

DRAFT ZONING MAP - NEW ZONING CODE DISTRICTS

June 15, 2020 - Revised

Table 1: New Zoning Code Districts

Zoning District Abbreviation	Zoning District Name	Density/Development Intensity	General Plan Designation	Existing Zoning District/s
RR	Rural Residential	Varies	Primarily Single Family	Rural Residential (RR)
RLD	Residential Low Density	Up to 9 units/acre (Excludes Accessory Dwelling Units-ADUs)	Primarily Single Family	Low Density Residential (LDR)
RMD	Residential Medium Density	Up to 25 units/acre	Mix of Housing Types	LDR and Medium Density Residential (MDR)
RHD	Residential High Density	Up to 40 units/acre	Mix of Housing Types, Residential High Density	MDR and High Density Residential (HDR)
NMX	Neighborhood Mixed Use	16-30 units/acre 2.0 Floor Area Ratio (FAR)	Neighborhood Corridor, Retail/Entertainment, Business/Limited Residential	Linear Commercial (CL), Pedestrian Shopping and Service (CP)
DMX	Downtown Mixed Use	30 – 90 units/acre 6.0 FAR	District Downtown/ Waterfront, Central Corridor	Mixed Use Planned Development (MUPD) - Downtown Vallejo Specific Plan
WMX	Waterfront Mixed Use	30 – 90 units/acre 6.0 FAR	Central Corridor, District – Downtown/ Waterfront	MUPD - Waterfront Planned Development Master Plan (PDMP)
NC	Neighborhood Commercial	16-30 units/acre 2.0 FAR	Primarily Single Family, Neighborhood Corridor	Neighborhood Shopping and Service (CN)
WC	Waterfront Commercial	2.0 FAR	Retail/Entertainment, Business/Limited Residential	Waterfront Shopping and Service (CW)
CC	Central Corridor Commercial	16-50 units/acre 3.0 FAR	Central Corridor, Business/Limited Residential, District-North Gateway	Sonoma Boulevard Corridor Specific Plan, CL, CP, HDR, and others

Zoning District Abbreviation	Zoning District Name	Density/Development Intensity	General Plan Designation	Existing Zoning District/s
RC	Regional Commercial	18-50 units/acre 1.5 FAR Min. lot size 10,000 sf	Retail/Entertainment	CF, HDR, CP, MUPD and others
O	Office	16-30 units/acre 2.5 FAR Min. lot size 5,000-6,000 sf for corner lots	Business/Limited Residential, Public Facilities and Institutions, Business/Light Industrial	Limited Office (LO), CL, CP
M	Medical	16-30 units/acre 2.0 FAR Min. lot size 10,000 sf	Public Facilities and Institutions	Public and Quasi-Public Facilities (PF)
IL	Limited Industrial	16-30 units/acre 2.5 FAR	Business/Limited Residential, Light Industrial	Intensive Use-Limited (IU-L)
IG	General Industrial	2.0 FAR	Industrial	Intensive Use (IU)
PROS	Parks, Recreation and Open Space	.1 to 1.0 FAR	Parks, Recreation and Open Space	Resource Conservation (RC), PF
RCN	Resource Conservation	N/A	Wetlands	RC
PS	Public and Semi-public Facilities	1.0 FAR Min. lot size 10,000 sf	Public Facilities and Institutions	RC, PF
<u>PD</u>	<u>Planned Development</u>	<u>Varies</u>	<u>Varies</u>	<u>Planned Development (PDR- Residential, PDC- Commercial, PDI- Industrial, MUPD- Mixed-Use)</u>

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		<u>2.0</u>		