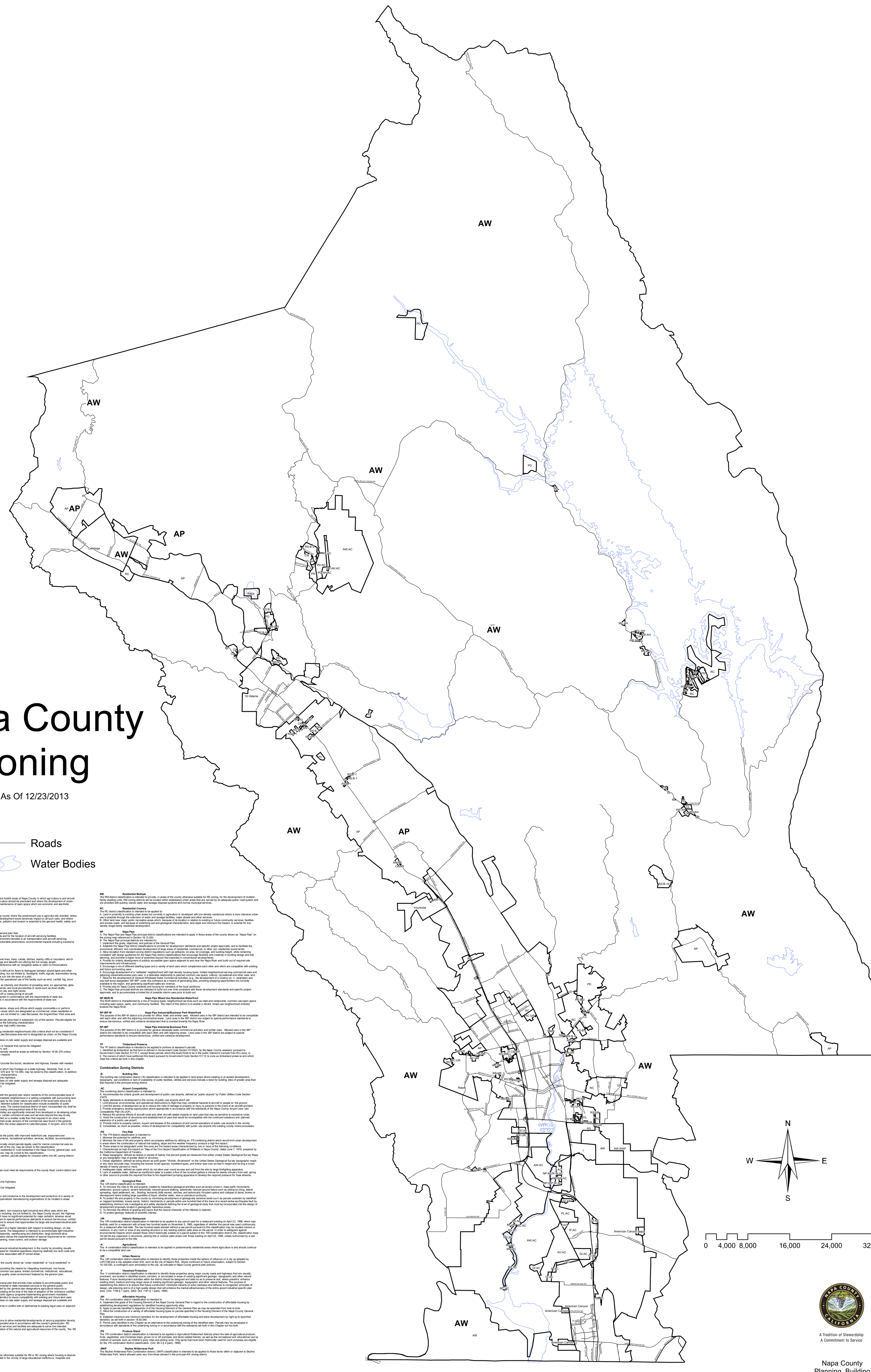
Napa County Zoning

As Of 12/23/2013



Legend

Zoning
Roads
Water Bodies

Zoning Districts

AP — Agricultural Preserve
The AP district classification is intended to be applied in the fertile valley and foothill areas of Napa County in which agriculture is and should continue to be the predominant land use, where uses incompatible to agriculture should be precluded and where the development of urban-type uses would be detrimental to the continuance of agriculture and the maintenance of open space which are economic and aesthetic attributes and assets of the county.

AW — Agricultural Watershed
The AW district classification is intended to be applied in those areas of the county where the predominant use is agriculturally oriented, where watershed areas, reservoirs and floodplain tributaries are located, where development would adversely impact on all such uses, and where the protection of agriculture, watersheds and floodplain tributaries from fire, pollution and erosion is essential to the general health, safety and welfare.

AV — Airport
The intent of the AV classification is to provide areas consistent with the general plan that:
A. Provide sites in public and private ownership for the operation of airports and for the location of aircraft-servicing facilities;
B. Permit other uses not detrimental to or detrimentally affected by an environment devoted to air transportation and aircraft servicing;
C. Authorize reasonable conditions for the control and suppression of objectionable phenomena, environmental impacts including excessive sound and air pollution;
D. Apply development standards that contribute to air traffic safety;
E. Provide reasonable protection for public safety and nearby residences;
F. Provide sites that have favorable location characteristics such as:
1. Access to road network and railway network if needed,
2. Freedom from hazardous obstructions such as towers, stacks, spires, pole lines, trees, canals, ditches, nearby cliffs or mountains, which may impair visibility in the airport vicinity, cause pilot objections and landings and takeoffs not utilizing the full runway length,
3. Freedom from activities that may create electrical, electronic or radio interference with air navigation aides or radio communications between the airport and aircraft,
4. Freedom from objects on the ground that emanate light that may make it difficult for flyers to distinguish between airport lights and other lights and cause pilots to become disoriented or otherwise confused; including, but not limited to, floodlights, traffic signals, automobiles facing an airport runway and objects on the ground that can reflect the light of the sun into the eyes of a pilot,
5. Freedom from unfavorable meteorological conditions that could restrict the operational use of the facility such as wind, rainfall, fog, snow and frost which should be considered singly and in combination,
6. Availability of desired wind information and satisfactory conditions such as intensity and direction of prevailing wind, air approaches, glide angles, intensity, duration, frequency and season of occurrence of storm winds, and local peculiarities of winds such as down drafts, turbulence caused by nearby hills and any pronounced differences between day and night winds,
7. Freedom from activity that would otherwise endanger the landing, take-off or maneuvering of aircraft.
G. Provide review of the Napa County airport master plan and revisions thereto in conformance with the requirements of state law.
H. Provide review of facilities associated with Parrett Field (Angwin Airport) in accordance with the requirements of state law.

GC — General Commercial
A. The intent of the GC classification is to provide adequate locations for stores, shops and offices which supply commodities or perform services for developed or developing urban areas which are located in the areas which are designated as commercial, urban residential or rural residential in the Napa County general plan. Such areas include, but are not limited to, Lake Berryessa, the Angwin/Deer Park area and the commercial-designated areas in American Canyon.
B. Parcels eligible for general commercial zoning will be limited to those parcels described in subsection (A) of this section. Parcels eligible for commercial zoning, if they are to be included in the GC district, should have the following characteristics:
1. The parcel is located at or near existing or proposed streets with relatively high traffic volumes;
2. The parcel(s) does not contain prime agricultural soils;
3. The parcel(s) is located adjacent or in proximity to existing or developing residential neighborhoods (this criteria shall not be considered if the parcel(s) proposed for inclusion in the zoning district is located in the Lake Berryessa area and is designated as urban on the Napa County land use plan map);
4. Services (water and sewer) from public utilities are readily available, unless on-site water supply and sewage disposal are available and adequate;
5. The development of the parcel(s) will not contribute to traffic congestion or hazards that cannot be mitigated;
6. The use will not constitute or contribute to strip commercial development; and
7. The parcel(s) to be developed is not located within designated environmentally sensitive areas as defined by Section 18.08.270 unless adequate measures are included within the development to mitigate those impacts.

CL — Commercial Limited
A. The intent of the CL district classification is to establish areas which will provide the tourist, vacationer and highway traveler with needed uses and services.
B. Only property designated as urban in the Napa County general plan and which has frontage on a state highway, Silverado Trail, or an arterial county road or county collector road as defined in Sections 18.112.070 and 18.112.080, may be zoned to this classification. In addition, areas proposed for inclusion within the CL district shall have the following characteristics:
1. The parcel is located at or near crossroads on relatively high traffic volume highways;
2. Services (water and sewer) from public utilities are readily available, unless on-site water supply and sewage disposal are adequate;
3. The development of the parcel will not create traffic hazards that cannot be mitigated;
4. The use will not constitute or contribute to strip commercial development.

CN — Commercial Neighborhood
A. The intent of this classification is to provide zoning districts consistent with the general plan where residents of the unincorporated area of the county may obtain commercial services for day-to-day needs in the immediate neighborhood in a setting compatible with surrounding land uses. The area and location of such zoning district shall be determined largely by the urban nature and extent of the local trade area to be served. Other criteria which will figure significantly in the choice of parcels deemed suitable for classification include availability of public service, public utilities, traffic safety, character of the site and surrounding area. The central business district of each incorporated city shall be recognized as the dominant commercial and financial center for the surrounding unincorporated area of the county.
B. Those areas adjacent to Lake Berryessa, in Angwin, and in the Capell Valley are significantly removed from developed or developing urban areas, but have a population which requires, because of that very isolation, certain commercial uses and services beyond the day-to-day needs which would be allowed in the neighborhood commercial district, albeit on a smaller scale than that required in an urban area.
C. For this reason, commercial uses which are branches or subordinate small-scale versions of the commercial uses found in the general commercial district would be consistent with the intent of the CN district within the areas adjacent to Lake Berryessa, in Angwin, and in the Capell Valley.

MC — Marine Commercial
A. The intent of the MC classification is to establish areas which will provide the public with improved waterfront use, enjoyment and accessibility by providing for a variety of water-related commercial developments, recreational activities, services, facilities, accommodations and amenities.
B. Only those commercially-zoned parcels or those portions of noncommercially-zoned parcels legally used for marine commercial uses as defined herein which front directly on the west bank of the Napa River, south of the city, may be zoned to this classification.
C. Only those parcels located in the areas which are designated as urban residential or rural residential in the Napa County general plan, and are located within four miles of the Lake Berryessa shoreline high water level, may be zoned to this classification.
D. In addition to those parcels described in subsections (B) and (C) of this section, parcels eligible for inclusion within the MC zoning district shall have the following characteristics:
1. Napa River:
a. Adjacent to a paved highway or road,
b. Located within five hundred feet of the main river channel,
c. Not located in a floodway. Parcels located in a designated floodplain area must meet all requirements of the county flood control district and the requirements of the Napa River reclamation district,
d. Not located on lands classified as prime agricultural soils;
2. Lake Berryessa area:
a. The parcel is located at or near crossroads on relatively high-traffic-volume highways,
b. The use will not constitute or contribute to strip development,
c. The development of the parcel will not create traffic hazards that cannot be mitigated.

I — Industrial
The intent of the I classification is to provide an environment exclusively for and conducive to the development and protection of a variety of industrial uses such as administrative facilities, research institutions, and specialized manufacturing organizations to be located in areas suitable for industrial development.

IP — Industrial Park
The purpose of the IP zoning district is to provide areas exclusively for modern, non-nuisance light industrial and office uses which are compatible both with each other and with the adjoining nonindustrial areas including, but not limited to, the Napa County airport, the Highway 29 corridor, and surrounding agricultural and open space areas, and which have no significant potential for major pollution, adverse visual impacts, or nuisance or hazard factors. Land uses in these areas are subject to special performance standards to ensure harmonious, unified and cohesive development. Vacant parcels are subject to lot size restrictions to ensure that opportunities for large-site business/industrial park developments will not be lost through premature subdivision into small parcels.
The industrial park zoning use designation is intended to attract development of a higher standard with respect to building design, on-site amenities, standards of acceptable use and off-site improvement requirements. The designation is intended to accommodate light industrial uses such as office research and development, light manufacturing, light assembly, warehousing and distribution, large administrative headquarters and other professional and administrative uses. This designation allows the implementation of special requirements for common improvements, site and building design, landscaping, signage, off-street parking, noise control, and outdoor storage.

GI — General Industrial
The purpose of the GI zoning district is to accommodate and encourage general industrial development in the county by providing visually contained areas where land use and environmental impacts can be minimized for industrial operations requiring relatively low land costs and reasonably good accessibility and not adaptable to the more stringent criteria associated with IP-zoned areas.

PD — Planned Development
A. The PD district classification is intended to be applied in those areas of the county shown as "urban residential" or "rural residential" in Figure 14 of the Napa County general plan.
B. Planned developments increase the opportunity for diversified uses by providing the means for integrating townhouse, row house, condominiums and cluster housing in a desirable relationship to planned common use space, limited commercial, institutional, educational, cultural, recreational and other uses, while at the same time preserving the quality urban environment fostered by the general plan.

PL — Public Lands
A. The intent of this classification is to provide areas consistent with the general plan that provide sites suitable to accommodate public and closely related privately owned quasi-public facilities which provide governmental or state-mandated services to the general public.
B. Uses permitted under this classification in the nonurban areas designated by the general plan designations agricultural resource or agriculture, watershed and open space shall be restricted to: public uses existing at the time of the date of adoption of the ordinance codified in this chapter and the expansion thereof; and uses which are related to public agency programs implementing government-mandates.
C. Lands eligible for public lands zoning should have the following characteristics to insure compatibility with existing and future land uses:
1. Services (water and sewer) from public utilities are readily available, unless on-site water supply and sewage disposal are available and adequate.
2. The lands to be zoned PL should be located where the district would not be in conflict with or detrimental to existing legal uses on adjacent lands.

RS — Residential Single
The RS district classification is intended to be applied in appropriate locations to allow residential developments of varying population density to meet the housing needs of present and future population in the unincorporated area in accordance with the county's general plan. RS districts will be located within established urban areas where existing urban services and facilities are adequate to serve the intended development. Limited RS development is intended to assist in the preservation of the natural and agricultural resources of the county. The RS district is also intended to serve the following purposes:
A. To regulate the density of population;
B. To promote stability of residential development;
C. To conserve the value of land and buildings;
D. To regulate the bulk of buildings;
E. To provide for open space in residential areas.

RD — Residential Double
The RD district classification is intended to be applied in areas of the county otherwise suitable for RS or RC zoning where housing is desired for students, nurses and institutional employees. RD districts may be located in the vicinity of large educational institutions, hospitals and similar establishments.

RM — Residential Multiple
The RM district classification is intended to provide, in areas of the county otherwise suitable for RS zoning, for the development of multiple-family dwelling units. RM zoning districts will be located within established urban areas that are served by an adequate public road system and are provided with public or privately owned water and sewage disposal systems and normal municipal services.

RC — Residential Country
The RC district classification is intended to be applied to:
A. Land in proximity to existing urban areas but currently in agriculture or developed with low-density residences where a more intensive urban use is possible through the extension of water and sewer facilities;
B. Other land near major public recreation areas which, because of its location in relation to existing or future community services facilities and access roads, and because of underlying soil and geological characteristics, land use is suitable for low-density single-family residential development.

NP — Napa Pipe
A. The Napa Pipe and Napa Pipe principal district classifications are intended to apply in those areas of the county shown as "Napa Pipe" on the zoning map referenced in Section 18.12.020.
B. The Napa Pipe principal districts are intended to:
1. Implement the goals, objectives, and policies of the General Plan;
2. Establish the Napa Pipe district classifications to provide for development standards and specific project approvals, and to facilitate the economical, efficient, and coordinated development of large areas of residential, commercial, or other non-residential zoned lands;
3. Allow deviation from standard zoning district regulations such as setbacks, lot area, lot coverage, and building height, while remaining consistent with design guidelines for the Napa Pipe district classifications that encourage flexibility and creativity in building design and site planning, and promote a higher level of amenities beyond that expected in conventional developments;
4. Provide for orderly development of publicly accessible open space adjacent to and near the Napa River and build-out of required site improvements and infrastructure;
5. Encourage a mix of different dwelling types and a variety of land uses which complement each other and which are compatible with existing and future surrounding uses;
6. Encourage development of a "walkable" neighborhood with high density housing types, limited neighborhood-serving commercial uses and adjoining industrial/business park uses, in a desirable relationship to planned common use space, cultural, recreational and other uses; and,
7. Allow for the development of General Wholesale Sales Commercial Activities (e.g., the development of a Costco) on +/- seventeen and one-half acres designated "NP-IBP" under this ordinance as a means of generating jobs, providing shopping opportunities not currently available to the region, and generating significant sales tax revenue.
8. Provide jobs for Napa County residents and housing for members of the local workforce.
C. The Napa Pipe principal districts are intended to build-out over time consistent with these development standards and specific project approvals, and to accommodate a limited list of possible interim uses prior to build-out.

NP-MUR-W — Napa Pipe Mixed Use Residential-Waterfront
The MUR district is characterized by a mix of housing types, neighborhood services such as retail and restaurants, common use/open space including open space, parks, and community facilities. The intent of this district is to enable a vibrant, mixed use neighborhood oriented towards the Napa River.

NP-IBP-W — Napa Pipe Industrial/Business Park-Waterfront
The purpose of the IBP-W district is to provide for office, hotel, and similar uses. Allowed uses in the IBP district are intended to be compatible with each other and with the adjoining nonindustrial areas. Land uses in the IBP district are subject to special performance standards to ensure harmonious, unified and cohesive development that is oriented towards the Napa River.

NP-IBP — Napa Pipe Industrial Business Park
The purpose of the IBP district is to provide for general wholesale sales commercial activities and similar uses. Allowed uses in the IBP district are intended to be compatible with each other and with adjoining areas. Land uses in the IBP district are subject to special performance standards to ensure harmonious, unified and cohesive development.

TP — Timberland Preserve
The TP district classification is intended to be applied to portions of assessor's parcels:
1. Identified as timberland, as that term is defined in Government Code Section 51100(f), by the Napa County assessor pursuant to Government Code Section 51110.1, except those parcels which this board finds to be in the public interest to exclude from this zone; or
2. The owners of which have petitioned this board pursuant to Government Code Section 51113 to zone as timberland preserve and which meet the criteria set forth in this chapter.

Combination Zoning Districts

:B — Building Site
The building site combination district (:B) classification is intended to be applied in land areas where existing or proposed development, topography, soil conditions or lack of availability of public facilities, utilities and services indicate a need for building sites of greater area than that required in the principal zoning district.

:AC — Airport Compatibility
This combining district classification is intended to:
A. Accommodate the orderly growth and development of public-use airports, defined as "public airports" by Public Utilities Code Section 21675;
B. Apply standards to development in the vicinity of public-use airports which will:
1. Limit physical, environmental, and operational obstructions to flight that may constitute hazards to aircraft or people on the ground,
2. Limit the density of development so as to reduce the risks of damage to property or injury to persons in the event of an aircraft accident,
3. Provide emergency landing opportunities where appropriate in accordance with the standards of the Napa County Airport Land Use Compatibility Plan (ALUCP),
4. Reduce the adverse effects of aircraft noise and other aircraft-related impacts on land uses that may be sensitive to excessive noise;
C. Avoid the construction of structures and establishment of uses that would be incompatible with the continued existence and planned expansion of a public-use airport;
D. Provide notice to property owners, buyers and lessees of the existence of and normal operations of public-use airports in the vicinity;
E. Consolidate, as much as possible, review of development for compatibility with public-use airports into existing county review processes.

:FR — Fire Risk
A. The :FR district classification is intended to:
1. Minimize the potential for wildfires; and
2. Minimize the loss of life and property which accompany wildfires by utilizing an :FR combining district which would limit urban development in areas where the combination of natural fuel loading, slope and fire weather frequency produce a high fire hazard.
B. Those areas to be designated under this zone are fire hazard areas characterized by one or more of the following conditions:
1. Characterized as high-fire-hazard on "Map of the Fire Hazard Classification of Wildlands in Napa County" dated June 7, 1979, prepared by the California Department of Forestry;
2. Steep topography, defined as slopes in excess of twenty-five percent grade as measured from either United States Geological Survey Maps or any topographic map of greater detail or accuracy;
3. Dense vegetation, defined as being shown as solid green "Woods--Brushwood" on the United States Geological Survey topographic maps or any more accurate map, including the heavier brush species, woodland types, and timber type over six feet in height and having a crown density of twenty percent or more;
4. Inadequate roads, defined as roads which do not allow year-round access and exit from the site by large firefighting apparatus;
5. Lack of available water, defined as insufficient water to sustain a flow of two hundred gallons a minute for twenty minutes from well, spring or other source to provide the required fire flow to fire department pumping apparatus to develop the required pressure for hose streams.

:GR — Geological Risk
The :GR district classification is intended:
A. To minimize the risks to life and property created by hazardous geological activities such as severe erosion, mass earth movements, settlement, ground rupture, severe seismically induced ground shaking, seismically induced ground failure such as sliding lurching, lateral spreading, rapid settlement, etc.; flooding, tsunamis (tidal waves), seiches, and seismically included rupture and collapse of dams, levees or aboveground tanks holding large quantities of liquid, whether water, wine or petroleum products;
B. To protect life and property in the county by minimizing development of geologically sensitive lands such as parcels underlain by identified or mapped landslides, looses sands, historic marshlands or parcels within one hundred feet of the trace of a recent active earthquake fault by establishing minimum site investigative and safety standards defining the level of geological study that must be incorporated into the design of development proposals located in geologically hazardous areas;
C. To minimize the effects of grading and insure that the natural character of the hillsides is retained;
D. To protect geologic features of scientific interest.

:HR — Historic Restaurant
The :HR combination district classification in intended to be applied to any parcel used for a restaurant existing on April 22, 1998, which was lawfully used for a restaurant with at least two hundred seats on November 5, 1985, regardless of whether the parcel was used continuously for a restaurant after that date. The two hundred seats allowed without a use permit pursuant to this classification may be located indoors or outdoors, in any room or area of any existing structure or any existing outdoor patio area on the parcel. In order to safeguard against environmental impacts which exceed those which historically existed on a parcel subject to the :HR combination district, the classification does not permit any expansion in structures, parking lots or outdoor patio areas over those existing on April 22, 1998, unless authorized by a use permit issued pursuant to this title.

:A — Agricultural
The :A combination district classification is intended to be applied in predominantly residential areas where agriculture is and should continue to be a compatible land use.

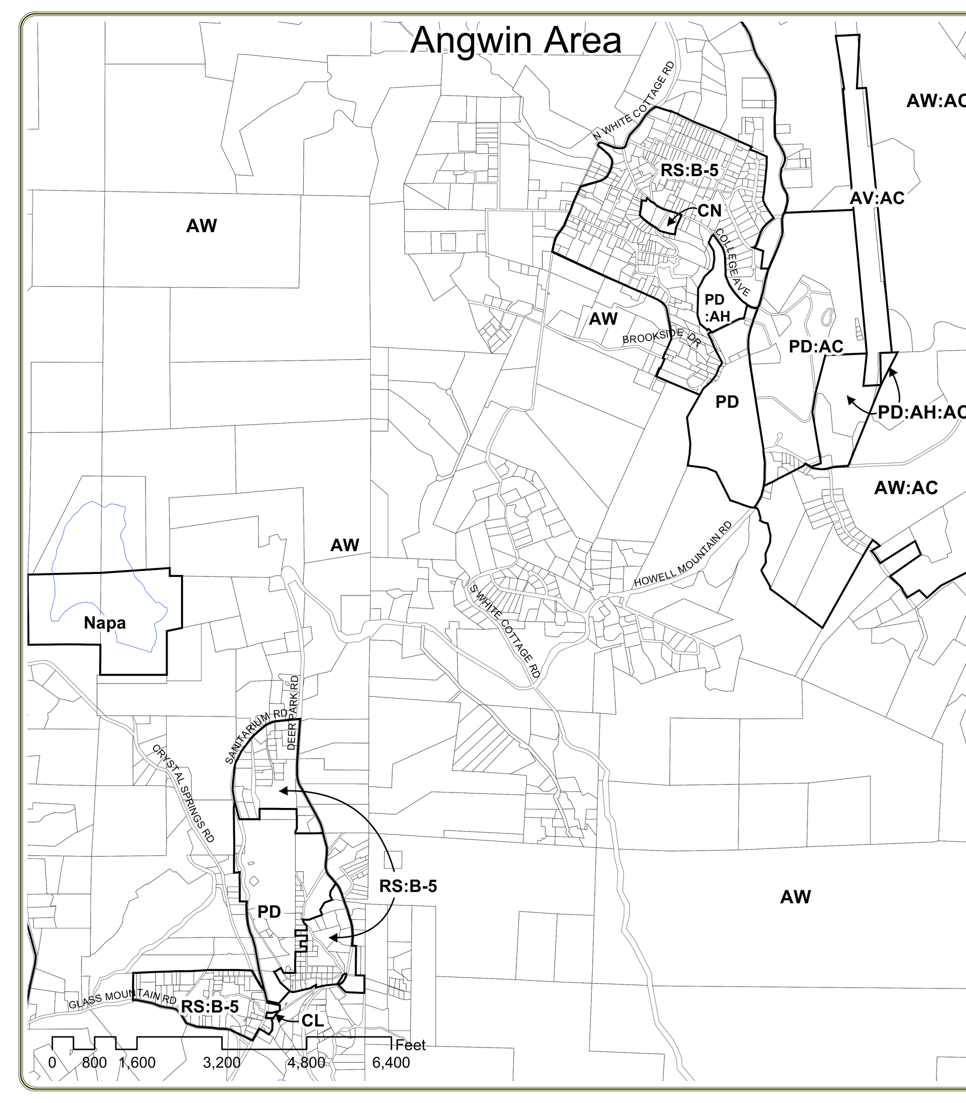
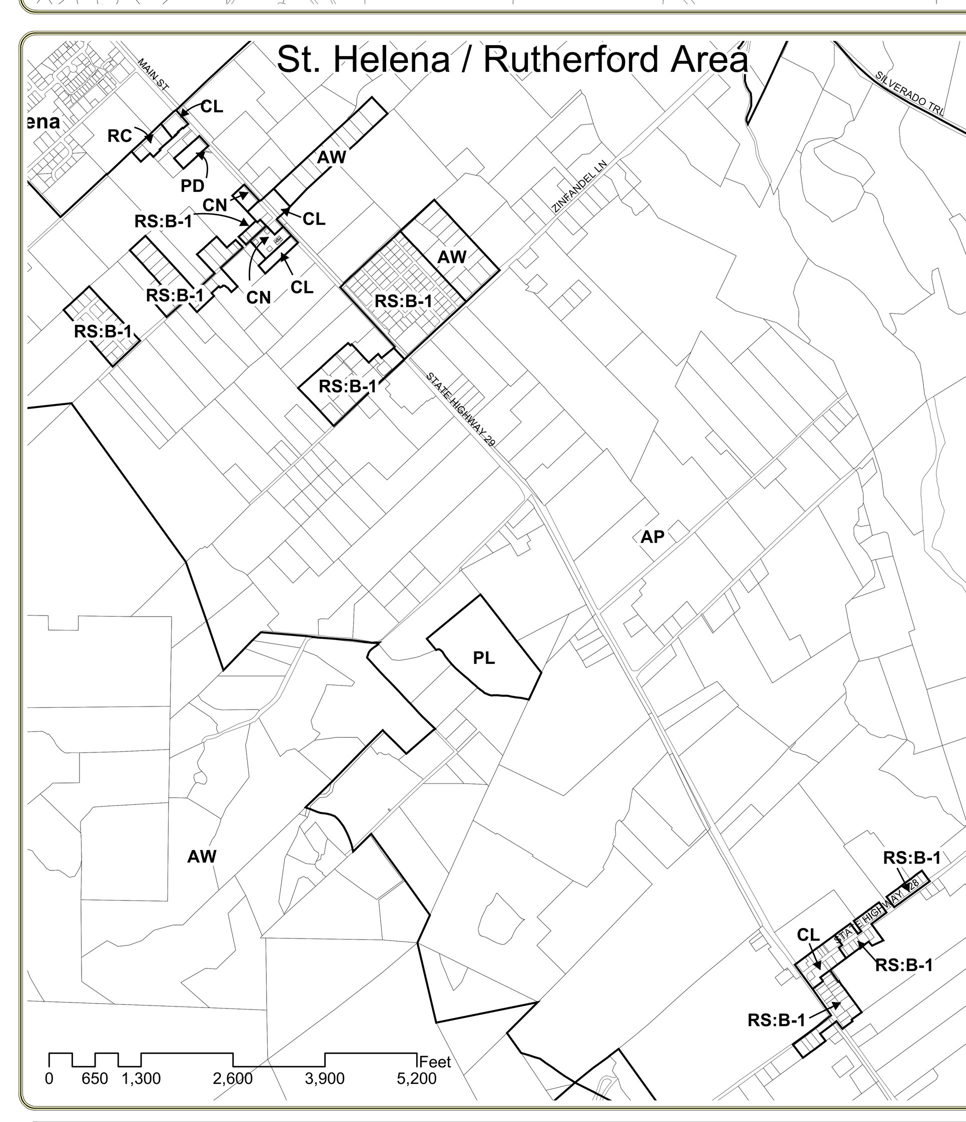
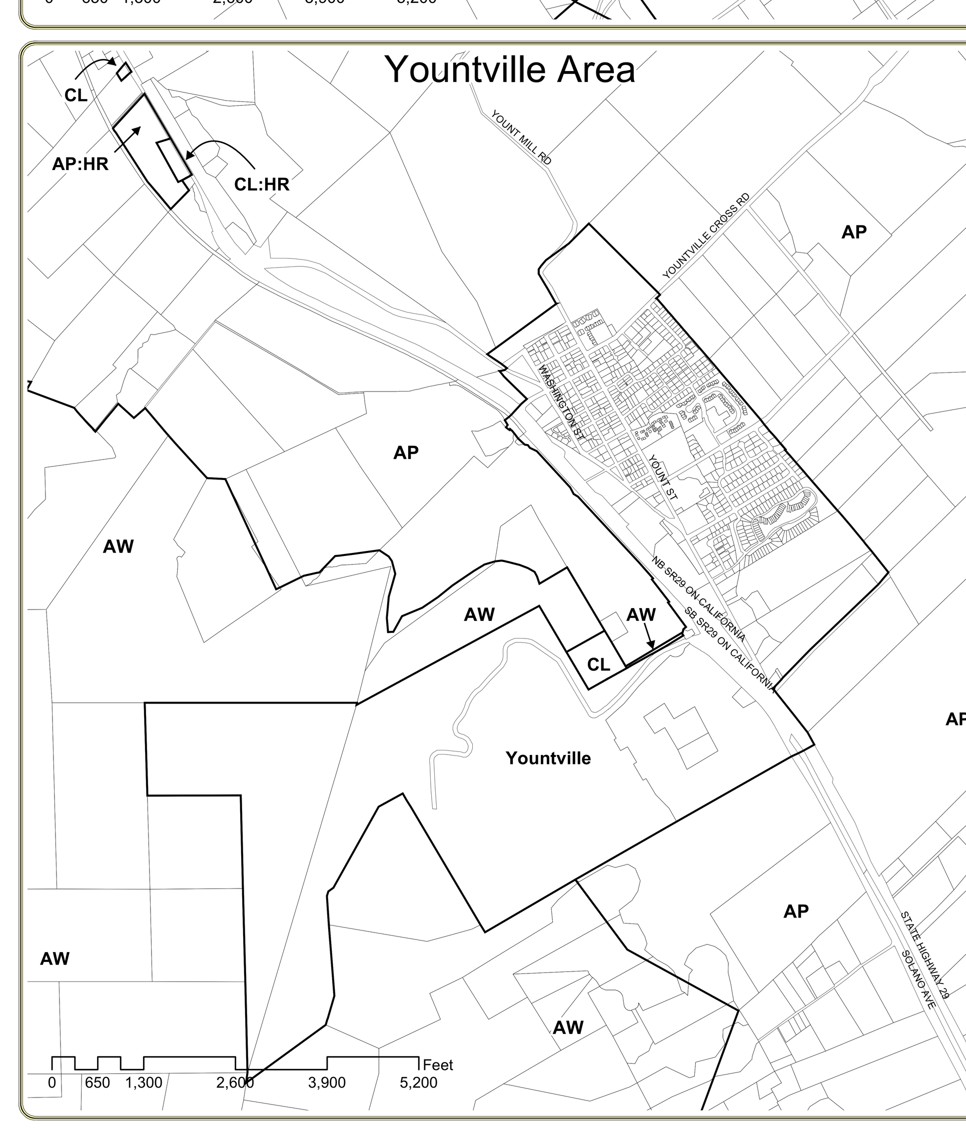
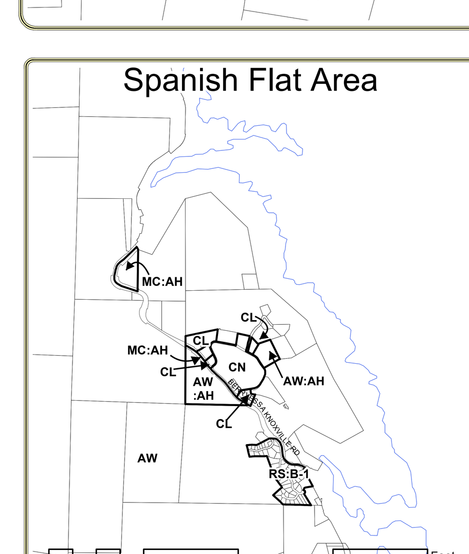
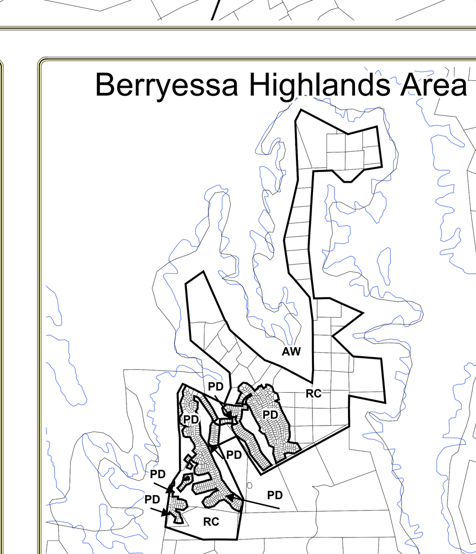
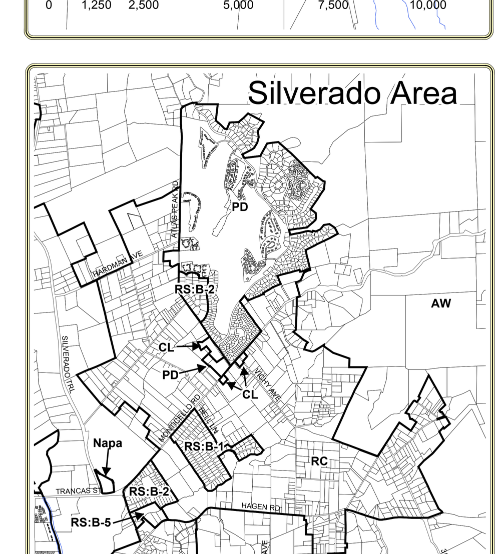
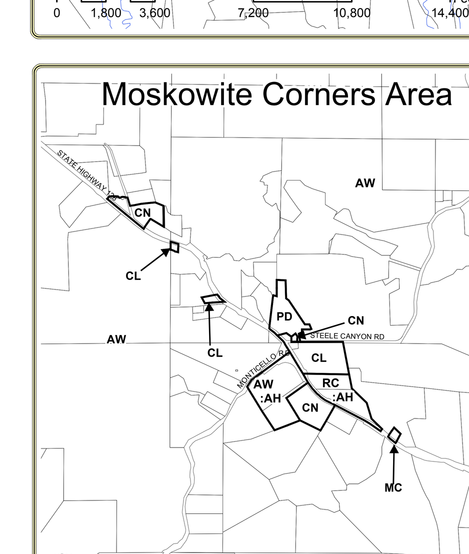
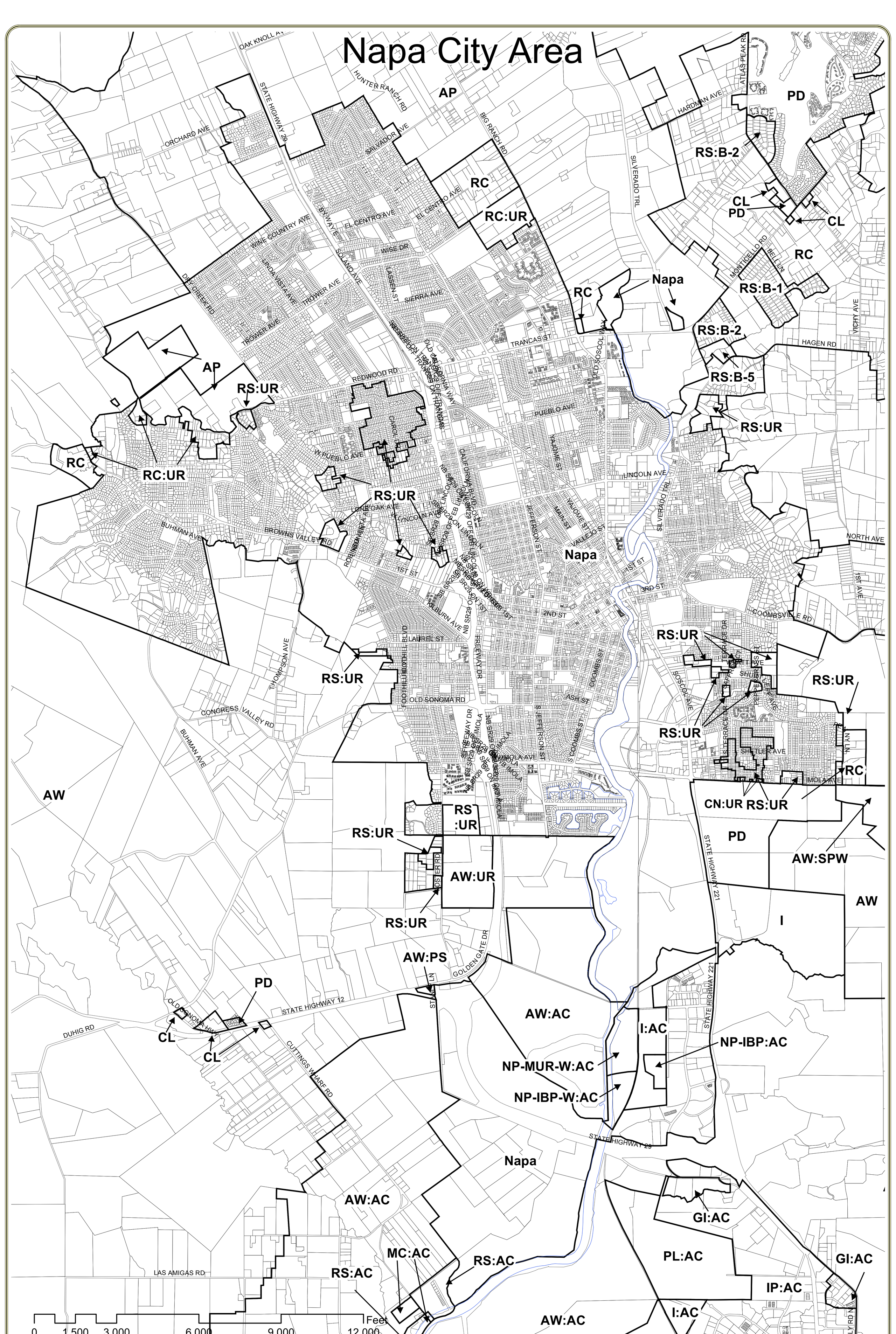
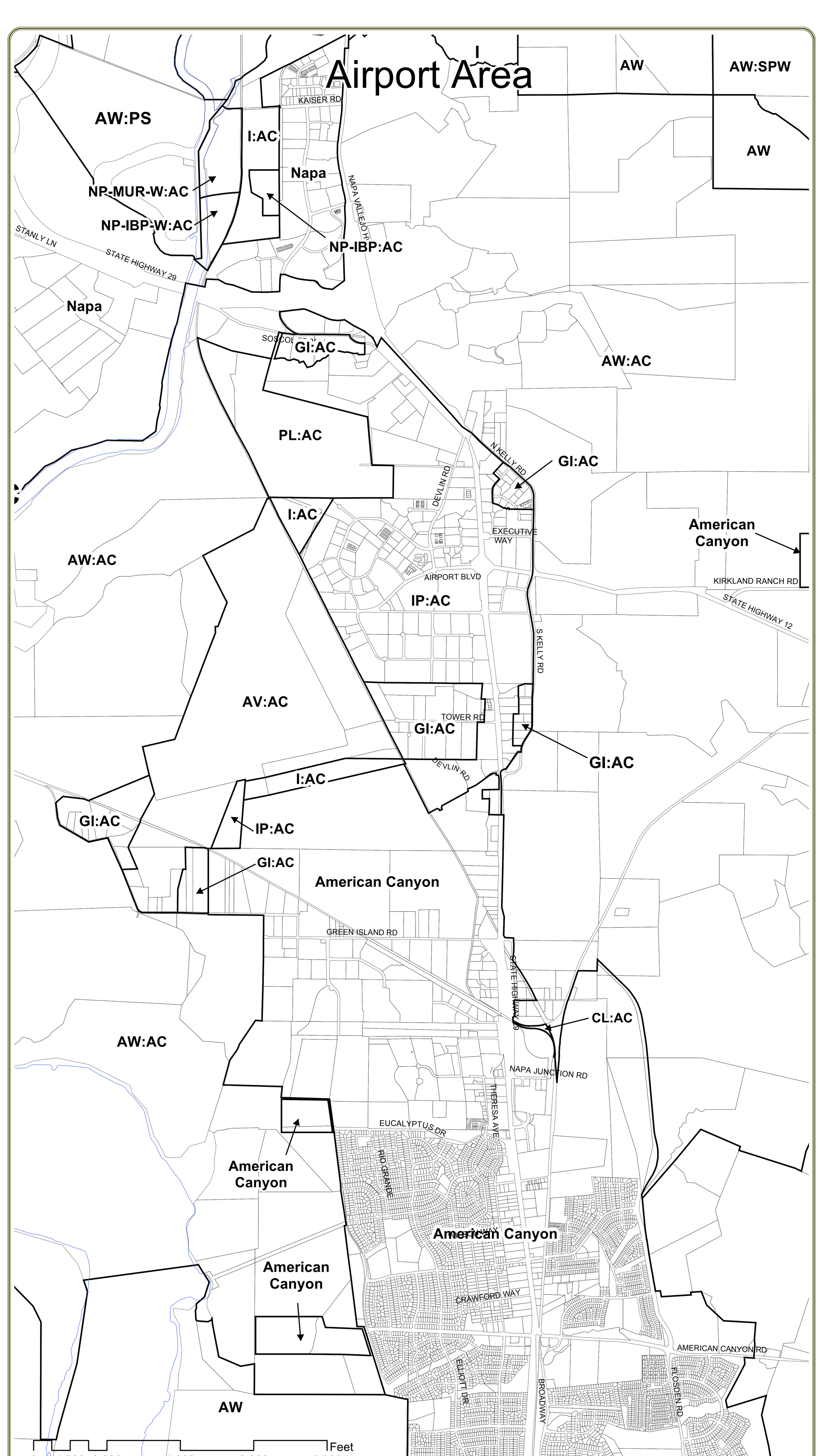
:UR — Urban Reserve
The :UR combination district classification is intended to identify those properties inside the sphere of influence of a city as adopted by LAFCOM and a city-adopted urban limit, such as the city of Napa's RUL, whose continued or future urbanization, subject to Section 18.100.030, is contingent upon annexation to the city, as indicated in Napa County general plan policies.

:V — Viewshed Protection
The :V combination district classification is intended to identify those properties along major county roads and highways that are visually prominent, are located in identified scenic corridors, or are located in areas of existing significant geologic, topographic and other natural features. Future development activities within the district should be designed and sited so as to preserve and, where possible, enhance existing short, medium and long range views of existing significant geologic, topographic and other natural features. The purpose of establishing this district is to ensure that future construction minimizes impacts on area roadways and adheres to recognized principles of design, site planning and is of a high quality design that will enhance the market attractiveness of the entire airport industrial specific plan area. (Ord. 1195 § 1 (part), 2002: Ord. 1161 § 1 (part), 1999)

:AH — Affordable Housing
The :AH combination district classification is intended to:
A. Implement the goals of the Housing Element of the Napa County General Plan in regard to the construction of affordable housing by establishing development regulations for identified housing opportunity sites.
B. Apply to parcels identified in Appendix H of the Housing Element of the General Plan as may be amended from time to time.
C. Allow the construction of a variety of affordable housing types on parcels specified in the Housing Element of the Napa County General Plan.
D. Establish maximum and minimum densities for the development of affordable housing and allow development by right up to specified densities, as set forth in section 18.82.040.
E. Permit uses identified in this Chapter as an alternative to the underlying zoning of the identified sites. Parcels may be developed in accordance with standards of the underlying zoning or in accordance with the standards set forth in this Chapter but not both.

:PS — Produce Stand
The :PS combination district classification is intended to be applied in Agricultural Watershed districts where the sale of agricultural produce, fruits, vegetables, and Christmas trees, grown on or off premises, and items related thereto, as well as the recreational and educational use by children of animals, such as children's pony rides and petting zoos. Only lands that have been historically used for such purposes are eligible for the :PS combination district classification. (Ord. 96-3 § 4 (part), 1996)

:SWP — Skyline Wilderness Park
The Skyline Wilderness Park Combination district (:SWP) classification is intended to be applied to those lands within or adjacent to Skyline Wilderness Park, where allowed uses vary from those allowed in the principal AW zoning district.

A Tradition of Stewardship
A Commitment to Service

Napa County
Planning, Building
and Environmental Services