

General Plan 2040 Land Use Designations – *DRAFT*

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Primarily Single-Family (R-SF).

The R-SF designation applies to residential neighborhoods primarily characterized by detached single-family homes, although some older areas have attached dwellings and small stores. Dwellings typically have front and rear yards, as well as side setbacks. Permitted land uses include single-family homes, in some instances duplexes, triplexes, fourplexes, and small commercial spaces, and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood. The maximum permitted residential density in the R-SF designation is nine dwelling units per acre; however, in single-family areas where accessory dwelling units are allowed, maximum permitted residential density is 12 dwelling units per acre.

Mix of Housing Types/Medium Density (R-MH).

The R-MH designation applies to residential neighborhoods largely characterized either by 1) single-family homes but with a mix of other housing types, including duplexes, triplexes, fourplexes, some smaller scale apartment buildings and small commercial spaces; or 2) primarily single-use, multi-family developments with common outdoor spaces. The residential neighborhoods with single-family and other housing types are typically located in the central and more historic parts of Vallejo. Dwellings typically have front and rear yards, as well as side setbacks. Zero side lots (zero lot lines) may be appropriate where they can be visually integrated into the existing neighborhood context. Permitted land uses include single-family homes; in some instances duplexes, triplexes, fourplexes, smaller scale apartment buildings, and small commercial spaces; and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood. For primarily single-use, multi-family development, the R-MH designation applies to residential areas primarily characterized by parcels and buildings containing multiple residences, sometimes on several floors, and, in some instances, small commercial spaces. They are similar in character to those permitted in Primarily Multi-Family (R-MF), but with a lower residential density. The maximum permitted residential density in the R-MH designation is 25 dwelling units per acre.

Primarily Multi-Family (R-MF)

The R-MF designation applies to residential areas primarily characterized by parcels and buildings containing multiple residences, sometimes on several floors, and in some instances small commercial spaces. These multi-family developments tend to have common outdoor spaces but may also have individual yards for dwelling units. They may have common exterior entrances with covered or indoor hallways, or residences may have individual exterior entrances. The maximum permitted residential density in the R-MF designation is 40 dwelling units per acre.

District - Downtown/Waterfront

The D-D/W designation applies to the downtown area, consistent with the Downtown Specific Plan; the adjacent Central Waterfront, subject to the Waterfront Planned Development Master Plan; and the Southern Waterfront. It is intended to promote a vibrant, pedestrian-oriented place that seamlessly integrates downtown with the waterfront. Layering compatible land uses and public amenities, together at various scales and intensities, the D-D/W designation allows for multiple functions within the same building or adjacent to one another in the same general vicinity to foster a mix of uses that encourages people to live, work, play, and shop in close proximity. The D-D/W designation is also intended to create a vibrant destination for people from other parts of the city and the region. The maximum permitted FAR in the D-D/W designation is 6.0, with a minimum residential density of 30 dwelling units per acre up to 90 dwelling units per acre.

District – Mare Island (D-MI)

The D-MI designation applies only to the portion of Mare Island subject to the Development Agreement with Lennar Mare Island, LLC. This designation is intended to facilitate implementation of the Mare Island Specific Plan, which seeks to revitalize this historic area of Vallejo and foster a vibrant civilian employment center alongside a balanced new residential neighborhood, subject to the Development Agreement previously executed. Land use density is set by the Specific Plan, with non-residential FAR determined on a project-specific basis.

District – Solano 360 (D-360)

The D-360 designation applies only to the 149-acre County-owned fairgrounds property located in Vallejo. It is intended to facilitate implementation of the Solano360 Specific Plan and foster creation of an iconic, region serving public entertainment destination with private mixed-use development. Land use density and non-residential FAR for new Entertainment-Mixed Uses set by the Specific Plan.

District – North Gateway (D-NG)

The D-NG designation applies to the northern portion of the area north of Highway 37 between Sonoma Boulevard and Broadway Street, a highly-visible area that serves as a gateway to Napa Valley from Highway 37 (heading north) and to Vallejo from American Canyon (heading south). It is intended to foster an integrated, pedestrian-oriented place with a mix of uses, such as retail, dining, entertainment, and lodging, that cater to both motorists passing through and surrounding neighborhoods. It also incorporates higher-density residential development that supports nearby services and activates the area. The maximum permitted FAR in the D-NG designation is 2.0, with a minimum residential density of 30 dwelling units per acre up to 50 dwelling units per acre.

Central Corridor (CC).

The CC designation applies only to the Sonoma Boulevard Specific Plan Area. The designation is intended to facilitate implementation of the Sonoma Boulevard Specific Plan and encourage the transformation of the corridor into an economically vibrant, visually attractive, functional, mixed-use, human-scaled, complete street, inclusive of Urban Villages. The Specific Plan identifies individual building types for different locations, instead of residential density or non-residential FAR. The maximum permitted FAR in the CC designation is 3.0. The residential density permitted is between 18 and 50 dwelling units per acre.

Neighborhood Corridor (NC)

The NC designation is intended to promote pedestrian-oriented neighborhood "main streets" with an emphasis on shops and services catering to the daily needs of local residents, particularly at mixed-use Urban Villages. Permitted uses in the NC designation include multifamily developments, retail, personal and automotive services, professional offices, community facilities, and other uses conducted primarily inside of buildings and compatible with an eclectic neighborhood-oriented mixed-use environment. The maximum permitted FAR in the NC designation is 2.0, with minimum residential density of 18 dwelling units per acre up to 30 dwelling units per acre.

Retail/Entertainment (RE)

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, personal and business services, and similar commercial uses. The maximum permitted FAR in the RE designation is 1.5.

Business/Limited Residential (BR)

The BR designation is intended to facilitate high quality employment-based businesses, including professional office; health care and life sciences; research and development; production, distribution, and repair (PDR); and light industrial, manufacturing and similar uses conducted primarily inside of buildings. A mix of lot sizes is encouraged to accommodate small businesses as well as larger campus-style uses. Restaurants, retail stores, automotive services, personal and business services, hotels, and recreational facilities that cater to the needs of businesses, employees, and residents of the surrounding area are accommodated in the BR designation. Residential-only or mixed-use projects containing a residential component are also accommodated, providing that findings of compatibility can be made. The maximum permitted FAR in the BR designation is 2.0, with minimum residential density of 25 dwelling units per acre up to 50 dwelling units per acre.

Business/Light Industrial (BLI).

The BLI designation is intended to facilitate light industrial activities, including light manufacturing, warehousing and logistics; automotive service and maintenance, including auto body and painting operations; assembly; research and development; and production, distribution and repair (PDR) uses. Some light industrial and similar uses may include exterior storage areas. Professional office 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.

Industrial (I).

The I designation is intended to facilitate industrial activities, including general industrial, heavy industrial, and manufacturing uses. This designation includes uses that may potentially generate more noise, hazards and truck traffic than do light industrial uses. Uses in this designation may also utilize rail and ships to transport materials and manufactured goods. Some industrial uses may require exterior storage areas. The maximum permitted FAR in the I designation is 2.0.

Parks, Recreation, and Open Space (P-OS)

The P-OS designation applies to lands intended for recreational use and/or natural resource preservation. Parks, playgrounds, active and passive recreational facilities, golf courses, marinas, passive uses, such as trails, for conservation and natural resource protection, and other similar uses are permitted in the P-OS designation. There is no maximum permitted FAR in the P-OS designation.

Public Facilities and Institutions (PF)

The PF designation encompasses facilities serving the good of the community, including fire and police stations; government buildings; health and social service clinics; hospitals; libraries; schools; educational institutions; and transit stations, as well as churches, community centers and community-serving recreational facilities. In some cases, it includes excess public rights-of-way. Assisted living facilities and neighborhood-oriented retail are conditional uses in this designation requiring permits. Co-location of multiple public facilities on a single site is encouraged where it will increase access to community services while offering cost savings and other benefits to community service providers. The maximum permitted FAR in the PF designation is from 0.1 to 1.0, determined on a case-by-case basis in consideration of the neighborhood context.