

“C”

Broadway District Specific Plan
Land Use Chapter

Chapter 2. Land Use

This Chapter establishes the framework for changing the Broadway District into a dynamic place where residents and visitors live, work, play, and actively participate in their community. Compatible and complementary activities will be clustered to create distinct and vibrant neighborhoods that are physically and aesthetically linked.

2.1. Introduction

Land use designations establish a relationship between buildings, public spaces and the circulation network. The resultant framework includes development standards that define the urban experience by establishing parameters on environmental quality, development intensity, building height, and the community character with building mass and form standards.

There are five primary tools that govern land use and development in the Broadway District:

- **Environmental Sustainability:** Environmental features that reduce Greenhouse Gas (GHG) emissions from the Broadway District Final Environmental Impact Report (FEIR).
- **Policy Framework:** Land Use and Urban Design Policies create the framework within which the City will implement change for the Broadway District and that addresses market strategies;
- **Land Plan and Zoning:** The land plan graphically depicts the location of different types of land uses within the Broadway District;
- **Allowable Uses:** Each zoning district specifies what type of land uses are allowed in different locations within the Broadway District; and
- **Development Standards:** Each zoning district has standards that specify the height, density/intensity and location parameters that apply to property.

This chapter identifies goals, strategies and regulations that will guide the evolution of the Broadway District into a more active and vibrant community consistent with the community vision.

2.2. Environmental Sustainability

The development patterns in the Broadway District provide environmental sustainability by providing residential uses in close proximity to transit, a planned bicycle/pedestrian trail network, retail and services, and employment sources. Individual projects will incorporate measures to further environmental sustainability zoning and development standards included in this chapter identify the types of buildings and activities desired in the Broadway District. By building on

Goals

- 2.1 Update, simplify and clarify land use in the Broadway District to promote compatible and complementary development and uses in a way that is easy to understand and implement.
- 2.2 Reduce Vehicle Miles Travelled (VMT) by encouraging similar and compatible uses to locate in close proximity to each other.

Strategies

Land use regulations can promote market-friendly development and encourage investment in American Canyon if they provide flexibility for developers, while ensuring development that reflects the type and form desired by the community.

To reduce greenhouse gas (GHG) emissions within the Project site, Project Applicants in the Broadway District Specific Plan shall incorporate the following “best practice” GHG reduction features in the new building construction:

- All development shall implement water reduction measures that, at a minimum, meet the Title 24 Part 6 (2013) standards, or the most current Title 24 Part 6 standard, whichever is more conservative.
- All development shall exceed compliance with Title 24 Part 6 (2013) Energy Standards by 15 percent.
- All residential units with a garage shall be provided electrical circuit and capacity in the garages for the installation of electric vehicle charging stations.
- All single-family residential units and multi-family residential buildings shall provide electrical outlets on the exterior of all building walls that allows for the use of electric landscaping equipment.
- All residential units constructed as part of the Project shall meet minimum fixture or appliance efficiency standards as defined below (or the level of efficiency required at the time of construction, whichever is more conservative):
 - Showerheads with a maximum flow rate of 2.0 gallons per minute (gpm).
 - Toilets with a maximum single flush of 1.5 gpm.
 - Faucets with a maximum flow rate of 1.28 gpm.
 - Dishwashers with a maximum use of six gallons per cycle .
 - Washing machines with a water factor of less than 5.5 gpm.

2.3. Policy Framework

The zoning and development standards included in this chapter identify the types of buildings and activities desired in the Broadway District. By building on the Broadway's unique qualities, these standards will ensure a compatible type and scale of development while allowing a vibrant mix of uses to encourage long-term economic success.

Goals

- 2.1 Update, simplify and clarify land use in the Broadway District to promote compatible and complementary development and uses in a way that is easy to understand and implement.
- 2.2 Generate land use synergy by encouraging similar and compatible uses to locate in close proximity to each other.

Strategies

Land use regulations can promote market-friendly development and encourage investment in American Canyon if they provide flexibility for developers, while ensuring development that reflects the type and form desired by the community.

The following strategies seek to streamline regulatory requirements so they are easier to understand and simpler to apply. These strategies are implemented through a combination of new existing zoning districts and changes to zoning boundaries. These boundaries are designed to promote compatible and symbiotic development clusters that also protect and enhance surrounding residential neighborhoods and businesses. **Figure 2-1** identifies Broadway District Sub-areas and **Figure 2-2** identifies specific boundaries of new and existing zoning districts.

2.1 Create land use hubs of different types of retail, employment, lodging, and housing by:

- a) Establishing the Downtown Core (DC) Broadway Residential (RB), Home Improvement (HI), and Business Park (BP) zones;
- b) Permitting a mix of land uses while promoting priority uses that include lodging in the DC Zone, residential uses in the RB Zone, home improvement businesses and sales in the HI Zone, and office uses in the BP Zone; and
- c) Allowing horizontal or vertical mixed-use projects that expand housing opportunities while encouraging priority uses in the DC, RB, HI and BP zones.

2.2 Enhance Main Street as a mixed-use destination that can serve as the City's Downtown by creating a new Downtown Core (DC) zoning designation and applying it to the parcels that abut the Main Street extension south of Rio Del Mar to:

- a) Promote more lodging and residential development while allowing commercial uses; and
- b) Install roadway improvements between Rio Del Mar and Donaldson Way that provides flexibility for programming activities and community use.

- 2.3 Provide a framework for new residential development** west of Broadway that can complement surrounding commercial, office, and residential development:
- a) Create a new Broadway Residential (RB) zoning district on the west side of Broadway between Rio Del Mar and Wilson Way that will allow new residential investment on relatively large and underutilized sites; and
 - b) Designate properties west of Theresa Avenue between Napa Junction and Eucalyptus Road West End Residential to facilitate development of housing.
- 2.4 Streamline regulations to encourage residential and mixed-use projects** with appropriate development standards and allow administrative approval of infill projects that conform to these prototypes:
- a) Create a new set of Mixed Use designations that have a flexible range of development intensity standards;
 - b) Establish residential density and height limits to support multi-family housing; and
 - c) Provide comprehensive environmental review for the Broadway District to either address issues for individual projects or reduce the number of issues and extent of analysis needed for future projects.
- 2.5 Improve the relationship between Broadway and adjoining properties** through a combination of physical improvements and changes in standards:
- a) Work with Caltrans to reduce posted speed limits on Broadway to 30 miles per hour;
 - b) Work with Caltrans to modify highway design requirements consistent with a 30 mile per hour speed limit. These new design standards would add one travel lane in each direction with narrower travel lanes and shoulders, parallel parking, separated bicycle lane and pedestrian walkways, and landscaping; and
 - c) Modify the development standards to reduce minimum building setbacks on Broadway from a minimum of 40 feet to 30 feet.

2.4 Land Plan and Zoning

To address challenges within the Broadway District, the Specific Plan Land Use Plan focuses development in subareas to promote compatible and complementary land uses that:

- 1) Create a Main Street in the Downtown Core of the Broadway District;
- 2) Increase housing opportunities throughout the Broadway District;

- 3) Make American Canyon an attractive place to stop and visit; and
- 4) Support vibrant, functional, and economically viable commerce.

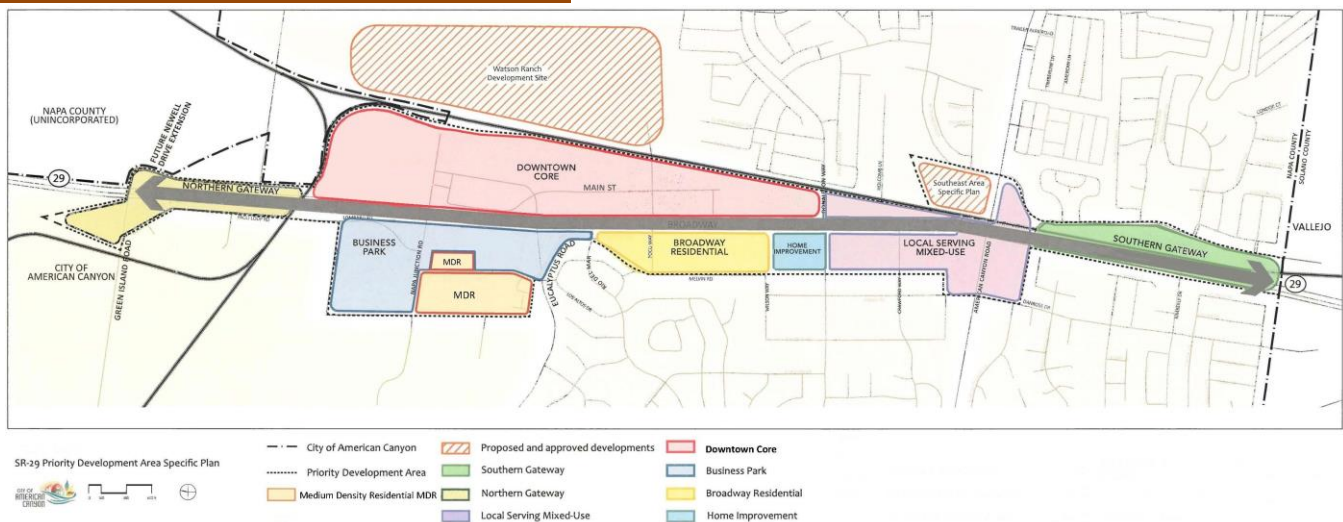
Subareas

The Broadway District is divided into the following Subareas (refer to Figure 2-1), each with a district identity and land use focus.

- **Downtown Core:** Encourages mixed-use development focusing on lodging, local and visitor serving retail, and high-density residential development to create a destination for residents and visitors.
- **Local Servicing Mixed Use:** Supports existing and future retail that addresses local needs and accommodates residential development.
- **Home Improvement:** Specializing in retail and wholesale home improvement businesses, this commercial subarea also allows public and quasi-public uses.
- **Business Park:** Office uses are the primary focus of this subarea but ancillary retail and residential uses are allowed.
- **Broadway Residential and West End Residential:** These two residential subareas allow a mix of uses with a focus on medium and high-density housing.
- **Gateways:** Northern and Southern Gateway subareas frame the Broadway District, create an arrival experience, and accommodate light industrial uses in the north, and open space/park uses in the south.

A portion of the Southeast Area Specific Plan (SEASP) is located within the Broadway District at the intersection of American Canyon Road and Broadway. This area will continue to be governed by SEASP regulations.

FIGURE 2-1: BROADWAY DISTRICT SUBAREA MAP



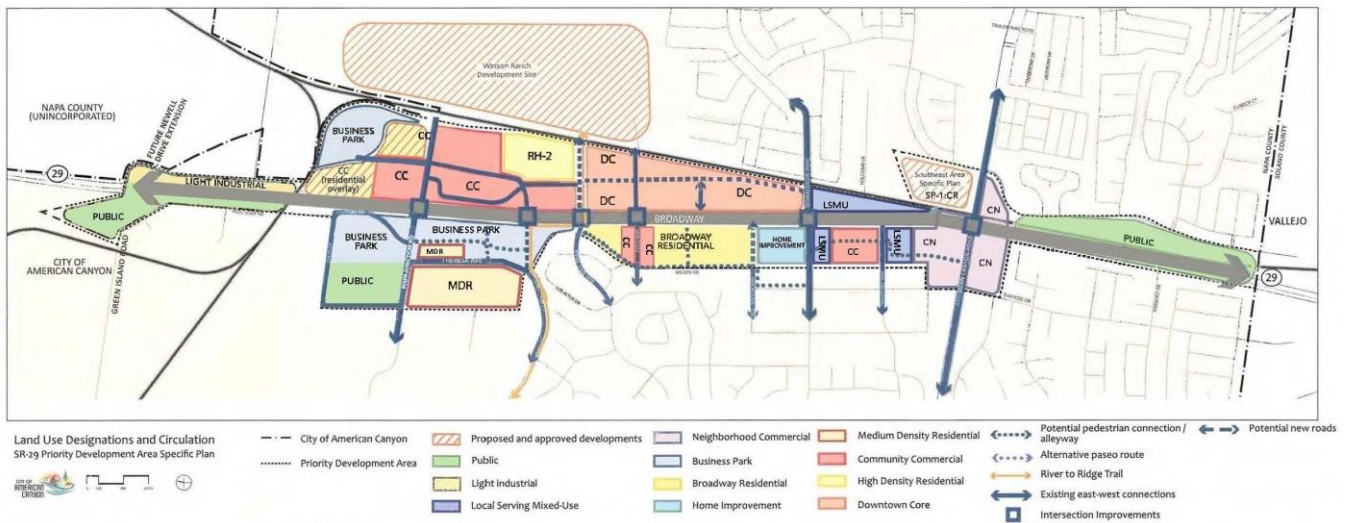
Zoning

Each subarea is further divided into zoning districts to identify specific land uses that are allowed within the subareas and establish standards that will govern future development. For sites with recent development where no substantive change is anticipated for the foreseeable future, and for sites where the current zoning is consistent with the Broadway District vision, there is no change in the existing zoning. The remaining properties are given a new zoning designation. As summarized in **Table 2-1**, 6 existing and 5 new zoning designations will govern land uses in the Broadway District. The location of these districts are depicted in **Figure 2-2**.

TABLE 2-1: ZONING DISTRICTS

Zoning District	
Pre-Existing Zoning Districts	New Zoning Districts
Community Commercial (CC)	Downtown Core (DC)
Neighborhood Commercial (NC)	Broadway Residential (BR)
Medium Density Residential (MDR)	Business Park (BP)
High Density Residential (RH-2)	Home Improvement (HI)
Public (P)	Local Serving Mixed-Use (LSMU)
Light Industrial (LI)	
Cluster Residential (SP-1:CR) – Southeast Area SP	

FIGURE 2-2: BROADWAY DISTRICT ZONING MAP



2.5 Allowable Uses

Land uses in the Broadway District fall into six categories, residential, commercial, industrial, public/quasi-public, recreation, and accessory uses. Within these categories, specific uses are listed in a table that identifies whether the use is permitted, conditionally permitted or not allowed.

- **Permitted Uses (P):** Uses that are allowed on a property without discretion by the City, subject to compliance with all applicable provisions of this Plan and the City’s Municipal Code.

- **Conditional Uses (C):** Uses that are only allowed with the approval of a Conditional Use Permit. The City has discretion to approve, approve with conditions, or deny a Conditional Use Permit based on the circumstances of an individual case and the criteria in the City’s Municipal Code.
- **Not Permitted (“-“):** Uses that are not allowed in a particular zone.

The uses allowed within pre-existing zoning districts are identified in the American Canyon Municipal Code (ACMC) sections cited in **Table 2-2**.

TABLE 2-2: PRE-EXISTING ZONING DISTRICT PERMITTED USES

Zoning District	Code Source for Permitted Uses
Community Commercial (CC)	ACMC Section 19.11.040
Neighborhood Commercial (NC)	ACMC Section 19.11.040
Medium Density Residential (MDR)	ACMC Section 19.10.040
High Density Residential (RH-2)	ACMC Section 19.10.040
Public (P)	ACMC Section 19.13.020
Light Industrial (LI)	ACMC Section 19.14.050
Cluster Residential (SP-1:CR)	Southeast Area Specific Plan Section II.D.3.b.(1-3)

The allowable uses among the zoning districts established by the Broadway District Specific Plan are presented in **Table 2-3**.

TABLE 2-3: BROADWAY ZONING DISTRICT PERMITTED USES

Use Classification (Per ACMC Chapter 19.05)	Broadway District Specific Plan Zoning District				
	Broadway Residential	Business Park ¹	Downtown Core	Local Serving Mixed Use	Home Improvement
Residential					
Congregate living facility	P	P	-	-	-
Farm employees housing	-	-	-	-	-
Garden apartments	P	P	P	P	-
Mobile home	-	-	-	-	-
Mobile home park	-	-	-	-	-
Multifamily residential	P	P	P	P	-
Residential care home	P	-	-	-	-
Second residential unit	P	-	-	-	-
Single-family residential	-	-	-	-	-
- Detached	P	-	-	-	-
- Semidetached	P	P	-	P	-
Townhouses	P	P	P	P	-
Commercial					
Adult-entertainment business	-	-	-	-	-
Animal sales and services	-	P	P	P	P
- Boarding kennel	-	P	P	P	P
- Grooming	-	P	P	P	P
- Medical care	-	P	P	P	P
- Retail sales	-	P	P	P	P
Automobile Service	-	C	-	-	C
Automobile Washing	-	-	-	-	C

Use Classification (Per ACMC Chapter 19.05)	Broadway District Specific Plan Zoning District				
	Broadway Residential	Business Park ¹	Downtown Core	Local Serving Mixed Use	Home Improvement
Bank, savings and loan	-	P	P	P	P
Bookstores	-	P	P	P	P
Building materials and services	-	-	-	-	C
Catering	-	P	P	P	-
Check cashing business	-	-	-	-	-
Coin dealer	-	P	P	P	-
Commercial printing	-	P	P	P	-
-Limited printing	-	P	P	P	P
-Communication services	-	P	P	P	-
Drive-Thru	-	C	-	C	-
Drugstores	-	P	P	P	P
Eating and drinking establishments	-	P	P	P	-
-Adjacent to residential use or zoning	-	C	P	C	-
Entertainment, indoor	-	C	C	C	-
Amusement center	-	-	-	-	-
Gaming	-	-	P	-	-
Food sales	-	P	P	P	P
Funeral and internment services	-	C	-	-	-
Gas station	-	C	-	C	C
Grocery and drug stores	-	P	P	P	P
Health services	-	P	P	P	P
Household good sales	-	P	P	P	P
Laboratory	-	P	-	P	-
Lodging services	-	P	P	-	-
Long-term care facility	P	C	C	P	-
Maintenance and repair services	-	-	-	P	P
Mini-storage/public storage facility	-	-	-	-	-
Mixed-Use building	P	P	P	P	-
Nursery	-	-	-	-	P
Offices, business and professional	-	P	P	P	-
On-premises liquor consumption	-	C	P	C	-
Tasting room	-	C	P	P	-
Outdoor sales and displays	-	-	-	-	C
Overnight accommodations, lodging	-	P	P	-	-
Pawnshops	-	-	-	-	-
Payday lending business	-	-	-	-	-
Personal improvement services	-	P	P	P	C
Night use	-	-	P	-	-
Personal services	-	P	P	P	P
Precious metal exchange	-	-	-	-	-
Professional and medical offices	-	P	P	P	-
Public safety facility	P	P	P	P	P
Recycling collection center	-	-	-	P	P
Restaurant and delicatessens	-	-	P	P	-
Retail food sales	-	P	P	P	-
Convenience store	-	C	-	P	-
Liquor store	-	-	P	C	-
Retail sales	-	P	P	P	P
Limited	-	P	P	P	-

Use Classification (Per ACMC Chapter 19.05)	Broadway District Specific Plan Zoning District				
	Broadway Residential	Business Park ¹	Downtown Core	Local Serving Mixed Use	Home Improvement
Visitor oriented	-	P	P	P	-
Public and Quasi-Public					
Antenna	P	P	P	P	P
Exceeding height limitations	C	C	C	C	C
Commercial	-	C	C	C	C
Cemetery	-	-	-	-	-
Charitable uses	C	P	P	P	P
Club, lodge	P	P	P	P	P
Community center	-	P	P	P	-
Conference center	-	P	P	-	-
Cultural facility	-	P	P	P	P
Day care center	M	M	M	M	M
Emergency shelter	-	P	P	-	-
Government facility	P	P	P	P	P
Hospital	-	P	P	-	P
Maintenance and service facility	-	-	-	-	-
Public information center	-	P	P	P	P
Public parking	-	-	P	-	-
Structure	-	-	P	-	-
Public safety facility	P	P	P	P	-
Religious facility	C	P	P	C	P
School	P	P	P	P	-
Transportation terminal	-	-	P	-	-
Utilities, major	-	-	-	-	-
Utilities, minor	P	P	P	P	P
Recreation					
Recreation facilities, private	P	P	P	P	-
Recreation facilities, public	P	P	P	P	-
Recreation and Sports, indoor	-	P	P	P	-
Recreation and Sports, outdoor	-	P	-	-	-
Accessory					
Accessory dwelling unit	-	P	-	-	-
Livestock keeping	-	-	-	-	-
Cafeteria	-	P	-	-	-
Caretaker's quarters	-	P	-	-	-
Day care home, large	P	-	-	-	-
Day care home, small	P	-	-	-	-
Guest house	P	-	-	-	-
Horticulture, limited	P	-	-	-	-
Recreational facilities, private	P	-	P	-	-

"P" = Permitted Use; "C" = Conditional Use Permit Required; "M" = Minor Use Permit; "MU" = Permitted in a Mixed-Use building; "-" = Prohibited

1. Permitted and conditionally permitted uses on parcels located within a designated Napa County Airport compatibility zone may be restricted or prohibited subject to the requirements of the policies related to airport compatibility in the American Canyon general plan and the Napa County Airport land use compatibility plan. Restrictions may include the requirement for recordation of overflight or aviation easements.
2. Any use that is not shown is Prohibited unless the Community Development Director finds that it is similar to a use that is listed in Table 2-3 above.

2.6 Development Standards

Building size, location and relationship to neighboring properties are the product of the height, setback, floor area, and density standards that govern development. In combination with permitted land uses, development standards also establish the type and amount of development that may occur. To support implementation of the Broadway District Specific Plan, development standards have been established to reflect and accommodates the intensity and type of development the market is expected to support by the year 2040. This section includes a numeric assessment of the development standards for each subarea in the Broadway District. Based on this assessment, the Specific Plan will allow for the scale of additional development above the amount that exists as of January 1, 2017 as described in **Table 2-4**.

TABLE 2-4: DEVELOPMENT BY SUBAREA

Subarea	Acres	Maximum Commercial Area (SF) ¹	Maximum Dwelling Units
Downtown Core	97.7	300,000	180
Broadway Residential	25.0	53,000	275
Business Park	50	263,000	224
Medium Density Residential	23.8	0	276
Home Improvement District	10.7	80,000	0
Local Serving Mixed Use	49.9	127,500	86
Northern Gateway	9.0	16,500	0
Southern Gateway	14.5	0	0
Southeast Area Specific Plan	11.2	0	159
Total	292	840,000	1,200

1. Commercial area includes retail, office and lodging uses

Downtown Core Subarea

Intent: The intent of the Downtown Core is to create a safe and vibrant destination for American Canyon residents and visitors. The centerpiece of the district will be a family-friendly Main Street design which provides safe pedestrian interaction with slow moving vehicles. Uses within the Downtown Core will visually and physically interact with each other to improve the customer experience and economic vitality. Located on the doorstep of the Watson Ranch Ruins & Gardens, the Downtown Core will connect to its neighbor with visual sightlines, pedestrian and vehicle connections, and an architectural style that reflects the historic industrial legacy of the ruins.

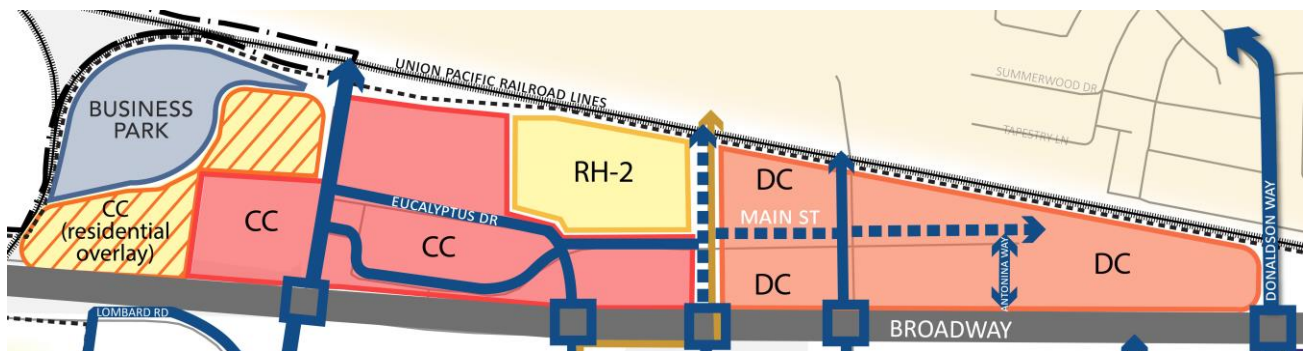
The Downtown Core Subarea contains multiple zoning designations including new Downtown Core and Business Park zoning districts. In order to support the Community Vision, the Downtown Core Subarea objectives, these districts are established:

DC (Downtown Core) District: to accommodate a broad range of commercial and residential uses that will serve local residents and the greater community and reduce the need for external trips to adjacent jurisdictions for goods and services, and shopping, and provide lodging opportunities for commuters, visitors, and tourists along with related services. Multifamily residential uses are also allowed as an independent land use or integrated (vertical or horizontal mixed-use) with commercial uses.

BP (Business Park) District: to encourage professional office uses, a limited range of retail and service commercial uses that are oriented to the day-to-day needs of the local residents at a scale compatible with adjacent neighborhoods. Also accommodates multifamily residential uses, especially in conjunction with a commercial use.

Location and Features: The Downtown Core is located is the largest Subarea and already hosts a mixed use concept with retail, hotel, parks, trails, and high density housing. The zoning for existing newer retail developments with the Downtown Core will remain in place as these properties are not anticipated to redevelop within the timeframe of the Specific Plan.

FIGURE 2-3: DOWNTOWN CORE SUBAREA DISTRICT ZONING MAP



Development Standards

Development standards for each of the zoning district within the Downtown Core are listed in **Table 2-5**.

TABLE 2-5: DOWNTOWN CORE DEVELOPMENT STANDARDS

Development Standard	Business Park	Downtown Core	Community Commercial	High Density Residential
Minimum area per site	1 acre**	1 acre**	1 acre**	20,000 sf
Minimum width per lot	200 feet	200 feet	200 feet	100 feet
Minimum depth per lot	100 feet	100 feet	100 feet	100 feet
Minimum building setback from Broadway (See Special Development Requirement #3)	30 feet	30 feet	40 feet, 50 feet average	30 feet
Minimum setback from arterial	20 feet	20 feet	N/A	N/A
Minimum front yard building setback	15 feet	15 feet	20 feet	15 feet
Minimum garage setback	20 feet	20 feet	N/A	20 feet
Minimum side yard	10 feet	10 feet	10 feet	5 feet, 1 story, 10 feet, 2 story
Street side of corner lot	15 feet	15 feet	15 feet	10 feet
Minimum rear yard	10 feet	10 feet	10 feet	10 feet
Setback between building face (front or rear building face)	35 feet	N/A	N/A	10 feet
Setback between building faces and building side (front or rear building face)	25 feet	N/A	N/A	10 feet
Maximum building coverage	N/A	N/A	N/A	50%
Maximum building coverage for residential structures	N/A	N/A	60%	50%
Residential Density	20 DU/Gross AC	35 DU/Gross AC	20 DU/Gross AC in conjunction with ground floor commercial	20 DU/Gross AC
Residential Overlay	N/A	N/A	20 DU/Gross Ac west of Broadway; 35 DU/Gross Ac east of Broadway	N/A
Nonresidential	N/A	N/A	0.5 FAR	N/A
Mixed Use Structure:	N/A	N/A	1.5 FAR	N/A
Residential Portion	N/A	N/A	1.0 FAR	N/A
Commercial Portion	N/A	N/A	0.5 FAR	N/A

Development Standard	Business Park	Downtown Core	Community Commercial	High Density Residential
Maximum Number of Stories	3 stories	4 stories	2 stories non-residential; 4 stories residential	3 stories
Residential Private Open Space	Ground floor Patios 100 square feet minimum 8 feet deep	Ground floor Patios 100 square feet minimum 8 feet deep	N/A	N/A
	Balconies 50 square feet minimum 6 feet deep	Balconies 50 square feet minimum 6 feet deep	N/A	N/A
Maximum Building Height	24 feet when setback at least 15 feet from a public right-of-way	24 feet when setback at least 15 feet from a public right-of-way	35 feet for nonresidential	42 feet; 15 feet accessory structure
	42 feet when setback 30 feet from a public right-of-way	54 feet when setback 30 feet from a public right-of-way	54 feet east of Broadway for residential or mixed use	

Downtown Core Special Development Standards

- 1) Main Street shall be extended south from South Napa Junction Road to Donaldson Way.
- 2) Main Street between Rio Del Mar and S. Napa Junction shall be designed as a “family” street that emphasizes safe pedestrian use and flexible public space along the roadway (refer to Chapter 3 for more detail).
- 3) Through the Design Permit or other discretionary review process, the minimum building setbacks along Broadway may be reduced to further Urban Design objectives such as providing building elevation and open space variety.

Broadway Residential Subarea

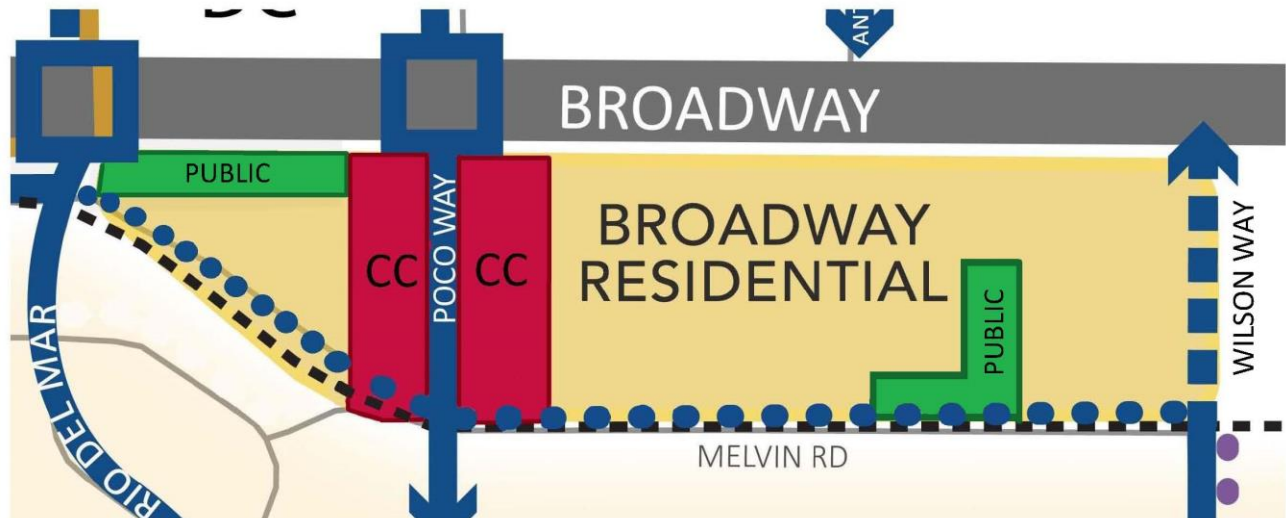
Intent: The intent of the Broadway Residential neighborhood is to encourage a range of single and multi-family “missing middle” residential and residential-supportive uses. Located in the heart of the Broadway District, this location will provide convenient pedestrian and bicycle access to the Downtown Core, existing commercial businesses along Broadway, and the Local Serving Commercial centers. This district includes an existing commercial area adjacent to Poco Way that will remain with Community Commercial zoning. New residential development will be designed to be compatible with existing non-residential, institutional uses, and adjacent single family uses on the west side of Melvin Road.

The Broadway Residential Subarea is established to support the Community Vision and to provide sufficient land to meet the housing needs of existing and future residents, particularly housing located in close proximity to services and multiple modes of travel, the following residential district is established:

RB (Broadway Residential) Districts: to accommodate single and multi-family “missing middle” residential uses in areas of minimal constraints and ready access to transportation and services. Development in the RB district shall be within the range of twelve to thirty units per gross acre.

Location and Features: The Broadway Residential Subarea is located on the west side of Broadway between Rio Del Mar and a future extension of Wilson Way. Melvin Road borders the area to the west. Broadway Residential has a variety of older low intensity retail businesses and a significant amount of vacant property. Its location near existing single family residential and close proximity to the Downtown Core and Neighborhood Commercial centers a short distance to the south makes it a good location for new residential development.

FIGURE 2-4: BROADWAY RESIDENTIAL SUBAREA



Development Standards

Development standards for the Broadway Residential zoning district are listed in the **Table 2-6** below:

TABLE 2-6: BROADWAY RESIDENTIAL DEVELOPMENT STANDARDS

Broadway Residential (RB)	Development Standard
Minimum area per site	1 acre**
Minimum width per lot	200 feet
Minimum depth per lot	100 feet
Minimum front yard building setback from Broadway	30 feet
Minimum front yard building setback from Melvin Road	15 feet
Minimum garage setback	20 feet
Minimum side yard	10 feet
Street side of corner lot	15 feet
Minimum rear yard	10 feet
Setback between building face (front or rear building face)	35 feet
Setback between building faces and building side (front or rear building face)	25 feet
Maximum building coverage for residential uses	50%
Maximum building coverage for mixed-use structures	60%
Maximum Number of Stories	3
Residential Private Open Space	Ground floor Patios 100 square feet minimum 8-feet deep
	Balconies 50 square feet minimum 6-feet deep
Maximum Building Height	24 feet when setback at least 15 feet from a public right-of-way
	42 feet when setback 30 feet from a public right-of-way

COMMUNITY COMMERCIAL AND PUBLIC DEVELOPMENT STANDARDS

Development Standards

Development standards for the Community Commercial District are established pursuant to American Canyon Municipal Code Section 19.11.050.

Development standards for the Public District are established pursuant to American Canyon Municipal Code Chapter 19.13.

Special Development Standards

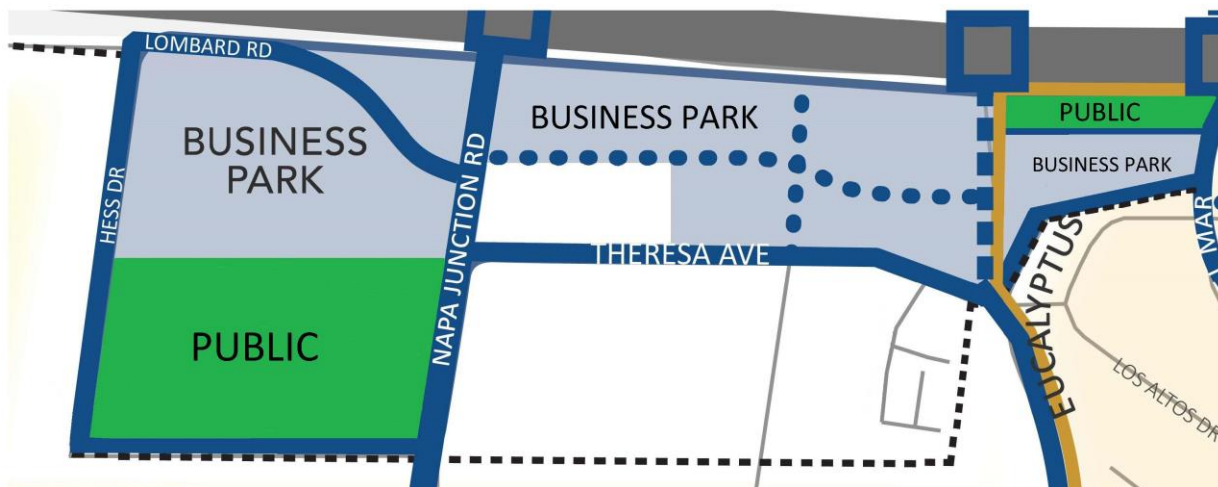
- 1) The east side of Melvin Road will include a landscaped pedestrian walkway to buffer new uses from single family homes across the street and to serve as a traffic calming influence for drivers on Melvin Road.

Business Park

Intent: The intent for the Business Park is to create opportunities for employment-based uses, such as office and allow a wide variety of supportive uses and residential with pedestrian friendly design elements that encourage walking and comfortable spaces for informal gathering. The Business Park Zoning District was created support office and business uses as described in the Downtown Core Subarea discussion above.

Location and Features: The Business Park Subarea is located on the west side of Broadway south of the Highway 29 bridge over the Union Pacific Railroad. The northern side of the Business Park provides a transition to the industrial properties located immediately north and west. South of Napa Junction Road, mixed use business park, residential and ancillary retail is permitted. Its location immediately west of the downtown core makes it an ideal location for new businesses and residences.

FIGURE 2-5: BUSINESS PARK ZONING MAP



Development Standards

Development standards for the Business Park zoning district are listed in **Table 2-7** below.

TABLE 2-7: BUSINESS PARK DEVELOPMENT STANDARDS

Business Park (BP)	Development Standard
Minimum area per site	1 acre**
Minimum width per lot	200 feet
Minimum depth per lot	100 feet
Minimum front yard building setback from Broadway	30 feet
Streetside Minimum front yard building setback	15 feet
Minimum garage setback	20 feet
Minimum side yard	10 feet
Street side of corner lot	15 feet

Business Park (BP)	Development Standard
Minimum rear yard	10 feet
Setback between building face (front or rear building face)	35 feet
Setback between building faces and building side (front or rear building face)	25 feet
Maximum building coverage for single use sites (sites that are either residential or nonresidential)	50%
Maximum building coverage for mixed-use structures	60%
Maximum Number of Stories	3
Residential Private Open Space	Ground floor Patios 100 square feet minimum 8 feet deep
	Balconies 50 square feet minimum 6 feet deep
Maximum Building Height	24 feet when setback at least 15 feet from a public right-of-way
	42 feet when setback 30 feet from a public right-of-way

Special Development Standards – Business Park

- 1) The western edge of Hess Road shall be landscaped with a row of evergreen trees to screen views of the RV storage lot from Broadway.
- 2) The Business Park is bisected by Zone D of the Napa County Airport Land Use Compatibility Plan (NCALUCP). Residential uses in this district may not be permitted in Zone D in accordance with the NCALUCP.

Development Standards

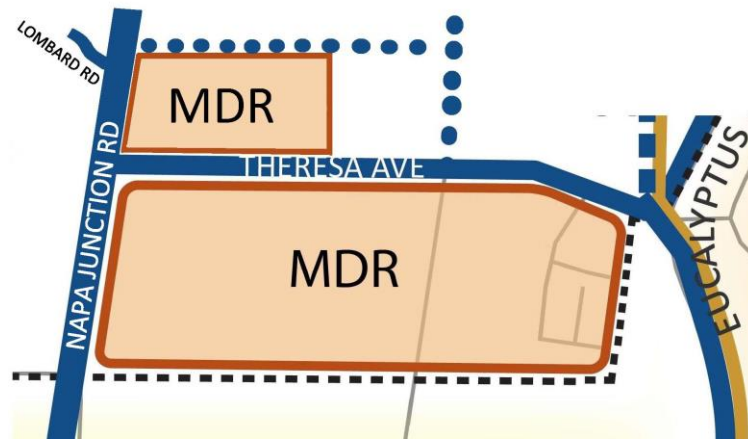
Development standards for the Public District are pursuant to American Canyon Municipal Code Chapter 19.13.

Medium Density Residential

Intent: The intent of the Medium Density Residential neighborhood is to foster a higher density residential community that is architecturally and physically compatible with the existing older single-family residences in this neighborhood.

Location and Features: The Medium Density Residential Subarea is located further off Broadway than the Business Park. This location offers a quieter environment yet close to services and transit. Oat Hill rises steeply to the west and it may afford some units a view to the Sulphur Springs Mountains to the east. The Valley View Senior housing project consisting of 70 dwelling units will be completed in this district in Spring 2019.

FIGURE 2-6: MEDIUM DENSITY RESIDENTIAL ZONING MAP



Development Standards

Development standards for the Medium Density Residential zoning district are shown on the table below:

TABLE 2-8: MEDIUM DENSITY ZONING DISTRICT DEVELOPMENT STANDARDS

Medium Density Residential	Development Standard
Residential Density	12 DU/ Gross Ac
Minimum area per site	20,000 sf
Minimum width per lot	100 feet
Minimum depth per lot	100 feet
Minimum front yard building setback from Broadway	30 feet
Minimum front yard building setback from arterials	N/A
Minimum front yard building setback	15 feet
Minimum garage setback	20 feet
Minimum side yard	5 feet, 1 story
Street side of corner lot	10 feet
Minimum rear yard	10 feet
Setback between building face (front or rear building face)	10 feet
Setback between building faces and building side (front or rear building face)	10 feet
Maximum building coverage	20 feet

Maximum building coverage for residential structures	50%
Maximum Number of Stories	3 stories
Maximum Building Height	42 feet
	15 feet accessory structure

Special Development requirements – West End Residential

- 1) Accessory buildings associated with multifamily residential development, such as clubhouses, meeting rooms, and park buildings do not count toward the additional building intensity square footage allocation.
- 2) Residential uses in the Medium Density Residential zoning district shall exhibit a Modern Farmhouse architectural character to reflect the aesthetic of the existing homes in this neighborhood (See Design, Chapter 3).

Home Improvement Subarea

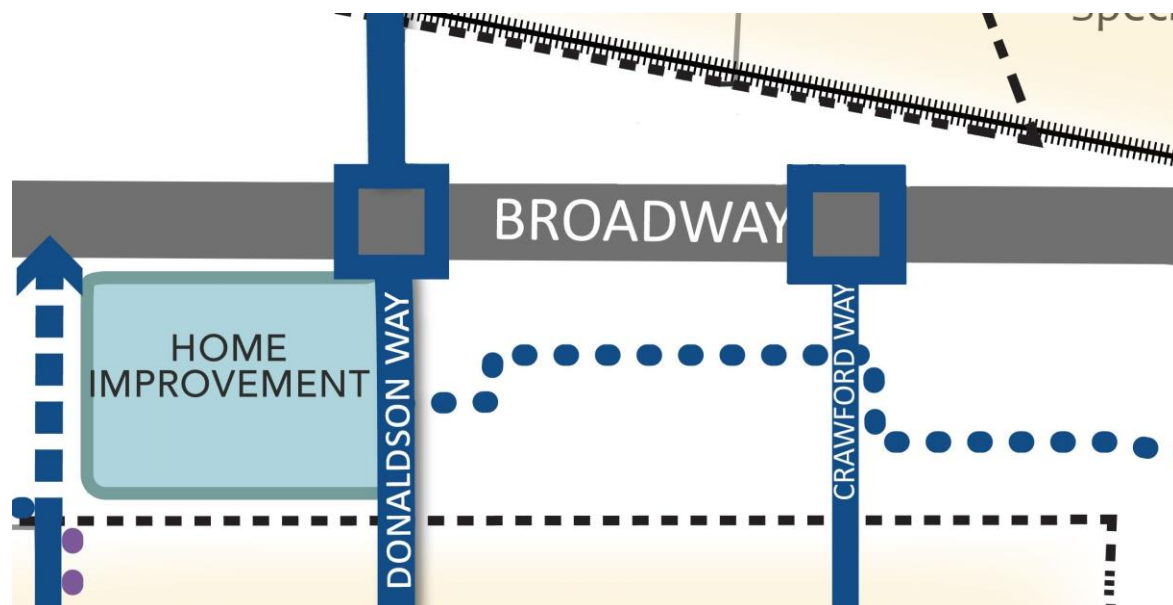
Intent: The Intent of the Home Improvement District is to create a specific area that encourages continuation of existing home improvement retail uses and compatible new uses in close proximity to each other.

The Home Improvement Subarea contains a Home Improvement zoning district. In order to support the Community Vision, the Home Improvement district is established:

HI (Home Improvement) District: to accommodate home improvement uses and related building furnishing suppliers, limited commercial uses and related services that will serve the greater community.

Location and Features: The Home Improvement District Subarea is located between Donaldson Way and American Canyon Road on the east side of Broadway, and a second Home Improvement district area is located on the west side of Broadway, north of Donaldson Way. The parcels on the east side are shallow and some are impacted by the Alquist-Priolo fault study zone. The odd parcel shapes and fault study zone as well as currently hosting home improvement businesses make this area a good candidate for these useful and historic businesses.

FIGURE 2-7: HOME IMPROVEMENT DISTRICT ZONING MAP



Development Standards

Development standards for the Home Improvement zoning district are listed in Table 2-9 below.

TABLE 2-9: HOME IMPROVEMENT DISTRICT DEVELOPMENT STANDARDS

Home Improvement District (HI)	Development Standard
Minimum area per site	1 acre**
Minimum width per lot	200 feet
Minimum depth per lot	100 feet
Minimum front yard building setback from Broadway	30 feet
Minimum setback from arterial	20 feet
Streetside minimum front yard building setback	15 feet
Minimum side yard	10 feet
Street side of corner lot	15 feet
Minimum rear yard	10 feet
Maximum Number of Stories	2
Maximum Building Height	24 feet when setback at least 15 feet from a public right-of-way

Special Development Standards

- 1) Wilson Way shall be extended from its eastern terminus to Broadway as a local public street with right in, right out access onto Broadway.

Local Serving Commercial Mixed-Use

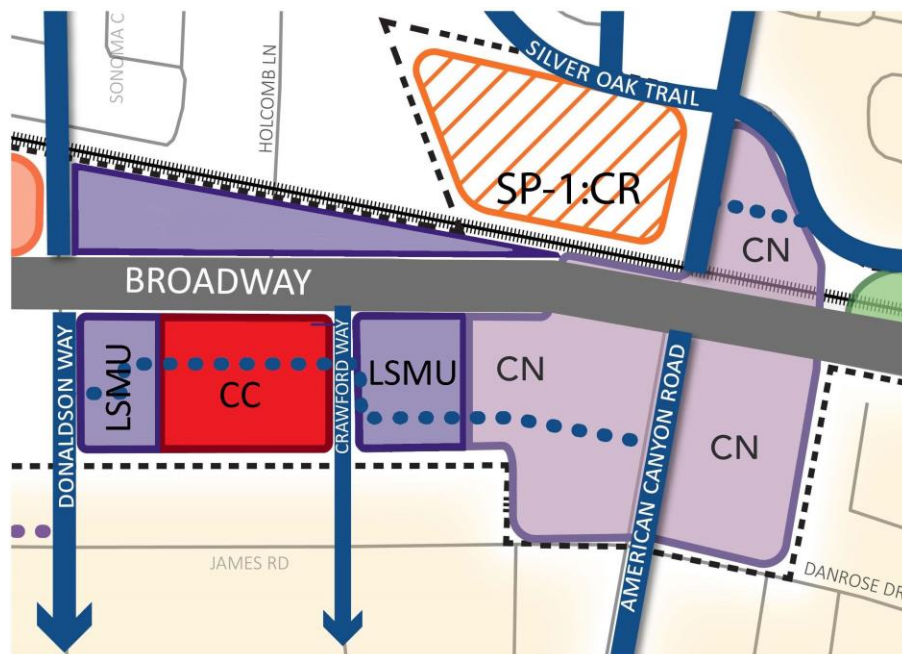
Intent: The intent of the Local Serving Commercial Mixed Use area is to strengthen existing local serving retail centers with additional complementary retail uses and new higher density residential developments in a standalone or mixed use pattern that provide additional customers that live or work nearby.

The Local Serving Commercial Mixed-Use Subarea contains two zoning districts, including the existing Neighborhood Commercial and new Local Serving Commercial Mixed-Use Zoning Districts. In order to support the Community Vision, the Local Serving Commercial Zoning District is established:

LC (Local Serving Commercial Mixed-Use) District: to accommodate a range of commercial uses and related services that will serve the local community.

Location and Features: The Local Mixed Use Subarea is located on the west side of Broadway and also on the east side of Broadway, south of American Canyon Road. The southern parcels have already been developed with Neighborhood Commercial uses and are not intended to redevelop. Some of the northern parcels are vacant and underutilized and offer potential for new mixed use, commercial and/or residential development.

FIGURE 2-8: LOCAL SERVING MIXED USE ZONING MAP



Development Standards

Development standards for each of the zoning districts within the Local Serving Mixed Use Subarea are listed in the **Table 2-10** below.

TABLE 2-10: LOCAL SERVING COMMERCIAL DISTRICT DEVELOPMENT STANDARDS

Development Standard	Local Serving Mixed Use
Minimum area per site	1 acre**
Minimum width per lot	200 feet
Minimum depth per lot	100 feet
Minimum front yard building setback from Broadway	30 feet
Minimum setback from arterial	20 feet
Minimum front yard building setback	15 feet
Minimum garage setback	20 feet
Minimum side yard	10 feet
Street side of corner lot	15 feet
Minimum rear yard	10 feet
Setback between building face (front or rear building face)	35 feet
Setback between building faces and building side (front or rear building face)	25 feet
Maximum building coverage	N/A
Maximum building coverage for residential structures	N/A
Residential	20 DU/Gross AC
Residential Overlay	N/A
Nonresidential	N/A
Mixed Use Structure:	N/A
Residential Portion	N/A
Commercial Portion	N/A
Maximum Number of Stories	3 stories
Residential Private Open Space	Ground floor Patios 100 square feet minimum 8 feet deep
	Balconies 50 square feet minimum 6 feet deep
Maximum Building Height	24 feet when setback at least 15 feet from a public right-of-way
	42 feet when setback 30 feet from a public right-of-way

Development Standards

Development standards for the Community Commercial and Neighborhood Commercial zoning districts are pursuant to American Canyon Municipal Code Chapter 19.11.

Special Development Standards Local Serving Mixed Use

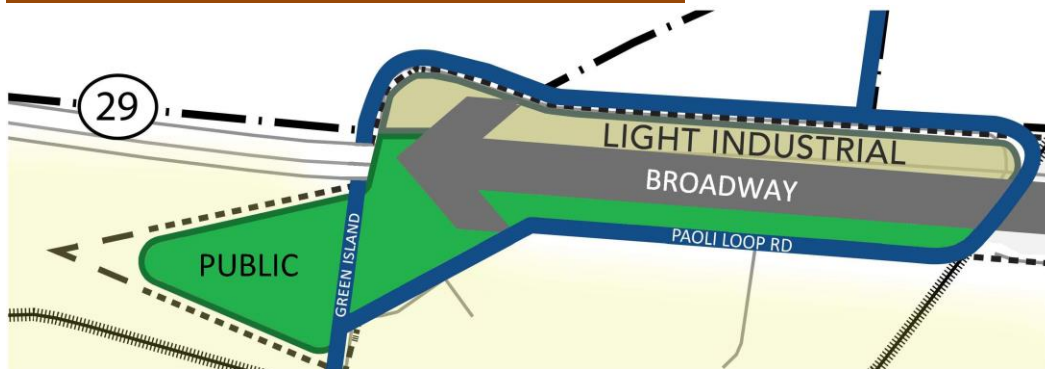
- 1) Given its prominent appearance at the significant American Canyon Road/Broadway intersection, the Pacific Gas and Electric (PG&E) substation shall receive additional landscape screening.
- 2) Given its prominent appearance the Caltrans right-of-way located at the northeast corner of the significant American Canyon Road/Broadway intersection shall be landscaped as part of the overall Broadway District Specific Plan improvements.

Northern Gateway

Intent: The intent of the Northern Gateway is to allow new light industrial uses that are visually attractive to provide a critical link of multi-modal pedestrian and bicycle connections between the residential portions of the city to the south and the larger industrial districts to the northwest.

Location and Features: The Northern Gateway Subarea is located north of the Highway 29 bridge over the Union Pacific Railroad. The property east of Broadway is shallow which limits development opportunities. The larger parcels on the west side are owned by Caltrans which also limits their development potential. This area is anticipated to need significant road improvements in the future as Newell Drive is planned to connect to Highway 29 from the east at Green Island Road.

FIGURE 2-9: NORTHERN GATEWAY DISTRICT ZONING MAP



Development Standards

Development standards for the Light Industrial zoning district are listed in **Table 2-11** below.

TABLE 2-11: LIGHT INDUSTRIAL ZONING DISTRICT DEVELOPMENT STANDARDS

Development Standard	Light Industrial
Minimum area per site	20,000 sf
Minimum width per lot	100 feet
Minimum depth per lot	100 feet
Minimum front yard building setback from Broadway	40 feet, 50 feet average
Minimum setback from arterial	30 feet
Minimum front yard building setback	20 feet
Minimum side yard	5 feet, 1 story 10 feet, 2 story
Street side of corner lot	15 feet
Minimum rear yard	10 feet
Maximum building coverage	50%
Maximum building coverage for Low labor uses	70%

Maximum Number of Stories	3 stories
Maximum Building Height	40 feet

Development Standards

Development standards for the Public District are pursuant to American Canyon Municipal Code Chapter 19.13.

Special Development Standards Northern Gateway

1) The Caltrans right-of-way in this district shall be landscaped to provide an attractive northern gateway entrance to the Broadway District.

Southern Gateway

Intent: The intent of the Southern Gateway is to provide a visually attractive entrance into American Canyon and Napa County by enhancing landscaping and continuing the existing park uses that everyone enjoys.

Location and Features: The Southern Gateway is located north of the City of Vallejo, east of Highway 29 and west of Broadway South. The Union Pacific Railroad lines run along the western edge of this Subarea, just east of Highway 29. The Vine Trail is planned along the eastern edge, adjacent to Broadway South. The Southern Gateway is home to Veterans Park, a playground, and a dog park.

FIGURE 2-10: SOUTHERN GATEWAY ZONING MAP



Development Standards

Development standards for the Public District are pursuant to American Canyon Municipal Code Chapter 19.13.

Southeast Area Specific Plan

Intent: The intent of the Southeast Area Specific Plan area is to permit up to 160 cluster residential homes in a site plan that is compatible with the single family homes in Vintage Ranch. This includes maintaining privacy, and high quality aesthetic standards that exist in Vintage Ranch.

Location and Features: The Southeast Area Specific Plan within the Broadway District is located at the northwest corner of Silver Oak Trail and American Canyon Road in Vintage Ranch. The site is bounded by a Pacific Gas and Electric (PG&E) lattice towers to the north, Union Pacific Railway to the west, Silver Oak Trail to the East, and American Canyon Road to the south. This site has been approved for 159 townhomes.

FIGURE 2-11: SOUTHEAST AREA SPECIFIC PLAN ZONING MAP



Development Standards

Development standards for the Cluster Residential zoning district are listed in the **Table 2-12** below.

TABLE 2-12: CLUSTER RESIDENTIAL ZONING DISTRICT DEVELOPMENT STANDARDS

Development Standard	Cluster Residential
Residential Density	12-18 DU/ Gross Ac
Minimum area per site	20,000 sf
Minimum width per lot	100 feet
Minimum depth per lot	100 feet
Minimum setback from arterial	Per Design Permit
Minimum front yard building setback	15 feet

Minimum garage setback	20 feet
Minimum side yard	5 feet, 1 story, 10 feet, 2 story
Street side of corner lot	10 feet
Minimum rear yard	10 feet
Setback between building face (front or rear	10 feet
Setback between building faces and building side (front or rear building face)	10 feet
Maximum building coverage	50%
Maximum Number of Stories	3 stories
Maximum Building Height	42 feet; 15 feet accessory structure
Residential Project Area Open Space	30% of the Project Area shall be usable common open space for passive or active recreation use
Residential Private Open Space	Ground floor Patios 100 square feet minimum 8 feet deep
	Balconies 50 square feet minimum 6 feet deep

Development Standards

A comprehensive list of development standards for the new and pre-existing zoning district in the Broadway District are identified in the table below. SF = square feet; DU = dwelling units; AC = acres; NA = Not applicable; FAR = Floor Area Ratio

TABLE 2-13: COMPREHENSIVE DEVELOPMENT STANDARDS BY DISTRICT

Development Standard	Broadway Specific Plan Zoning District			Pre-Existing Zoning Districts						
	BR, BP, LSMU	DC	HI	CC	CN	MDR	HDR	LI	P	SP-1:CR
Minimum area per site	1 acre**	1 acre**	1 acre**	1 acre**	10,000 SF	20,000 SF	20,000 SF	20,000 SF	N/A	20,000 SF
Minimum width per lot	200 feet	200 feet	200 feet	200 feet	100 feet	100 feet	100 feet	100 feet	N/A	100 feet
Minimum depth per lot	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet	N/A	100 feet
Minimum front yard building setback from Broadway	30 feet	30 feet	30 feet	40 feet, 50 feet average	40 feet, 50 feet average	N/A	N/A	40 feet, 50 feet average	N/A	N/A
Minimum setback from arterial	20 feet	20 feet	20 feet	N/A	N/A	N/A	N/A	30 feet	N/A	Per Design Permit
Minimum front yard building setback	15 feet	15 feet	15 feet	20 feet	10 feet	15 feet	15 feet	20 feet	N/A	15 feet
Minimum garage setback	20 feet	20 feet	20 feet	N/A	N/A	20 feet	20 feet	N/A	N/A	20 feet
Minimum side yard	10 feet	10 feet	10 feet	10 feet	10 feet	5 feet, 1 story, 10 feet, 2 story	5 feet, 1 story, 10 feet, 2 story	5 feet, 1 story, 10 feet, 2 story	N/A	5 feet, 1 story, 10 feet, 2 story
Street side of corner lot	15 feet	15 feet	15 feet	15 feet	10 feet	10 feet	10 feet	15 feet	N/A	10 feet
Minimum rear yard	10 feet	10 feet	10 feet	10 feet	20 feet	10 feet	10 feet	10 feet	N/A	10 feet
Setback between building face (front or rear building face)	35 feet	35 feet	N/A	N/A	N/A	10 feet	10 feet	N/A	N/A	10 feet

Development Standard	Broadway Specific Plan Zoning Districts			Pre-Existing Zoning Districts						
	BR, BP, LSMU	DC	HI	CC	CN	MDR	RH-2	LI	P	SP-1:CR
Setback between building faces and building side (front or rear building face)	25 feet	25 feet	N/A	N/A	N/A	10 feet	10 feet	N/A	N/A	10 feet
Maximum building coverage	N/A	N/A	N/A	150%	N/A	50%	50%	50%	N/A	N/A
Maximum building coverage for Low labor uses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	70%	N/A	N/A
Maximum building coverage for mixed-use structures	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maximum building coverage for residential structures	N/A	N/A	N/A	50% west of Broadway	50% west of Broadway	50%	50%	N/A	N/A	N/A
				60% east of Broadway	60% east of Broadway					
Density:										
Residential	20 DU/Gross AC	35 DU/Gross AC	N/A	20 DU/Gross Ac in conjunction with ground floor commercial	N/A	12 DU/Gross Ac	20 DU/Gross Ac	N/A	N/A	12-18 DU/Gross Acre
Residential Overlay	N/A	N/A	N/A	20 DU/Gross Ac west of Broadway; 35 DU/Gross Ac east of Broadway	20 DU/Gross Ac	N/A	N/A	N/A	N/A	N/A
Nonresidential	N/A	N/A	N/A	0.5 FAR	0.35 FAR	N/A	N/A	N/A	N/A	N/A
Mixed Use Structure:	N/A	N/A	N/A	1.5 FAR	1.5 FAR	N/A	N/A	N/A	N/A	N/A
Residential Portion	N/A	N/A	N/A	1.0 FAR	1.0 FAR	N/A	N/A	N/A	N/A	N/A
Commercial Portion	N/A	N/A	N/A	0.5 FAR	0.5 FAR	N/A	N/A	N/A	N/A	N/A
Maximum Number of Stories	3 stories	4 stories	2 stories	2 stories nonresidential	2 stories nonresidential	3 stories	3 stories	3 stories	N/A	N/A

Development Standard	Broadway Specific Plan Zoning Districts			Pre-Existing Zoning Districts						
	BR, BP, LSMU	DC	HI	CC	CN	MDR	RH-2	LI	P	SP-1:CR
Residential or Mixed Use Structures	N/A	N/A	N/A	3 stories west of Broadway	3 stories	N/A	N/A	N/A	N/A	N/A
Residential, Lodging or Mixed Use				4 stories east of Broadway						
Residential Private Open Space	Ground floor Patios 100 square feet minimum 8 feet deep	Ground floor Patios 100 square feet minimum 8 feet deep	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Ground floor Patios 100 square feet minimum 8 feet deep
	Balconies 50 square feet minimum 6 feet deep	Balconies 50 square feet minimum 6 feet deep	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Balconies 50 square feet minimum 6 feet deep
Residential Project Area Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30% of the Project Area shall be usable common open space for passive or active recreation use
Maximum Building Height	24 feet when setback at least 15 feet from a public right-of-way	24 feet when setback at least 15 feet from a public right-of-way	24 feet when setback at least 15 feet from a public right-of-way	42 feet for commercial or residential/mixed use west of Broadway	30 feet for commercial	42 feet; 15 feet accessory structure	42 feet; 15 feet accessory structure	40 feet	N/A	45 feet to highest point on the roof
	42 feet when setback 30 feet from a public right-of-way	54 feet when setback 30 feet from a public right-of-way	N/A	54 feet east of Broadway for residential, lodging or mixed use	42 feet for residential for mixed use			N/A		