



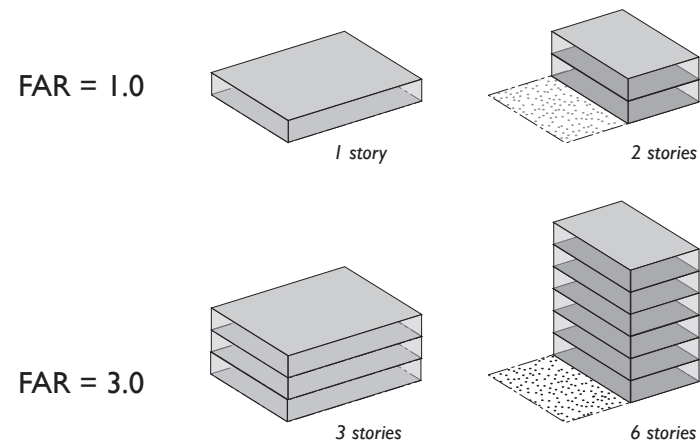
OVERVIEW

The General Plan establishes density/intensity standards for each use classification. Residential density is expressed as housing units per gross acre. Non-residential and mixed-use development intensity is expressed as floor area ratio (FAR), which is calculated by dividing building area by site area exclusive of constraints (such as floodways). Residential uses as part of mixed-use development are not separately subject to density requirements. FAR is a broad measure of building bulk that regulates both visual prominence and traffic generation. It can be clearly translated to a limit on building bulk in the Zoning Ordinance and is independent of the type of use occupying the building. Building area devoted to structured or covered parking (if any) is not included in FAR calculations.

The Zoning Ordinance may provide specific exceptions to the FAR limitations for uses with low employment densities, such as research facilities, or low peak-hour traffic generation, such as a hospital. In addition to density/intensity standards, some land use classifications stipulate allowable building types (such as single-family residential) as well.

The density/intensity standards do not imply that development projects will be approved at the maximum density or intensity specified for each use. Zoning regulations consistent with General Plan policies and/or site conditions may reduce development potential within the stated ranges. Likewise, additional density/intensity bonuses could be used by the City to encourage development or be used as an incentive for desired goals and objectives. Density/intensity standards are specified with each land use description and summarized

FAR/INTENSITY EXAMPLES



DENSITY EXAMPLES



36 on Echo, Echo Park Townhomes with tuck-under parking
3 stories, 18 du/ac



Courier Place Apartments, Claremont
Stacked apartments with surface parking
2-3 stories, 22 du/ac



Glashaus, Emeryville
Stacked apartments w/ underground parking
4 stories, 41 du/ac



The Riverfront, Napa
FAR: 2.7* | 29.0 du/ac | Height: 52'
*Estimate residential and non-residential

Standards for Density and Development Intensity

Draft Land Use Designation	Residential Density (housing units per gross acre)	Floor Area Ratio (FAR) (exclusive of parking area)
Residential		
Traditional Residential	2.0 to 12.0	Up to 0.6 for combined residential and non-residential uses.
Very Low Density	0 to 2.0	Requires Conditional Use Permit for non-residential uses.
Low Density	3.0 to 8.0	Up to 0.3 for non-residential uses
Medium Density	8.0 to 18.0	Up to 0.3 for non-residential uses
High Density	18.0 to 40.0	Up to 0.3 for non-residential uses (0.6 by Use permit; not to exceed a combined FAR of 1.0 for both residential and non-residential uses)
Mixed Use		
Residential Mixed Use	16.0 to 40.0	up to 1.0 (including all uses – non-residential and residential)
Corridor Mixed Use Low	Regulated by FAR only	up to 1.5 (including all uses – non-residential and residential)
Corridor Mixed Use High	Regulated by FAR only	up to 2.0 (including all uses – non-residential and residential)
Napa Pipe Mixed Use	-	-
Commercial		
General Commercial	No residential permitted	up to 0.7
Hospitality Commercial	No residential permitted	up to 1.5
Business Professional	up to 40.0	up to 1.2
Industrial		
Business Park	No residential permitted	up to 0.7
Light Industrial	No residential permitted	up to 0.5
Public and Conservation		
Public-Serving	Requires Conditional Use Permit for residential uses	up to 1.0 (including all uses) except for no limit on City-owned public-service and safety uses
Open Space and Parks	none	Varies, depends on use
Greenbelt	One primary dwelling unit per existing parcel; 1 unit per 20 acres	Established during discretionary review.
Agriculture	No residential permitted	Requires Conditional Use Permit for non-residential uses.
Downtown Specific Plan	Specified in the Downtown Specific Plan	Specified in the Downtown Specific Plan



LAND USE DESCRIPTIONS

The designations are meant to be broad enough to give the City flexibility in implementation, but clear enough to provide sufficient direction to carry out the General Plan. The City's Zoning Ordinance will contain more detailed provisions and standards and will be updated to ensure consistency with the General Plan land use classification system. More than one zoning district may be consistent with a single General Plan land use designation. This section describes each land use designation proposed in the Draft Land Use Plan.

RESIDENTIAL

Five residential land use designations are established to provide for development of a range of housing types. Densities are stated as number of housing units per gross acre, which is the total area of the property excluding areas subject to physical or environmental constraints that are undevelopable, such as creek corridors, floodways, and areas to be dedicated for greenways or habitat protection. Development would be required within the density range (both maximum and minimum) where stipulated in the designation. Development standards established in the Zoning Ordinance and physical parcel constraints may limit attainment of maximum densities.

Accessory and "junior" accessory units permitted by local and State regulations, and State-mandated density bonuses for provision of affordable or senior housing are in addition to densities otherwise permitted. For mixed-use areas with development intensities specified in FAR rather than residential density, bonus for affordable or senior housing will be in the form of FAR.

Home-occupation uses are allowed in all residential areas as incidental to residential use, with limitations on size and other parameters as established in the Zoning Ordinance. Day care facilities are allowed in all residential designations in accordance with State law. Existing Mobile Home Parks shall be considered conforming uses in all residential areas.

Unless otherwise specified in a designation, non-residential uses may also be allowed in appropriate locations at the discretion of the City, including bed-and-breakfast inns and public and quasi-public uses of an administrative, educational, recreational, religious, cultural, communications, or public service nature.

The maximum FAR for non-residential uses is 0.3 on sites designated for residential land uses, unless FARs are specified in specific classifications that follow. Increase in FAR up to 0.6 may be allowed by Use Permit, provided the design respects and complements

the visual character of the surrounding neighborhood; does not adversely impact the historic qualities of any historic building; and all other impacts are mitigated. Increases in FAR above 0.3 shall not be authorized for any nonconforming uses in residential land use categories.

VERY-LOW DENSITY RESIDENTIAL

This designation is mainly for single-detached homes in rural edges of the city. The density range is from 0 to 2.0 dwelling unit per gross acre with the intent that existing parcels remain sparsely built and/or are clustered to preserve natural features and resources. Vineyards, low-intensity agricultural uses, and open space preservation are permitted. Non-residential commercial uses (such as wineries) will require a Conditional Use Permit.

LOW DENSITY RESIDENTIAL

Single-family residential development with densities ranging from 3.0 to 8.0 units per gross acre. This classification is mainly intended for detached single-family dwellings, but attached single-family units may be permitted, provided each unit has ground-floor living area and private outdoor open space. Mobile homes, and compatible uses such residential care facilities are permitted.

TRADITIONAL RESIDENTIAL

Traditional Residential areas consist of the historic neighborhoods of Napa which have developed over time with a variety of residential building types and densities. Portions of some neighborhoods may have developed during one historic period and exhibit common design characteristics, while other areas may have developed over an extended time period and be diverse in architectural styles. New development will complement the existing neighborhood in terms of building massing and overall scale. Flexibility in street setbacks, yards, and other zoning standards may be permitted to ensure compatible design. A variety of housing styles may be permitted so long as they are compatible with the design characteristics of the surrounding neighborhood and within the permitted density range.

This designation provides for detached and attached single-family homes, live-work housing, and group quarters (e.g., residential facilities and nursing homes).

Permitted residential density range is 2.0 to 12.0 units per gross acre. Non-residential uses, including bed-and-breakfast inns; administrative, educational, cultural, and offices are allowed, provided the overall combined maximum residential and non-residential FAR is 0.6. [Note to staff: Some of the non-residential uses are currently conditionally permitted. Given the desire expressed in outreach for

greater diversity of uses to economically sustain historic resources, this will broaden the permitted uses but with an overall floor area cap).

MEDIUM DENSITY RESIDENTIAL

Housing densities range between 8.0 to 18.0 units per gross acre. Housing types would typically encompass single-family detached and attached, but multifamily housing type may be permitted where maximum permitted density is otherwise not attainable due to lot configuration or development constraints.

HIGH DENSITY RESIDENTIAL

Residential development, with densities ranging from 18.0 to 40.0 units per gross acre. This designation would permit the full range of housing types, including multifamily, single-family attached, single room occupancy (SRO) facilities, live-work housing, group quarters (e.g., residential facilities and nursing homes).

Non-residential uses that may be allowed in appropriate locations at the discretion of the City are limited to bed-and-breakfast inns and public and quasi-public uses of an administrative, educational, recreational, religious, cultural, communications, or public service nature. The FAR for nonresidential uses shall not exceed 0.30; however, an increase in FAR up to 0.6 may be allowed by Use Permit, provided the design respects and complements the visual character of the surrounding neighborhood; does not adversely impact the historic qualities of any historic building; and all other impacts are mitigated. Increases in FAR above 0.3 shall not be authorized for any nonconforming uses in residential land use categories. Combined maximum residential and non-residential FAR shall not exceed 1.0.

MIXED USE

These designations are intended to accommodate higher-intensity, active, pedestrian-oriented development. Any single use or combination of allowed uses are permitted in order to integrate housing with retail, commercial, office, and other compatible uses. Certain mixed-use areas, as indicated on the Land Use Diagram, are required to have active ground floor uses as to generate interest and activity along the street; it is anticipated that these sites will include a vertical mix of uses. Examples of active ground floor uses include retail shops, restaurants, bars, theaters and performing arts, commercial recreation and entertainment, personal and convenience services, hotel lobbies, banks, travel agencies, childcare services, libraries, museums, and galleries. Development will be designed to foster walkability and connections with surroundings. Where larger sites are developed, development will be broken into smaller blocks to promote finer-grain development.

For all mixed use designations, a balanced mix of residential, non-nuisance production, creative, and maker-oriented uses (including artisan shops, studios, media production, printing and publishing), distilleries and micro-breweries, tech start-ups, research and development facilities, light industrial uses, public and quasi-public uses, and home-based businesses are permitted. Four mixed-use designations are established:

RESIDENTIAL MIXED USE

This designation prioritizes residential development with associated neighborhood-scale retail and office space. In addition to multifamily housing, live/work units, artist studios, and businesses that are less than 10,000 square feet are permitted. The maximum FAR for all uses, inclusive of residential, shall be 1.0. Residential units are required with densities ranging between 16 and 40 housing units per acre.

CORRIDOR MIXED USE LOW

Provides for developments that integrate residential and compatible commercial and office uses. This designation is intended for a mixture of uses in a single building, however if a mix uses are infeasible due to site constraints or prohibitive costs, single uses are allowed provided they meet the goals and objectives of the General Plan. Certain Corridor Mixed Use Low areas are required to have active ground floor uses to meet neighborhood needs and generate interest and activity along the street. The maximum FAR for all uses, inclusive of residential, shall be 1.5. No separate residential density standards are specified.

CORRIDOR MIXED USE HIGH

This designation is intended to promote vibrant and walkable environment with mid-rise (typically 55 feet or lower), mixed-use development and allows for more intensive development than Corridor Mixed Use Low. Permitted uses include neighborhood and community retail; eating and drinking establishments; commercial recreation; hotels and visitor services; residential; financial, business, and personal services; educational and social services; and office. The maximum FAR for all uses, including residential, shall be 2.0. For developments along Soscol, Lincoln, and Imola avenues, minimum 0.15 FAR non-residential use is required. No separate residential density standards are specified.

NAPA PIPE MIXED USE

This designation applies solely to the Napa Pipe site. A range of housing types, retail, hotel, office, and other commercial uses are permitted, with development intensities in accordance with the more detailed City-approved plans for this site.



COMMERCIAL

These designations are designed to foster a mix of business uses resulting in districts with strong urban design, including buildings and landscapes that relate to the surroundings, with high-level of public-realm amenities, such as tree-lined streets; sidewalks, pedestrian paths, and crossings; and plazas and other gathering spaces for workers and visitors. Site planning should ensure that streets are lined with occupied buildings or landscapes, with parking and service facilities tucked behind or away from public streets. Large parcels would be broken up into smaller blocks by pedestrian paths to create more walkable settings and parking garages may be used to promote shared parking. Three commercial districts are established:

HOSPITALITY COMMERCIAL

Provides for commercial retail and service uses, including lodging, restaurants, and service stations oriented towards tourists and other visitors to the community. Visitor-serving retail uses which emphasize the historic role of the Napa Valley in viticulture, such as wineries and wine centers, are also permitted. The maximum FAR shall not exceed 1.5.

GENERAL COMMERCIAL

This category includes general and neighborhood commercial uses, including shopping centers and commercial uses adjacent to highways or some major corridors, where residential development may not be desirable. A range of commercial uses, including retail stores, eating and drinking establishments, commercial recreation, gas and service stations, automobile sales and repair services, financial, business and personal services, motels, medical, educational and social services is permitted. The Zoning Ordinance may further distinguish between neighborhood, regional, or general commercial uses. The maximum FAR is 0.7.

BUSINESS PROFESSIONAL

This designation allows commercial office, including general business, non-nuisance production, professional services, and health and wellness uses. Office areas near the Queen of the Valley Hospital are reserved for medical/dental offices, medical laboratories, pharmacies, and similar related uses. Support commercial uses are permitted, subject to limitations established in the Zoning Ordinance. Intensive residential uses may be allowed only as adjunct to the health or medical-related use at a maximum density of 40 units per gross acre. The maximum FAR is 1.2.

INDUSTRIAL

LIGHT INDUSTRIAL

This designation provides for small-scale, manufacturing, fabrication, packaging, storage, equipment repair, construction and maintenance yards, trade and technical training facilities, utility plants, and recycling centers and similar facilities. Additional production-oriented uses are permitted, including creative, and maker-oriented uses, including artisan shops, studios, media production, printing and publishing, distilleries and micro-breweries, cannabis, tech start-ups, research and development facilities, light industrial uses, and public and quasi-public uses. The maximum allowable FAR is 0.5.

BUSINESS PARK

This designation provides for manufacturing, warehousing, and office, public and quasi-public uses, and similar compatible uses in a campus-like setting. Intensive industrial uses may be located in BP-designated areas subject to the special design considerations and other criteria that may apply to a specific corporate park. Development in this designation shall have integrated design requirements including extensive landscaping and unifying design features. Any exterior storage and limited operations shall be fully screened from any public view, and adjacent residential and commercial uses. The maximum allowable FAR is 0.7.

PUBLIC AND CONSERVATION

The Public use designates areas that are primarily used for public or quasi-public institutions, including schools, government offices, resource and greenbelt areas, open spaces, parks, and related community service facilities. There are three public-serving and conservation designations:

PUBLIC-SERVING

This designation provides for public and quasi-public sites dedicated to community-serving purposes, such as government offices and related community service facilities, all public schools, private schools with a significant enrollment, and public health facilities. Residential uses are also permitted in appropriate locations as a conditional use. Conference, exhibition, entertainment, and other gathering uses may also occur in large facilities such as those at the Napa Valley Expo. Residential, mixed use or residential mixed use may also be permitted, with the final density being determined based on the density of surrounding uses and a finding of compatibility through a Conditional Use Permit. The maximum FAR for all uses is 1.0, with no specific FAR limitation for City-owned public-service and safety uses.

AGRICULTURE

This designation is primarily for private open space uses and low-intensity agriculture for properties along the periphery of the city limits. As such, no residential or commercial uses are permitted by right. Other uses, such as wineries or production facilities, require a Conditional Use Permit.

OPEN SPACE AND PARKS

The Open Space and Parks designation is applied to future and existing public parks and facilities. Active and passive recreation spaces, greenbelts, natural areas, other recreational and public facilities—such as youth and senior centers, restrooms, plazas, ballparks, community centers, pools, and concession stands—would be permitted under this designation.

GREENBELT

This designation is applied to specific sites at edges of the city that are to remain in open space, agricultural or resource conservation use. Resource conservation areas are sensitive lands due to their high scenic value and/or natural resources and habitats, connectivity to larger habitats and other considerations such as geotechnical, seismic, or high fire hazards. One area with this designation is the Stanly Ranch South Wetlands Open Space. Other sites with this designation are hillside resource lands and lands currently in agricultural use. A maximum of one housing unit per existing parcel is permitted, provided sensitive resources and habitats, and viewsheds are not impacted. Other low intensity uses such as rural residential up to 1 unit per 20 acres, added low intensity agriculture or recreation trails may be considered at the discretion of the City to ensure adequate protection of underlying resources, or natural or scenic features.

DOWNTOWN NAPA SPECIFIC PLAN

Adopted in 2012, the Downtown Specific Plan, designates land uses and development intensities in the 210-acre downtown area bounded by Jefferson Street to the west, Third and Division streets to the south, the Napa River to the east and the zigzagging edge of the downtown commercial area adjacent to the northern residential neighborhoods along Polk and Caymus streets west of Soscol Avenue. The plan boundaries extend east to include the Oxbow area to just north of River Terrace Drive.

The Downtown Specific Plan will continue to be the guide for development in downtown, and should be referred to permitted uses and development intensities as well as other policies, programs, and standards. The General Plan provides additional flexibility,



Example of a mixed use building in downtown Napa.



View of an historic single family house in the Fuller Park neighborhood.



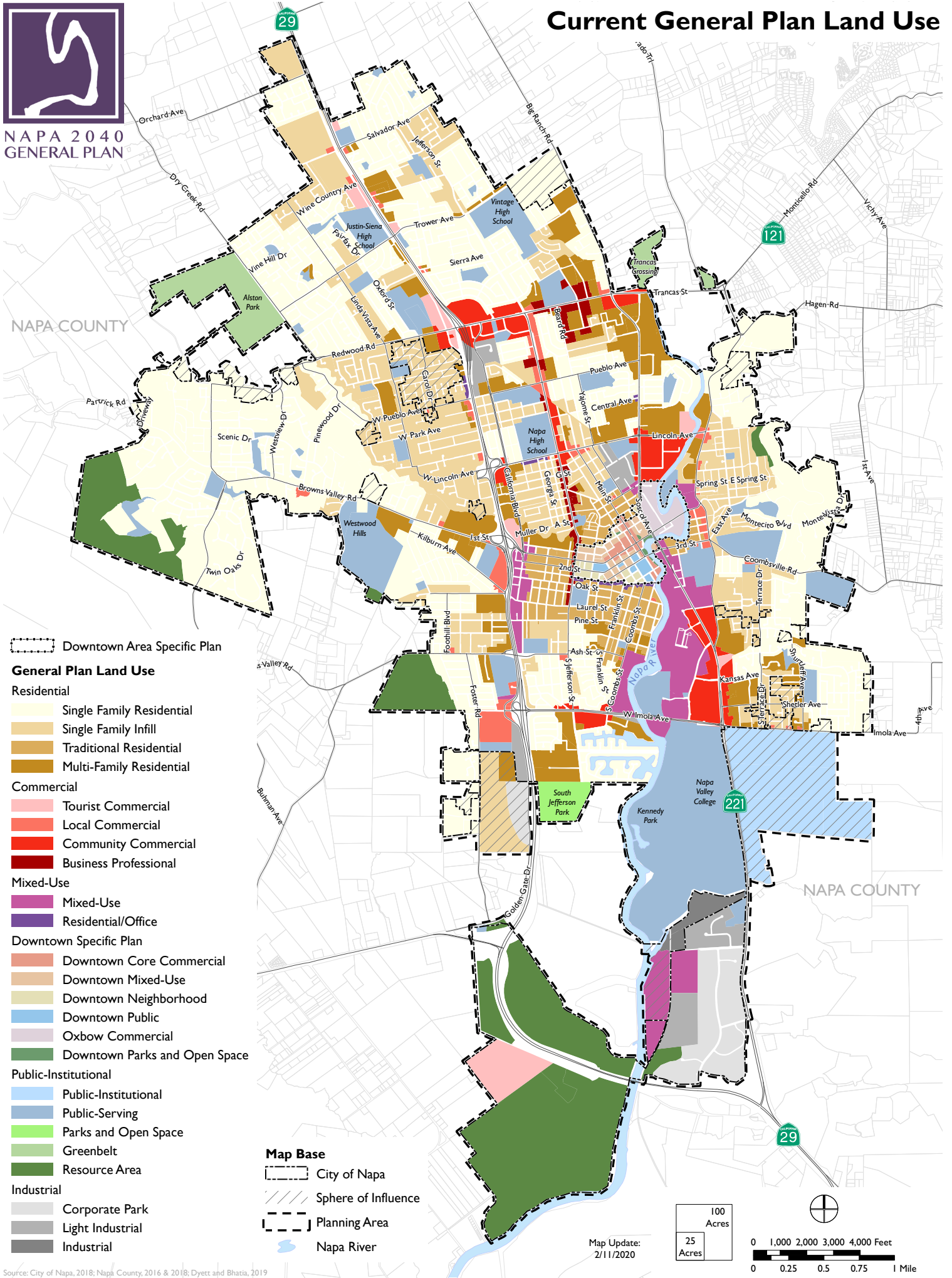
Example of a mix of housing types in Saratoga Downs.

allowing a broader array of ground floor uses—co-working spaces, art and craft studios, pop-up stores, wellness and fitness studios, arts, entertainment, and other related uses—in addition to retail and service establishments, and eating and drinking establishments.



NAPA 2040 GENERAL PLAN

Current General Plan Land Use



- Downtown Area Specific Plan
- General Plan Land Use**
- Residential**
- Single Family Residential
- Single Family Infill
- Traditional Residential
- Multi-Family Residential
- Commercial**
- Tourist Commercial
- Local Commercial
- Community Commercial
- Business Professional
- Mixed-Use**
- Mixed-Use
- Residential/Office
- Downtown Specific Plan**
- Downtown Core Commercial
- Downtown Mixed-Use
- Downtown Neighborhood
- Downtown Public
- Oxbow Commercial
- Downtown Parks and Open Space
- Public-Institutional**
- Public-Institutional
- Public-Serving
- Parks and Open Space
- Greenbelt
- Resource Area
- Industrial**
- Corporate Park
- Light Industrial
- Industrial

- Map Base**
- City of Napa
 - Sphere of Influence
 - Planning Area
 - Napa River

Map Update: 2/11/2020

0 0.25 0.5 0.75 1 Mile

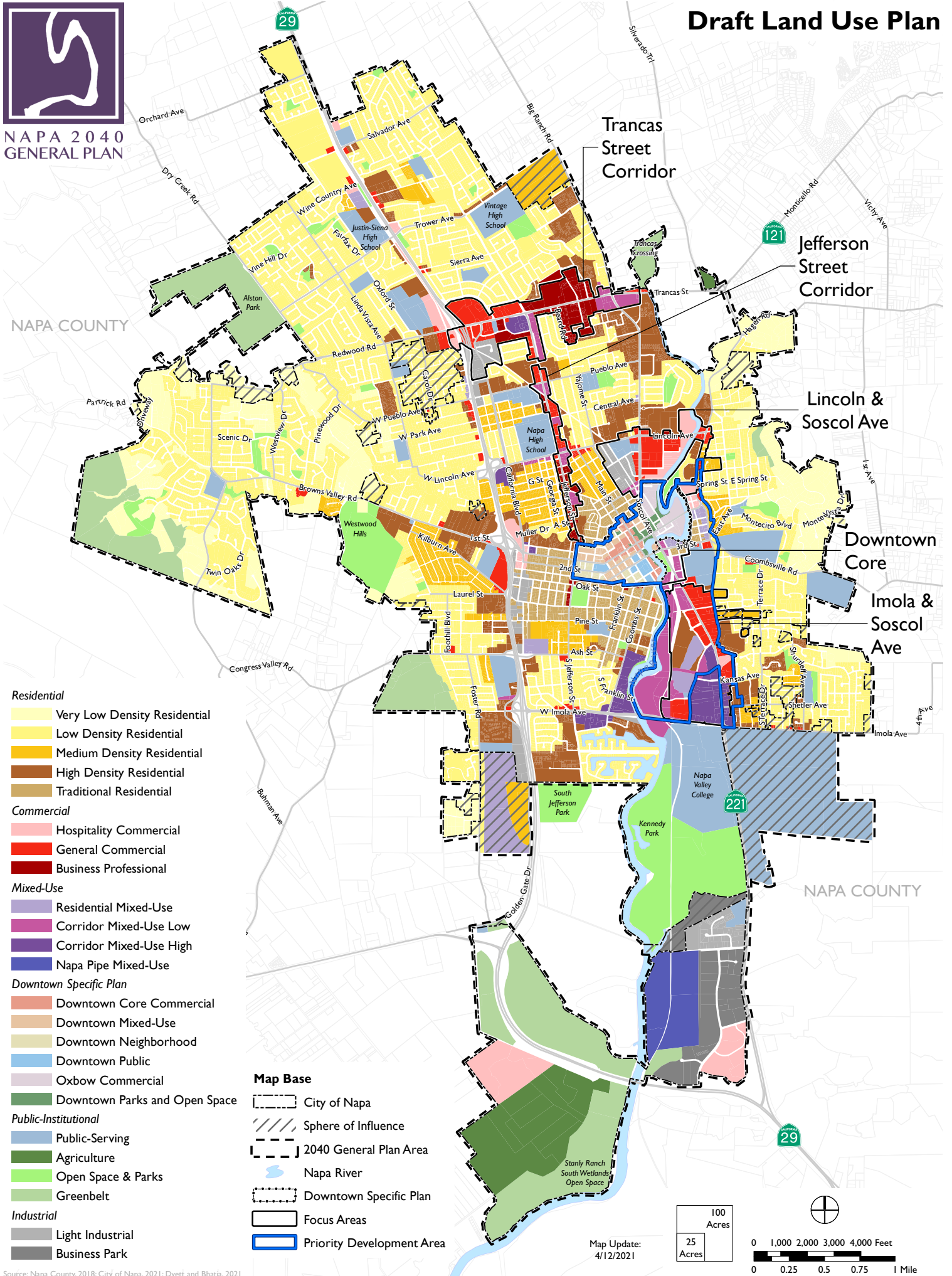
0 1,000 2,000 3,000 4,000 Feet

Source: City of Napa, 2018; Napa County, 2016 & 2018; Dyett and Bhatia, 2019



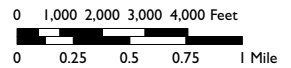
NAPA 2040 GENERAL PLAN

Draft Land Use Plan



- Residential**
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Traditional Residential
- Commercial**
 - Hospitality Commercial
 - General Commercial
 - Business Professional
- Mixed-Use**
 - Residential Mixed-Use
 - Corridor Mixed-Use Low
 - Corridor Mixed-Use High
 - Napa Pipe Mixed-Use
- Downtown Specific Plan**
 - Downtown Core Commercial
 - Downtown Mixed-Use
 - Downtown Neighborhood
 - Downtown Public
 - Oxbow Commercial
 - Downtown Parks and Open Space
- Public-Institutional**
 - Public-Serving
 - Agriculture
 - Open Space & Parks
 - Greenbelt
- Industrial**
 - Light Industrial
 - Business Park

- Map Base**
- City of Napa
 - Sphere of Influence
 - 2040 General Plan Area
 - Napa River
 - Downtown Specific Plan
 - Focus Areas
 - Priority Development Area



Map Update:
4/12/2021