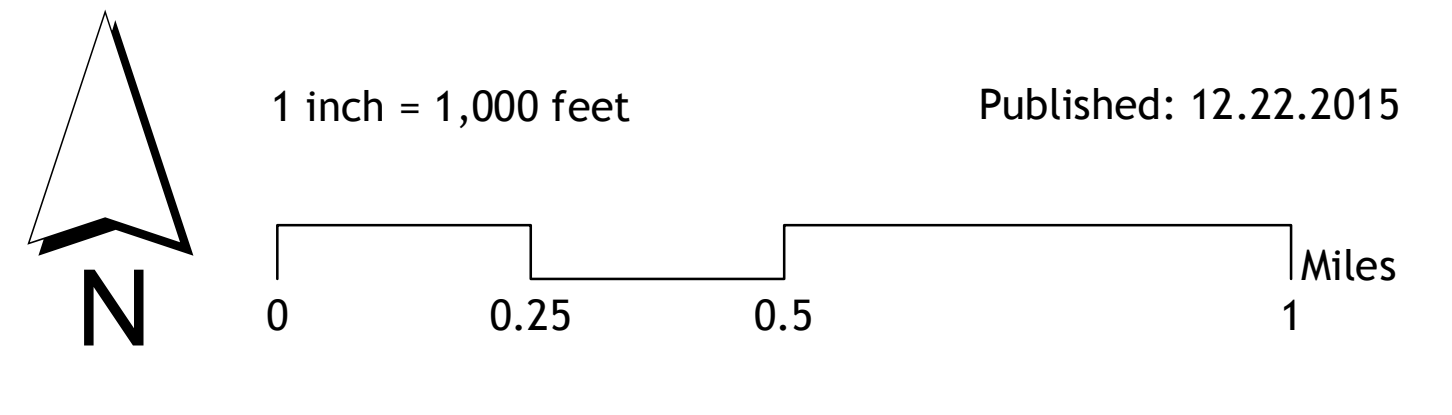


- SFR - Single-Family Residential**
The Single-Family Residential land use designation provides for detached single family homes, second units, planned unit and cluster developments, duplexes, triplexes, mobile homes, manufactured housing, and compatible uses such as day care and residential care facilities. 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.
- SFI - Single-Family Infill**
The Single-Family Infill land use designation provides for detached and attached single family homes, second units, planned unit and cluster developments, duplexes, triplexes, mobile homes, manufactured housing, and compatible uses such as day care and residential care facilities. 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.
- TRI - Traditional Residential Infill**
The Traditional Residential Infill land use designation provides for detached and attached single family homes, second units, planned unit and cluster developments, duplexes, triplexes, mobile homes, manufactured housing, live-work housing, and similar compatible uses such as day care and larger group quarters (e.g., residential facilities and nursing homes). 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.
- MFR - Multi-Family Residential**
The Multi-Family Residential land use designation provides for multi-family units, attached and detached single family, single-room occupancy (SRO) facilities, live-work housing, and similar compatible uses such as day care and larger group quarters (e.g., residential facilities and nursing homes). Existing Mobile Home Parks are located in Multi-Family Residential areas, are allowed to remain, and shall not be considered decanting. 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.
- TC - Tourist Commercial**
The Tourist Commercial land use designation provides for commercial retail and service uses oriented toward tourists and other visitors to the community. The designation includes destination-resort hotels, motels, and their recreational amenities, such as golf courses, tennis courts, and their related clubs and facilities. This designation also includes community and visitor-serving retail commercial, entertainment, restaurants, service stations, and similar compatible uses. Visitor-serving retail uses which emphasize the historic role of the Napa Valley in viticulture, such as wineries and wine centers, are also permitted.
- LC - Local Commercial**
The Local Commercial land use designation provides for primarily for commercial uses serving the daily needs of nearby residential neighborhoods, including retail and service uses, restaurants, and banks. Office uses comprising a small portion of the area, residential uses and mixed use projects may also be permitted. These developments are smaller in size and architectural scale and should not create significant impacts on surrounding residential neighborhoods.
- CC - Community Commercial**
The Community Commercial land use designation provides for commercial areas serving multiple neighborhoods or the entire community, including retail and service uses, restaurants, banks, entertainment, and offices. Higher density residential uses may also be allowed as part of mixed-use projects at appropriate locations and should primarily be located in shopping center configurations or as infill commercial uses in established community commercial areas.
- Business Professional**
The Business Professional land use designation provides for commercial office uses oriented to provision of business and professional services. Intensive office uses may be allowed at appropriate locations. This designation is meant to encourage concentrations of administrative and professional offices, public and quasi-public uses, and similar compatible uses, such as retail commercial oriented to the needs of the adjacent businesses. Office areas near the Queen-of-the-Valley hospital are reserved for medical/dental offices, medical laboratories, pharmacies, and similar related uses.
- DCC - Downtown Core Commercial**
The Downtown Core Commercial land use designation provides for retail uses; administrative and other offices; institutional, recreational, entertainment, arts and cultural uses; and public and conference facilities; transportation facilities; and public and quasi-public uses that will draw people Downtown during the day, evening and on weekends; develop an improved streetscape to offer visitors a pleasant pedestrian experience; and create a series of outdoor spaces to encourage public gatherings in the city center.
- DMU - Downtown Mixed-Use**
The Downtown Mixed-Use land use designation provides for retail uses; administrative and other offices; institutional, recreational, entertainment, arts and cultural uses; hotels and conference facilities; transportation facilities; and public and quasi-public uses that strengthen Downtown's role as the community's center. The Downtown Mixed-Use designation also encourages residential uses primarily as part of a mixed-use development. Stand-alone residential development may be permitted where it does not conflict with the land use policy direction, in order to provide continuous linkages in and around Downtown.
- DN - Downtown Neighborhood**
The Downtown Neighborhood land use designation provides for a compatible mix of residential uses; limited services; offices oriented to the provision of business and professional services; "live/work" spaces (where living space and work space are combined together into one unit); limited mixed residential/service and residential/office developments; and limited use of bed and breakfast inns and existing residences used as vacation rentals to encourage people to reside in Downtown and create "eyes on the street."
- DP - Downtown Public**
The Downtown Public land use designation provides for public and quasi-public uses dedicated to community-serving purposes such as government offices and related community service facilities. County uses such as the Napa County administrative and courthouse complex and adjoining jail are included in the Downtown Public district, as are uses that support Downtown commerce and living such as the public library, public parking facilities and Napa City Hall. The Downtown Public district also provides for appropriately located public lands devoted to public open spaces and trails.
- OBC - Oxbow Commercial**
The Oxbow Commercial land use designation provides for uses oriented to tourists such as hotels and their related amenities; recreational facilities; community and visitor-serving retail, commercial, entertainment and restaurants; and similar compatible uses in addition to live/work opportunities.
- DPOS - Downtown Parks and Open Space**
The Downtown Parks and Open Space land use designation provides for passive and active recreational uses, as well as act as an amenity for public gatherings and events in downtown.
- CP - Corporate Park**
The Corporate Park land use 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 Corporate Park-designated areas subject to the special design criteria 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.
- LI - Light Industrial**
The Light Industrial land use designation provides for small-scale, manufacturing, fabrication, packaging, storage, equipment repair, and similar related uses. Also included are construction and maintenance yards, trade and technical training facilities, utility plants, and recycling centers and similar facilities. Non-industrial uses may also be allowed in appropriate locations at the discretion of the City, including live-work units and child care centers.
- MU - Mixed-Use**
The Mixed-Use land use designation provides for a functionally integrated mix of retail commercial, office, possible light manufacturing, and higher density residential uses that are typically attached. Cultural, hospitality, entertainment and visitor oriented uses that complement and support the downtown are also allowed at appropriate locations. On key larger sites, a mix of uses, including residential uses, is strongly encouraged and may be required. On smaller sites, individual uses may be approved, but there is to be a mix of uses in the surrounding area, and creative mixed use projects are encouraged; consideration of smaller sites shall include an evaluation whether an adequate mix of uses has been provided.
- RO - Residential/Office**
The Residential/Office land use designation provides for residential uses and also allows offices oriented to provision of business and professional services, live/work, residential/office mixed uses, bed and breakfast inns, and public and quasi-public uses. This designation is meant to encourage residential uses; office conversions of residential uses are discouraged and shall be evaluated, based on factors such as residential vacancy rates, neighborhood compatibility, etc. Such areas are to be compatible with the design character of the surrounding neighborhood.
- PS - Public-Serving**
The Public-Serving land use designation provides for public and quasi-public sites dedicated to community-serving purposes, such as government offices and related community service facilities, city-wide and community parkland, public schools of all levels and private schools with a significant enrollment, and public health facilities. Conference, exhibition, entertainment and other public gathering uses may also occur in large facilities such as those at the Napa Valley Expo.
- RA - Resource Area**
The Resource Area land use designation applies to is applied to sensitive lands inside the Rural Urban Limit that require special standards due to viewshed, resource, habitat, geotechnical, or other considerations that further the conservation and resource protection goals of the General Plan. Limited, very low-density residential is permitted with discretionary review of the site development details. Other low intensity uses, such as rural residential or agriculture, may be considered at the discretion of the City on a case by case basis. All uses will be assessed to determine if they will impact or change the underlying character or feature that is intended for preservation by the Resource Area designation.
- G - Greenbelt**
The Greenbelt land use designation applies to lands outside of the Rural Urban Limit (RUL) that bear a relationship to the city's planning policies. Greenbelt lands that surround the RUL are to remain in agricultural or very low-density rural residential, public, or institutional use. The General Plan seeks to maintain these areas by providing adequate land and development potential within the RUL to accommodate anticipated growth to the year 2020.



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 Corrections: Please report to info@cityofnapa.org
 Latest Amending Document: R2015-10 (01.20.2015)
 Published File Path: G:\CD\Planning\GIS\PDF\GenPlan_Wall_R20151222.pdf
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