



## **B. LIGHT INDUSTRIAL/BUSINESS PARK AREAS**

### 1. Purpose and Objectives

The Business/Industrial Park land use designation is intended to provide areas exclusively for modern, non-nuisance light industrial and office uses which are compatible both with each other and with adjoining non-industrial areas, including the Napa County Airport, the S.R. 29 corridor, and surrounding agricultural and open space areas. Land uses in these areas are subject to special performance standards to ensure harmonious development. In addition, vacant parcels over 20 acres in size are subject to lot size restrictions to ensure that opportunities for large-site industrial park developments in the planning area will not be lost through premature subdivision into small parcels.

The Business/Industrial Park land use designation is intended to attract development of a higher standard with respect to construction characteristics, on-site amenities, standards of acceptable use, and off-site improvement requirements. The designation is intended to accommodate light industrial uses such as 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, offstreet parking, noise control, and outdoor storage. Design review is required for the implementation of these special requirements.

### 2. Allowable Uses

All uses in designated Business/Industrial Park areas shall require issuance of a Use Permit. Possible uses in Business/Industrial Park areas, subject to compliance with the standards set forth in this plan, include but are not limited to the following list:

- a. Professional, administrative, and general business offices.
- b. Research, development, and testing laboratories and facilities.
- c. Manufacturing and assembling of electrical, electronic, or electromechanical products.
- d. Manufacturing, assembling, fabrication, warehousing, and distributing of goods, wares, merchandise, articles, substances, or compounds, which are not flammable, explosive, or otherwise offensive or dangerous to surrounding property.
- e. Cooperage, bottling plants, and wine warehousing and distributing.
- f. Machine shops and other light-metal working shops.
- g. Manufacturing, compounding, processing, packing, treating, or storing of products such as food stuffs, pharmaceuticals, and toiletries.
- h. Painting, lithography, cartography, and book binding.

- i. Ancillary retail, banking, and other professional or personal service commercial uses which are minor business park components, provided that:
  1. Such commercial development takes place in a manner which: (1) is consistent with the overall goals of this industrial area specific plan, (2) contributes to and complements the viability and intended image of the planning area as an industrial center, and (3) is compatible with adjacent industrial park uses; and
  2. Such retail, banking, and other professional or personal service commercial uses shall be located in the following areas:
    - A. Within the Gateway Commercial Node, consisting of 12 acres located at the northwest corner of State Routes 12 and 29, and Airport Boulevard, and as shown on the Figure 5, provided that such commercial development and uses complies with the following standards:
      1. All retail/service and restaurant commercial uses shall be business park serving and shall not be tourist, community or region serving. An initial aggregate gross floor area of 35,000 sq. ft. of business park serving uses (in addition to the business park serving hotel, office uses and financial institutions such as banks) is allowed. Further, business park serving uses in excess of 35,000 sq. ft., but in no case exceeding 75,000 sq. ft. (exclusive of hotel, offices and financial institutions) aggregate gross floor area, shall be allowed subject to review by the Airport Industrial Area Subcommittee and recommendation to the Planning Director. Planning Director approval of uses in excess of 35,000 sq. ft. shall not be withheld when it is demonstrated that all existing and proposed commercial uses within the node are business park serving.
      2. No individual commercial tenant exceeds a size of 10,000 square feet;
      3. Restaurant uses shall not exceed 25 seats and 3,000 sq. ft. in area, except that one restaurant is allowed with a maximum of 150 seats and 6,500 sq. ft. in area, and one restaurant is allowed with a maximum of 60 seats and 3,000 sq. ft. in area;
      4. One service station and one convenience market are permitted, and may be either combine as a single use or as separate uses;
      5. Commercial tenant occupancies shall be located on the first floor;
      6. No highway-oriented retail/service or restaurant signage is permitted. Building mounted retail and restaurant signage shall not be illuminated, and shall have a maximum letter height of 12 inches.
    - B. Except as provided for in Sections i.2.C. and i.2.D below, commercial uses located outside of the Gateway Commercial Node are not permitted except for uses legally established prior to July 1, 2004.
    - C. Retail sales as an accessory use to other allowed uses, such as contractor's showrooms, sales of products produced at wineries or food processing

plants, may be allowed on a case-by-case basis through the project use permit on any Light Industrial/Business Park Area land.

- D. Sports clubs serving the businesses within the AIASP are permitted with a use permit on any property within the Light Industrial/Business Park Area, except within the Devlin Resort Commercial Node, and provided that such facilities are consistent with the requirements of Section i.1. Within the Gateway Commercial Node sport club uses shall be included within the maximum allowed commercial development.
- 3. Business park serving retail/service and restaurant commercial uses are uses oriented to predominately providing goods and services to persons conducting business within the Airport Industrial Area Specific Plan boundaries that are either: 1) identified in Appendix K or 2) are a similar use to those included in Appendix K and have been reviewed by the Airport Industrial Area Subcommittee. It is recognized that such uses will have a small proportion of customers who are not associated with the business park.
  - 4. The following uses are prohibited anywhere within Airport Industrial Area:
    - A. Outlet stores, or any other regional or tourist-serving commercial uses as determined by the Planning Director are prohibited.
    - B. Automobile sales.
- j. Hotels and motels, provided that:
    - 1. One business-serving hotel is allowed only within the Gateway Commercial Node and shall meet the following design standards:
      - A. Maximum of 100 rooms.
      - B. Maximum of 3,000 sq. ft. of aggregate meeting space.
      - C. Maximum of 2,000 sq. ft. of spa/workout facilities.
    - 2. One resort hotel is allowed within the Devlin Resort Development Node, consisting of a 72 acre site located on west side of Devlin Road approximately 2,000 ft. north of Airport Boulevard, and as shown on Figure 5, provided that such development complies with the following standards:
      - A. Maximum of 380 rooms.
      - B. Maximum of 420,000 sq. ft.
      - C. Maximum conference and meeting space of 53,000 sq. ft.
      - D. Aggregate restaurant and bar seating intended to serve the general public shall not exceed 450 seats.
      - E. Ancillary retail uses shall be as permitted by the use permit described in Subsection F below. Restrictions on ancillary retail in Section B.2.i above shall not apply.
      - F. A use permit for the project has been approved and shall be used, as defined by Napa County Code Section 18.124.080 or as set forth within the project

use permit, prior to expiration of such permit. In the event that the project use permit expires without being used, then resort development within the node shall not occur. All other uses listed in Sections V.B.2 shall remain allowable.

3. No other hotels or motels are permitted anywhere within the AIASP.
- k. Totally enclosed rifle and pistol ranges designed and constructed to meet the intent of, and all design criteria associated with, this land use classification.
- l. Daycare facilities as an ancillary use to serve the needs of parents employed in the planning area. Ancillary daycare is allowed as follows: 1) As a secondary use to an otherwise allowed use (primary use), wherein the parent and/or guardian of every child present at the daycare is an employee of the primary use or the ancillary daycare center, and the daycare does not exceed 15 children; or 2) As a stand alone business or in association with another allowed use, wherein the parent and/or guardian is not employed at the business location, in which case the size and location of the facility shall be subject to a consistency determination by the Napa County Airport Land Use Commission prior to use permit approval.
- m. Utility service centers combining both administrative and equipment yard functions in one facility, provided that special site design, architectural, and landscaping measures are incorporated in the facility design to maximize its compatibility with adjacent land uses and with the intent of the Light Industrial/Business Park designation. Such design measures should include:
  - Use of office and other smaller scale architectural components to screen equipment yard activities from the street and, to the extent possible, from adjacent uses.
  - Provision of a 20-foot landscaped setback from side and rear property lines, with a dense landscape screen, where the equipment yard component of the facility is adjacent to a Business/Industrial Park designation.
  - Construction of an effective masonry or other high-mass noise barrier at the setback between the equipment yard component of the facility (including access drives) and adjacent Light Industrial/Business Park designations.
- n. Transitional Uses, which by approval of a Use Permit allows for the continued, expanded, and/or modified operation of open air markets and accessory uses that were in existence prior to the adoption of this Specific Plan. The approving authority shall have the right to authorize reasonable restrictions upon any proposed expansion or modification as deemed necessary to protect the health, safety and welfare of persons residing and or working within the vicinity of the transitional use.
- o. Other uses, which in the opinion of the CDPD Director, are non-nuisance-causing and similar in character to the above list of uses.

## **C. GENERAL INDUSTRIAL AREAS**

### 1. Purpose and Objectives

The General Industrial land use designation mapped on Figure 5 is intended to accommodate and encourage additional general industrial development in the County by providing land area exclusively for such activity. The designation is intended to accommodate operations which may require relatively low land costs and reasonably good accessibility, and are not adaptable to the more stringent development criteria associated with Business/Industrial Park areas. The designation is intended to provide for such activities in areas which are visually contained and where land use and environmental impacts can be minimized.

On-site and common improvement requirements in this area are generally less stringent than in industrial park areas, e.g., metal buildings, open storage, and visible product manufacturing, such as batch plants and lumber yards, are allowable.

The designation is considered important for meeting short-range future economic and market demands in the County for expansion of general industrial businesses.

### 2. Allowable Uses

Possible uses in General Industrial areas, subject to their compliance with the standards set forth in this plan, include, but are not limited to, the following:

- a. Manufacturing or commercial processing of asphalt and asphalt products, building materials, cement, concrete, sand and rock, or similar products or materials.
- b. Bakeries, creameries, laundries, and cleaning and dyeing plants.
- c. Cabinet shops; electrical, plumbing, and heating shops; welding, sheet metal, and machine shops; lumber yards.
- d. Contractor's equipment storage or rental yards; truck terminals including major repair.
- e. Motor vehicle wrecking and salvage yards.
- f. Manufacturing, compounding, fabricating, processing, packaging, refining or treating of goods, materials or products which are caustic, flammable, highly combustible, noxious, or poisonous.
- g. Agricultural processing plants and facilities, including wineries, dehydrators, fruit and vegetable packing plants, canneries, and similar agricultural uses.
- h. Other heavy manufacturing and assembly uses, outdoor storage and warehousing uses, and nuisance-related refining and processing uses.

- i. Other uses which in the opinion of the Director of CDPD are similar in character to the uses listed in subsections a through h, except that any such use shall be subject to use permit review and approval by the CDPC.
- j. Transitional Uses, which by approval of a Use Permit allows for the continued, expanded, and/or modified operation of open air markets and accessory uses that were in existence prior to the adoption of this Specific Plan. The approving authority shall have the right to authorize reasonable restrictions upon any proposed expansion or modification as deemed necessary to protect the health, safety and welfare of persons residing and or working within the vicinity of the transitional use.