

SUMMARY OF ALLOWABLE USES BY ZONING DISTRICT

As of January 12, 2006

Prepared by the Napa County Conservation, Development and Planning Department

ZONING DISTRICTS

ALLOWABLE USE	AGRICULTURE		RESIDENTIAL			COMMERCIAL				INDUSTRIAL		
	AP*	AW	RC	RS	PD	CL	GC	CN	MC	IP	I	GI
1 Dwelling Unit (DU)	Yes	Yes	Yes	Yes	Yes w/U.P.	Yes** Accessory	Yes** Accessory	Yes Accessory	Yes w/U.P.	----	----	Yes w/U.P.
2 nd DU (1,200 Sq. Ft.)	---	Yes	Yes	Yes	----	----	----	----	----	----	----	----
Guest Cottage-No Kitchen (1,000 sq. ft)	Yes	Yes	Yes	----	----	----	----	----	----	----	----	----
Farm Labor DU	Yes	Yes	----	----	----	----	----	----	----	----	----	----
Residential Care Facility	Small-yes	Small-yes	Small-yes	Small-yes Medium w/U.P. Large*** w/U.P.	----	----	----	----	----	----	----	----
Family Day Care Homes	Small-yes Large-yes	Small-yes Large-Yes	Small-yes Large-yes	Small-yes Large-yes	----	----	----	----	----	----	----	----
Child Day Care Centers	----	----	----	yes- w/U.P.	----	Yes w/ U.P	Yes w/U.P..	----	----	Yes w/U.P.	----	----
Agriculture	Yes	Yes	Yes	----	----	Yes	Yes w/U.P.	Yes	Yes	Yes	Yes	Yes
Animals	Yes	Yes	Yes	----	----	Yes	Yes w/U.P.	Yes	Yes	Yes	Yes	Yes w/S.P.A.
Kennel	Yes w/U.P.	Yes w/U.P.	Yes/ w/U.P.	----	----	----	----	----	----	----	----	----
Public Stables	----	Yes w/U.P.	Yes	----	----	----	----	----	----	----	----	----
Winery	Yes w/U.P.	Yes w/U.P.	----	----	----	----	----	----	----	Yes w/U.P	Yes w/U.P.	Yes w/U.P.
Commercial	----	----	----	----	yes w/U.P.	Yes w/U.P	Yes w/U.P.	Yes w/U.P.	Yes w/U.P.	Support Yes w/U.P.	Only products produced	Support w/U.P.
Industrial	----	----	----	----	----	----	----	----	----	Yes w/U.P	Yes w/U.P.	Yes w/U.P. Or S.P.A.
Wine Warehousing	w/winery	w/winery	----	----	----	----	----	----	----	Yes w/U.P	Yes w/U.P.	Yes w/U.P. Or S.P.A.
RV & Boat Mini Storage	----	----	----	----	----	----	Yes w/U.P	Yes w/U.P. Lake Berryessa	Yes w/U.P.	Yes w/U.P	Yes w/U.P.	Yes w/U.P. Or S.P.A.

ALLOWABLE USE	AP	AW	RC	RS	PD	CL	GC	CN	MC	IP	I	GI
Private Schools (institutional)	----	----	Yes w/U.P.	Yes w/U.P.	Yes w/U.P.	Yes w/U.P.	Yes w/U.P.	Yes w/U.P.	----	-----	----	----
Bed & Breakfast Inn, Motel	----	----	-----	----	----	Yes w/U.P.	Yes w/U.P.	----	----	Yes w/U.P.	----	----
Contractor's Storage	----	----	-----	----	----	----	Yes Lake Berryessa w/U.P.	Yes Lake Berryessa w/U.P.	----	----	----	Yes w/S.P.A.

*ZONING DISTRICT DESIGNATIONS

AGRICULTURAL AP-Agricultural Preserve AW-Agricultural Watershed
 RESIDENTIAL RC-Residential Country RS-Residential Single PD-Planned Development
 COMMERCIAL CL-Commercial Limited GC-General Commercial CN-Commercial Neighborhood MC-Marine Commercial
 INDUSTRIAL IP-Industrial Park I-Industrial GI-General Industrial
Districts with very limited applications: RM-Residential Multiple RD-Residential Double AV-Airport PL-Public Lands TP-Timberland Preserve

ABBREVIATIONS: UP-Use Permit SPA-Site Plan Approval

Combining Districts Summary:

- :B Building Site – Specific minimum lot size in acres to be observed. (Indicated by number after the B).
- :AC Airport Compatibility – Additional standards to be applied to lands in the vicinity of public use airports to reduce hazardous situations and insure compatible land use development
- :UR Urban Reserve – Uses or actions other than permitted uses first require an application for annexation to be processed before proceeding.
- :AH Affordable Housing

Combining Districts with very limited application: :FR-Fire Risk :GR-Geologic Risk :RVP-Recreation Vehicle Park :A-Agricultural
 :PS – Agricultural Produce Stand :HR – Historic Restaurant :V – Viewshed Protection

Exceptions – Chapter 18.120 lists uses which may be allowed with and without Use Permit approval in any or certain specified zoning districts, and uses allowed upon grant of an administrative permit.

NOTE: This table is a partial chart of uses and zoning districts for Napa County. For complete information, please check the appropriate sections of the Zoning Ordinance and discuss your proposed project with a Planner at the Conservation, Development and Planning Department. In case of conflict between the provisions represented in this summary and the provisions set forth in the text of the Zoning Ordinance, the provisions of the Zoning Ordinance shall apply.

Section 18.104.030 *Section 18.104.170