

**PROPEL  
VALLEJO**



**NEW ZONING CODE**  
Shaping Vallejo the Way We Envisioned!



**MODULE 2: ZONING DISTRICTS—REVISED**

Prepared for  
City of Vallejo

By

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# INTRODUCTION

This summary provides an overview of the proposed zoning districts for the New Vallejo Zoning Code (new Code) as Module 2. As drafted, the proposal is to carry forward a number of the zoning districts from the existing code but also present a number of new zoning districts and a new overlay zone.

## PROPOSED ZONING DISTRICTS

The new Code is proposed to include 21 base districts, two overlay districts for the existing Landmarks and Historic District and Residential View District with potentially new areas, a new Urban Villages District, and two special purpose districts for planned development and specific plans. For each district, the new Code identifies the General Plan land use designation that it implements so zoning consistency with the General Plan is clear. The following table lists the proposed districts, development intensity, and corresponding General Plan designation. A draft of the new zoning map that identifies the new zoning district boundaries will be presented with the Draft Code in December 2019. **\*Draft Density/Intensity and General Plan Designations revised on 7/22/19.**

**Notes: FAR – Floor Area Ratio; PD – Planned Development; SP – Specific Plan; ADU – Accessory Dwelling Unit**

**REVISED TABLE 1: NEW VALLEJO ZONING CODE DRAFT ZONING DISTRICTS**

ZONING DISTRICT (LABEL, NAME)	*DRAFT DENSITY/INTENSITY	GENERAL PLAN DESIGNATION/S
RR Rural Residential	Based on Area	Primarily Single Family
RVLD Residential Very Low Density (NEW)	Up to 9 units/acre excluding ADUs or as required by PD or SP	Primarily Single Family
RLD Residential Low Density	Up to 9 units/acre excluding ADUs	Primarily Single Family
RMD Residential Medium Density	16-30 units/acre for small multi-unit where allowed	Mix of Housing Types, Neighborhood Corridor
RHD Residential High Density	Up to 50 units/acre	Primarily Multi-Family, Neighborhood Corridor District - North Gateway
CN Neighborhood Commercial Services	Up to 9 units/acre excluding ADUs 16-30 units/acre, 1.5 FAR	Primarily Single Family, Mix of Housing Types, Neighborhood Corridor
CS Commercial Services (NEW)	1.5 FAR	Neighborhood Corridor
CW Waterfront Commercial	1.5 FAR	Retail/Entertainment, Business/Limited Residential District – Downtown/Waterfront
DMX Downtown Mixed Use (NEW) (may have subareas)	16-30 units/acre, 2.0 FAR	District – Downtown/Waterfront
WMX Waterfront Mixed Use (NEW)	16-30 units/acre, 1.5 FAR	Central Corridor,

<b>REVISED TABLE 1: NEW VALLEJO ZONING CODE DRAFT ZONING DISTRICTS</b>		
<b>ZONING DISTRICT (LABEL, NAME)</b>	<b>*DRAFT DENSITY/INTENSITY</b>	<b>GENERAL PLAN DESIGNATION/S</b>
RC Regional Corridors (NEW)	1.5 FAR	District – Downtown/Waterfront Retail/Entertainment
CC Community-serving Corridors (NEW)	16-50 units/acre, 1.5 FAR	Central Corridor District - North Gateway
NC Neighborhood-serving Corridors (NEW)	16-30 units/acre, 2.0 FAR	Neighborhood Corridor, Central Corridor
UV Urban Villages (NEW)	As required per Corridor District	Various
M Medical	16-30 units/acre, 2.0 FAR	Public Facilities and Institutions
OMX - Office Mixed use (optional) (NEW)	2.0 FAR	Business/Limited Residential Public Facilities and Institutions
OR Office Residential (NEW)	16 to 30 units/acre 2.0 FAR	Business/Limited Residential, Business/Light Industrial
IL Industrial Light (NEW)	2.5 FAR	Business/Limited Residential Business/Light Industrial
IG Industrial General (NEW)	2.5 FAR	Business/Light Industrial Industrial
PROS Parks, Recreation and Open Space (NEW)	To Be Determined	Parks, Recreation and Open Space, Wetlands
RCN Resource Conservation	0.1 to 1.0 per Use Permit	Parks, Recreation and Open Space, Wetlands
PS Public and Semi-Public (including institutions) (NEW)	0.1 to 1.0 per PD	Public Facilities and Institutions
<b>OVERLAY DISTRICTS</b>		
AH Architectural Heritage and Historic Districts (St. Vincent's and Architectural Heritage)		Primarily Single Family, Mix of Housing Types
RV Residential View District		Primarily Single Family, Mix of Housing Types
<b>OTHER DISTRICTS</b>		
PD Planned Development	As required for the PD or base zoning, whichever is applicable	Various

**REVISED TABLE 1: NEW VALLEJO ZONING CODE DRAFT ZONING DISTRICTS**

ZONING DISTRICT (LABEL, NAME)	*DRAFT DENSITY/INTENSITY	GENERAL PLAN DESIGNATION/S
SP Specific Plans: 1. Hiddenbrooke 2. Downtown 3. Mare Island 4. Solano 360 5. White Slough (See discussion below)	As required per the SP or base zoning, whichever is applicable	Various

**ZONING DISTRICT PURPOSES**

The new Code will include detailed purpose statements for each district based on the General Plan. The purpose statements for zoning districts must be sufficiently specific to demonstrate that the new Code is consistent with the General Plan and to allow users to understand the differences among various districts. The purposes also need to be clear enough to provide a basis for use regulations and development and design standards. In addition, they provide a basis for the findings the Code requires to make discretionary decisions. The draft purpose statements for each of the districts proposed to be included in the new Code are listed in Table 2. **\*Table 2 Revised to include density and corresponding General Plan designations.**

**TABLE 2: DRAFT ZONING DISTRICT PURPOSES**

Residential Districts

The specific purposes of the Residential "R" Districts are to:

- A. Preserve, protect, and enhance the character of the City's residential neighborhoods.
- B. Ensure adequate light, air, and open space for each dwelling.
- C. Ensure that the scale and design of new development, alterations and additions to existing structures are compatible with surrounding residential development and appropriate to the physical characteristics of the site and the surrounding area, and that buffers are provided to protect residential uses from more intense development or to allow for transition from uses with different intensity.
- D. Promote opportunities for housing for all income groups and for those with special housing needs.
- E. Provide sites for public and semi-public land uses, such as childcare and early education facilities, parks, community assembly, schools, emergency shelters, and public safety facilities that will serve City residents.

RR Rural Residential Draft Density: Based on area GP: Primarily Single Family	To create and establish regulations for a district in which agriculture, open space, and very low population density
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**TABLE 2: DRAFT ZONING DISTRICT PURPOSES**

<p>RVLD Residential Very Low Density Draft Density: Up to 9 units/acre excluding ADUs or as required PD or SP GP: Primarily Single Family</p>	<p>residential development with necessary supporting public service facilities are the principal uses. To create and establish regulations for residential development on larger lots to protect and enhance natural environmental resources and prevent undue concentration of development in areas subject to fire and other natural hazards. Typical uses are single-unit detached residential with complimentary recreational and open space uses.</p>
<p>RLD Residential Low Density Draft Density: Up to 9 units/acre excluding ADUs GP: Primarily Single Family</p>	<p>To create and establish regulations for a district in which permanent single unit residences, including detached and attached (duplexes and townhouses) units, are the principal use. Typical uses that are permitted or conditionally permitted include), family day care, child care and early education facilities, public facilities, such as schools, community assembly, parks, community gardens, and other community facilities appropriate within a low density residential neighborhood.</p>
<p>RMD Residential Medium Draft Density: 16-30 units/acre for small multi-unis where allowed GP: Mix of Housing Types, Neighborhood Corridor</p>	<p>To create and establish regulations for a district in which a mix of housing types, including attached and detached single unit homes, duplexes, triplexes, fourplexes, small lot single unit and bungalow or courtyard housing, and small apartment buildings, are allowed, subject to density limits (up to 25 units per acre) and design and development standards to ensure land use compatibility. Other uses that are permitted include small commercial spaces in mixed use development, child care and early education facilities, residential care facilities, supportive and transitional housing, public facilities such as schools, community assembly, parks and other community facilities, community gardens and uses that may also fit the character of the district. In the established neighborhoods of the city, it is the intent of this district to maintain the existing pattern of single-family residences, including attached units and duplexes, while in the undeveloped areas of the city, it is the intent of this district to encourage the creation of multiple-family residential neighborhoods with a variety of housing types.</p>
<p>RHD Residential High Density Draft Density: Up to 50 units/acre GP: Primarily Multi-Family, Neighborhood Corridor, District – North Gateway</p>	<p>To create and establish regulations for a district in which a mix of housing types are allowed, subject to design and development standards to ensure land use compatibility. Mixed use development with small commercial spaces is allowed at approved locations. Other uses that are permitted include childcare and early education facilities, community assembly, residential care facilities, supportive and transitional housing, public facilities such as schools, religious institutions,</p>

**TABLE 2: DRAFT ZONING DISTRICT PURPOSES**

<p>RV Residential View – Overlay</p>	<p>parks and other community facilities, community gardens, and other uses that may also fit the character of the area.</p> <p>To create regulations for an overlay district for the residential neighborhoods that are located on hills, thus affording residents panoramic views of the surrounding natural and manmade environment. These visual resources are significant neighborhood amenities and include views of San Pablo Bay, Mare Island Strait, the waterfront, Sulphur Springs Mountain, the Vaca Mountains, White Slough, the Napa River Wetlands, Sky Valley and the city itself. The primary purpose of the RV Overlay District is to establish design and development standards and review procedures to retain residents’ views from principal rooms in their houses, preventing them from being significantly obstructed and preserving the natural character of the hillsides. It also allows for alterations and additions within a “zoning envelope” that is designed to protect views from adjacent property.</p>
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**Commercial and Mixed-Use Districts**

The specific purposes of the Commercial “C” and Mixed-Use “MX” Districts are to:

- A. Provide for the orderly, well-planned, and balanced growth of commercial and mixed-use districts.
- B. Encourage a mix of uses that promotes convenience, economic vitality, fiscal stability, and the quality of life in Vallejo.
- C. Promote pedestrian- and transit-oriented, mixed-use commercial centers at appropriate locations.
- D. Establish design standards that improve the visual quality of development and create a unified, distinctive and attractive character along Vallejo streets.
- E. Provide appropriate buffers and transition standards between commercial and adjacent residential neighborhoods.

<p>CN Neighborhood Commercial Draft Density/Intensity: Up to 9 units/acre excluding ADUs 16-30 units/acre, 1.5 FAR GP: Primarily Single Family, Mix of Housing Types, Neighborhood Corridor</p>	<p>To create and establish regulations for a neighborhood commercial district in which limited retail commercial goods and services are provided on small sites to meet the day-to-day needs of local residents. The principal uses in such districts are food and beverage retail sales combined with general retail sales. Multi-unit dwellings are allowed. Live-work units are allowed with ground level retail/office space along with limited non-retail uses on upper floors in mixed use buildings.</p>
<p>CS Commercial Services Draft Intensity: 1.5 FAR GP: Neighborhood Corridor</p>	<p>To create and establish regulations for a district in which a range of auto-oriented commercial and service uses are allowed, subject to design and development standards. No residential uses or office uses are permitted.</p>

**TABLE 2: DRAFT ZONING DISTRICT PURPOSES**

<p>CW Waterfront Commercial (<i>optional, overlaps with WMX Waterfront Mixed Use but no residential</i>) Draft Intensity: 1.5 FAR GP: Retail/Entertainment, Business Limited Residential, District – Downtown/Waterfront</p>	<p>To create and establish regulations for a district for waterfront-related retail and service uses, and visitor accommodations in building forms appropriately scaled to the waterfront. Public access to the shoreline must be provided where development is adjacent to the Napa River/Carquinez Straits. No residential or office uses are allowed.</p>
<p>DMX Downtown Mixed Use Draft Density/Intensity: 16-30 units/acre, 2.0 FAR GP: District – Downton/Waterfront</p>	<p>To create and establish regulations to implement the Downtown Vallejo Specific Plan that will promote a vibrant, pedestrian-oriented place that seamlessly integrates downtown with the waterfront, a broad range of permitted uses is allowed to encourage flexibility in the use of space. Standards for physical form will create an urban character in Downtown, with minimal setbacks and views into ground floor space to activate frontages.</p>
<p>WMX Waterfront Mixed Use Draft Density/Intensity: 16-30 units/acre, 1.5 FAR GP: Central Corridor, District – Downtown/Waterfront</p>	<p>To create and establish regulations for a waterfront mixed use district that will allow waterfront shopping and services, marine-oriented activities, and residential use implementing the Waterfront Planned Development Master Plan. Design and development standards will create a pedestrian-oriented environment that seamlessly integrates the waterfront with Downtown. Public access to the shoreline must be provided where development is adjacent to the Napa River/Carquinez Straits.</p>
<p>Corridor Districts *See General Plan Map on Page 12</p>	
<p>The specific purposes of the Corridor “C” Districts are to:</p>	
<p>A. Provide for the orderly, well-planned, and balanced growth and development within corridors identified in the General Plan. B. Encourage a complementary mix of uses that promote convenience, economic vitality, fiscal stability, and the quality of life in Vallejo. C. Promote pedestrian- and transit-oriented, regional, community-serving, and neighborhood-serving corridors consistent with the General Plan. D. Establish design standards that improve the visual quality of development and create a unified, distinctive, and attractive character along these corridors. E. Provide appropriate buffers and transition standards between commercial and residential uses.</p>	
<p>RC Regional Corridors Draft Intensity: 1.5 FAR GP: Retail/Entertainment</p>	<p>To create and establish regulations within the freeway corridor for general retail, services, commercial recreation and entertainment uses for local residents as well as consumers and visitors from the wider region. Typical land uses that are permitted include shopping centers, auto sales and services, commercial recreation (amusement parks), hotels, restaurants, offices, community assembly, general retail and large format</p>



**TABLE 2: DRAFT ZONING DISTRICT PURPOSES**

	<p>retail, personal and business services, and similar commercial use. Design and development standards will accommodate auto-oriented uses and require buffering and transitions to adjacent residential neighborhoods and other uses that may also fit the character of the district. No residential uses are permitted.</p>
<p>CC Community Serving Corridors Draft Density/Intensity: 16-50 units/acre, 1.5 FAR GP: Central Corridor, District – North Gateway</p>	<p>To create and establish regulations for a community-serving mixed-use district along the Central Corridors. Typical land uses that are permitted include commercial, business and professional services and offices for walk-in clientele at street-level along central corridors of the city (e.g. Sonoma Boulevard) and upper-level residential, office or non-residential uses, subject to design and development standards to promote a pedestrian orientation.</p>
<p>NC Neighborhood Serving Corridors Draft Density/Intensity: 16-30 units/acre, 2.0 FAR GP: Neighborhood Corridor, Central Corridor</p>	<p>To create and establish regulations for a neighborhood-serving mixed-use district along the corridors. Typical land uses that are permitted include small stores, markets, professional offices, boutiques, barbershops, beauty salons, and restaurants. Residential development above ground floor commercial is preferred, but not required. Other land uses that are permitted include multi-family development, retail, personal, and automotive services, community facilities, community gardens and other uses conducted primarily inside buildings and compatible with a neighborhood-oriented mixed-use environment. This classification is distinguished from the RC and CC districts in that it is intended for neighborhood-scale development serving local residents.</p>
<p>Urban Villages</p>	<p>To create and establish regulations for clusters of mixed-use development at key intersections and other specified locations along neighborhood serving corridors. These areas will include a mixture of retail sales and service intended to cater to the daily needs of residents from surrounding neighborhoods. Design and development standards will ensure that development at neighborhood nodes is appropriately scaled, so that the physical form relates to and does not overwhelm adjacent single-family residential neighborhoods. This designation may apply to intersections such as Sereno Drive and Broadway, Springs Road and Oakwood Avenue, and at several places along Sonoma Boulevard including the intersections with Mini Drive, Lemon Street, and Magazine Street.</p>

**Office and Medical Districts**

The specific purposes of the “M” Medical and “O” office Districts are to:

**TABLE 2: DRAFT ZONING DISTRICT PURPOSES**

- A. Provide sites for medical and office uses at appropriate locations.
- B. Encourage a mix of compatible professional uses within these districts.
- C. Establish design standards that improve the visual quality of development and create a unified, distinctive, and attractive character in these districts.
- D. Provide appropriate buffers and transition standards between these districts and adjacent residential neighborhoods.

<p>M Medical Draft Density/Intensity: 16-30 units/acre, 2.0 FAR GP: Public Facilities and Institutions</p>	<p>To create and establish regulations for a district in which a concentration of medical facilities and supporting commercial services can be provided without the encroachment of incompatible uses. The principal land use in this district is a general hospital with residential care facilities also allowed as a major use. Design and development standards will ensure land use compatibility and appropriate buffers and transitions to adjacent residential neighborhoods.</p>
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<p>OMX Office Mixed Use Draft Intensity: 2.0 FAR GP: Business/Limited Residential Public Facilities and Institutions</p>	<p>To create and establish regulations for a district allowing professional and administrative offices, health care and life sciences, research and development, hotels, restaurants, limited retail within mixed use buildings and with supporting business services, subject to design and development standards to ensure land use compatibility. No residential or large-scale retail uses are allowed.</p>
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<p>OR Office Residential Draft Density/Intensity: 16 to 30 units/acre 2.0 FAR GP: Business/Limited Residential, Public Facilities and Institutions</p>	<p>To create and establish regulations for health care and life sciences, research and development, hotels, restaurants, limited retail within mixed use buildings and with supporting business services, subject to design and development standards to ensure land use compatibility with supporting business services. Residential-only development and office development with a residential component are allowed as major uses if design and compatibility standards are met.</p>
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**Industrial Districts**

The specific purposes of the Industrial "I" Districts are to:

- A. Designate adequate land for businesses, manufacturing and industrial operations, and related storage, distribution and services supporting industry in the City;
- B. Maintain and strengthen the City's economic and fiscal resources and provide employment opportunities for residents of the City and surrounding communities.
- C. Establish appropriate development and design standards and buffering requirements to protect adjacent uses and ensure land use compatibility; and
- D. Minimize the impacts of industrial development on adjacent residents.

<p>IL Industrial Limited Draft Intensity: 2.5 FAR GP: Business/Limited Residential, Business/Light Industrial</p>	<p>To create and establish regulations for a diverse range of light industrial uses, including light manufacturing, warehousing and logistics; assembly; automotive service and maintenance, including auto body and painting operations; research and</p>
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**TABLE 2: DRAFT ZONING DISTRICT PURPOSES**

	<p>development; and production, distribution and repair (PDR) uses, and limited office uses. Exterior storage areas are permitted, subject to buffering and screening standards. Secondary and accessory uses, such as banks, cafes, printers, and office supply stores to serve the needs of employees and businesses may be conditionally permitted with discretionary review. This district is intended to accommodate industrial complexes, flex space, and industrial buildings for single or multiple users, warehouses, mini-storage, wholesale, commercial recreation, and other related uses. No large format retail uses, retail auto sales or residential uses are allowed.</p>
<p>IG Industrial General Draft Intensity: 2.5 FAR GP: Business/Light Industrial, Industrial</p>	<p>To create and establish regulations for a district allowing a broad range of industrial activities, including general industrial, heavy industrial, and manufacturing uses. It also allows marine services, flex space, warehouses, and other uses that require large, warehouse-style buildings with flexible floorplans or space for outdoor facilities. Ancillary office uses are permitted. This designation includes uses that may potentially generate more noise, hazards and truck traffic than do light industrial uses and establishes buffering and transition standards for any adjacent residential 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.</p>

**Public and Semi-Public District**

The specific purposes of the public and Semi-Public District is to:

- A. Provide land for existing and planned future development of public, cultural and institutional uses that provide services to the community such as colleges and universities, multi-use religious institutions and similar;
- B. Create and establish process for phased development of large public and semi-public facilities public utilities, and other community facilities to ensure infrastructure will be adequate to serve facilities over the long-term development without adversely affecting public welfare; and
- C. Ensure design compatibility between institutional uses and surrounding development.

(No sub-districts)

Draft Intensity: 0.1 to 1.0 Per Use Permit

GP: Public Facilities and Institutions

**Parks, Recreation and Open Space Districts**

The specific purposes of the Parks, Recreation and Open Space Districts are to:

- A. Provide land for development of parks and recreational facilities, consistent with the General Plan;
- B. Protect lands designated as wetlands in the General Plan; and
- C. Ensure design compatibility between public uses and adjacent residential neighborhoods.

**TABLE 2: DRAFT ZONING DISTRICT PURPOSES**

<p>PROS Parks, Recreation and Open Space Draft Intensity: 0.1 to 1.0 per PD GP: Public Facilities and Institutions</p>	<p>To create and establish regulations for a district allowing 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.</p>
<p>RCN Resource Conservation</p>	<p>To create and establish regulations for a district that is designed to preserve remaining open spaces in their natural state, protect valuable resources. More specifically, this district is intended for undeveloped publicly owned lands, visually significant open lands, water areas, wetlands, and wildlife habitat. These areas are set aside as permanent open space preserves and may include trails, trail heads, and other facilities for low-impact public recreational uses. This district includes wetlands, mudflats, creek corridors and other natural preservation areas, as well as private lands deed-restricted for open space preservation.</p>
<p><b>Special Districts</b></p>	
<p>AH Architectural Heritage and Historic Districts (separately named or numbered)</p>	<p>To create and establish regulations for a heritage overlay district that will conserve and enhance the City's architectural heritage and historic resources. More specifically, this overlay district is intended to:</p> <ol style="list-style-type: none"> <li>1. Designate, preserve, protect, maintain, enhance and perpetuate those historic buildings, structures, landscaping, corridors, districts and neighborhoods that contribute to the cultural and aesthetic heritage of Vallejo;</li> <li>2. Foster civic pride in the beauty and accomplishments of the past;</li> <li>3. Stabilize and improve the economic values of designated historic buildings, structures, landscaping, corridors, districts and neighborhoods;</li> <li>4. Recognize the uniqueness of historic resources on Mare Island that have contributed to the history of Vallejo, California and the United States and have significant value to the economic development of the island and the community; and</li> <li>5. Promote and encourage continued private ownership, where appropriate, and utilization of designated buildings and other structures now so owned and</li> </ol>

**TABLE 2: DRAFT ZONING DISTRICT PURPOSES**

	used, to the extent that the objectives listed above can be obtained.
SP Specific Plan District *See discussion below	To provide a procedure to adopt, implement, and apply specific plans prepared pursuant to the Government Code (Sections 65450 et. seq.) that are consistent with the General Plan. Specific Plans adopted pursuant to this chapter substitute for base and overlay district zoning that otherwise would be required for General Plan implementation. However, where a specific plan does not address a regulatory topic procedure otherwise addressed in this Code, the applicable provisions of the Zoning Code shall apply.
PD Planned Development *See discussion below	To facilitate development of larger sites in the City when deviations from existing development standards are proposed. This District provides opportunities for creative approaches to development and site planning with flexible, form-oriented or performance-oriented standards that will achieve superior community design, environmental preservation, resource protection, and public benefit, in comparison to subdivision and development under the zoning regulations that otherwise would apply for General Plan implementation.

**SPECIFIC PLANS**

The California Government Code offers cities and counties the option of adopting specific plans for all or part of the area covered by the General Plan. They are typically used for areas that warrant an additional level of detailed planning such as large tracts of undeveloped land, areas with unique resources (e.g. natural or historic) or areas in need of special attention such as decommissioned military bases. Chapter 16.104 of the existing zoning code states that the general purpose of Vallejo’s specific planning procedure is to plan for “large areas of undeveloped land within the city’s sphere of influence at a level of detail which is more precise than the general plan, but less precise” than the procedures require.

The City has adopted seven specific plans, five of which are proposed to be retained and cross-referenced in the new Code. The others will be implemented by the new Code although specific provisions, such as the design guidelines in the Downtown Vallejo Specific Plan, will be retained. The following list summarizes how the draft Code proposes to treat each of the eight specific plans.

- Downtown Vallejo Specific Plan (2005-original adoption) implemented in new Code with portions (e.g. design guidelines) retained and cross-referenced.
- Hiddenbrooke (1987-1999) portions (e.g. design guidelines and environmental regulations) retained and cross-referenced in new Code with low-density residential areas subject to new VLDR (Very Low Density Residential) zoning.
- Solano 360 Specific Plan (2013) retained and cross-referenced in the new Code.
- Sonoma Boulevard Specific Plan (2017) will be implemented by the new Code with cross references for policy direction and design guidelines.
- Mare Island Specific Plan (1999 – 2013) retained with citywide portions implemented in new Code.

- Northgate Specific Plan (1988-2014) retired with regulations applicable to SP area implemented in new Code.
- White Slough Specific Area Plan (1995) retained with portions implemented in new Code.

## **PLANNED DEVELOPMENT DISTRICTS**

Planned Development (PD) Districts provide a mechanism for one or more properties to be developed under a plan that is consistent with the adopted General Plan and any applicable Specific Plan but more flexibility to respond to site conditions or allow for alternate approaches to development than would typically be allowed. PD districts are typically identified on the Zoning Map by the designation “PD” followed by the number of the PD or the Specific Plan based on order of adoption. The existing code establishes four types of PD districts—residential, commercial, industrial and mixed use.

The new Code will consolidate the existing four types of planned development into a single PD category with regulations applicable to different types of uses and a minimum required acreage. The new Code will number, list, and provide for mapping of all approved and active PDs. The list will be appended to the new Code and amended as new PDs are established to make it easy for City Staff and property owners to keep track of applicable requirements. The Waterfront Planned Development Master Plan (2007) will be retained and cross-referenced in the new Code. Other approved PDs will be mapped and incorporated in the new Code, as appropriate based on their current development status.

The existing code uses the planned development “unit plan” provisions to implement Specific Plans and PDs. Unit Plan review for Specific Plans and PDs serves the same purpose as Site Development review for other zoning districts. Permits and procedures will be fully discussed in Module 4.

**Corridor and Urban Village Locations**  
**(Map PF-5 CITY ELEMENTS, General Plan 2040)**

