. Reduces parking requirement for Eating and Drinking Establishments from one space per 50 sf of siting area to one space per 100 sf of dining area and one space per 500 sf of sitting area for mixed use districts. e. Prohibits buses and large trucks are prohibited from parking in residential areas between 6:00 pm and 6:00 am. f. Prohibits recreational vehicles that exceed 2.5 tons, 36 feet in length or 14 feet in height from parking residential zoning districts. Permits smaller vehicles in rear yards if screened. 2. Signs: a. Changes bases of sign requirements from zoning district to development type, such as office building, shopping center, etc. b. Adds nonconforming sign regulations. 3. Landscaping: a. Increases street tree requirement in non-residential areas from one per 30 feet of frontage to one per 50 feet. b. Increases boundary landscaping from 2 to 5 feet wide in non-residential districts, including a 6-foot wide landscape strip for properties along major arterials or corridors.
Part V: Procedures 16.82 Conditional Use Permit Procedure	Part V: Site Development Standards The section is reorganized; all of the current chapters have been removed and/or relocated to a new section. 16.606 Major and Minor Use Permits 16.607 Variances	1. Site Development: a. Changes name to Development Review. b. Eliminates Planned Development Unit Plan and replaces it with Development Review with City Council approval required for a Planned Development and associated Development Review Permit.

CURRENT ZONING CODE	NEW ZONING CODE	MAJOR REGULATORY CHANGES IN NEW ZONING CODE
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16.84 Variances 16.86 Amendments 16.88 Rezoning 16.90 Site Development Plan Approval Procedure 16.96 Administrative Permit Procedures 16.102 Appeals Procedure 16.104 Specific Planning Procedure 16.106 Planned Development Residential District 16.108 Planned Development Commercial District 16.110 Planned Development Industrial District 16.112 Mixed Use Planned Development District 16.114 Amendments for Planned Development Districts 16.116 Planned Development Permit	16.611 Zoning Text and Map Amendments Removed 16.605 Development Review 16.603 Zoning Compliance Review 16.602.14 Appeals 16.609 Specific Plans and Amendments Removed Removed Removed Removed Removed 16.610.07 Amendment of Approved Plans 16.610.06 Development Plan Review New Code Contents 16.501 General Development Standards 16.502 Performance Standards 16.503 Trip Reduction Measures 16.504 Landscaping (See Part V above for changes) 16.505 Fences, Walls, and Screening 16.506 Lighting and Glare 16.507 Natural Hazard Reduction 16.508 Off-street Parking and Loading (See Part V above for changes) 16.509 Signs (See Part V above for changes)	2. Administrative Permit: Zoning Compliance Review and Temporary Use Permit replaces Administrative Permit. 3. Appeals: Standardizes the process for all permit types based on Review Authority. 4. Fences, Walls, Screening: a. Requires a Zoning Compliance Review and Traffic Engineer approval to increase the height of a front yard fence from 3 to 4 feet. b. Increase side and rear yard fence height from 6 to 7 feet as long as the top one-foot (minimum) contains a decorative finish such as lattice. c. Removes Site Development/Development Permit requirement to allow a courtyard fencing if height is 5 feet or less and fence is at least 10 feet from front property line.
Part VI: None	Part VI: Procedures and Permits This is a new section of the Code that contains several chapters of the current Code. New Code Contents 16.601 Planning Authorities 16.602 Common Procedures	1. Common Procedures: a. Includes Environmental Review process. b. Standardizes public notice for all staff level decisions and increases radius for property owner notification of from a 200 to 300-foot radius. c. Adds a requirement that commissioners or board members receive public notices for a respective

CURRENT ZONING CODE	NEW ZONING CODE	MAJOR REGULATORY CHANGES IN NEW ZONING CODE
New chapters/sections added in the New Zoning Code are identified in <i>italics</i> ; yellow highlights indicate a change in the existing regulation, and green highlights indicate additional regulations and clarifications are included.		
	16.603 Zoning Compliance Review (Administrative Permit) 16.604 Design Review 16.605 Development Review (Site Development Permit) 16.606 Minor and Major Use Permits (Use Permits) 16.607 Variances 16.608 Exceptions (Minor Exceptions) 16.609 Specific Plan and Amendments 16.610 Planned Development Districts 16.611 Zoning Text and Map Amendments 16.612 General Plan Amendments 16.613 Condominium Conversion (Multi-family and Condominium Development Projects) 16.614 Architectural Heritage and Historic Preservation 16.615 Enforcement and Abatement	hearing. d. Adds that any person or group who has filed a request for a notice and has paid any required fee shall receive a public notice regarding a specific application. e. Adds that the Director may require an applicant to host a community meeting if the project is may be a community concern or have an environmental impact. f. Standardizes the expiration date for all permits at 2 years unless extended by the Review Authority. d. Adds that the majority of the City Council may request the review of a decision made by the Director, PC, AHLC or DRB. 2. Design Review: a. Adds DRB recommendations for projects. b. Adds design review requirements and findings. 3. Architectural Heritage and Historic Preservation: a. Changes the initiation process for new Historic Districts or Landmarks from AHLC. 50 percent of property owners in a proposed district or a property owner for a landmark. b. Changes the approval process for a new Historic District and Landmark from AHLC recommendation and City Council approval.
Part VII: None	Part VII: General Terms This is a new section of the Zoning Code that 16.701 Land Use Terms and Definitions 16.702 Water-Efficient Landscaping Terms and Definitions	1. Combines definitions and use classifications in one chapter.

NEW ZONING CODE DISTRICT COMPARISON

TABLE 16.301-B: LAND USE REGULATIONS																			
NEW ZONING CODE USE TYPES	RR	RLD	RMD	RHD	NMX	DMX	WMX	NC	WC	CC	RC	O	M	IL	IG	PROS	RCN	PS	ADDITIONAL REGULATIONS
EXISTING ZONING CODE USE TYPES	RR	LDR	MDR	HDR				CN	CW			PO	M	IU-L	IU		RCN	P-QP	
AGRICULTURAL																			
Animal Husbandry	P	x	x	x	-	-	-	-	-	-	-	-	-		-	P	P	-	
Cultivation	-	-	-	-	-	-	-	-	-	-	-	-	-		-	P	P	-	
Agricultural Production	P	x	x	x	-	-	-	-	-	-	-	-	-		-	P	P	-	
COMMERCIAL																			
Adult Business	(See sub-classifications below)																		
Adult Motion Picture Theater	-	-	-	-	x	x	x	x	x	MJP	MJP	-	-		-	-	-	-	Note 6 and Chapter 16.304 , Adult Use Regulations
Adult Nightclub	-	-	-	-	x	MJP	x	x	x	MJP	MJP	-	-		-	-	-	-	
Adult Bookstore	-	-	-	-	x	MJP	x	x	x	MJP	MJP	-	-		-	-	-	-	
Adult Viewing Room	-	-	-	-	x	x	x	x	x	MJP	MJP	-	-		-	-	-	-	
Animal Care, Sales and Services	(See sub-classifications below)																		
Animal Boarding	<u>MNP</u>	x	x	x	-	-	-	-	-	-	-	-	-	<u>MNP</u>	P	-	MJP	-	Chapter 16.306 , Animal Keeping And Services
Auctioning	-	-	-	-	-	-	-	-	-	-	-	-	-	<u>MNP</u>	P	-	-	-	
Grooming and Pet Store	-	-	-	-	P	P/11	x	P/13	x	P	P	-	-		-	-	-	-	
Horse Stables	<u>MNP</u>	x	x	x	-	-	-	-	-	-	-	-	-		-	P	MJP	-	Chapter 16.306 , Animal Keeping And Services
Kennel	P	x	x	x	-	-	-	-	-	-	-	-	-	<u>MNP</u>	P	-	MJP	-	
Pet Clinic/Hospital	-	-	-	-	<u>MNP</u> /13	MNP	x	P/13	x	P	P	-	-	P	P	-	-	-	Chapter 16.306 , Animal Keeping And Services
Pet Day Care Service	P	x	x	x	P	x	P	MNP	x	P	P	-	-		-	-	-	-	
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NEW ZONING CODE USE TYPES	RR	RLD	RMD	RHD	NMX	DMX	WMX	NC	WC	CC	RC	O	M	IL	IG	PROS	RCN	PS	ADDITIONAL REGULATIONS
EXISTING ZONING CODE USE TYPES	RR	LDR	MDR	HDR				CN	CW			PO	M	IU-L	IU		RCN	P-QP	
Auto/Vehicle and Equipment Facilities	(See sub-classifications below)																		
Commercial Vehicle/Fleet Storage, Commissary	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	
Commercial Vehicles and Equipment	-	-	-	-	-	-	-	X	X	MNP	MNP	-	-	MNP	P	-	-	-	
Recreational Vehicles Storage, Public	-	-	-	-	-	-	-	X	X	X	MNP	-	-	MNP	P	-	-	-	
Auto/Vehicle Sales	(See sub-classifications below)																		
Auto Broker, Office Only	-	-	-	-	P	P	P	P	P	P	P	P	X	P	-	-	-	-	Chapter 16.308, Automobile /Vehicle Sales, Leasing And Rentals
Auto Broker, Office w/ Indoor Display	-	-	-	-	P	X	X	X	X	P	P	-	-	P	-	-	-	-	
Auto/Vehicle New Sales, Leasing and Rentals - Major	-	-	-	-	X	X	X	X	X	MNP/ 16	MNP/ 16	-	-	MJP	-	-	-	-	
Auto/Vehicle New Sales, Leasing and Rentals - Minor (No Outdoor Display)	-	-	-	-	MNP	MNP /11	X	X	X	P	P	-	-	MJP	P	-	-	-	
Auto/Vehicle Used Sales	-	-	-	-	MNP /4	X	X	-	-	-	-	-	-	MNP	MNP	MNP	-	-	
Auto/Vehicle Services	(See sub-classifications below)																		
Alternative Fuels and Recharging Facilities	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	Chapter 16.309, Automobile/Vehicle Repair, Light and Heavy
Auto Vehicle Storage												P	P		P				

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EXISTING ZONING CODE USE TYPES	RR	LDR	MDR	HDR				CN	CW			PO	M	IU-L	IU		RCN	P-QP	
Auto/Vehicle Washing Detailing	-	-	-	-	MNP	x	x	x	x	MNP	MNP	-	-	P	P	-	-	-	Chapter 16.310, Automobile/Vehicle Washing
Auto/Vehicle Washing/Detailing, Under 2,500 sq ft	-	-	-	-	MNP	x	x	P	x	P	P	-	-		P	-	-	-	
Auto/Vehicle/Equipment Repair - Heavy	-	-	-	-	x	x	x	x	x	P	MNP	-	-		P	-	-	-	Chapter 16.309, Automobile/Vehicle Repair, Light and Heavy
Auto/Vehicle/Equipment Repair - Light	-	-	-	-	MNP	x	x	x	x	P	P	-	-		P	-	-	-	
Service Station – Full Service	-	-	-	-	MJP	x	x	MJP	x	MNP	MNP	-	-	P	P	-	-	-	Chapter 16.307, Automobile Service Stations
Service Station – Minimum Service	-	-	-	-	MNP	x	x	x	x	P	P	-	-	P	P	-	-	-	
Salvage and Wrecking	-	-	-	-	-	-	-	-	-	-	-	-	-		<u>MNP</u>	-	-	-	
Banks and Financial Institutions	(See sub-classifications below)																		
Bank and Credit Union	-	-	-	-	P	P	P	P	x	P	P	P	x	P	x	-	-	-	
Check Cashing Business	-	-	-	-	MNP	MNP	x	x	x	P	P	-	-	P	x	-	-	-	
Business Services	-	-	-	-	P	P	P	<u>P</u>	<u>P</u>	P	P	<u>P</u>	P/18		-	-	-	-	
Catering Service	-	-	-	-	MNP	MNP	P	MNP	x	P	P	-	-	P	P	-	-	-	
Commercial Entertainment and Recreation	(See sub-classifications below)																		

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EXISTING ZONING CODE USE TYPES	RR	LDR	MDR	HDR				CN	CW			PO	M	IU-L	IU		RCN	P-QP	
Electronic Game Center	-	-	-	-	P	MNP /11	MNP	<u>P/13</u>	x	P	P	-	-		-	-	-	-	Note 10, Chapter 16.304 , Adult Use Regulations, and 16.305 , Alcoholic Beverage Sales
Entertainment Facility, Large-scale (Indoor)	-	-	-	-	MNP	MNP	MNP	x	x	x	MJP	-	-		-	P/23	x	MJP	
Entertainment Facility, Large-scale (Outdoor)	<u>P</u>	-	-	-	x	MJP /11	MJP	x	<u>MNP</u>	MNP	MNP	-	-		-	-	P	MJP	
Entertainment Facility, Small-Scale	<u>P</u>	-	-	-	P	P	MNP	<u>P</u>	P	P	P	-	-		-	-	-	MJP	
Live Theatre	-	-	-	-	MNP	MNP	MNP	<u>P/13</u>	<u>MNP</u>	MNP	MNP	-	-		-	-	-	<u>MJP</u>	
Movie Theater	-	-	-	-	MNP	MNP	MNP	x	x	MNP	MNP	-	-		-	-	-	-	
Eating and Drinking Establishments	(See sub-classifications below)																		
Bar/Tavern/Lounge	-	-	-	-	MNP	MNP	MNP	MJP	<u>MNP</u>	MNP	MNP	-	-		-	-	-	-	Note 10; Chapter 16.305 , Alcoholic Beverage Sales, 16.316, and 16.330
Brewpub	-	-	-	-	MNP	MNP	MNP	MJP	<u>MNP</u>	MNP	MNP	-	-		-	-	-	-	
Restaurant with Drive-Through	-	-	-	-	MNP	x	x	x	x	MNP	MNP	-	-		-	-	-	-	
Restaurant, Full Service	-	-	-	-	P	P	P	MNP	MNP	P	P	P	x	-	P	-	-	-	
Restaurant, Limited Service	-	P/3	P/3	P/3	P	P	P	P	P	P	P	P	P/19	P/19	P	P/23	x	P/25	
Tasting Room/Wine Bar	-	-	-	-	MNP	MNP	MNP	<u>MNP</u>	<u>MNP</u>	MNP	MNP	-	-		-	-	-	-	Chapter 16.327 , Mobile Food Vending
Mobile Food Truck, Off-street	-	-	-	-	P	P	P	P	x	P	P	-	-		-	-	-	-	
Equipment Rental	-	-	-	-	x	x	P/12	x	P/12	P	P	-	-		P	-	-	-	

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EXISTING ZONING CODE USE TYPES	RR	LDR	MDR	HDR				CN	CW			PO	M	IU-L	IU		RCN	P-QP	
Financial, Insurance and Real Estate Services	-	-	-	-	P	P	P	P/13	P/13	P	P	-	-	P	-	-	-	-	
Food and Beverage Retail Sales	(See sub-classifications below)																		
Convenience Store	x	MNP /3	MNP /3	MNP /3	P	P	MNP	<u>P/13</u>	P/13	P	P	-	-		-	-	-	P/25	Note 10; Chapter 16.305 , Alcoholic Beverage Sales
Farmers' Market	-	-	-	-	MNP	MNP	MNP	MNP	x	MNP	MNP	-	-	P	P	-	P	-	Note 21; Chapters 16.318 Farmer's Markets and 16.305 , Alcoholic Beverage Sales
Grocery Store/ Supermarket Small (Less than 10,000 sf)	-	-	-	-	P	P	P	P	MNP	P	P	-	-	P	P	-	P	-	Note 10; Chapter 16.305 , Alcoholic Beverage Sales
Grocery Store/ Supermarket Medium (10,000 sf - 50,000 sf)	-	-	-	-	MNP	MNP	MNP	X	X	P	P	-	-	P	P	-	MJP	-	
Grocery Store/ Supermarket Large (More than 50,000 sf)	-	-	-	-	MJP	MJP	MJP	X	X	MNP	P	-	-	P	P	-	-	-	
Liquor Store	-	-	-	-	MJP	MJP	MJP	X	-	MJP	-	-	-	-	-	-	-	-	
Produce Store	-	-	-	-	P	P	P	P	<u>MNP</u>	P	P	-	-	P	P	-	-	-	Note 10; Chapter 16.305 , Alcoholic Beverage Sales

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EXISTING ZONING CODE USE TYPES	RR	LDR	MDR	HDR				CN	CW			PO	M	IU-L	IU		RCN	P-QP	
Public Market Small (Less than 30,000 sf)	-	-	-	-	MJP	MJP	MJP	x	x	MNP	MNP	-	-		P	P	-	-	Note 10; Chapter 16.305 , Alcoholic Beverage Sales
Public Market Large (30,000 or More)	-	-	-	-	X	MJP	X	x	x	MJP	MJP	-	-		MNP	MNP	-	-	
Funeral and Interment Service	P	-	-	-	MJP	x	x	x	x	MJP	MJP	-	P	-	P	-	P	-	
Laboratory	-	-	-	-	P/13	P	x	x	x	P	P	P	P	P	P	-	-	-	
Live/Work Unit	P	MNP	MNP	MNP	P	P	MNP	MNP	MNP	P	P	MNP /20	x	MNP	x	-	-	-	Chapter 16.324 , Live/Work Units
Lodging	(See sub-classifications below)																		
Bed and Breakfast	MNP	MNP	MNP	MNP	MNP	MNP	MNP	MNP	MNP	MNP	MNP	-	-		-	-	MJP	-	Chapter 16.311 , Bed and Breakfast Lodging
Campground	-	-	-	-	-	-	-	-	-	-	-	-	-		-	MJP	x	-	
Hotels, Motels	x	x	x	MJP /5	MNP	MNP	MNP	x	MNP	P	P	-	-		-	-	-	-	
Maintenance or Repair Services	-	-	-	-	P	P	x	P/13	P	P	P	-	-		P	-	-	-	
Nursery and Garden Center	(See sub-classifications below)																		
Nursery and Garden Center, Small (Less than 10,000 sf)	-	-	-	-	P	P	x	P	x	P	P	-	-	P	P	-	-	-	
Nursery and Garden Center, Large (10,000 sf or More)	-	-	-	-	MNP	x	x	MNP	x	P	P	-	-	P	P	-	-	-	
Offices	(See sub-classifications below)																		
Business and Professional Offices	-	-	-	-	P	P	P	P/13	<u>P/13</u>	P	P	P	P	!	P	-	-	-	

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EXISTING ZONING CODE USE TYPES	RR	LDR	MDR	HDR				CN	CW			PO	M	IU-L	IU		RCN	P-QP	
Medical and Dental Office	x	MNP/3	MNP/4	MNP/4	P	P	P	P/13	P/13	P	P	-	-	P	-	-	-	-	
Parking Facilities, Commercial	-	-	-	-	P	MNP	MNP	x	P	MNP	MNP	P	P		P	-	-	-	
Personal Services	(See sub-classifications below)																		
General Personal Services	x	MNP/3	MNP	MNP	P	P	P	-	-	-	-	P	x		-	-	-	-	
Massage Service	-	-	-	-	MNP/7	MNP/7, 11	MNP/7	MNP/7	MNP/7	MNP/7	MNP/7	MNP/7	MNP/7		-	-	-	-	Chapter 16.326, Massage Establishments
Massage Therapy	-	-	-	-	P	P	P	P	P	P	P	P	P		-	-	-	-	
Personal Services, Physical Training	x	x	MNP	MNP	-	-	-	P	P	P	P	-	-		-	P/23	x	-	
Retail Sales	(See sub-classifications below)																		
Building Materials, Sales and Services	-	-	-	-	x	x	x	x	x	MNP	MNP	-	-	<u>P</u>	P	-	-	-	
Cannabis, Retail	-	-	-	-	MNP	x	x	X	X	MNP	MNP	-	-		MNP	-	-	-	Vallejo Municipal Code Chapter 7.100, Marijuana; Chapter 16.312, Cannabis Processing, Cultivation, Distribution, Testing And Retail
Firearm Sales	-	-	-	-	x	x	x	x	x	MNP	MNP	-	-		-	-	-	-	
General Retail Small (Less than 10,000 sf)	x	MNP/3	MNP/3	MNP/3	P	P	P	P	P	P	P	P	P		-	-	-	-	Note 10; Chapter 16.305, Alcoholic Beverage Sales
General Retail Large (10,000 sf – 75,000 sf)	-	-	-	-	MNP	X	MNP	x	x	P	P	-	P		-	-	-	-	

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EXISTING ZONING CODE USE TYPES	RR	LDR	MDR	HDR				CN	CW			PO	M	IU-L	IU		RCN	P-QP	
Large Format Retail (More than 75,000 sf)	-	-	-	-	x	x	x	x	x	MJP	MJP	-	-	MJP	MJP	MJP	MJP	-	Note 10; Chapters 16.322 and 16.305 , Alcoholic Beverage Sales
Pawnshop	-	-	-	-	x	MNP	x	x	x	MNP	MNP	-	-	-	-	-	-	-	
Smoke Shop or Tobacco Retailer	-	-	-	-	MJP /8	MJP /8	x	x	x	MJP/8	MJP/8	-	-	-	MJP	MJP	-	-	Chapter 16.339 , Tobacco Product Sales
Swap Meet (Indoor)	-	-	-	-	P	P	P	P	x	P	P	-	-	-	-	P	-	-	
Swap Meet (Outdoor)	-	-	-	-	MJP	x	x	x	x	MNP	MNP	-	-	-	-	-	-	-	
INDUSTRIAL																			
Artisan/Small-Scale Manufacturing	-	-	-	-	P	P	P	P/13	P	P	P	-	-		P	-	-	-	
Artist's Studio	(See sub-classifications below)																		
Artist's Studio-Light	-	-	-	-	P	P	P	P	P	P	P	-	-		x	-	-	-	
Artist's Studio-Heavy	-	-	-	-	MNP	MNP	MNP	x	x	MNP	MNP	-	-		P	-	-	-	
Breweries	(See sub-classifications below)																		
Brewery, Brew-on-Premises	-	-	-	-	-	-	-	-	-	-	-	-	-		P	-	-	-	Note 19; Chapter 16.305 , Alcoholic Beverage Sales
Brewery Production - Micro	-	-	-	-	MNP	MNP	MNP	MNP	MNP	MNP	MNP	-	-		P	-	-	-	Note 10; Chapter 16.305 , Alcoholic Beverage Sales and 16.330
Brewery Production - Large	-	-	-	-	x	MNP	MNP	x	x	MNP	MNP	-	-		P	-	-	-	
Cannabis	(See sub-classifications below)																		
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TABLE 16.301-B: LAND USE REGULATIONS

NEW ZONING CODE USE TYPES	RR	RLD	RMD	RHD	NMX	DMX	WMX	NC	WC	CC	RC	O	M	IL	IG	PROS	RCN	PS	ADDITIONAL REGULATIONS
EXISTING ZONING CODE USE TYPES	RR	LDR	MDR	HDR				CN	CW			PO	M	IU-L	IU		RCN	P-QP	
Cannabis Cultivation	-	-	-	-	-	-	-	-	-	MNP/15	-	-	-	MNP	-	-	-	-	Vallejo Municipal Code Chapter 7.200, Marijuana; Chapter 16.312 , Cannabis Processing, Cultivation, Distribution, Testing And Retail
Cannabis Distribution	-	-	-	-	-	-	-	-	-	MNP/15	-	-	-	MNP	MNP	-	-	-	
Cannabis Manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	MNP	MNP	-	-	-	
Cannabis Testing Laboratory	-	-	-	-	-	-	-	-	-	-	-	-	-	MNP	MNP	-	-	-	
Industry, General	-	-	-	-	-	-	-	-	-	-	-	-	-	MJP	P	-	-	-	
Industry, Limited	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	
Media Production	(See sub-classifications below)																		
Media Production Support Facility	-	-	-	-	P	P	P	P	x	P	P	P	x		P	-	-	-	
Media Production Full-Service Facility	-	-	-	-	x	x	x	x	x	MNP	MNP	P	x		P	-	-	-	
Recycling Facilities	(See sub-classifications below)																		
Recycling, Large	-	-	-	-	x	x	x	x	x	MNP	-	-	-		P	-	-	-	Chapter 16.332 , Recycling Facilities
Recycling, Small	-	-	-	-	MNP	x	x	MNP	x	MJP	MNP	-	-		P	-	-	-	
Research and Development	-	-	-	-	P	P	P	x	x	P	P	P	P		MNP	-	-	-	
Warehousing, Storage and Distribution	-	-	-	-	-	-	-	x	x	MNP/17	MNP/17	-	-						Chapter 16.320 , Hazardous Materials Handling and Storage
Chemical, Mineral, and Explosive Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	X	MJP	-	-	-	
Indoor Warehousing and Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	

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NEW ZONING CODE USE TYPES	RR	RLD	RMD	RHD	NMX	DMX	WMX	NC	WC	CC	RC	O	M	IL	IG	PROS	RCN	PS	ADDITIONAL REGULATIONS
EXISTING ZONING CODE USE TYPES	RR	LDR	MDR	HDR				CN	CW			PO	M	IU-L	IU		RCN	P-QP	
Outdoor Storage	-	-	-	-	-	-	-	-	-	-	-	-		<u>MNP</u>	P	-	-	-	
Mini-Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	<u>MJP</u>	<u>MJP</u>	-	-	-	Chapter 16.331, Personal Storage
PUBLIC AND SEMI-PUBLIC																			
Adult Day Care	(See sub-classifications below)																		
Small (6 or fewer and less than 5,000 sf)	P	P	P	P	P	P	P	MNP	x	MJP	x	-	-		-	-	-	-	Chapter 16.315, Day Care, Adult and Child
Large (More than 6 and 5,000 sf or larger)	MNP	MNP	MNP	MNP	MNP	MNP	MNP	P	x	MJP	x	-	-		-	-	-	-	
Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	-		-	MJP	x	-	
Childcare Center	(See sub-classifications below)																		
Small (Less than 5,000 sf)	-	-	-	-	P	P	x	<u>P</u>	P	P	P	-	-		-	-	P	-	Chapter 16.315, Day Care, Adult and Child
Large (5,000 sf or More)	-	-	-	-	MNP	MNP	x	<u>MNP</u>	x	P	P	MJP	-		-	-	P	-	
Child Care and Early Education Facility	(See sub-classifications below)																		
Small (Less than 5,000 sf)	P	<u>MNP</u>	<u>MNP</u>	<u>MNP</u>	MNP	MNP	-	-	-	-	-	-	-		-	-	-	-	Chapter 16.315, Day Care, Adult and Child
Large (5,000 sf or More)	MNP	<u>MNP</u>	<u>MNP</u>	<u>MNP</u>	-	-	-	-	-	MNP	-	-	-		-	-	-	-	
Colleges and Trade Schools, Public or Private	(See sub-classifications below)															x	-	-	<u>MNP</u>
Small (Less than 10,000 sf)	P	<u>MNP</u>	<u>MNP</u>	<u>MNP</u>	P	P	x	x	MJP	P	P	P	P/18		-	-	-	P	
Large (10,000 sf or More)	MJP	x	MJP	MJP	MNP	MJP	x	x	MJP	MNP	MNP	MNP	MNP/18		-	-	-	P	

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NEW ZONING CODE USE TYPES	RR	RLD	RMD	RHD	NMX	DMX	WMX	NC	WC	CC	RC	O	M	IL	IG	PROS	RCN	PS	ADDITIONAL REGULATIONS
EXISTING ZONING CODE USE TYPES	RR	LDR	MDR	HDR				CN	CW			PO	M	IU-L	IU		RCN	P-QP	
Community Assembly	(See sub-classifications below)																	MNP	Chapter 16.313, Community Assembly
Small (Less than 5,000 sf)	P	<u>P</u>	<u>P</u>	P	P	P	P	<u>P</u>	MNP	P	P	P	<u>P</u>		-	-	-	-	
Large (5,000 sf or More)	MNP	<u>MNP</u>	<u>MNP</u>	MNP	MNP	MNP	MNP	MJP	MJP	MJP	MJP	MNP	<u>MNP</u>		-	-	-	-	
Community Garden	P	P	P	P	P	x	x	P	x	P	P	-	-	-	-	P	x	-	Chapter 16.314, Community Gardens
Conference/ Convention Facility	-	-	-	-	-	MNP	MNP	x	MJP	MJP	MJP	-	-	-	-	-	-	MJP	
Cultural Facility	x	MJP	MJP	MJP	P	P	P	P	MNP	P	P	-	-	-	-	MNP	MNP	MJP	
Emergency Shelters	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	MJP	Chapter 16.317, Emergency Shelters
Government Office	-	-	-	<u>MJP</u>	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	P/36	x	P	
Hospitals and Clinics	(See sub-classifications below)																		
Clinic	x	x	MJP /3	MJP /3	MNP /13	MNP	x	P/3	x	P	P	P	P		-	-	-	-	
Extended Care	x	x	MJP	MJP	MNP	x	x	MNP	x	MNP	MNP	x	-		-	-	-	-	
Hospital	-	-	-	-	MJP	x	x	x	x	MJP	MJP	x	MJP		-	-	-	-	
Park and Recreation Facilities, Public	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	<u>P</u>	P	<u>P</u>	P	P	-	-		-	P	MNP	P	
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	-	-		P	-	-	P	
School (K-12)	P/2	P/2	P/2	P/2	-	-	-	-	-	-	-	-	-		-	-	-	P	
Small (Less than 10,000 sf)	-	-	-	-	P	P	x	P	x	MNP	MNP	-	-		-	-	-	P	Chapter 16.334, Schools
Large (10,000 sf or More)	-	-	-	-	MJP	MJP	x	P	x	MJP	MJP	-	-		-	-	-	P	

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EXISTING ZONING CODE USE TYPES	RR	LDR	MDR	HDR				CN	CW			PO	M	IU-L	IU		RCN	P-QP	
School (K-12)	<u>Z</u>	P/2	<u>P/2</u>	<u>P/2</u>	-	-	-	-	-	-	-	-	-		-	-	-	P	Chapter 16.334, Schools
Small (Less than 10,000 sf)	-	-	-	-	P	P	x	P	x	MNP	MNP	-	-		-	-	-	P	
Large (10,000 sf or More)	-	-	-	-	MJP	MJP	x	P	x	MJP	MJP	-	-		-	-	-	P	
Social Services Center	(See sub-classifications below)																	P	Chapter 16.336, Social Service Centers
Small (Less than 5,000 sf)	-	-	-	-	P	P	P	P	MNP	P	P	-	-		-	-	-	P	
Large (5,000 sf or More)	-	-	-	-	MNP /13	MNP	MNP	MNP	MNP	MNP	MNP	-	-		-	-	-	P	
RESIDENTIAL																			
Single-unit Residential	(See sub-classifications below)																		
Single-unit, Attached	x	P/1	P/1	P/1	P/1	P/1, 11	P/1	P/1	x	P/1	P/1	-	-		-	-	-	-	Chapters 16.201.05, Small Lot Development, 16.303, Accessory Dwelling Units and 16.321, Home-Based Business
Single-unit, Detached	P	P/1	P/1	P/1	-	-	-	-	-	-	-	-	-		-	-	P	-	
New Single-Unit Dwelling, Detached	-	-	-	-	x	x	x	-	-	-	-	-	-	X	x	-	-	-	Existing Single-Unit Dwelling, Detached Permitted; Existing Single-Unit, Detached permitted in IL Only
Duplex	x	P/1	P/1	P/1	-	-	-	P/1	x	P/1	P/1	-	-		-	-	-	-	Chapters 16.321, Home-Based Business and 16.201.05, Small Lot Development
Multi-Unit Residential (Three or More Units)	x	x	P	P	P/1	P/1	P/1	P/1	x	P/1	P/1	MNP/1	MNP/1		-	-	-	-	
Small Lot Development	x	MNP	MNP	MNP	-	-	-	-	-	-	-	-	-		-	-	-	-	

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EXISTING ZONING CODE USE TYPES	RR	LDR	MDR	HDR				CN	CW			PO	M	IU-L	IU		RCN	P-QP	
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	x	P	P	-	-		x	-	-	-	Chapters 16.303, Accessory Dwelling Units and 16.321, Home-Based Business
Group Residential	(See sub-classifications below)																		
Small (6 or fewer)	P	P	P	P	P	P	x	P	x	P	P	-	-		-	-	-	-	Chapter 16.319, Group Residential
Large (More than 6)	MNP	MNP	MNP	MNP	MNP	MJP	x	MNP	x	MNP	MNP	-	-		-	-	-	-	
Mobile Home Park	x	MJP	MJP	MJP	-	-	-	-	-	-	-	-	-		-	-	-	-	Chapter 16.328, Mobile Home Parks
Residential Care Facility	(See sub-classifications below)																		
Limited	P	P	P	P	MNP	-	x	-	-	-	x	x	P		-	-	-	-	Chapter 16.333, Residential Care, General
Senior	P	P	P	P	MNP	MNP	MJP	-	-	MNP	MNP	x	<u>MNP</u>		-	-	-	-	
Hospice, General	MNP	MNP	MNP	MNP	-	-	-	-	-	-	-	-	P		-	-	-	-	
Hospice, Limited	P	P	P	P	-	-	-	-	-	-	-	MNP	P		-	-	-	-	
Skilled Nursing Facility	MJP	MJP	MJP	MJP	-	-	-	-	-	-	-	-	P		-	-	-	-	
Shopkeeper Unit	-	-	-	-	P	P	x	P	P	P	P	-	-		-	-	-	-	
Single Room Occupancy	x	x	MNP	MNP	MNP	MJP	x	P	x	MNP	MNP	-	-		-	-	-	-	Chapter 16.335, Single-Room Occupancy Housing
Supportive Housing	P	P	P	P	P	P	P	P	x	P	P	-	-		-	-	-	-	
Transitional Housing	P	P	P	P	P	P	P	P	x	P	P	-	-		-	-	-	-	
TRANSPORTATION, COMMUNICATION AND UTILITIES																			
Airport and Heliport	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	MJP	
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NEW ZONING CODE USE TYPES	RR	RLD	RMD	RHD	NMX	DMX	WMX	NC	WC	CC	RC	O	M	IL	IG	PROS	RCN	PS	ADDITIONAL REGULATIONS
EXISTING ZONING CODE USE TYPES	RR	LDR	MDR	HDR				CN	CW			PO	M	IU-L	IU		RCN	P-QP	
Supportive Housing	P	P	P	P	P	P	P	P	x	P	P	-	-		-	-	-	-	
Transitional Housing	P	P	P	P	P	P	P	P	x	P	P	-	-		-	-	-	-	
TRANSPORTATION, COMMUNICATION AND UTILITIES																			
Airport and Heliport	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	MJP	
Communication Facilities	(See sub-classifications below)																		
Communications Antenna	-	-	-	-	MNP	MNP	MNP	MNP	MNP	MNP	MNP	MNP	MN		-	MNP	MNP	-	Chapter 16.340, Wireless Telecommunications
Communications Tower	P	P	P	-	-	-	-	-	-	-	-	P	-	MNP	MN	-	-	MJP	
Communications Equipment within Buildings	-	-	-	-	P	P	P	P	P	P	P	MNP	MNP		P	-	-	P/24	
Freight/Truck Terminal and Warehouse	-	-	-	-	-	-	-	-	-	-	-	-		MNP	P	-	-	-	
Light Fleet-based Service	-	-	-	-	MNP	x	x	x	x	MNP	x	-		MNP	P	-	-	-	
Marina	-	-	-	-	x	x	P	-	P	-	-	-	-		-	-	-	-	
Passenger Station	-	-	-	-	MJP	MJP	MJP	x	P	P	P	-	-		-	-	-	MJP	
Utilities, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	
Utilities, Major	MJP	MJP	MJP	-	-	-	-	-	-	-	-	MJP	MJP		MJP	MJP	MJP	P	
OTHER																			
Accessory Use	Chapters 16.302, Accessory Uses, 16.303, Accessory Dwelling Units, and 16.306, Animal Keeping And Services				Chapters 16.302, Accessory Uses and 16.303, Accessory Dwelling Units														

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EXISTING ZONING CODE USE TYPES	RR	LDR	MDR	HDR				CN	CW			PO	M	IU-L	IU		RCN	P-QP	
Nonconforming Use	Chapter 16.105, Non-Conforming Uses																		
Temporary Use	Chapter 16.338, Temporary Uses																		
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NOTE	DESCRIPTION
1	2-10 units permitted subject to Director decision. 11-49 units permitted subject to Director decision with Design Review Board recommendation. 50 or more units requires Design Review Board recommendation and Planning Commission decision. If project complies with State Gov. Code Sec. 65589.4, project is exempt from Design Review Board and Planning Commission review.
2	Minor Use Permit is required for an expansion of an existing school. A Major Use Permit is required for a new K-12 school, either new construction or conversion of a non-educational school building or facility.
3	Only allowed when 2,500 sq. ft. or less and located along a major corridor.
4	Only allowed on the ground floor in mixed-use buildings; a Major Use Permit is required for more than 2,500 sq. ft.
5	Major Use Permit is required and hotel shall not exceed 20 guest rooms.
6	May not be located within 500 ft. of a school or park or 1,000 of other Adult Businesses.
7	May not be located within 500 ft. from other Massage Services or 1,000 ft. of a school or park; a Major Use Permit is required for 3 or more operators.
8	May not be located within 1,000 ft. from another Tobacco Shop, or 1,000 ft. of a residential district, school or park. A Major Use Permit is required to include a Cigar/Hookah Lounge, Bar, or Café.
9	Only allowed on the ground floor of a building; a Major Use Permit is required for more than 25,000 sq. ft.
10	Any retail or eating or drinking establishment that sells or serves alcohol after Midnight (12 a.m.) shall require a Major Use Permit.

NOTE	DESCRIPTION
11	Not permitted within the Georgia Street Corridor between Sonoma Boulevard and Mare Island Way.
12	Limited to Marina-related Equipment Sales.
13	Limited to small stores or offices up to 2,500 sq. ft.; a Minor Use Permit is required between 2,500 sq. ft. and 5,000 sq. ft. and a Major Use Permit is required for more than 5,000 sq. ft.
14	Permitted along Solano Avenue between Georgia and Mariposa Streets.
15	Only permitted in the White Slough Specific Plan Area, Zone 1A.
16	Minor Use Permit not required for new auto sales on Auto Mall Parkway and west side of Sonoma Blvd. between Yolano Drive and Highway 37.
17	Allowed as an accessory use, consistent with Chapter 16.302, Accessory Uses.
18	Limited to uses related to medical education.
19	Limited to small businesses (5,000 sq. ft. or less).
20	Only permitted above the ground level.
21	Minor Use Permit not required for Used Auto Sales on west side of Broadway between Tuolumne Street and Highway 37.
22	Only indoor cultivation allowed, including within greenhouses.
23	Limited to uses related to parks and recreation facilities, golf courses, or other public buildings.
24	Only as a secondary use in a Cultural Facility or Governmental Office.
25	Only in a mixed-use building to serve employees and visitors.

New Zoning Code Development Standards Comparison

*Only comparable zoning districts are included.

Zoning District	Standard	Current Code	New Code
Rural Residential (RR)	Maximum Density	1 unit/lot	N/A
	Maximum Bldg. Height	2 stories or 35 ft, whichever is less	35 ft.
	Minimum distance between structures	30 ft.	30 ft.
	Setbacks Abutting Streets	30 ft.	10 ft.
	Minimum Lot size	Varies Ratio of lot depth to lot width shall not be greater than four to one.	Varies
	Other Standards	All structures are located for any roof-line is a vertical distance of at least sixty feet from below designated ridgeline.	
Residential Low Density (RLD)	Maximum Density	1 unit/lot (5,000 sf)	1 unit/4,840 sf
	Maximum Bldg. Height	2 stories or 35 ft, whichever is less	35 ft
	Lot Coverage	50 percent	50 percent
	Minimum Lot Size	5,000 sf	5,000 sf
	Setbacks: Front Side Rear	15 ft. 10 ft., 5 ft. 5 ft.	15 ft. 10 ft., 5 ft. 5 ft.
Residential Medium Density (RMD)	Maximum Density	1 unit/2,500 sf	1 unit/1,740
	Maximum Bldg. Height	35 ft.	50 ft.
	Lot Coverage	60 percent	60 percent
	Minimum Lot Size	5,000 sf	5,000 sf
	Setbacks: Front Side Rear	15 ft. 10 ft., 5 ft. 5 ft.	15 ft. 10 ft., 5 ft. 10 ft.
	Minimum Private Open Space (3 or more units)	Not specified	75 sf/unit
	Minimum Common Open Space (3 or more units)	300 sf/unit	75 sf/unit
	Additional Minimum Open Space (3 bedrooms/common or private)	N/A	100 sf/unit
Residential High Density (RHD)	Maximum Density	1 unit/1,600 sf	1 unit/1,100 sf

	Maximum Bldg. Height	75 ft.	75 ft.
	Lot Coverage	60 percent	75 percent
	Minimum Lot Size	5,000 sf	5,000 sf
	Setbacks:		
	Front	15 ft.	15 ft.
	Side	10 ft., 5 ft.	10 ft., 5 ft.
	Rear	5 ft.	10 ft.
	Minimum Common Open Space (3 or more units)	300 sf/unit	60 sf/unit
Neighborhood Commercial (CN)	Maximum Density	Not specified	16 units/acre
	Maximum Bldg. Height	2 stories or 35 feet, whichever is less	3 stories
Waterfront Commercial	Maximum Bldg. Height	35 ft.	3 stories

GENERAL PLAN MAP REVISIONS

	AREA NAME	APPROXIMATE LOCATION	GENERAL PLAN 2040 DESIGNATION	PROPOSED GENERAL PLAN DESIGNATION	PROPOSED ZONING DISTRICT	NUMBER OF PARCELS AFFECTED	DENSITY CHANGES EXISTING/ NEW	POLICY (P) OR CORRECTION (C)
1	Waterfront PDMP	Mare Island Way, Tennessee, Sonoma Blvd., Curtola Parkway	Mix of Housing Types, Retail/ Entertainment	District – Downtown/ Waterfront	WMX-Waterfront Mixed-Use	12 parcels (12.03 acres)	N/A	C
2	Flemington Plaza	Tuolumne Street, Redwood Street, Panorama Drive	Retail/ Entertainment	Business/ Limited Residential	NMX-Neighborhood Mixed-Use	13 (10.34 acres)	N/A	C
3	Broadway South	Broadway, Tennessee Street, Florida Street	Primarily Single Family	Neighborhood Corridor	NMX-Neighborhood Mixed-Use	11 parcels (1.36 acres)	9/25 (Increase)	C
4	Broadway South	Broadway, Tennessee Street, Florida Street	Mix of Housing Types	Neighborhood Corridor	NMX-Neighborhood Mixed-Use	18 parcels (3.31 acres)	25/25 to 50 (Increase)	C
5	Sutter/ Tennessee	Sutter Street, Reo Alley	Neighborhood Corridor	Mix of Housing Types	RMD-Residential Medium Density	4 (0.31 acres)	25 to 50/25 (Reduction)	C
6	I-80 Georgia West	Curry Street, Madigan, Georgia Street, I-80	Mix of Housing Types	Public Facilities	RMD-Residential Medium Density	13 parcels (0.97 acres)	25 to 50/25 (Reduction)	C
7	Amador/ Solano	Amador Street, Solano Avenue, York Street	Neighborhood Corridor	Mix of Housing Types	RMD-Residential Medium Density	1 (0.37 acres)	25 to 50/25 (Reduction)	C
8	Vallejo Mobile Home Park	Sonoma, Sharon Street, Broadway, Ifland Way	Business/ Limited Residential	Mix of Housing Types	RMD-Medium Density Residential	3 parcels (14.36 acres)	25 to 50/25 (Reduction)	C
9	Sonoma South	Sonoma, Lemon Street, Magazine Street	Primarily Single Family	Neighborhood Corridor	NMX-Neighborhood Mixed-Use	43 parcels (7.87 acres)	9/25 to 50 (Increase)	C

NEW ZONING CODE GENERAL PLAN TEXT AMENDMENTS

TOPIC		REASON FOR CHANGE	PAGE NO.	PROPOSED AMENDMENT
1.	Residential View District Remove residential view district from General Plan and Zoning Code.	Per State law, private views are not protected. New Code will include Hillside Development Standards for any property that has a slope of 15% or greater.	4-5	The City has established residential-view district-hillside -development zoning regulations to preserve scenic views from some residential neighborhoods located on hills in Vallejo.
2.	Same as above	Same as above	4-5	Policy NBE-1.5C Action NBE-1.5C Continue to aAdminister the residential-view district hillside development zoning regulations intended to preserve panoramic views of the hills in Vallejo surrounding natural and human-made environment from residential neighborhoods located on hills.
3.	Retail/Entertainment Land Use Designation Add multi-family residential as a permitted use.	The inclusion of residential activity in this land use category supports General Plan Policy NBE-2.8 to target vacant and underutilized sites with compatible development, and Housing Element Programs A2.1.1 and H4.1.1 that encourage the expansion of opportunities for residential and mixed-use development as well as a variety of housing types.	2-21	The RE designation provides for general retail, services, and entertainment for local residents as well as consumers and visitors from the wider region. Permitted land uses include shopping centers, auto sales, amusement parks, hotels, restaurants, service stations, marine-related operations, offices, general retail, mixed-use with housing, medium and high-density housing personal and business services, and similar commercial uses. The maximum permitted FAR in the RE designation is 1.5; with a residential density of 18 to 50 dwelling units per acre.

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4.	Business/Limited Industrial Land Use Designation Add live/work as a permitted use.	The addition of live/work uses supports the General Plan and Housing Element goal to achieve a jobs/housing balance throughout the City by allowing housing within walking distance of employment centers.	2-21	The B/LI designation is intended to facilitate light industrial activities, including light manufacturing, warehousing and logistics; assembly; automotive service and maintenance, including auto body and painting operations; research and development; and production, distribution and repair (PDR) uses. Some light industrial and similar uses may include exterior storage areas. Professional office <u>and live/work</u> uses can also be accommodated in this designation. Secondary and accessory uses such as banks, cafes, printers, and office supply stores to serve the needs of employees and businesses are also encouraged. The maximum permitted FAR in the BLI designation is 2.5.
5.	District – North Gateway (D-NG) Reduce the minimum density	Resolution of Intention to Amend the General Plan was adopted by City Council in June 2019. The project was postponed and intended to be included in the Zoning Code Update. The proposed reduction in the allowed minimum residential density will: • Allow the City to respond to the current economic cycle and market demand for multi-family attached housing, such as townhouses and low-rise multi-family housing; • Provide flexibility for higher density mid-rise housing, with	2-20	District – North Gateway (D-NG). The maximum permitted FAR in the D-NG designation is 2.0, with a minimum residential density of 30 <u>16</u> dwelling units per acre up to 50 dwelling units per acre.

		allowed maximum residential density unchanged, when market conditions warrant; and Retain higher-density housing along the City's mixed-use corridors in support of General Plan 2040 and Housing Element policies.		
6.	Central Corridor (CC) Reduce the minimum density	Same as above.	2-20	Central Corridor (CC) The residential density permitted is between 18 <u>16</u> and 50 dwelling units per acre.
7.	Neighborhood Corridor (NC) Reduce the minimum density	Same as above.	2-20	Neighborhood Corridor (NC) The maximum permitted FAR in the NC designation is 2.0, with minimum residential density of 18 <u>16</u> dwelling units per acre up to 30 dwelling units per acre.
8.	Business/Limited Residential (B/LR) Reduce the minimum density	Same as above.	2-21	Business/Limited Residential (B/LR) The maximum permitted FAR in the B/LR designation is 2.0, with minimum residential density of 25 <u>16</u> dwelling units per acre up to 50 dwelling units per acre.