
Vallejo's Zoning Code - Why Re-write the Zoning Code?

The City of Vallejo is embarking on an exciting project: writing a new Zoning Code, an Ordinance in the Vallejo Municipal Code. The existing Zoning Code predates the new *Propel Vallejo General Plan 2040*, which was adopted by the City Council in 2017 and updated last year. California law requires our Zoning Code to be consistent with our General Plan. The new Zoning Code will translate Vallejo's General Plan 2040 into specific regulations to control land uses within the City of Vallejo and streamline the development review process, making it easier to do business in the City. The new Zoning Code will also incorporate revisions to implement the Sonoma Boulevard Specific Plan, which the Council adopted concurrently with the new General Plan.

What Is A Zoning Code?

Most cities, including Vallejo, group land into different areas, or zones. A city then assigns rules about what can be built in each zone. These rules make up the city's zoning code. Zoning is a function through Police Powers to regulate health, safety and general welfare of the community as a whole. Zoning is a way for a city to group similar things together and keep incompatible things apart. There are two common ways cities do this.

First, cities can keep compatible land uses together and incompatible land uses apart. For instance, a mix of retail, office, and civic uses, as well as multi-family housing, will be allowed in one area, encouraging a pedestrian-friendly environment. But, housing will be kept separate from heavy industrial uses. In this type of zoning, each zoning district will have rules specifying what

types of uses (e.g., single-family residential, multi-family residential, corridor mixed use, retail shopping, office, medical, and industrial) are permitted, conditional, or prohibited there.

Second, cities often specify the sizes and shape of buildings that can be constructed in each zoning district (zone). Each zone will have rules about how tall buildings can be, how far buildings must be set back from the property line, how many parking spaces are required, how much landscaping must be provided, how tall fences can be and many other types of provisions.

How Does Zoning Impact Me?

The Zoning Code impacts different people in different ways.

- **Residents and Homeowners:** Zoning controls how property can be used in residential zoning districts. For instance, zoning regulations may prohibit the operation of a business or the construction of an apartment building in a low density residential zone or regulate fence height and location.
- **Business Owners:** Zoning determines where you can locate your business or how large you can expand an existing business.
- **Developers:** Zoning determines the size and shape of new development and where it can be located, along with height, distance from the

property line and other development standards.

- **Design and Construction Professionals:** Zoning contains rules related to landscaping, parking, lighting, and building design, as well as the size and shape of new development.

How Long Will Writing a New Zoning Code Take?

We anticipate the Zoning Code will take about one year to complete a draft document and zoning map, and two to three months following the draft for City Council to adopt the Code.

Who Can Participate In The Process?

We are eager to have all residents, business owners, developers and other stakeholders within Vallejo take part in this project and shape the future of our community.

How Can I Get Involved?

There are many ways to get involved! We are soliciting citizen participation in all phases of Zoning Code process.

- Attend an open house, which will be held before Planning Commission Zoning Code Study Sessions in March through December, 2019. These open houses will provide an opportunity for community members, business owners, and all those interested in the Zoning Code process to ask City staff and the consultant team questions in an informal setting.
- Participate in a community open house to learn more and give your input as the new Zoning Code and new Zoning Map are prepared. Once you sign in and provide your contact information at an open house, you will automatically receive notice of upcoming meetings by e-mail. Watch for updates on the Propel Vallejo website and provide input through Open City Hall.

City Contact Information

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