

3. City of Fairfield

The City of Fairfield is approximately 34.4 square miles (sq. mi.) in size, and is located halfway between the cities of Sacramento and San Francisco.

**TABLE 3
CITY OF FAIRFIELD ZONING DESIGNATIONS**

Zoning Designation/District	Allowable Uses
Residential	
RVL (Residential , Very Low Density) District	The RVL zoning district is intended for areas of single-family detached homes on large lots. The RVL district typically serves as a transition between urban development and agricultural or open space areas. The district may also be applied to land within hillside areas. Minimum lot sizes range from 15,000 square feet to 40,000 square feet (RVL:15, RVL:20, and RVL:40). The maximum density is 2.5 dwelling units per gross developable acre.
RL (Residential, Low Density) District	The RL zoning district is intended for areas of single family detached homes on minimum lot sizes of 8,000 and 10,000 square feet (RL:8, RL:10). The allowable density range is 2.5 to 4.5 dwelling units per gross developable acre.
RLM (Residential, Low Medium Density) District	The RLM zoning district is intended for single family neighborhoods with minimum lot sizes of 4,500, to 6,000 square feet (RLM:4.5, RLM:5, and RLM:6). Where no minimum lot size suffix is provided, more compact and innovative design is allowed by Section 25.20.3.2 (Small Lot Single Family Development Regulations). The allowable density in this district is 4.5 to 8 dwelling units per gross developable acre.
RM (Residential, Medium Density) District	The RM zoning district is intended for areas of low density attached housing, such as duet, duplex, triplex, and four-plex units, townhouses, and condominiums. The RM district also accommodates innovative small-lot single-family dwellings and various forms of attached units consistent with Section 25.20.3.3 (Alternative Multifamily Development Regulations). The allowable density range is 8 to 15 dwelling units per gross developable acre.
RH (Residential, High Density) District	The RH zoning district is intended for multifamily development such as apartments and condominiums. RH zoned properties are located along major collector and arterial roads, adjacent to neighborhood-serving land uses such as grocery stores, and near employment centers. The allowable density range is 15 to 22 dwelling units per gross developable acre.
RVH (Residential, Very High Density) District	The RVH zoning district is intended for very high-density multifamily development. The primary land uses include apartments, condominium, and senior housing projects. To achieve the density range, three and four story structures would be typical. RVH districts are typically located near transit stations or employment centers. Few properties in the City are zoned RVH, so allowed non-residential uses are restricted to preserve sites for multifamily housing. The allowable density range is 22 to 32 dwelling units per gross developable acre.
Mixed Use	
CM (Mixed Commercial) District	The CM zoning district applies to the transitional areas surrounding Downtown Fairfield and areas identified by the General Plan as Mixed Use. In the case of the latter, permitted uses shall be consistent with the General Plan description for each property. For areas surrounding Downtown, uses in the CM zone will provide a compatible mixture of commercial and residential uses that serves as a transition between Downtown and adjacent residential areas.
Commercial	
CN (Neighborhood Commercial) District	The CN zoning district provides areas for convenient neighborhood access to daily goods and services. Typical uses include grocery stores, banks, dry cleaners, and restaurants. Residential land uses may be appropriate, particularly as part of a mixed-use development. The CN zoning district is consistent with the Neighborhood Commercial land use category of the General Plan.

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Zoning Designation/District	Allowable Uses
CC (Community Commercial) District	The CC zoning district applies to commercial areas of the City where retail goods and services are available to serve neighborhood and community-wide needs. Typical land uses include larger shopping centers, specialty shopping centers, and other retail establishments that serve the community at large. Residential land uses may be appropriate, particularly as part of a mixed-use development. The CC zoning district is consistent with the Highway and Regional Commercial, and Community Commercial land use categories of the General Plan.
CT (Thoroughfare Commercial) District	The CT zoning district applies to portions of West Texas Street, North Texas Street, and Parker Road characterized by a mixture of small, individual multi-tenant commercial buildings, shopping centers, automobile services and sales, and fast-food restaurants. Residential land uses may be appropriate, particularly as part of a mixed-use development. The CT zoning district is consistent with the Community Commercial land use category of the General Plan.
CS (Service Commercial) District	The CS district provides areas for commercial service and light industrial uses that may have impacts not suitable for other commercial districts. Uses in the CS zone are primarily of a non-retail character, some of which require outdoor storage or activity areas. Retail and office uses are allowed to the extent that they are compatible with the service commercial uses. Typical uses include small-scale light assembly operations, motor vehicle repair and body shops, equipment rental and storage yards, small-scale warehousing and distribution, and "workshop" type commercial land uses (e.g., welding and cabinet shops). The CS zoning district is consistent with the Service Commercial land use category of the General Plan.
CD/CDC (Downtown Commercial, Downtown Commercial Core) Districts	<p>The CD and CDC zoning districts are intended to stabilize, maintain, and enhance the unique commercial character of Downtown Fairfield as an attractive, lively main street environment, a character based on a mix of specialty retail, cultural, entertainment, office, service, and restaurant uses. Residential land uses may be an appropriate land use in the CD Zoning district as part of a mixed-use project. Specifically, the CDC provides for land uses downtown that have a strong pedestrian-oriented character, with a mixture and concentration of specialty shopping, personal service, restaurant, cultural, and entertainment uses.</p> <p>The CDC District applies only to ground-level land uses within the district boundaries. All land uses above ground level are regulated by the land uses allowed in the CD district. The CD district applies to remaining downtown blocks of Texas Street as well as major cross streets and parallel streets. Uses that do not complement and enhance the desired downtown character as described in the policies of the Downtown Fairfield Urban Design Plan are not allowed in either district.</p>
CO (Office Commercial) District	The CO zoning district is applied to areas intended for office uses and related services. Land uses include professional offices, medical offices and related services, administrative offices, banks and other financial institutions, and related business support services. Personal services and small-scale commercial and retail establishments may be permitted as supporting land uses. Residential land uses are appropriate as part of a mixed-use project. The CO zoning district is consistent with the Office Commercial land use category of the General Plan.
CR (Regional Commercial) District	The CR zoning district applies to areas appropriate for highway oriented retail and service uses and regional shopping centers that serve a market beyond the Fairfield/Suisun area. The CR district is generally applied to properties with direct frontage on Interstate 80 or 680, or State Highway 12. The CR zoning district is consistent with the Highway and Regional Commercial land use category of the General Plan.
Industrial	
IBP (Industrial Business Park) District	The IBP District is intended for master-planned business and industrial parks in campus-like settings. This district is suitable for administrative and professional offices, research and development parks, limited distribution, light manufacturing, and assembly operations. Commercial uses are generally limited to business support services and accessory sales for goods produced on-site. The IBP zoning district is consistent with the Business and Industrial Park land use category of the General Plan.

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IL (Limited Industrial) District	The IL zoning district is intended for lands appropriate for low-intensity, light and medium industrial activities. Typical uses include assembly and fabrication industries, warehousing, distribution centers, administrative offices, and business support services. The IL zoning district is consistent with the Limited Industrial land use category of the General Plan.
IG (General Industrial) District	The IG district is intended for lands appropriate for medium and heavy manufacturing and industrial activities with direct access to major transportation routes such as arterial roads, freeways, and rail service. The IG district allows a wide range of intense manufacturing and industrial uses and is consistent with the General Industrial land use category of the General Plan.
ITP (Industrial Technology Park) District	The ITP district is intended for lands suitable for technology production and development, such as biotechnology, software and hardware development, and electronics. Sites appropriate for this designation should have readily available utilities, fiber optic availability, and be characterized by large contiguous properties. The ITP district is consistent with the Industrial and Technology Park designation in the General Plan.
Public and Semi-Public	
AG (Agriculture) District	The AG zoning district is intended to provide for the enhancement and preservation of agriculture. It is intended that the agriculture district restrict land uses to: livestock grazing; crop production and other activities customarily related uses to agricultural operations; and non-agricultural uses that are compatible with agricultural activities. It is also intended that the AG zoning district prohibit incompatible uses including certain residential, commercial, industrial, and recreational uses. The AG zoning district is consistent with the Agriculture land use designation identified by the General Plan.
OSC (Open Space/Conservation) District	This classification is intended for City facilities, utilities, schools, and other public and quasi-public uses.
PK: Park	This classification is intended to maintain areas for active and passive public parks, including outdoor and indoor recreation such as playing fields, playgrounds, community centers, and other appropriate recreational uses.
OS: Open Space	This classification is intended for undeveloped park lands, visually significant open lands, water areas, and wildlife habitat. These areas are set aside as permanent open space preserves and may include trails, trail heads, agricultural uses (such as 4H), and other facilities for low-impact public recreational uses.
<p>Source: City of Fairfield Zoning Ordinance Chapter 25, accessed at http://www.codepublishing.com/ca/fairfield/html/Fairfield25/Fairfield25.html on May 9, 2014.</p>	

4. City of Rio Vista

The City of Rio Vista is approximately 6.7 sq. mi. and is about 10.5 miles southeast of Travis AFB.

**TABLE 4
CITY OF RIO VISTA ZONING DESIGNATIONS**

Zoning Designation/District	Definition
Residential	
R-1: Residential Low Density District	<p>Allowable uses include:</p> <ul style="list-style-type: none"> A. Single-family, mobilehomes, or second-dwelling units which meet the definitions of Section 17.02.040, but not including tents or recreational vehicles; B. Home occupations (Section 17.44.040); C. Buildings and uses clearly accessory or incidental to any permitted use, including one noncommercial guest house on a minimum building site of six thousand (6,000) square feet, as provided in Section 17.44.090; D. Day care homes. <p>Allowable uses, following obtainment of a use permit, include:</p> <ul style="list-style-type: none"> A. Automobile parking lot, when adjacent to any C or M district; B. Parks, playgrounds; C. Rooming and boarding of not more than two persons per dwelling unit except that signs advertising same are prohibited; D. Public and semi-public buildings, including, but not limited to, fire stations, schools, churches, libraries, hospitals, community and civic centers; E. Convalescent and other twenty-four (24) hour care facilities; F. Nursery school, pre-school, and day care center.
R-E-1: Residential Estate One Acre District	<p>Allowable uses include:</p> <ul style="list-style-type: none"> A. Single-family dwellings or mobilehomes which meet the definition of a single-family dwelling stated in Section 17.02.040, but not including tents or recreational vehicles; B. Home occupations (Section 17.44.040); C. Buildings and uses clearly accessory or incidental to any permitted use, including one noncommercial guest house on a minimum building site of one acre as provided in Section 17.44.090; D. Day care homes. <p>Allowable uses, following obtainment of a use permit, include:</p> <ul style="list-style-type: none"> A. Automobile parking lot, when adjacent to any C or M district; B. Parks, playgrounds; C. Rooming and boarding of not more than two persons per dwelling unit except that signs advertising same are prohibited; D. Public and semi-public buildings, including but not limited to, fire stations, schools, churches, libraries, hospitals, community and civic centers; E. Convalescent and other twenty-four (24) hour care facilities; F. Nursery school, pre-school, and day care center.
R-2: Residential Medium Density	<p>Allowable uses include:</p>

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District	<p>A. One-family dwellings or mobilehomes which meet the definition of a one-family dwelling stated in Section 17.02.040, but not including tents or recreational vehicles;</p> <p>B. Single structure duplex or second dwelling or triplex provided that a minimum of three thousand (3,000) square feet of land area is required for each dwelling unit, existing and proposed;</p> <p>C. Home occupation (Section 17.44.040);</p> <p>D. Buildings and uses clearly accessory or incidental to any permitted use;</p> <p>E. Day care homes.</p> <p>Allowable uses, following obtainment of a use permit, include:</p> <p>A. Off-street parking lot when adjacent to any C or M district;</p> <p>B. Park, playground;</p> <p>C. Rooming and boarding of not more than two persons per family unit except that signs advertising same are prohibited;</p> <p>D. Public and semi-public buildings, including but not limited to, fire stations, schools, churches, libraries, hospitals, community and civic centers;</p> <p>E. Convalescent and other twenty-four (24) hour care facilities;</p> <p>F. Nursery school, pre-school, and day care center.</p>
R-3: Residential High Density District	<p>Allowable uses include:</p> <p>A. Single-family dwellings or mobilehomes which meet the definition of a single-family dwelling stated in Section 17.02.040, but not including tents or recreational vehicles;</p> <p>B. Duplexes, triplexes;</p> <p>C. Multiple dwellings, dwelling groups, rooming and boarding houses, lodges, clubs, rest homes;</p> <p>D. Home occupation (Section 17.44.040);</p> <p>E. Building and uses clearly accessory or incidental to any permitted use;</p> <p>F. Day care homes.</p> <p>Allowable uses, following obtainment of a use permit, include:</p> <p>A. Lodges, fraternal organizations and clubs, except those operated as a business for profit;</p> <p>B. Automobile parking lots when appurtenant to any permitted use in the district, or when adjacent to any C or M district;</p> <p>C. Nursing home, rest home;</p> <p>D. Park, playground, museum;</p> <p>E. Commercial recreation facilities as indicated on general plan map;</p> <p>F. Mobilehome parks;</p> <p>G. Public and semi-public buildings, including but not limited to, fire stations, schools, churches, libraries, hospitals, community and civic centers;</p> <p>H. Convalescent and other twenty-four (24) hour care facilities;</p> <p>I. Nursery school, pre-school, and day care center.</p>
R-4: Residential High Density District	<p>Allowable uses include:</p> <p>Uses permitted are as designated in R-3 district, Chapter 17.14.</p>

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	<p>Allowable uses, following obtainment of a use permit, include:</p> <ul style="list-style-type: none"> A. Guesthouses and second dwelling units; B. Bed and breakfast inns; C. Antique shop; D. Arts and crafts gallery or studio; E. Bookstore; F. Custom dressmaker or tailor; G. Florist shop; H. Interior decorator; I. Museum; J. Optical shop, opticians; K. Printing, publishing; L. Photographic studio; M. Professional offices (accountants, architects, attorneys, insurance agents, physicians and similar business offices); N. Medical/dental/optical laboratory; O. Catering service; P. Nonautomotive related personal and business services; Q. Generally. Any other limited commercial, service, or public use similar in nature, function and operation to listed conditional uses and consistent with the intent of this district.
Commercial	
C-1: Neighborhood Commercial District	<p>Allowable uses include:</p> <ul style="list-style-type: none"> A. Any local retail business or service establishment, such as a grocery, fruit or vegetable store, bakery outlet, drugstore, barbershop and beauty shop, clothes cleaning and laundry pickup station, business or professional office, and the like, supplying commodities or performing services for residents of the neighborhood; B. Restaurant, cafe, soda fountain; excludes entertainment or dancing; C. Commercial parking lots for passenger vehicles and service station, provided that where any such use abuts any P district a minimum six feet high masonry wall or solid board fence shall be erected and maintained; D. Day care homes; E. Other retail, service, public or quasi-public uses which are similar in nature, function or operation to permitted uses listed, consistent with the intent of the district as stated in Section 17.18.010. <p>Allowable uses, following obtainment of a use permit, include:</p> <ul style="list-style-type: none"> A. Park, playground, library; B. Government offices; C. Public and semi-public buildings, including but not limited to, fire stations, schools, churches, libraries, hospitals, community and civic centers; D. Convalescent and other twenty-four (24) hour care facilities; E. Nursery school, pre-school, and day care center;

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	<p>F. Residential uses on upper floors or adjacent to storefronts or offices where the nonresidential use occupies space fronting on a public street or located at the front of a building (not separate residential structures);</p> <p>G. Generally. Any other limited commercial, service, or public use similar in nature, function and operation to listed conditional uses and consistent with the intent of this district as described in Section 17.18.010.</p>
C-2: Community Commercial District	<p>Allowable uses include:</p> <p>A. Shops, stores and services for all retail sales conducted within a building;</p> <p>B. Business and professional offices;</p> <p>C. Theatre;</p> <p>D. Medical and dental clinic;</p> <p>E. Hotel, motel;</p> <p>F. Lodge, fraternal organization, club, union hall, and similar organizations;</p> <p>G. Automobile service station;</p> <p>H. Business school, art, modeling, music and dancing studio similar academies;</p> <p>I. Automobile parking lot;</p> <p>J. Residential uses:</p> <p>1. On upper floors if located within structures architecturally designed for a commercial storefront on ground floor,</p> <p>2. On ground floor or upper floors if building is architecturally designed for residential use;</p> <p>K. Restaurant;</p> <p>L. Cocktail lounge or bar as an accessory use to a restaurant;</p> <p>M. Home occupation (Section 17.44.040);</p> <p>N. Day care homes;</p> <p>O. Other retail, service, public or semi-public uses which are similar in nature, function or operation to permitted uses listed, consistent with the intent of the district, as described in Section 17.20.010.</p> <p>Allowable uses, following obtainment of a use permit, include:</p> <p>A. Bakery, creamery, laundry, cleaning and dyeing establishment;</p> <p>B. Newspaper and commercial printing shop, blueprinting shop;</p> <p>C. Mortuary;</p> <p>D. Park, playground, museum;</p> <p>E. Governmental offices;</p> <p>F. Animal hospital and veterinarian clinic;</p> <p>G. Cocktail lounge, bar or nightclub as an accessory use;</p> <p>H. Public and semi-public buildings, including but not limited to, fire stations, schools, churches, libraries, hospitals, community and civic centers;</p> <p>I. Convalescent and other twenty-four (24) hour care facilities;</p> <p>J. Nursery school, pre-school, and day care center;</p> <p>K. Automobile service station;</p> <p>L. Generally. Any other limited commercial, service, or public use similar in nature, function</p>

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CITY OF RIO VISTA ZONING DESIGNATIONS**

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	and operation to listed conditional uses, consistent with the intent of this district.
C-2A: Airport Commercial District	<p>Allowable uses include:</p> <ul style="list-style-type: none"> A. Repair and service industries; B. Parts and supply stores; C. Parking lots; D. Professional and trade schools; E. Restaurants; F. Cafes; G. Delicatessen stores; H. Gift shops; I. Drug stores; J. Business offices; K. Fire stations. <p>Allowable uses, following obtainment of a use permit, include:</p> <ul style="list-style-type: none"> A. Hotels, motels; B. Petroleum service stations; C. Other uses similar in nature, function or operation to conditional uses listed, consistent with the intent of the district, as described in Section 17.22.010.
C-3-I: General and Service Commercial and Industrial District	<p>Allowable uses include:</p> <ul style="list-style-type: none"> A. Wholesale business, storage, or warehousing; B. Automobile, truck, trailer, boat, and farm implement establishments, including major repair facilities; automobile service stations; C. Building material sales yards, including concrete mixing; D. Corporation yards, and storage, rental and sale of heavy equipment commonly used by contractors; E. Animal hospitals and veterinary clinics; F. Cabinet shops, electrical, plumbing, and heating shops, printing, bookbinding, publishing, or lithographic shops, mortuaries, crematoriums or columbariums, and furniture upholstery shops; G. Bakeries, creameries, soft drink bottling plants, laundries and cleaning and dyeing establishments; H. New and used car sales and rentals, boat and trailer sales and rentals, greenhouses and restaurants; I. The following only when conducted within a building or enclosed within a solid wall or fence: <ul style="list-style-type: none"> 1. Body and fender repair shops, 2. Auto painting shops. <p>Allowable uses, following obtainment of a use permit, include:</p> <ul style="list-style-type: none"> A. Restaurant; B. Automotive service stations;

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CITY OF RIO VISTA ZONING DESIGNATIONS**

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	<ul style="list-style-type: none"> C. Public utility buildings and service yards; D. Public and quasi-public uses; E. Outdoor storage when completely screened from view from a public street or highway, the outdoor storage area shall be permitted only if it is accessory to a permitted use; F. Public and semi-public buildings, including but not limited to, fire stations, schools, churches, libraries, hospitals, community and civic centers; G. Convalescent and other twenty-four (24) hour care facilities; H. Nursery school, pre-school, and day care center.
C-H: Highway Commercial District	<p>Allowable uses include:</p> <ul style="list-style-type: none"> A. Hotel, motel; B. Shops, stores and services for retail sales not listed elsewhere in this section or in Section 17.26.030, conducted within buildings in existence on September 1, 2006; C. Business and professional offices; D. Banks; E. Medical and dental clinic; F. Restaurant, G. Cocktail lounge or bar as an accessory use to a restaurant; H. Grocery store, supermarket; I. Hardware, building materials and supplies; J. Private nonprofit clubs, lodges and fraternal organizations; K. Other retail, service, public or semi-public uses which are similar in nature, function or operation to permitted uses listed, consistent with the intent of the district, as described in Section 17.20.010. <p>Allowable uses, following obtainment of a use permit, include:</p> <ul style="list-style-type: none"> A. Commercial amusement center, subject to the following additional conditions: <ul style="list-style-type: none"> 1. Each commercial amusement center shall have an adult attendant on duty during hours of operation, 2. Each commercial amusement center shall appropriately plan for bicycle parking, 3. Each commercial amusement center use permit shall be initially issued for no longer than six months, 4. Other appropriate conditions as determined by the planning commission may be attached to the commercial amusement center use permit; B. Convenience market; C. Liquor or beverage store; D. Hospital; E. Park, playground, museum, exhibition hall, arena; F. Drive-through window; G. Automobile service station; H. Automotive sales, vehicular equipment sales and service; I. Cocktail lounge, bar or nightclub;

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CITY OF RIO VISTA ZONING DESIGNATIONS**

Zoning Designation/District	Definition
	J. Auto repair including body and fender shop;
	K. Nursery school, pre-school, and day care center;
	L. Convalescent and other twenty-four (24) hour care facilities;
	M. Pharmacy or drug store;
	N. Generally. Any other commercial, service, or public use similar in nature, function and operation to listed conditional uses, consistent with the intent of this district.
D-W: Downtown Waterfront District	Permitted uses are specified by Section 2, regulating code, of the Waterfront Specific Plan. Conditional uses are specified by Section 2, regulating code, of the Waterfront Specific Plan.
Industrial	
A-B: Army Base District	Allowable uses include: <ul style="list-style-type: none"> A. Permitted Uses. <ul style="list-style-type: none"> 1. Children's play area or destination "Delta Discovery Park"; 2. Fishing facilities and public river access to launch kayaks, canoes and other small craft not requiring trailers; 3. Interpretive center or multi-purpose community center (includes classrooms & meeting rooms); 4. Multi-use trail; 5. Picnic and seating areas; 6. Open space; 7. Riverfront promenade; and 8. Water tower, piers and wharves. Allowable uses, following obtainment of a use permit, include: <ul style="list-style-type: none"> B. Conditional Uses. <ul style="list-style-type: none"> 1. Estuarine research station, including laboratories and offices; 2. Delta science facilities, including conference center and educational classrooms; 3. Fish technology center, including fish refuge, research and endangered fish propagation; 4. Dry boat storage, in-water boat slips, docks and boat ramp to support research uses; 5. Vehicle and boat storage to support above conditional uses; 6. Warehouses and chemical storage for research labs; 7. Field equipment staging areas; 8. Recreation supporting commercial uses, marine-related sports outfitter, small scale eating places (i.e., snack bar, café and small convenience market); and 9. Accessory Uses. Visitor overnight accommodations may be permitted per the deed as an accessory to the above-listed estuarine research station and other Delta science facilities listed in this subsection, and limited to a maximum of six units for short-term occupancy by visiting officials, scholars, students, faculty and "in residence" practitioners. Such uses shall consist primarily of minimal sleeping accommodations with a common self-service kitchen and

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CITY OF RIO VISTA ZONING DESIGNATIONS**

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	eating/gathering area.
	A conditional use permit shall only be issued in the event that all the standards provided in Section 17.66.070 are satisfied.
I-P-I: Industrial Park District	<p>Allowable uses include:</p> <p>A. I-P zone (industrial park):</p> <ol style="list-style-type: none"> 1. Administrative, executive and professional offices; 2. Research and development laboratories; 3. Experimental, film or testing laboratories. <p>B. I-zone (industrial):</p> <ol style="list-style-type: none"> 1. Manufacturing, assembly or packaging of products from previously prepared materials, such as cloth, plastic, paper, leather, precious or semi-precious metals or stones, but not including such operations as saw and planing mills, or any manufacturing uses involving primary production of metals or chemical products from raw material; 2. Manufacturing of electric and electronic instruments and devices such as television sets, radios and phonographs; 3. Manufacturing of bakery goods, candy, cosmetics, pharmaceuticals and the like, but not including production of fish or meat products, sauerkraut, vinegar, or the like, or the rendering or refining of fats and oils; 4. Warehouses, distribution and wholesale uses; 5. Bookbinding, printing and lithography; 6. Automotive repair shops; 7. Any other research or light manufacturing use when attached to the building; 8. Buildings and uses clearly accessory or incidental to any permitted use. When the accessory use is a residential building, its occupancy shall be limited to an employee of the company performing a service for residence is a part of that service; 9. Automobile parking lot. <p>Allowable uses, following obtainment of a use permit, include:</p> <p>A. Public utility buildings;</p> <p>B. Unenclosed structures such as outside conveyor systems, or towers used for the transmission or reception of television, telephone, or radio messages; provided that the commission finds that any such structure, its proposed landscaping, siting, and operation will not adversely affect property in the district or be inconsistent with the purpose of the I-P-I district;</p> <p>C. Any other research or manufacturing use which the commission finds not to be inconsistent with the purpose of this chapter and which will not impair the present or future use of the properties in the surrounding area;</p> <p>D. Restaurant and refreshment stands and food retailing;</p> <p>E. Public and semi-public buildings, including but not limited to, fire stations, schools, churches, libraries, hospitals, community and civic centers;</p> <p>F. Convalescent and other twenty-four (24) hour care facilities;</p> <p>G. Nursery school, pre-school, and day care center.</p>

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CITY OF RIO VISTA ZONING DESIGNATIONS**

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B-P: Business Park District	<p>Allowable uses include:</p> <p>Allowable uses, following obtainment of a use permit, include:</p>
M-G: General Manufacturing Industry District	<p>Allowable uses include:</p> <p>A. Manufacturing, processing, disassembling and assembling and storage of products and materials, railroad, airport and other transportation uses, removal of natural materials; provided, that such uses are not or will not be offensive by reason of the creation or emission of dust, gas, smoke, fumes or other air pollutants, noise, vibrations, odors, liquid or solid refuse or wastes, radioactivity, dare, fire or explosives; and provided further, that prior to the issuance of a zoning-building permit, the planning commission may require evidence that adequate controls, measures or devices will be provided to meet performance standards for this zone, as provided in Section 17.44.060, all to insure and protect the public interest, health, comfort, convenience, safety and general welfare;</p> <p>B. Agriculture; except, that those uses indicated in Section 17.30.030 may be established only after a use permit shall first have been secured;</p> <p>C. Farm dwellings on parcels of twenty (20) acres or more.</p> <p>Allowable uses, following obtainment of a use permit, include:</p> <p>A. Junk yard, wrecking yard;</p> <p>B. Dumping, disposal, incineration or reduction of refuse;</p> <p>C. Public service facility and public utility uses;</p> <p>D. Animal feed yard, sales yard, or stockyard;</p> <p>E. Public and semi-public buildings, including but not limited to, fire stations, schools, churches, libraries, hospitals, community and civic centers;</p> <p>F. Nursery school, pre-school, and day care center;</p> <p>G. Recreational vehicle park.</p>
I-R: Industrial Reserve District	<p>Owing to the magnitude of major industrial projects the building heights, yard coverage and other regulations are abolished for the I-R district.</p> <p>The criteria stated below serve Rio Vista's planning commission and city council to evaluate whether a large scale industrial development on the industrial reserve lands should be granted.</p> <p>A proposed large scale industry and supporting uses permitted must:</p> <p>A. Occupy fifteen (15) acres or more, or employ fifty (50) persons or more;</p> <p>B. Public and private facilities: clearly be dependent on local, major, rail and highway transportation facilities and water and sanitary sewer systems to be provided by the city in coordination with annexation procedures;</p> <p>C. Public exposure: show direct benefit to be derived by physical exposure and proximity to vehicular traffic on new Interstate Highway 12 and Church Road and St. Francis Drive connections. Supporting or satellite industries may not require such exposure;</p> <p>D. Supporting commercial and industrial use: show that proposed industrial uses of a lesser scale and commercial uses that are made a part of proposals for large scale industrial development are clearly subordinate, accessory to and/or complimentary to the large scale industry;</p> <p>E. Show evidence that the cost of public services required by the development do not exceed the development's tax contribution to the city.</p>
Open Space and Public	
F-W: Floodway District	<p>Allowable uses include:</p> <p>A. Flood control channels, water pumping stations and reservoirs, irrigation canals and</p>

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CITY OF RIO VISTA ZONING DESIGNATIONS**

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	ditches and canal and ditch rights-of-way and settling ponds;
	B. Parks, playgrounds, bikeways, recreation corridors and other predominantly open public recreation areas;
	C. Agricultural operations including grazing.
O-A-R: Open Area Resort District	<p>Allowable uses include:</p> <p>A. Parks, playgrounds and swimming pools;</p> <p>B. Golf courses and count clubs.</p> <p>Allowable uses, following obtainment of a use permit, include:</p> <p>A. Museums art galleries, libraries, public buildings;</p> <p>B. Public utility substation;</p> <p>C. Hotels and motels;</p> <p>D. Commercial uses accessory to permitted uses, such as refreshment stands, restaurants, sports equipment, rental and sale, marinas;</p> <p>E. Public and semi-public buildings, including but not limited to, fire stations, schools, churches, libraries, hospitals, community and civic centers;</p> <p>F. Convalescent and other twenty-four (24) hour care facilities.</p>
P-L: Park Land District	<p>Allowable uses include:</p> <p>A. Landscaping and buffer or screen;</p> <p>B. Riding and hiking trails.</p> <p>Allowable uses, following obtainment of a use permit, include:</p> <p>A. Playgrounds and playing fields with parking areas;</p> <p>B. Swimming pools;</p> <p>C. Accessory uses and buildings clearly appurtenant to any permitted use;</p> <p>D. Public and semi-public buildings, including but not limited to, fire stations, schools, churches, libraries, hospitals, community and civic centers.</p>
D-R: Drill Reservation District	<p>Allowable uses include:</p> <p>A. Landscaping and buffer or screen planting;</p> <p>B. Agricultural operations;</p> <p>C. Any use permitted under Chapter 13.12, provided the requirements of said chapter are met.</p>

Source: City of Rio Vista Municipal Code, Title 17; accessed at <http://qcode.us/codes/riovista/> on February 9, 2015.

5. Suisun City

Suisun City is approximately 19 sq. mi., and is located less than one mile west and southwest of Travis Air Force Base and immediately north of Suisun Marsh.

**TABLE 5
SUISUN CITY ZONING DESIGNATIONS**

Zoning Designation/District	Definition
Residential	
R-S: One-Family Residential District	The regulations for the R-S district are designed to stabilize and protect the residential characteristics of the districts, to promote and encourage a suitable environment for family life where children are members of many families. The R-S district is intended to be used only for urban single-family homes and the community services appurtenant thereto. Maximum height: for dwellings, 35 feet; for accessory buildings, 15 feet. Minimum building site areas: for interior parcels, 6,000 square feet; for corner parcels, 6,500 square feet.
R-M: Medium-Density Residential District	The R-M district is designated in certain areas primarily for medium-density residential uses of a multiple dwelling nature and the community services appurtenant thereto. The regulations for this district are designated to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as they are compatible with the intensity of land use, a suitable environment for family life. Maximum height: for main dwelling units, 35 feet; for accessory buildings, 15 feet. Minimum building site areas: 12,000 square feet. Minimum land area per dwelling unit: 4,000 square feet.
R-H: High-Density Residential District	The R-H district is designated in certain areas primarily for high-density residential uses of a multiple dwelling nature and the community services appurtenant thereto. The regulations for this district are designated to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life. Maximum height: for main dwelling units, 35 feet; for accessory buildings, 15 feet. Minimum building site areas: 12,000 square feet. Minimum land area per dwelling unit: 2,000 square feet.
H-R: Historic Residential District	<p>The H-R district, along with the DW and HRC districts, comprises the first area of settlement in the city. This area is identified with numerous persons and events which contributed significantly to the culture and development of the city.</p> <p>The specific purpose and intent of the H-R district is to assure that this area continues as a viable residential neighborhood and the city's cultural heritage, as reflected in its historic structures, sites and features is not destroyed, but is instead preserved and enhanced, by establishing the following objectives:</p> <ol style="list-style-type: none"> A. To preserve and protect historic structures; B. To preserve and maintain the historic residential area embodied in the H-R district as a cohesive neighborhood unit; C. To enhance property values within the H-R district; D. To assure that the community's cultural heritage, as reflected in the built environment, is not lost; E. To encourage the redevelopment of vacant and incompatibly developed properties in accordance with the historic character of the H-R district; F. To provide for rehabilitation, additions and modifications to existing structures in a manner which is sensitive to the historic qualities of these structures. G. To implement the city's general plan. <p>Maximum height: for main dwelling units, 35 feet; for accessory buildings, 15 feet. Minimum building site area: 4,000 square feet.</p>
HRC: Historic Residential/Commercial District	The HRC district is designated to an area that is similar in character and historic significance to the H-R district. This area has a wide range of residential uses and also allows certain low-density office and commercial uses in converted residential structures with a use permit. The specific purpose and intent of the HRC district is to assure that the city's economic and cultural

**TABLE 5
SUISUN CITY ZONING DESIGNATIONS**

Zoning Designation/District	Definition
	<p>heritage, as reflected in its historic structures, sites and features is not destroyed, but is instead preserved and enhanced, establishing the following objectives:</p> <ul style="list-style-type: none"> A. To preserve and protect historic structures; B. To preserve and maintain the historic residential area embodied in the H-R district as a cohesive neighborhood unit; C. To enhance property values within the H-R district; D. To assure that the community's cultural heritage, as reflected in the built environment, is not lost; E. To encourage the redevelopment of vacant and incompatibly developed properties in accordance with the historic character of the H-R district; F. To provide for rehabilitation, additions and modifications to existing structures in a manner which is sensitive to the historic qualities of these structures. G. To implement the city's general plan. <p>Maximum height: for main dwelling units, 35 feet; for accessory buildings, 15 feet. Minimum building site area: 4,000 square feet.</p>
R-E: Residential Estate District	<p>The regulations for the R-E district are designed to stabilize and protect the residential characteristics of the district, to promote and encourage a suitable environment for family life where children are members of many families. The R-E district is to be used only for suburban single-family homes and the community services appurtenant thereto. Maximum height: 35 feet. Minimum building site area: depending on designation, 10,000 square feet to 2 ½ acres.</p>
Commercial	
C-N: Neighborhood Commercial District	<p>Allowable uses include: shop, store and service, for retail sales, when conducted entirely within a building; business and professional offices; uses clearly accessory or incidental to any permitted use; coin-operated laundries and dry-cleaning establishments provided that the dry cleaning chemicals, equipment and plant are not located on the same site; lodges, fraternal organizations and clubs, subject to the provisions of Chapters 18.44 and 18.56; park, playground, library; firehouse, community center, governmental offices; barbershop, beauty salon; restaurants; theater; business schools, art, modeling, music and dancing studio or similar academies; bakery, creamery.</p>
DW: Historic Downtown and Waterfront District	<p>The following uses shall be subject to site plan/architectural review as specified by the Downtown and Waterfront Specific Plan.</p>
HC: Highway Commercial District	<p>Allowable uses include: automobile service station; hotel or motel; nursery or landscaping business; office use; park or playground; parking lot; refreshment stand; restaurant, including fast food establishment; shops, stores and services for retail sales and wholesale conducted within a building; buildings or uses clearly incidental to any permitted use.</p>
CS: Commercial Service District	<p>Allowable uses include: Shops, stores and services for wholesale and retail sales conducted within a building; theater; business schools, art, modeling, music and dancing studio or similar academies; lodge, fraternal organization, club, union hall and similar organizations; warehouses; automobile parking lot; automobile service station; corporation yard, when enclosed by a minimum six-foot-high solid fence; bakery, creamery, laundry and dry cleaning establishment; newspaper and commercial printing shop, blueprinting shop, subject to Chapter 18.44; nursery; restaurant, excluding fast-food; manufacture, assembly, packaging, repairing or secondary processing of previously prepared materials within a building when the use occupies a gross floor area of five thousand square feet or less; incidental accessory uses, including processing and repair operations and services, provided such uses shall be clearly incidental to the sale or storage of products on the premises and shall not be offensive and objectionable because of odor, dust, smoke, noise or vibration; animal hospital; reserved; mortuary, crematory, columbarium, mausoleum; research and development laboratory; outdoor sales or rental lot; park, playground, library, museum, auditorium; firehouse, bus depot, railroad depot, governmental offices, civic centers; business and professional offices; medical and dental clinics; adult businesses, subject to Chapter 18.45.</p>

**TABLE 5
SUISUN CITY ZONING DESIGNATIONS**

Zoning Designation/District	Definition
CG: General Commercial	<p>Allowable uses include: Apparel and accessory stores; auto and home supply stores; bakery, creamery; reserved; business schools, art, modeling, music and/or dancing academies; eating and drinking places, except bars, taverns, nightclub-discotheques and adult nightclubs; food stores; furniture, home furnishings and equipment stores; general merchandise stores, except department stores; hardware stores; miscellaneous retail, except adult bookstores and "head shops"; paint, glass and wallpaper stores; beauty and barber shops; bicycle, camera, leather goods, business machine repair shops and the like; small engine/lawnmower repair; business services, except establishments engaged in renting or leasing machinery, tools and other equipment; clothing and costume rental; coin-operated service machine operations; communication services, not elsewhere classified; pet grooming; finance, insurance and real estate offices; gunsmith and locksmith shops; health clubs or spas; health services, including medical/dental clinics; judo and karate instruction; laundry, cleaning and garment services, except power and industrial launderers; legal and miscellaneous nonmedical professional offices; motion pictures, except drive-in motion picture theater and adult theater; photographic and portrait studios; printing, publishing and allied industries; radio and TV broadcasting; re-upholstery and furniture repair; shoe repair, shoeshine, hat cleaning/repair and the like; tax return preparation service; travel agencies and bureaus; watch, clock and jewelry repair; nursery/landscaping business; generally. Any other retail, service, public or quasi-public use which is similar in nature, function or operation to permitted uses listed.</p>
O: Business and Professional Office District	<p>Allowable uses include: Medical and dental clinic; business and professional offices; prescription pharmacy; florist shop when conducted within a building; uses clearly accessory or incidental to any permitted use; medical and dental laboratories, not including the manufacture of pharmaceutical or other products for general sale or distribution; mortuary, crematory, columbarium; firehouse, commercial trade or professional school, nursery school, hospital, governmental offices, civic centers.</p>
Industrial	
M-L: Light Manufacturing District	<p>Allowable uses include: Research and development laboratory; storage building, warehouse; manufacturing, assembly or packaging of products from previously prepared materials, such as cloth, plastic, paper, leather, precious or semiprecious metals or stones, but not including such operations as saw and planing mills, or any manufacturing uses involving primary production of metals or chemical products from raw materials; manufacturing of electric and electronic instruments and devices such as television sets, radios and phonographs; manufacturing of bakery goods, candy, cosmetics, pharmaceuticals and the like, but not including production of fish or meat products, sauerkraut, vinegar or the like, or the rendering or refining of fats or oils; automobile parking lot; buildings and uses clearly accessory or incidental to any permitted use. When the accessory use is a residential building, its occupancy shall be limited to an employee of the company performing a service for the company in which the occupancy of the residence is a part of that service; park; firehouse, governmental office; administrative, professional and financial offices; medical and dental laboratories; warehouse; laundry and dry cleaning establishment; newspaper and commercial printing, blueprinting establishment, subject to Chapter 18.44; animal hospital, veterinary clinic; restaurant, retail sales and personal services, if accessory to a principal use; athletic and health club, gym; trade and business schools.</p>
M-H: Heavy Manufacturing District	<p>Allowable uses include: Manufacturing, processing, disassembling and assembly and storage of products and materials, railroad, airport and other transportation uses, all providing that such uses are not or will not be offensive by reason of emission of dust, gas, smoke, noise, fumes, odors, bright lights or vibrations; and provided further, that prior to the issuance of a building permit, the zoning administrator may require evidence that adequate controls, measures or devices will be provided to meet performance standards for this zone, as provided in Chapter 18.58, all to ensure and protect the public interest, health, comfort, convenience, safety and general welfare; automobile parking lot; truck terminal or repair facility; building materials storage and sales yard; rental, repair or sale of industrial or heavy commercial equipment and sale of parts in connection therewith; public utility building and use; accessory uses appurtenant to any permitted use. When the accessory use is a residential building, its occupancy shall be limited to an employee of the company performing a service for the company in which the occupancy of the residence is a part of that service; cannery; metal plating; concrete or rock storage, concrete or paving material batch plant; railroad yard, terminal or shop; firehouse, governmental office; industrial research laboratories involving explosives or highly flammable materials or processes; rock crushing or cement plants; disposal of garbage or waste material by cut and fill or fill and cover method.</p>

**TABLE 5
SUISUN CITY ZONING DESIGNATIONS**

Zoning Designation/District	Definition
T: Transportation and Utility District	Allowable uses include: Railroads including tracking, train stations, on-loading and off-loading platforms, and facilities, maintenance yards and associated facilities for the transportation of goods and people. No use or structure not under the control of a railroad company or related to the provision of transportation services is permitted on any portion of a railroad right-of-way without a change of zoning district as provided by Chapter 18.74; highways, expressways, freeways and their safety and directional devices; bikeways, walkways and mass transit facilities along Highway 12; air transportation facilities and their flight obstruction areas; utility transmission systems, both underground and existing overhead, including their replacements, for communications and the transmission of energy, fuel, water, wastes and commodities; service and maintenance yards, construction and storage yards when required for the construction or maintenance of utilities and transportation facilities. Where such facilities are to be established within the boundaries of the primary or secondary management area of the Suisun Marsh, any facility shall be temporary in nature and shall comply with the provisions of Section 18.40.040; open space and agricultural operations limited to forage production, grazing of livestock, and the growing of plants and feed important to the wildlife habitat when located in the primary or secondary management areas of the Suisun Marsh. For the purpose of this chapter, open space or agricultural uses are principal permitted uses in the Suisun Marsh but are interim uses outside of the Suisun Marsh and found not to be in conflict with Section 18.40.010.
Public and Semi-Public	
A: Agricultural District	Allowable uses include: agricultural, except as otherwise provided in this chapter; roadside stand not exceeding four hundred square feet in floor area for the sale of agricultural products grown on the premises processing of products produced on the premises; buildings and uses clearly accessory or incidental to any permitted uses, including farm residences, barns, stables and other farm outbuildings; quarters for farm labor employed on the premises; one noncommercial guesthouse.
P: Park District	Allowable uses include: Park and playground; riding academy, with necessary stables; golf course, country club; swimming, fishing, boating and hunting lodges; campground; resort; amusement center, bowling alleys, dancehall and similar places of amusement, excluding the sale of alcoholic beverages; aquarium, museum, library; mineral baths; guest ranch; agriculture, not including hog farms; accessory uses and buildings clearly appurtenant to any permitted principal recreational use: refreshment stands, dining rooms, sport equipment rentals and similar uses; zoo, stadium, auditorium, race and drag tracks, gun and archery shooting range, model airplane flying area, model car track, model boat basin; firehouse, community center, church, airport, heliport.

Source: City of Suisun City Zoning Code, Title 18; accessed at <https://library.municode.com/HTML/16647/level1/TIT18ZO.html> on May 9, 2014.

6. City of Vacaville

The City of Vacaville is approximately 28.4 sq. mi. and is about 2.5 miles north of Travis Air Force Base.

**TABLE 6
CITY OF VACAVILLE ZONING DESIGNATIONS**

Zoning Designation/District	Definition
Residential	
RR: Residential Rural District	Allowable uses include: accessory uses and structures to a permitted use; single family dwellings and the following uses: a. accessory uses in accordance with Section 14.09.075.030.A. of this division; b. raising of poultry, rabbits, and other small animals, subject to Section 14.09.076.050.B. of this chapter; c. stables and corrals for the keeping of livestock, subject to Section 14.09.076.050.C. of this chapter; grazing of livestock, subject to Section 14.09.076.050.D. of this chapter; growing of fruit and nut trees, vegetables, grains, field crops, and horticultural specialties; membership organization facilities if property has primary frontage on an arterial street, as designated in the General Plan, and structure or outdoor activity is 100 feet or more from a property line of a lot zoned or developed residential; a. Accessory uses in accordance with the requirements in the Definitions Section of this Title, Section 14.02.016.020; temporary, on-site subdivision sales office; relocated structures, subject to the provisions of Chapter 14.09.123, Relocation Permits, of this division; telecommunication facility, minor, in accordance with the provisions of Chapter 14.09.125, Telecommunication Facilities, of this division. (Ord. 1599, §7, 1998; Ord. 1595, §11, 1998; Ord. 1564, §11, 1996)
RE: Residential Estates District	Allowable uses include: accessory uses and structures to a permitted use; single family dwellings and the following uses: a. Accessory uses in accordance with Section 14.09.075.030.A. of this division; b. raising of poultry, rabbits, and other small animals, subject to Section 14.09.077.050.A. of this chapter; c. stables and corrals for the keeping of livestock, subject to Section 14.09.077.050.B. of this chapter; grazing of livestock, subject to Section 14.09.077.050.C. of this chapter; growing of fruit and nut trees, vegetables, grains, field crops, and horticultural specialties; temporary, on-site subdivision sales office; relocated structures, subject to the provisions of Chapter 14.09.123, Relocation Permits, of this division; telecommunication facility, minor, in accordance with the provisions of Chapter 14.09.125, Telecommunication Facilities, of this division. (Ord. 1599, §8, 1998; Ord. 1595, §12, 1998; Ord. 1564, §12, 1996)
RL: Residential Low Density District	Allowable uses include: accessory uses and structures to a permitted use; single family dwellings and the following uses: a. accessory uses in accordance with Section 14.09.075.030.A. of this division; b. raising of poultry, rabbits, and other small animals, subject to Section 14.09.076.050.B. of this chapter; growing of fruit and nut trees, vegetables, grains, field crops, and horticultural specialties; membership organization facilities if property has primary frontage on an arterial street, as designated in the General Plan, and structure or outdoor activity is 100 feet or more from a property line of a lot zoned or developed residential; a. Accessory uses in accordance with the requirements in the Definitions Section of this Title, Section 14.02.016.020; temporary, on-site subdivision sales office; relocated structures, subject to the provisions of Chapter 14.09.123, Relocation Permits, of this division; telecommunication facility, minor, in accordance with the provisions of Chapter 14.09.125, Telecommunication Facilities, of this division. (Ord. 1599, §7, 1998; Ord. 1595, §11, 1998; Ord. 1564, §11, 1996)
RLM: Residential Low/Medium Density District	Allowable uses include: accessory uses and structures to a permitted use; single family dwellings and the following uses: a. accessory uses in accordance with Section 14.09.075.030.A. of this division; b. raising of poultry, rabbits, and other small animals, subject to Section 14.09.076.050.B. of this chapter; growing of fruit and nut trees, vegetables, grains, field crops, and horticultural specialties; membership organization facilities if property has primary frontage on an arterial street, as designated in the General Plan, and structure or outdoor activity is 100 feet or more from a property line of a lot zoned or developed residential; a. Accessory uses in accordance with the requirements in the Definitions Section of this Title, Section 14.02.016.020; temporary, on-site subdivision sales office; relocated structures, subject to the provisions of Chapter 14.09.123, Relocation Permits, of this division; telecommunication facility, minor, in accordance with the provisions of Chapter 14.09.125, Telecommunication Facilities, of this division. (Ord. 1599, §7, 1998; Ord. 1595, §11, 1998; Ord. 1564, §11, 1996)

**TABLE 6
CITY OF VACAVILLE ZONING DESIGNATIONS**

Zoning Designation/District	Definition
RM: Residential Medium Density District	Allowable uses include: accessory uses and structures to a permitted use; multi-family dwellings, and accessory uses, in accordance with Section 14.09.075.030.B. of this division; non-conforming single family dwellings, legally established prior to the enactment of this ordinance (August 23, 1996), in accordance with the provisions of Chapter 14.09.135, Non-Conforming Uses and Structures, of this division; and accessory uses, in accordance with the provisions of Section 14.09.075.030.A. of this division; lodging houses; membership organization facilities if property has primary frontage on an arterial street, as designated in the General Plan, and structure or outdoor activity is 100 feet or more from a property line of a lot zoned or developed residential; a. accessory uses in accordance with the requirements in the Definitions Section of this Title, Section 14.02.016.020; growing of fruit and nut trees, vegetables, grains, field crops, and horticultural specialties; temporary, on-site subdivision sales office; relocated structures, subject to the provisions of Chapter 14.09.123, Relocation Permits, of this division; telecommunication facility, minor, in accordance with the provisions of Chapter 14.09.125, Telecommunication Facilities, of this division. (Ord. 1599, §11, 1998; Ord. 1574, §14, 1997; Ord. 1564, §15, 1996)
RH: Residential High Density District	Allowable uses include: accessory uses and structures to a permitted use; multi-family dwellings, and accessory uses, in accordance with Section 14.09.075.030.B. of this division; non-conforming single family dwellings, legally established prior to the enactment of this ordinance (August 23, 1996), in accordance with the provisions of Chapter 14.09.135, Non-Conforming Uses and Structures, of this division; and accessory uses, in accordance with the provisions of Section 14.09.075.030.A. of this division; lodging houses; membership organization facilities if property has primary frontage on an arterial street, as designated in the General Plan, and structure or outdoor activity is 100 feet or more from a property line of a lot zoned or developed residential; a. accessory uses in accordance with the requirements in the Definitions Section of this Title, Section 14.02.016.020; growing of fruit and nut trees, vegetables, grains, field crops, and horticultural specialties; membership organization facilities if property has primary frontage on an arterial street, as designated in the General Plan, and structure or outdoor activity is 100 feet or more from a property line of a lot zoned or developed residential; a. accessory uses in accordance with the requirements in the Definitions Section of this Title, Section 14.02.016.020; growing of fruit and nut trees, vegetables, grains, field crops, and horticultural specialties; temporary, on-site subdivision sales office; relocated structures, subject to the provisions of Chapter 14.09.123, Relocation Permits, of this division; telecommunication facility, minor, in accordance with the provisions of Chapter 14.09.125, Telecommunication Facilities, of this division. (Ord. 1599, §11, 1998; Ord. 1574, §14, 1997; Ord. 1564, §15, 1996)
MHP: Manufactured Housing Park District	Allowable uses include: accessory uses and structures to a permitted use; manufactured housing parks, consistent with the density of the district, and accessory uses, in accordance with Section 14.09.075.030.B of this division; growing of fruit and nut trees, vegetables, grains, field crops, and horticultural specialties; membership organization facilities if property has primary frontage on an arterial street, as designated in the General Plan, and structure or outdoor activity is 100 feet or more from a property line of a lot zoned or developed residential; a. accessory uses in accordance with the requirements in the Definitions Section of this Title, Section 14.02.016.020; growing of fruit and nut trees, vegetables, grains, field crops, and horticultural specialties; temporary, on-site subdivision sales office; relocated structures, subject to the provisions of Chapter 14.09.123, Relocation Permits, of this division; telecommunication facility, minor, in accordance with the provisions of Chapter 14.09.125, Telecommunication Facilities, of this division. (Ord. 1599, §11, 1998; Ord. 1574, §14, 1997; Ord. 1564, §15, 1996)
Commercial	
CD: Downtown Commercial District	Allowable uses include: accessory uses and structures to a permitted use; accessory uses to non-conforming single-family and multi-family dwellings in accordance with Section 14.09.085.030; adult-oriented businesses in accordance with the provisions of Chapter 14.09.137 of this code; amusement arcades, accessory; banks and financial services; bars and lounges; business support services; day care centers; commercial uses designated as a permitted use by an applicable policy plan or specific plan; commercial communication services; fitness centers; food stores; furniture, furnishings, and equipment stores; libraries and museums; medical offices and clinics; membership organization facilities with an assembly occupant load of less than 50 persons in each room; accessory uses in accordance with the requirements in Section 14.02.016.020, Definitions; nurseries, retail; offices; outdoor storage or sales, accessory to a principal use, in accordance with Section 14.09.084.090.A.12, where the storage or sales area is 15 percent or less of the gross floor area of the principal use, and the use being stored or sold is

**TABLE 6
CITY OF VACAVILLE ZONING DESIGNATIONS**

Zoning Designation/District	Definition
	not a use listed under Sections 14.09.084.090.A.1 through A.11; parking lots; personal services; post offices; recreation centers and facilities; rental centers, household; repair and maintenance, consumer products; restaurants and eating establishments; retail and general merchandise stores; schools, specialized, small; temporary commercial uses and events; theaters and meeting halls with an assembly occupant load of less than 50 persons in each room; veterinary hospitals; telecommunication facility, minor, in accordance with the provisions of Chapter 14.09.125, Land Use Permits and Approvals, Telecommunication Facilities. (Ord. 1599, §16, 1998)
CG: General Commercial District	Allowable uses include: accessory uses and structures to a permitted use; accessory uses to non-conforming single-family, multi-family, and manufactured housing units in accordance with Section 14.09.085.030; adult-oriented businesses in accordance with the provisions of Chapter 14.09.137 of this code; amusement arcades, accessory; automobiles and other vehicles, sales and service, new; banks and financial services; bars and lounges; building material and supply stores; business support services; day care centers; commercial uses designated as a permitted use by an applicable policy plan or specific plan; fitness centers; furniture, furnishings, and equipment stores; libraries and museums; medical offices and clinics; membership organization facilities; a. Accessory uses in accordance with the requirements in Section 14.02.016.020, Definitions; nurseries, retail; outdoor storage or sales, accessory to a principal use, in accordance with Section 14.09.084.090.A.12 (commercial districts development standards), where the storage or sales area is 15 percent or less of the gross floor area of the principal use, and the use being stored or sold is not a use listed under Sections 14.09.084.090.A.1 through A.11; offices; parking lots; personal services; post offices; recreation centers and facilities; rental center, household; repair and maintenance, consumer products; restaurants and eating establishments; retail and general merchandise stores; schools, specialized, small; temporary commercial uses and events; theaters and meeting halls; veterinary hospitals; commercial communication services; telecommunication facility, minor, in accordance with the provisions of Chapter 14.09.125, Land Use Permits and Approvals, Telecommunication Facilities. (Ord. 1599, §17, 1998; Ord. 1593, §3, 1998; Ord. 1574, §17, 1997, Ord. 1704, §, 2004)
CN: Neighborhood Commercial District	Allowable uses include: accessory uses and structures to a permitted use; amusement arcades, accessory; banks and financial services; business support services; day care centers; commercial uses designated as a permitted use by an applicable policy plan or specific plan; fitness centers; food stores; furniture, furnishings, and equipment stores, subject to the provisions of Section 14.09.088.050.B. of this chapter; medical offices and clinics; membership organization facilities; a. Accessory uses in accordance with the requirements in the Definitions Section of this Title, Section 14.02.016.020; nurseries, retail; offices; outdoor storage or sales, accessory to a principal use, in accordance with Section 14.09.084.090.A.(12) of Chapter 14.09.084, Commercial Districts Development Standards, of this division, where the storage or sales, area is 15 percent or less of the gross floor area of the principal use, and the use being stored or sold, is not a use listed under Section 14.09.084.090.A.(1-11); parking lots; personal services, subject to the provisions of Section 14.09.088.050.B. of this chapter; rental centers, households; repair and maintenance, consumer products; restaurants and eating establishments, provided there is no separate area primarily devoted to the sale and consumption of alcoholic beverages; retail and general merchandise stores; schools, specialized, small; temporary commercial uses and events; veterinary hospitals; telecommunication facility, minor, in accordance with the provisions of Chapter 14.09.125, Telecommunication Facilities, of this division. (Ord. 1599, §18, 1998)
CO: Office Commercial District	Allowable uses include: accessory uses and structures to a permitted use; accessory uses to non-conforming single-family, multi-family, and manufactured housing units in accordance with Section 14.09.085.030; amusement arcades, accessory; banks and financial services; building material and supply stores; business support services; commercial uses designated as a permitted use by an applicable policy plan or specific plan; furniture, furnishings, and equipment stores; libraries and museums; medical offices and clinics; membership organization facilities; a. Accessory uses in accordance with the requirements in Section 14.02.016.020, Definitions; offices; outdoor storage or sales, accessory to a principal use, in accordance with Section 14.09.084.090.A.12 (commercial districts development standards), where the storage or sales area is 15 percent or less of the gross floor area of the principal use, and the use being stored or sold is not a use listed under Sections 14.09.084.090.A.1 through A.11; parking lots; personal services; repair and maintenance, consumer products; rental centers, household; restaurants and eating establishments, provided there is no separate area devoted to the sale and consumption of alcoholic beverages; retail and general merchandise stores; temporary commercial uses and events; veterinary hospitals; day care centers; schools, specialized – small;

**TABLE 6
CITY OF VACAVILLE ZONING DESIGNATIONS**

Zoning Designation/District	Definition
	24. Telecommunication facility, major, in accordance with the provisions of Chapter 14.09.125, Land Use Permits and Approvals, Telecommunication Facilities. (Ord. 1599, §19, 1998; Ord. 1593, §4, 1998; Ord. 1574, §19, 1997, Ord. 1704, §, 2004)
CR: Recreation Commercial District	Allowable uses include: accessory uses and structures to a permitted use; amusement arcades, accessory; commercial uses designated as a permitted use by an applicable policy plan or specific plan; membership organization facilities; a. Accessory uses in accordance with the requirements in the Definitions Section of this Title, Section 14.02.016.020; outdoor storage or sales, accessory to a principal use in accordance with Section 14.09.084.090.A.(12) of Chapter 14.09.084, Commercial Districts Development Standards, of this division, where the storage or sales area is 15 percent or less of the gross floor area of the principal use, and the use being stored or sold is not a use listed under Section 14.09.084.090.A.(1-11); temporary commercial uses and events; telecommunication facility, minor, in accordance with the provisions of Chapter 14.09.125, Telecommunication Facilities, of this division. (Ord. 1599, §20, 1998)
CS: Service Commercial District	Allowable uses include: accessory uses and structures to a permitted use; accessory uses to non-conforming single family, multi-family, and manufactured housing units in accordance with Section 14.09.085.030 of this division; amusement arcades, accessory; automobiles and other vehicles, sales and service, new; building material and supply stores, subject to the provisions of Section 14.09.091.050.B. of this chapter; business support services; commercial uses designated as a permitted use by an applicable policy plan or specific plan; furniture, furnishings, and equipment stores, subject to the provisions of Section 14.09.091.050.B.1. of this chapter; nurseries, retail; offices; outdoor storage or sales, accessory to a principal use, in accordance with Section 14.09.084.090.A.(12) of Chapter 14.09.084, Commercial Districts Development Standards, of this division, when the storage or sales, area does not exceed 15 percent of the gross floor area of the principal use; and the use being stored or sold, is not an exempted use listed under Section 14.09.084.090.A.(1-11); parking lots; personal services; rental centers, household; rental centers, commercial; repair and maintenance, consumer products; repair and maintenance, vehicles; restaurants and eating establishments, subject to the provisions of Section 14.09.091.050.B. of this chapter; storage, household and business; temporary commercial uses and events; trade contractor shops; veterinary hospitals; wholesaling and distribution, small; telecommunication facility, minor, in accordance with the provisions of Chapter 14.09.125, Telecommunication Facilities, of this division. (Ord. 1599, §21, 1998; Ord. 1592, §6, 1998; Ord. 1574, §20, 1997)
BP: Business Park District	Allowable uses include: uses designated as a permitted use by an applicable specific plan or policy plan; grazing or crop or tree farming as an interim use; telecommunication facility, minor, in accordance with the provisions of Chapter 14.09.125, Telecommunication Facilities, of this division. (Ord. 1599, §22, 1998)
Industrial	
IP: Industrial Park District	Allowable uses include: uses designated as permitted uses by an applicable specific plan or policy plan; grazing or crop or tree farming as an interim use; modifications to existing permitted uses, in accordance with the provisions Section 14.09.112.090.A. of Chapter 14.09.112, Specific Plans and Policy Plans, of this division; interim industrial use of an existing building and developed site approved prior to the adoption of a specific plan or a policy plan, as follows: a. When the use is a permitted use in the IS-Industrial Service district; b. The use and site shall be subject to the standards of the IS-Industrial Service district; telecommunication facility, minor, in accordance with the provisions of Chapter 14.09.125, Telecommunication Facilities, of this division. (Ord. 1599, §23, 1998)
IS: Industrial Service District	Allowable uses include: A. Industrial uses as follows, when the use occupies 10,000 square feet or less in building area: accessory uses and structures to a permitted use; manufacturing establishments as follows: a. Electrical equipment and instruments, small; b. Food products, non-odorous; c. Furniture and fixture products; d. Glass products from purchased glass; e. Clay and pottery products; f. Small scale miscellaneous products; trade contractor shops; wood products fabrication. B. Service uses as follows, when the use occupies 10,000 square feet or less in building area: accessory uses and structures to a permitted use; business support services; printing and publishing; rental centers, household; repair and maintenance, vehicles;

**TABLE 6
CITY OF VACAVILLE ZONING DESIGNATIONS**

Zoning Designation/District	Definition
	<p>storage, household and business; wholesaling and distribution, small, subject to the square footage limitations described in Division 14.02, Definitions, of this Title.</p> <p>C. Outdoor storage, as an accessory use, where the storage area is 15 percent or less of the gross floor area of the use; no outdoor storage shall be allowed within 50 feet of a residential district.</p> <p>D. Parking lots.</p> <p>E. Telecommunication Facility, Minor, in accordance with the provisions of Chapter 14.09.125, Telecommunication Facilities, of this division. (Ord. 1599, §24, 1998)</p>
Public and Semi-Public	
AG: Agricultural District	<p>Allowable uses include: accessory uses and structures to a permitted use, including farm employee housing, and the processing of agricultural products produced on the site; agricultural uses designated as a permitted use by an applicable policy plan or specific plan; grazing of livestock, subject to the provisions of Section 14.09.097.070.A. of this chapter; growing of fruit and nut trees, vegetables, grains, field crops, horticultural specialties, and timber; single family dwellings and the following accessory uses: a. Accessory uses in accordance with the provisions of Section 14.09.075.030.A., Accessory Uses to Residential Dwellings, of this division; b. Raising of poultry, rabbits, and other small animals, subject to Section 14.09.097.070.B. of this chapter; seasonal roadside stands for the sale of agricultural produce grown on site; stables and corrals for the keeping of livestock, subject to the provisions of Section 14.09.097.070.C. of this chapter; telecommunication Facility, Minor, in accordance with the provisions of Chapter 14.09.125, Telecommunication Facilities, of this division. (Ord. 1599, §25, 1998)</p>
AH: Agricultural Hillside District	<p>Allowable uses include: accessory uses and structures to a permitted use, including farm employee housing, and the processing of agricultural products produced on the site; agricultural uses designated as a permitted use by an applicable policy plan or specific plan; grazing of livestock, subject to the provisions of Section 14.09.097.070.A. of this chapter; growing of fruit and nut trees, vegetables, grains, field crops, horticultural specialties, and timber; single family dwellings and the following accessory uses: a. Accessory uses in accordance with the provisions of Section 14.09.075.030.A., Accessory Uses to Residential Dwellings, of this division; b. Raising of poultry, rabbits, and other small animals, subject to Section 14.09.097.070.B. of this chapter; seasonal roadside stands for the sale of agricultural produce grown on site; stables and corrals for the keeping of livestock, subject to the provisions of Section 14.09.097.070.C. of this chapter; telecommunication Facility, Minor, in accordance with the provisions of Chapter 14.09.125, Telecommunication Facilities, of this division. (Ord. 1599, §25, 1998)</p>
CF: Community Facilities District	<p>Allowable uses include: accessory uses and structures to a permitted use; detention basins, flood control channels, and water supply canals; grazing of livestock subject to the following: a. Grazing shall be on pasture land or hillside grasslands; b. Seasonal supplemental feed shall be permitted; c. Grazing shall not include the confining of livestock in enclosures such as feedlots or corrals where feed is provided on a regular basis; growing of fruit and nut trees, vegetables, grains, field crops, horticultural specialties, and timber; hospitals and related medical facilities, as designated in an applicable policy plan or specific plan; libraries and museums; membership organization facilities; a. Accessory uses in accordance with the requirements in the Definitions Section of this Title, Section 14.02.016.020; offices owned or leased by a local, state, county, regional, or federal agency, or special districts, including offices leased to or operated by private parties; parking lots; public safety facilities; public facilities designated as a permitted use by an applicable policy plan or specific plan; recreation uses such as playgrounds, neighborhood parks, bike and pedestrian paths, creekways, arboretums, and community gardens; public schools, including elementary, junior high schools, high schools, colleges, and vocational schools; temporary commercial uses in accordance with the provisions of Section 14.09.084.100 of this division; water wells and pumps stations and other similar utility facilities within an enclosed structure or below ground, when located on the same site as a permitted use; telecommunication Facility, Minor, in accordance with the provisions of Chapter 14.09.125, Telecommunication Facilities, of this division; gas-fired thermal power plants and any facilities appurtenant thereto, including transmission lines and pipelines, which are subject to the jurisdiction of the California Energy Resources Conservation and Development Commission, currently 50 megawatts or greater, provided such plants are located within two miles of a transmission interconnection and near a source of reclaimed water for power plant cooling. (Ord. 1599, §27, 1998)</p>

TABLE 6
CITY OF VACAVILLE ZONING DESIGNATIONS

Zoning Designation/District	Definition
OS: Open Space District	Allowable uses include: accessory uses and structures to a permitted use; detention basins, flood control channels, and water supply canals; grazing of livestock, subject to the provisions of Section 14.09.101.100.A. of this chapter; growing of fruit and nut trees, vegetables, grains, field crops, horticultural specialties, and timber; hiking, biking, and equestrian trails, emergency vehicle access roads, rest stops, and picnic facilities; open space uses designated as a permitted use by an applicable policy plan or specific plan; parking lots, including staging areas for open space uses; water wells and pumps stations and other similar utility facilities within an enclosed structure or below ground; telecommunication Facility, Minor, in accordance with the provisions of Chapter 14.09.125, Telecommunication Facilities, of this division. (Ord. 1599, §28, 1998)

Source: City of Vacaville Municipal Code, Chapter 14.09; accessed at <http://www.codepublishing.com/Ca/vacaville/Vacaville14/Vacaville1409.html> on May 14, 2014.

7. City of Vallejo

The City of Vallejo is approximately 30.6 sq. mi. and is about 12.6 miles southwest of Travis AFB.

**TABLE 7
CITY OF VALLEJO ZONING DESIGNATIONS**

Zoning Designation/District	Definition
Residential	
Rural Residential District	<p>Allowable uses include: residential use types (family residential; farm employee residential; and guest residential); civic use types (essential services); agricultural use types (horticulture: cultivation; horticulture: storage; tree crops; row and field crops; and packing and processing: limited); and commercial uses (telecommunication facilities).</p> <p>Uses subject to limitations include: agricultural use types (animal raising); civic use types (eating and drinking establishments when an accessory use to: cultural exhibits and library services, essential services, or major impact services and utilities; food and beverage retail sales when an accessory use to: cultural exhibits and library services, essential services, or major impact services and utilities; and group care); and commercial use types (dredge disposal ponds).</p> <p>Uses subject to a major use permit include: commercial use types (animal sales and services: horse stables; animal sales and services: kennels; funeral services: cremating; funeral services: interring; transient habitation: campground; and participant sports and recreation: outdoor); and extractive use types: mining and processing.</p>
Low Density Residential District	<p>Allowable uses include: residential use types (family residential); and civic use types (essential services).</p> <p>Uses subject to limitations include: residential use types (live/work; and second family residential) and civic use types (eating and drinking establishments when an accessory use to major impact services and utilities; group care; and telecommunication facilities).</p> <p>Uses subject to a major use permit include: residential use types (mobilehome residential); civic use types (clinic services; community education; community recreation; cultural exhibits and library services; major impact services and utilities; postal services; and religious assembly); and commercial use types (funeral services: cremating; funeral services: interring; transient habitation: bed and breakfast inn).</p>
Medium Density Residential District	<p>Allowable uses include: civic use types (essential services).</p> <p>Uses subject to limitations include: residential use types (family residential; live/work; and second family residential); and civic use types (eating and drinking establishments when an accessory use to major impact services and utilities; group care; and telecommunication facilities).</p> <p>Uses subject to a major use permit include: residential use types (mobilehome residential); civic use types (clinic services; community education; community recreation; cultural exhibits and library services; major impact services and utilities; postal services; and religious assembly); and commercial use types (transient habitation: bed and breakfast inn).</p>
High Density Residential District	<p>Allowable uses include: civic use types (essential services) and civic use types (telecommunication facilities).</p> <p>Uses subject to limitations include: residential use types (family residential and live/work); and civic use types (eating and drinking establishments when an accessory use to major impact services and utilities and group care).</p> <p>Uses subject to a major use permit include: residential use types (group residential and mobilehome residential); civic use types (clinic services; community education; community recreation; cultural exhibits and library services; major impact services and utilities; postal services; and religious assembly); and commercial use types (funeral services: cremating; funeral services: interring; and transient habitation: bed and breakfast inn).</p>

**TABLE 7
CITY OF VALLEJO ZONING DESIGNATIONS**

Zoning Designation/District	Definition
Commercial	
Limited Office District	<p>Allowable uses include: commercial use types (administrative and professional services; business support services; and financial, insurance and real estate services).</p> <p>Uses subject to limitations include: commercial use types (medical offices).</p> <p>Uses subject to a major use permit include: residential use types (family residential); civic use types (administrative services; clinic services; community education; cultural exhibits and library services; and postal services); and commercial use types (business equipment sales and services; communications services; personal services, functional community training for the developmentally disabled; personal services: general; and medical services).</p> <p>Uses subject to a minor use permit include: commercial use types (live/work).</p>
Professional Offices District	<p>Allowable uses include: commercial use types (administrative and professional services; financial, insurance and real estate services; research services; and telecommunication facilities).</p> <p>Uses subject to limitations include: civic use types (community education).</p> <p>Uses subject to a major use permit include: civic use types (administrative services) and commercial use types (business equipment sales and services; business support services; and communications services).</p>
Neighborhood Shopping and Service District	<p>Allowable uses include: commercial use types (financial, insurance and real estate services; laundry services; retail sales: general; and telecommunication facilities).</p> <p>Uses subject to limitations include: residential use types (family residential); civic use types (community education); and commercial use types (eating and drinking establishments; food and beverage retail sales; personal services: general; retail sales: adult use; repair services: consumer; and scrap operations: small collection facilities).</p> <p>Uses subject to a major use permit include: residential use types (family residential); civic use types (community recreation; postal services; and religious assembly) and commercial use types (convenience sales and personal services; gasoline sales; personal services, functional community training for the developmentally disabled; participant sports and recreation: indoor; spectator sports and entertainment: limited, except for adult uses as defined and regulated by Chapter 16.59 which are prohibited; and medical services).</p> <p>Uses subject to a minor use permit include: commercial use types (live/work).</p>
Linear Commercial District	<p>Allowable uses include: civic use types (essential services) and commercial use types (administrative and professional services; animal sales and services: grooming; automotive and equipment: parking; business equipment sales and services; communication services; financial, insurance and real estate services; funeral and interment services: undertaking; laundry services; participant sports and recreation: outdoor; repair services: consumer; retail sales: general; telecommunication facilities; and transient habitation: lodging).</p> <p>Uses subject to limitations include: residential use types (family residential); commercial use types (automotive and equipment: cleaning; eating and drinking establishments; food and beverage retail sales; medical offices; personal services: general; and scrap operations: small collection facilities); and industrial use types (custom manufacturing).</p> <p>Uses subject to a major use permit include: civic use types (administrative services; ambulance services; clinic services; community education; community recreation; major impact services and utilities; parking services; postal services; and religious assembly) and commercial use types (animal sales and services: veterinary; automotive and equipment: repairs, light equipment; automotive and equipment: sales/rental, light equipment; convenience sales and personal services; funeral and interment services: cremating; funeral and interment services: interring; gasoline sales; medical services; participant sports and recreation: indoor; participant sports and recreation: bingo; personal services, functional community training for the developmentally disabled; retail sales: adult use; spectator sports and entertainment: adult use; spectator sports and entertainment: limited; spectator sports and entertainment: general; and wholesaling, storage and distribution: light).</p> <p>Uses subject to a minor use permit include: commercial use types (live/work and construction sales and services: home improvement materials).</p>