

PLANNING COMMISSION
Albert Enault, Chair
Kristina Elder, Vice Chair
Herbert Dardon, Member
Vinay Tewari, Member
Terrence West, Member



PLANNING COMMISSION MEETING

A G E N D A
SPECIAL MEETING OF THE SUISUN CITY
PLANNING COMMISSION
WEDNESDAY, OCTOBER 11, 2023
6:30 PM

Suisun City Council Chambers - 701 Civic Center Boulevard - Suisun City, California

*PLANNING COMMISSION MEETINGS ARE HELD IN-PERSON
PUBLIC PARTICIPATION IS ALSO AVAILABLE VIA ZOOM*

ZOOM MEETING INFORMATION:

WEBSITE: <https://zoom.us/join>

*MEETING ID: **834 2556 2844***

CALL IN PHONE NUMBER: (707) 438-1720

*REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE PLANNING COMMISSION MEETING BY EMAILING
CLERK@SUISUN.COM (PRIOR TO 5 PM), VIA WEBSITE OR ZOOM CALL IN PHONE NUMBER: (707) 438-1720.*

*(If attending the meeting via phone press *9 to raise your hand and *6 to unmute/mute for public comment.)*

(Next Resolution No. PC 23-06)

ROLL CALL

Planning Commissioners
Pledge of Allegiance
Invocation

CONFLICT OF INTEREST NOTIFICATION

(Any items on this agenda that might be a conflict of interest to any Commissioners should be identified at this time.)

REPORTS: (Informational items only.)

- 1 Acting City Manager/Staff.

PUBLIC COMMENTS

(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)

CONSENT CALENDAR

Consent calendar items requiring little or no discussion may be acted upon with one motion.

- 2 Planning Commission Approval of the Minutes of the Regular Meeting of the Suisun City Planning Commission held on August 22, 2023 - (Vasquez: bvasquez@suisun.com).

PUBLIC HEARING - NONE

GENERAL BUSINESS

- 3 **Waterfront District Specific Plan Amendments:** Planning Commission Workshop to Discuss Comprehensive Amendments - (Bermudez: jbermudez@suisun.com).
- 4 **Zoning Code Update:** Planning Commission Workshop to Discuss the Comprehensive Zoning Ordinance Update - (Kearns: jkearns@suisun.com).

REPORTS: (Informational items only.)

- 5
 - a. Commission Members
 - b. Commission Chairperson

ADJOURNMENT

Public Access To Agenda Documents

A complete packet of information containing staff reports and exhibits related to each item for the open session of this meeting, and provided to the City Council, are available for public review at least 72 hours prior to a Council /Agency/Authority Meeting at Suisun City Hall 701 Civic Center Blvd., Suisun City. Agenda related writings or documents provided to a majority of the Council/Board/Commissioners less than 72 hours prior to a Council/Agency/Authority meeting related to an agenda item for the open session of this meeting will be made available for public inspection during normal business hours. An agenda packet is also located at the entrance to the Council Chambers during the meeting for public review. The city may charge photocopying charges for requested copies of such documents. To the extent feasible, the agenda packet is available for online public viewing on the City's website: <https://www.suisun.com/Government/City-Council/Agendas>.

The City Council/Agency/Authority hopes to conclude its public business by 10:00 p.m. No new items will be taken up after 10:00 p.m., unless so moved by a majority of the City Council, and any items remaining will be agendaized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.

Accommodations

If you require an accommodation to participate in this meeting, please contact the City Clerk at (707) 421-7302 or clerk@suisun.com. The City's reasonable accommodation policy is available for review on the City's website at

www.suisun.com/government/city-council/, you may request an electronic copy or have a copy mailed to you. Please note that for accommodations that are not readily available, you must make your request as soon as you can prior to the time of the meeting.

Decorum

All participants are expected to conduct themselves with mutual respect. Conduct that disrupts meetings will be addressed in accordance with Section 54957.95 of the Government Code.

Ordinances

Ordinances are city laws contained in the Suisun City Municipal Code. Enacting a new city law or changing an existing one is a two-step process. Government Code 36934 provides, except when, after reading the title, further reading is waived by regular motion adopted by majority vote all ordinances shall be read in full either at the time of introduction or passage; provided, however, that a reading of the title or ordinance shall not be required if the title is included on the published agenda and a copy of the full ordinance is made available to the public online and in print at the meeting prior to the introduction or passage.

Certification Of Posting

Agendas for regular and special meetings are posted in accordance with the Brown Act at Suisun City Hall, 701 Civic Center Boulevard, Suisun City, CA. Agendas may be posted at other Suisun City locations including:

- Suisun City Fire Station, 621 Pintail Drive, Suisun City, CA;
- Joe Nelson Center, 611 Village Drive, Suisun City, CA;
- Harbor Master Office, 800 Kellogg Street, Suisun City, CA.

I, Bianca Vasquez, Administrative Assistant for the City of Suisun City, declare under penalty of perjury that the above agenda was posted and available for review, in compliance with the Brown Act.

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PLANNING COMMISSION
Albert Enault, Chair
Kristina Elder, Vice Chair
Herbert Dardon, Member
Vinay Tewari, Member
Terrence West, Member



PLANNING COMMISSION MEETING

MINUTES
REGULAR MEETING OF THE SUISUN CITY
PLANNING COMMISSION
TUESDAY, AUGUST 22, 2023
6:30 PM

Suisun City Council Chambers - 701 Civic Center Boulevard - Suisun City, California

NOTICE

Pursuant to Government Code Section 54953(b) the following Planning Commission meeting includes teleconference participation by:

- *Planning Commissioner Herbert Dardon: The Villas on the Green at the Welk, 8860 Lawrence Welk Drive, Escondido, California 92026*

*PLANNING COMMISSION MEETINGS ARE HELD IN-PERSON
PUBLIC PARTICIPATION IS ALSO AVAILABLE VIA ZOOM*

ZOOM MEETING INFORMATION:

WEBSITE: <https://zoom.us/join>

*MEETING ID: **893 0598 5651***

CALL IN PHONE NUMBER: (707) 438-1720

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CLERK@SUISUN.COM (PRIOR TO 4 PM), VIA WEBSITE OR ZOOM CALL IN PHONE NUMBER: (707) 438-1720.*

*(If attending the meeting via phone press *9 to raise your hand and *6 to unmute/mute for public comment.)*

(Next Resolution No. PC 23-06)

ROLL CALL

Vice Chair Elder called the meeting to order at 6:30 PM with the following Planning Commissioners present:

PRESENT: Elder, Dardon, Tewari, West

ABSENT: Enault

Pledge of Allegiance led by Commissioner Tewari

Invocation led by Principal Planner Kearns

CONFLICT OF INTEREST NOTIFICATION NONE

(Any items on this agenda that might be a conflict of interest to any Commissioners should be identified at this time.)

REPORTS: (Informational items only.)

1 City Manager/Staff.

Development Services Director Bermudez announced that the Solano County Directors Group and Solano Transit Agency are holding a Planning Commission Workshop on Friday, August 25, 2023, and gave clarification on the new teleconference participation rules.

PUBLIC COMMENTS

(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)

George Guynn commented on enforcement with actions allowed and not allowed in the city.

CONSENT CALENDAR

Consent calendar items requiring little or no discussion may be acted upon with one motion.

2 Planning Commission Approval of the Minutes of the Special Meeting of the Suisun City Planning Commission held on May 16, 2023, and June 29, 2023 - (Vasquez: bvasquez@suisun.com).

Commissioner West motioned for approval of minutes held on May 16, 2023, and seconded by Commissioner Tewari. Motion passed by the following vote:

AYES: West, Tewari, Elder, Dardon

ABSENT: Enault

Commissioner Tewari motioned for approval of minutes held on June 29, 2023, and seconded by Commissioner West. Motion passed by the following vote:

AYES: Tewari, West, Dardon

ABSTAIN: Elder

ABSENT: Enault

PUBLIC HEARING

3 Planning Commission Adoption of Resolution PC 23-___: Recommending Approval of the proposed Zoning Text Amendment Amending Title 18 (Zoning) of the Municipal Code of the City of Suisun City Modifying the Fence and Wall Regulations (Suisun City Municipal Code Chapter 18.34 – Fences and Walls) - (Bermudez: jbermudez@suisun.com).

Development Services Director Bermudez introduced item on amending Title 18 (Zoning) for modifying the fences and walls regulations.

Vice Chair Elder opened up for Commissioner comments.

Commissioner Tewari, Commissioner West, Commissioner Dardon, and Vice Chair Elder asked clarifying questions. Development Services Director Bermudez answered Commissioner's comments.

Vice Chair Elder opened Public Hearing.

George Guynn commented on the rights of protecting property and Code Enforcement within the city.

James Berg commented on the notice of public hearing, appearance of chain-link fences, enforcement of residents not complying, and the public hearing process.

Steve Olry commented on the neglect of Code Enforcement in Suisun City.

Development Services Director Bermudez commented that this Public Hearing will be brought forth to City Council and stated this does not affect any chain-link fences for any property near residential property.

Commissioner Tewari and Commissioner West asked clarifying questions.

Vice Chair Elder closed the Public Hearing and opened up for additional comments/questions from Commissioners.

Commissioner Tewari, Commissioner West, and Commissioner Dardon commented. Development Services Director Bermudez answered commissioner's comments.

Vice Chair Elder commented on the appearance of chain-link fencing and looking at alternatives.

Commissioner West motioned for approval and seconded by Commissioner Dardon. Motion did not pass by the following vote:

AYES: West, Dardon

ABSTAIN: Tewari, Elder

ABSENT: Enault

Development Services Director Bermudez commented on approving the item to bring forth to City Council.

Vice Chair Elder denied approval of the item to the City Council.

Commissioner Tewari commented, and Development Services Director Bermudez responded.

Vice Chair Elder recommended to take to City Council and stated the item is not approved by Planning Commission.

Commissioner Dardon asked clarifying questions and Development Services Director Bermudez answered clarifying questions.

GENERAL BUSINESS NONE

REPORTS: (Informational items only.)

4 a. Commission Members

Commissioner West attended the Grand Opening for Cllaimm. Commissioner Dardon commented on the attendance of the Jazz Music Series and Farmers Market that occurred over the weekend.

b. Commission Chairperson

None.

ADJOURNMENT

There being no further business the meeting was adjourned at 7:30 PM.

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Planning Commission Agenda Report

October 11, 2023

DATE:	October 11, 2023	Files:
TO:	PLANNING COMMISSION	
FROM:	Jim Bermudez, Development Services Director	
RE:	Waterfront District Specific Plan Amendments: Planning Commission Workshop to Discuss Comprehensive Amendments	

SUMMARY

The City received grant funding to complete a comprehensive update to the Waterfront District Specific Plan that intends to accelerate housing production and affordability while being consistent with state planning principles. This workshop item is to discuss various amendments to the plan that would align with these principles.

STAFF RECOMMENDATION

That the Planning Commission hold a workshop and discussion to receive input, discuss and provide staff direction on proposed Waterfront District Specific Plan Amendments.

BACKGROUND

In 2017, Governor Brown signed Senate Bill 2 (SB 2), titled the “Building Homes and Jobs Act.” Adopted in conjunction with a swath of other housing legislation, this law specifically establishes a permanent, on-going source of funding dedicated to promoting and facilitating affordable housing development. A component of SB 2 is the Public Grants Program (PGP) which is a one-time component of SB 2 that, among other provisions, provides financial and technical assistance to local governments to update planning documents in order to:

- Accelerate housing production;
- Streamline the approval of housing development affordable to owner and renter households at all income levels;
- Facilitate housing affordability, particularly for all income groups;
- Promote development consistent with the State Planning Priorities; and
- Ensure geographic equity in the distribution and expenditure of allocated funds.

On March 28, 2019 the Department of Housing and Community Development (HCD) released the Notice of Funding Availability (NOFA) for approximately \$123 million statewide under the PGP. The City Council held a discussion and direction item on September 3, 2019 in order to determine what product or service the City could use the grant funds for. Staff was directed to apply for the grant and include planning activities in the scope of work that were consistent with the intent of the grant. Below is a listing of potential activities that staff provided the City Council at their October 22, 2019 meeting when the City Council adopted a resolution authorizing the City Manager to apply for the grant:

- Analyze the buildout capacity of the Specific Plan districts (potential program by subarea, vacant/opportunity sites, infill building prototypes, public investment projects).
- Identify short-term infill project opportunity sites, analyze feasibility gaps, and identify public investment strategies.
- Assist with roll-out/definition of marketing packages/development RFP's, project applications.
- Conduct a housing yield and feasibility study.
- Develop conceptual site plans that show viable projects that would promote the City's goals and objectives for design and community character.
- Assist the City with a focused Specific Plan amendment to further increase allowable density in the area around the depot and to increase the capacity for housing.
- Update the Specific Plan CEQA analysis to ensure environmental coverage for compact housing development in the target area.
- Develop up to three prototypes for projects that could be built on identified opportunity sites.

In the summer of 2019, the City received an award letter from the State of California which prompted the selection of AECOM an infrastructure and planning consultant firm to assist the City in achieving the City Council's objectives in spring 2020. AECOM has completed the City's General Plan, Waterfront District Specific Plan and Title 18 "Zoning" updates in recent years.

DISCUSSION/ANALYSIS

The City was awarded \$155,000 to complete a comprehensive update to the Waterfront District Specific Plan for the completion of housing-related projects to accelerate future housing production. The grant award occurred at the height of the pandemic and this world event altered productivity on a global scale which greatly affected the timing and prioritization of this grant while public agencies dealt with the consequences of the pandemic. In its effort to adapt to these events, HCD extended the timing and completion of the grant, but maintained the grants' purpose. Over the past couple of years, the City and AECOM have been working on the following comprehensive studies and a set of specific plan amendments to achieve and meet the outcomes outlined in the grant:

Housing Feasibility and Yield Analysis and Recommendations

As part of this grant, AECOM collaborated with the City to examine housing feasibility and estimate the number of compact housing units that could be developed based on demand for housing and the location, infrastructure capacity, and other characteristics of specific infill housing opportunity areas. The 2021 *Housing Yield and Feasibility Analysis and Recommendations* identified additional housing development opportunities, including multifamily housing development in Downtown Suisun City. This report noted that 50-60 units per acre is likely the minimum range that could support relatively more expensive types of construction and presented a conceptual plan for multifamily development that could occur in the northwestern portion of the Specific Plan Area, if properties could be assembled.

Waterfront District and Zoning Code Amendments to Increase Housing Capacity

Based on the goals of the grant, AECOM assisted the City with a focused Waterfront District Specific Plan update to further increase allowable density in the area around the Suisun-Fairfield

train depot and increase overall housing capacity, including revisions to development standards and allowable uses, while also updating relevant context discussion to reflect current conditions.

Environmental Streamlining

AECOM prepared an updated CEQA analysis under Section 15183, which allows for a streamlined environmental review process, demonstrating that revisions to the Waterfront District Specific Plan are consistent with and covered by the 2015 General Plan EIR.

Storm Drain System Capacity Study in the Priority Development Area

To support anticipated housing development in the Priority Development Areas, AECOM is assisting City staff with a study of storm drainage capacity to identify potential solutions to any capacity issues that could be undertaken either by the City or developers. AECOM has collected some of the data required to perform this analysis, and with some additional information on existing drainage details, and with assumed land use change confirmed, AECOM can provide updated storm drainage data, as well.

Fee Study for Parking In-Lieu Fees in the Priority Development Area

AECOM assisted the City in preparing a parking in-lieu fee study that provides options for new development outside of on-site parking, particularly for residential development, including affordable housing development. The study determined that the amount of new development envisioned in the Waterfront District Specific Plan suggests a long-term need for structured parking options. Several parking in-lieu fee options are presented for consideration by the City, including charging more than, less than, or the equivalent cost of parking construction.

Planning Commission and Community Engagement

In July 2021, AECOM presented an overview of the SB 2 planning grant projects, key findings from the housing feasibility study, and next steps to the Planning Commission. In April 2022, the City held an in-person public workshop and circulated a digital survey to gather public input for the planning and design of the 30-acre vacant property in the Downtown area.

CONCLUSION

The City must adhere to the conditions of the grant agreement, and as the pandemic has now subsided, HCD aims to close the grant by the end of this year. However, given the limited time, staff has arranged this workshop with the Planning Commission, focusing only on the proposed changes to the specific plan. The workshop and presentation will concentrate on the amendments to the specific plan, a crucial and flexible exercise, allowing the Commission to weigh in and provide valuable input and direction. Once the workshop is completed, staff will compile the referenced studies and proposed specific plan amendments and seek Commission approval to recommend the changes to the City Council. Staff intends to return to the Commission before the end of the month to take further action. Staff is not seeking action at this time.

ATTACHMENTS

1. Waterfront District Specific Plan PowerPoint

SB2 Planning Grant Programs Implementation



Waterfront District Specific Plan (WDSP) Updates



1

Revisiting the WDSP

The city received a grant from California's SB 2 planning grant program, administered by the California Department of Housing and Community Development (HCD)

The City's Specific Plan update revises the policies and development standards of the November 2016 Specific Plan

Based on the goals of the grant, Specific Plan revisions are focused on compact housing development, particularly around the train station and within walking distance of employment, services, and entertainment

2

Proposed Changes

3

Chapter 1 Introduction

Chapter 2 Existing Uses + Regulating Plans

Key Changes

- Revisions to explain the nature of this Specific Plan update.
- Addition of new Specific Plan goal to facilitate housing development in Downtown.
- Updates to context discussion to reflect current Planning Districts and existing land uses.
- Updated CEQA analysis:
 - Section 15183 (allowing for a streamlined environmental review process) demonstrates this Specific Plan update is consistent with and covered by the 2014 General Plan EIR.

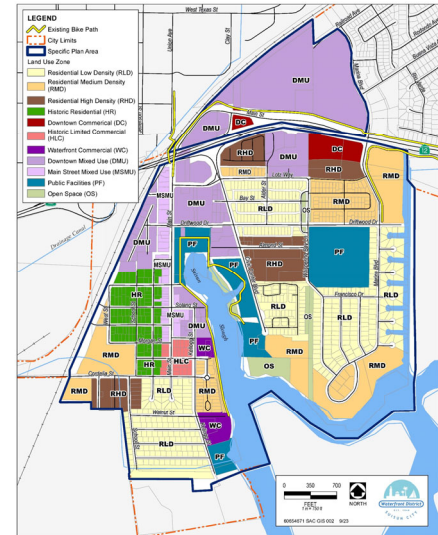
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Chapter 3 Land Use Regulations

Key Changes

- Modifications to Land Use Zones, including replacing Commercial-Office-Residential (C/O/R) with Downtown Mixed Use (DMU) and converting the area north of SR 12 to DMU.
- Updated references to relevant City Zoning Code.
- Revisions to DMU permitted uses to allow single-family and multi-family residential dwellings, including ADUs.
- Renamed Public Facilities (PF) Zone to Civic (C) Zone.
- Removed Section 3.2 District and Opportunity Area Concepts and Figure 3.2 District and Opportunity Area Land Use Concept.
- Removed Section 3.3 Proposed Land Use Changes and Figure 3-3 Illustrative Site Concept Plan.

Revised Land Use Zones



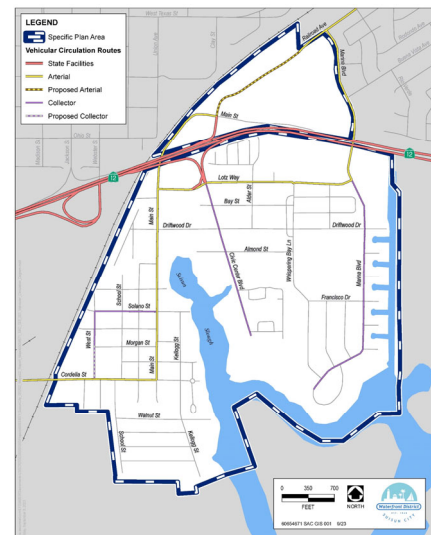
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Chapter 4 Traffic + Circulation

Key Changes

- Updates to the Vehicular Circulation Network diagram to remove proposed extensions in the northwest and southeast portions of the city.
- Updates to context discussion to reflect current transportation network and circulation.
- Replacement of Roadway Design Guidelines (subjective language) with Roadway Design Standards (objective language) to enhance certainty with clear requirements.

Revised Vehicular Circulation Diagram



6

Chapter 5 Open Space + Civic Services

Key Changes

- Updates to context discussion to reflect current open space facilities and civic services.
- Revisions to planned park and open space network, such as new open space/pedestrian/bike trail feature (and not a planned roadway) between Civic Center Boulevard and Marina Boulevard.
- Revisions to the stormwater discussion to reflect updates to allowable incentive low impact development (LID) Treatment Reduction Credit.
 - Select new development or redevelopment projects are required to incorporate LID measures to treat runoff.
 - Specific Plan includes updates to different categories to clarify applicable projects and applied credit reduction.

7

Chapter 6 Development and Design Standards

Key Changes

- Replacement of subjective Design Guidelines (subjective language) with objective Design Standards (objective language) to enhance certainty with clear requirements for developers.
 - Consistent with Senate Bill 330, where housing development projects must be reviewed against objective design standards.
- Removal of Illustrative Site Concept Plan.
- Removal of Commercial-Office-Residential (C/O/R) discussion.

8

Chapter 7 Specific Plan Administration

Key Changes

- Updates to discussion based on recent State legislation
 - Ensuring that it is clear that applicable projects, like two-unit developments or lot splits (Senate Bill 9), are not bound by subjective review.
- Revisions to Site Plan and Architectural Review process and Administrative Review and Conditional Use Permits discussion
 - Clarifying text to allow select projects such as affordable housing, multi-family housing, mixed-use, and smaller projects to bypass conditional use permit review process.
- Updates to discussion referencing existing City Zoning Code for consistency.



Planning Commission Agenda Report

October 11, 2023

DATE:	October 11, 2023	Files:
TO:	PLANNING COMMISSION	
FROM:	John Kearns, Principal Planner	
RE:	Zoning Code Update: Planning Commission Workshop to Discuss the Comprehensive Zoning Code Update	

BACKGROUND

In April 2021, staff and our Planning Consultant prepared a presentation to kick off an update to Title 18 “Zoning” of the Suisun City Municipal Code. Part of the presentation included:

- A general overview of the purpose of the Zoning Code (ZC).
- Its relationship to the General Plan.
- The importance of maintaining and updating the ZC to ensure consistency with City policies and state laws.

In addition to the overview, there was an exercise that focused on various code considerations shared with the Planning Commission to garner feedback from the Commission to determine some focused areas of concern and priority when considering the ZC update. It was not until after this Commission feedback that staff decided on the areas of concentration and scale of the ZC update.

In September 2022, staff brought forward a workshop item in which valuable feedback was obtained; however, staff is now proposing to bring the draft document forward in thirds for discussion. While the objective has not changed, the approach has evolved into a comprehensive update instead of a focused update that concentrates on specific ZC elements.

While there is some good to come of the delay, such as a fully updated comprehensive ZC, staff would now like to concentrate and focus on the upcoming series of workshops and public hearings with the Planning Commission to discuss and come to a consensus on updated provisions of the ZC. This current workshop with the Planning Commission will restart the initial workshop meetings, leading to subsequent discussions on the various modifications to the ZC. In preparation for this workshop, staff provided the Commission an advance copy of the code to begin familiarizing themselves.

DISCUSSION/ANALYSIS

While a General Plan is the policy document for a community, a Zoning Code is the day-to-day tool that implements the vision and policies of a General Plan through development standards and land use regulations. It establishes the permitting and review process for development. A Zoning Code is required to be consistent with the land use designations and policies of the General Plan.

Since its adoption, the ZC has undergone numerous amendments, deletions, additions, and some reorganizations, but the original framework remains. The recent General Plan update in 2015 included only minor edits to the Zoning Code. As a result, comprehensive updates are needed to ensure consistency with City policies and state laws. Rather than make additional patchwork edits to an outdated ZC, it is necessary for a comprehensive update to the Zoning Code to be undertaken to ensure consistency with the General Plan.

This initial workshop will consider Chapters 18.02 “General Provisions” through 18.28 “Civic, Park, and Other Zones”. These initial code sections begin with the basic purpose and implementation of the zoning code before moving to the zoning map and ultimately each of the zoning districts and their allowable uses. In reviewing the code, the Commission should be paying particular attention to readability, document flow, and weighing in on appropriateness of listed uses in each district. To assist in understanding the proposed revisions, staff has provided a copy of the draft code (Attachment 1) which includes underlines for new language and ~~striketroughs~~ for removed language. Staff has also included a PowerPoint presentation which is intended to guide the discussion at the meeting.

Staff has chosen to bring the draft document forward in thirds because it is believed to be a manageable size for a workshop setting. At the conclusion of the workshop, staff will be looking to the Commission to determine whether another meeting will be necessary to discuss this portion of code or whether it is advisable to move ahead with the next third. After each portion (or third) has been discussed via workshop, staff will return with a satisfactory version of the ZC and the Commission will be asked to make a recommendation to the City Council for action on the comprehensive amendments.

CEQA Review

The Zoning Code Update itself will be subject to CEQA and staff will complete the appropriate environmental review for the project on a case-by-case basis.

PUBLIC CONTACT

The agenda was posted on the Suisun City website. As of the date of this report, no additional inquiries regarding this item had been received by City staff.

ATTACHMENTS

1. Draft Zoning Code Chapters 18.02 through 18.28
2. Zoning Map
3. Zoning Code Update PowerPoint

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ORDINANCE NO. __

AN ORDINANCE OF THE CITY OF SUISUN CITY REPEALING AND REPLACING TITLE 18, ZONING, AND DELETING TITLE 19, TRANSPORTATION, AND TITLE 20, WATER EFFICIENT LANDSCAPING, OF THE SUISUN CITY CODE

The City Council of Suisun City does ordain as follows:

SECTION 1. Title 19, Transportation of the Suisun City Code is hereby deleted in its entirety.

SECTION 2. Title 20, Water Efficient Landscaping of the Suisun City Code is hereby deleted in its entirety.

SECTION 3. Title 18, Zoning of the Suisun City Code is hereby repealed and replaced to read in its entirety as follows:

Title 18 – ZONING

ARTICLE I – GENERAL PROVISIONS

Chapter 18.02 – GENERAL PROVISIONS

18.02.010 – Title adopted.

This title is enacted based on the authority vested in the City by the state. This title is an adopted zoning plan for the City.

18.02.020 – Purpose and components.

The zoning plan is adopted to provide a precise plan for residential, commercial, industrial, agricultural, public, and other land uses in the City in order to:

- A. Protect the established character and social and economic values of residential, commercial, industrial, agricultural, recreational, public and other areas within the City that have developed in a healthy and orderly manner;
- B. Encourage beneficial development of those areas that have grown with conflicting or uneconomic patterns of use; and
- C. Assist in providing a definite and publicly approved plan of development to guide, control, and stimulate the future growth of the City in accordance with the needs of the City and in proper relation to other land use areas in the region.

18.02.030 – Components of zoning plan.

The zoning plan consists of the establishment of various districts within the incorporated territory of the City, within some, all or none of which it is lawful, and within some, all or none of which it is unlawful, to erect, construct, alter, repair or maintain certain buildings or to carry on certain trades or occupations, or to conduct certain uses of land or of buildings within which certain open spaces shall be required about future buildings, and consists further of appropriate regulations to be enforced in such districts, all as set forth in this title.

18.02.040 – Authority and relationship to general plan.

It is the policy of [the City](#) to eliminate any inconsistencies between this title and the general plan adopted by [the City](#). Each parcel in this title shall be zoned consistent with the general plan and any applicable specific plan. Where inconsistency exists between the zoning designation for a parcel and the general plan, the general plan designation shall govern. [Table 18.05.019, Zoning Districts Map, references General Plan Land Use designations to demonstrate consistency in accordance with California Government Code § 65860 \(a\).](#)

18.02.050 – Applicability.

Except as otherwise provided in this title:

- A. No building shall be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land, building or premises be used, designated or intended to be used for any purpose, or in any manner, other than is included among the uses listed in this title as permitted in the district in which such building, land or premises is located.
- B. No building shall be erected, reconstructed or structurally altered to exceed in height the limit designated in this title for the district in which such building is located.
- C. No building shall be erected, nor shall any existing building be altered, enlarged or rebuilt, nor shall any open space be encroached upon or reduced in any manner, except in conformity to the yard, building site area and building location regulations designated in this title for the district in which such building or open space is located.
- D. No yard or other open space provided about any building for the purpose of complying with the provisions of this title shall be considered as providing a yard or open space for any other building, and no yard or other open space on one building site, shall be considered as providing a yard or open space for a building on any other building site.

18.02.060 – Savings clause.

If any part of these regulations is for any reason held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or unconstitutionality of the remaining portions of these regulations. It is hereby expressly declared that this title and each part would have been adopted irrespective of the fact that any part might be declared invalid or unconstitutional.

[18.02.070 – Interpretation.](#)

- A. [Ambiguity. The Director shall interpret these regulations, subject to the appeal procedures of Chapter 18.84. Written requests for interpretation shall be responded to in writing within 20 days and shall become part of the permanent files of the Planning Department.](#)
- B. [Zoning district boundaries.](#)
 - 1. [Boundaries between zoning districts generally follow lot lines or their extensions, physical features or contour lines, as noted on the official zoning map. Boundaries adjoining streets shall be assumed to follow the centerlines of streets if such location becomes an issue in the use of private property, such as when a street is](#)

abandoned. Zones which meet a street centerline shall not be considered "adjacent."

2. The location of boundaries which are not readily determined by inspection of the official Suisun General Plan Zoning Map shall be determined by the Director.

B-C. Conflict with public provisions. These regulations are not intended to interfere with or annul any other law or regulation. Where these regulations impose a restriction different from any other law or regulation, the more restrictive shall apply.

G-D. Conflict with private provisions. These regulations are not intended to interfere with or annul any easement, covenant or other agreement between private parties. Where these regulations impose a restriction different from a private agreement, the provisions which are more restrictive or which impose higher standards shall control.

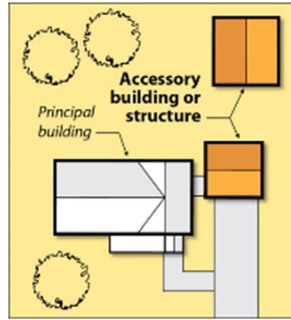
Chapter 18.04 – DEFINITIONS

"Accessory use." A use naturally and normally incidental to and subordinate to the principal use of the land, and that does not change the character of the principal use.

"Accessory dwelling unit." An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on the same lot as the proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation. An accessory dwelling unit also includes an efficiency unit, as defined in California Health and Safety Code § 17958.1, and a manufactured home, as defined in California Health and Safety Code § 18007. Also see "Junior accessory dwelling unit."

"Accessory structure." Structures that are located upon the same site as the structure or use to which it is accessory. Accessory structures may consist of detached structures or additions to primary structures. The use of an accessory structure is incidental and subordinate to the use of the principal structure or to the principal land use of the site.

- Buildings or structures (including sheds, barns, garages, carports, greenhouses, detached solar power generation systems or shade structures) which:
- Are customary, incidental, appropriate and subordinate to the use of the principal building or the principal use of the land;
- Do not contain a kitchen and is located upon the same lot or parcel as the principal use or structure to which it is accessory;
- Shall be constructed with or subsequent to the construction of the principal structure or subsequent to activation of the principal use structures;
- The gross floor area of which shall not exceed that of the structure(s) associated with the primary use.



“Accessory use.” A subordinate use of a building, other structure or use of land that is:

- Conducted upon the same lot or parcel as the principal use or structure to which it is accessory;
- Is customary, incidental, appropriate and subordinate to the use of the principal building or the principal use or the land;
- Shall be activated with or subsequent to the construction of the principal structure or activation of the principal use, only if authorized by the City.

“Accessory wind energy system.” One or more wind turbines that generate electricity primarily for the principal use on a site. (When referring to accessory wind energy systems, “primarily” means that more than 50% of the energy shall be used on site.) An accessory wind energy system includes all the wind turbines on a single lot or on multiple parcels in common ownership with a single, common land use. An Accessory wind energy system typically has a rated capacity of not more than 50 kilowatts. This capacity may be increased to a maximum of the actual demonstrated energy use for a specific site in question.

“Accessory wind energy system height.” The combined height of the tower, the turbine and any blade when at the 12 o’clock position.

“Accessory wind energy tower height: The height above grade of the fixed portion of the tower, excluding the wind turbine.

“Acre.” A measure of land area containing 43,560 square feet unencumbered by any public or private street right of way or roadway easement except as provided for herein. The term gross acre means all land within a given boundary. The term net acres means all land measured to remove certain features such as roads, utilities, and open space.

“Addition.” Any construction which increases the size of a building such as a porch, attached garage or carport or new room or wing. An addition is a form of alteration.

“Adult business.” Definitions found in Section 18.48.020.

“Affordable housing development” A development project that results in adding residential dwellings or mixed use projects consisting of at least 2/3rds of the square footage of the buildings devoted to residential uses which are restricted to lower income families as defined in California

[Health and Safety Code § 50106.](#) [Affordable housing development may also include supportive and transitional housing \(also see “Housing development”\).](#)

[“Affordable housing cost.”](#) [Refer to the definition set forth in the California Health and Safety Code § 50052.5.](#)

[“Affordable rent.”](#) [Refer to the definition set forth in the California Health and Safety Code § 50053.](#)

“Agriculture.” The science of cultivation, including harvesting of crops and rearing and management of livestock, tillage, husbandry, farming, horticulture, and forestry.

“Agricultural processing facility.” An establishment that processes or packages crops to prepare them for market on- or off-site. Includes related accessory uses such as, offices, laboratories, and tasting facilities.

[“Agricultural tours.”](#) [Tours of agricultural land and associated facilities. Tours include, but are not limited to agricultural tours, garden/nursery tours, natural history tours, ranch/farm tours, winery/vineyard tours.](#)

“Agriculture-related.” Uses include agricultural product sales, roadside stands, produce stands, self-pick operations, agricultural processing, and agricultural home stays.

[“Agri-tourism.”](#) [An agriculturally-based enterprise or activity that brings visitors to a working farm, ranch or other agricultural operation or agricultural plant/facility conducted for the enjoyment and education of visitors that generates income for the owner or operator.](#)

[“Animals.”](#) [Refer to Title 6 of this zoning code.](#)

[“Alcohol.”](#) [Any bottled or prepared beverage with more than 0.005% alcohol content per volume. This includes any beer, wine, wine cooler, frozen mixed drink, hard alcohol or spirits, liqueur or any other variation of a drink with alcoholic content.](#)

“Alcoholic beverage establishment.” An establishment where alcoholic beverages are sold, served, or given away for consumption on the premises, excluding full-service restaurants. Typical alcoholic beverage establishments include but are not limited to bars, cocktail lounges, ballrooms, dance bars, piano bars, billiard and game parlors, bowling alleys, nightclubs, and tasting rooms.

[“Alcoholic Beverage Sales.”](#) [Offsite Consumption: A business whose floor space is primarily devoted to the retail sale of beer, wine or other alcoholic beverages for off-premises consumption and which requires a license under state regulations.](#)

[“Alcoholic Beverage Sales, Onsite Consumption.”](#) [A business whose floor space is primarily devoted to the sale of beer, wine or other alcoholic beverages for on-premises consumption and which requires a license under state regulations.](#)

“Alley.” A passage or way open to public travel affording a secondary means of vehicular access to abutting lots and not intended for general traffic circulation.

"Alternative commute mode." A trip where the transportation method is other than single-occupant vehicle.

"Alteration." Any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, repair, or removal of any structure.

"Amusement center." A facility ~~wholly enclosed in a building~~ that offers games, including one or more of the following, but not limited to, bingo, bowling, billiards, pool, ski-ball, air hockey, skating, go-karts, miniature golf, and electronic arcade games.

"Animal density." Animals per unit area of land area

"Animal boarding." See kennel.

"Animal husbandry." The breeding, keeping, care and production of animals.

"Animal keeping, household." Small animals typically kept for the sole purpose as pets or for limited 4-H purposes. Excluded are farm animals, animals raised for food and exotic animals.

"Animal sales yard." Permanent structure or location specifically for the purpose of transferring ownership of livestock and/or horses.

"Animal shelter." A facility used to house or contain stray, homeless, abandoned or unwanted animals and that is owned, operated or maintained by a public body, an established humane society for the prevention of cruelty to animals or other organization devoted to the welfare, protection and humane treatment of animals.

"Antenna." Any systems of wires, poles, rods, reflecting discs or similar devices for the transmission or reception of electromagnetic waves. Such a system may transmit, receive or repeat electromagnetic frequencies for purposes of communication uses such as radio, television, telephone, data, paging or other similar technologies.

"Antenna, ground-mounted." Any antenna with its base placed directly on the ground or a mast less than 10 feet tall and 6 inches in diameter and not exceeding the height limit for the zoning district.

"Antenna, structure-mounted." Any antenna, other than an antenna with its supports resting on the ground, directly attached or affixed to a building, tank, tower, building-mounted mast less than 10 feet tall and 6 inches in diameter and not exceeding the height limit for the zoning. district.

"Attached housing." Dwelling units that are attached to each other on at least one side, possibly divided from one another by firewalls or other physical partitions.

"Antique." Any object of fine art or household furniture or appliances which were produced more than 50 years ago.

"Antique store." Any premises used for the sale or trading of articles of which 80% or more of the products are antiques. An antique is a product sold or exchanged because of value derived because of oldness as respect to present age and not simply because the same is not a new

product. For the purposes of this definition, an antique is typically over 50 years old or has collectable value.

“Assisted living facility.” A residential facility that makes available to three or more adults’ room and board and at least the following services: Personal services; protective oversight; social care due to impaired capacity to live independently; and regular supervision that is available on a 24-hour basis, but not to the extent that regular 24-hour medical or nursing care is required. This phrase does not include any facility licensed in this state as a residential care facility.”

“Auto service and repair.” A service establishment where automobiles may be disassembled and assembled to alter their appearance or improve their operation, including, but not limited to, the following:

- Auto parts, sales without repair.
- Auto parts, sales with repair.
- Auto service and repair.
- Auto detailing (full-service car wash).

“Automatic irrigation controller.” An automatic timing device used to remotely control valves that operate an irrigation system. Automatic irrigation controllers schedule irrigation events using either evapotranspiration (weather-based) or soil moisture data.

“Auto wrecking yards.” Lands used for dismantling or wrecking of used motor vehicles or trailers or the storage, sale or dumping of dismantled or wrecked vehicles or their parts.

“Average vehicle ridership (AVR).” The number of employees arriving at the work site in the peak period divided by the number of personal self-propelled vehicles used by the arriving employees on a per-week average. The denominator shall be reduced by one for each zero emission vehicle used by arriving employees and by a proportionate amount for employees using compressed work weeks.

“Backflow prevention device.” A safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.

“Background Check.” A criminal records check from a variety of public sources that would provide information regarding an individual’s possible criminal history.

“Backup generator.” A permanently installed backup electric power source that is powered by natural gas, propane or diesel fuel and is integrated with the electrical system of the facility.

“Bakery.” An establishment that produces and sells flour-based food baked in an oven such as bread, cakes, pastries, and pies.

“Bed and breakfast inn.” A single-family dwelling, which is predominantly residential in character, and containing up to six guest rooms offering overnight accommodations for rent, wherein a breakfast meal is customarily included in the lodging rate.

"Boarding and rooming house." A dwelling, other than a hotel, where lodging and/or meals for three or more persons are provided for compensation. Facilities providing drug and alcohol treatment are not considered boarding and rooming houses under [CA-California](#) Health and Safety Code § 11834. [Vacation rentals and bed and breakfast inns are also not considered boarding or rooming houses.](#)

"Buffering." An area set aside to preserve the integrity of an adjacent area and to prevent physical or aesthetic encroachment on that area.

"Bufferyard." A yard area that is designed to mitigate impacts of adjoining land uses through the use of landscaping and walls.

"Building." Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or material of any kind or nature. "Building" shall include "structure".

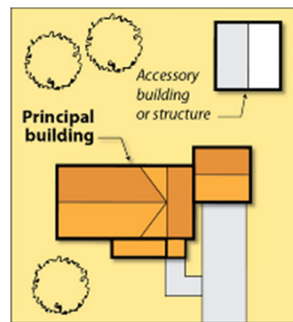
"Building, accessory." See "Accessory building or structure".

"Building height." The height of the highest part of the building above the finished grade.

"[Building integrated technology.](#)" [Building integrated technologies are those that are designed to be part of structural components. Building integrated solar technologies include solar roofing shingles and tiles, PV laminates that can be installed on metal roofing, and building integrated solar thermal systems.](#)

"[Building official.](#)" [the person that has been authorized by the City Manager to interpret and enforce the latest approved Building Codes for the City of Suisun City.](#)

"[Building principal.](#)" [A building or structure in which is conducted the principal use of the lot or parcel on which it is situated.](#)



"[Bus station.](#)" [Any premises for the storage or parking of motor-driven buses and the loading and unloading of passengers.](#)

"[Camping.](#)" [Habitation on a property except for within legally established dwellings and is allowed in accordance with the provisions of this \[zoning code\]\(#\).](#)

"Campgrounds." Land or premises used or intended to be used, let, or rented for occupancy by campers traveling by automobiles or otherwise, for temporary occupancy by tents or similar quarters.

"Cannabis" related terms. Definitions found in Section 18.49.020.

"Cargo Container." A container that was originally designed as an intermodal freight container that could be transported by ships, trains, cargo planes and trucks.

"Car wash." Business operation consisting of washing and cleaning of passenger vehicles, recreational vehicles or other light duty equipment. Full service car wash consists of where the vehicle is washed mechanically or by hand, or using a combination of both, with attendants available to dry the car manually and to clean the interior. Self service car wash consists of where the customer washes their own vehicle with the provided equipment and bay location provided.

"Case management." A system for arranging and coordinating care and services whereby a case manager assesses the needs of the client and client's family and arranges, coordinates, monitors, and advocates for services to meet the client's needs.

"Cellular service." A telecommunications service that permits customers to use wireless, mobile telephones to connect, via low-power radio transmitter sites called cell sited, either to the public switched network or to other mobile cellular phones.

"Cemetery." Land dedicated for the burial of animal or human remains and for this chapter including columbarium's, crematoriums, mausoleums and mortuaries.

"Characterizing flavor." A taste or aroma, other than the taste or aroma of tobacco or menthol, imparted either prior to or during consumption of a tobacco product or any byproduct produced by the tobacco product, including, but not limited to, tastes or aromas relating to mint, wintergreen, fruit, chocolate, vanilla, honey, candy, cocoa, dessert, alcoholic beverage, herb, or spice.

"Check valve." A valve located under a sprinkler head or other location in the irrigation system, to hold water in the system to prevent drainage from sprinkler heads when the sprinkler is off.

"Child care, commercial." A facility, by whatever name known, that is commercially run and maintained for the whole or part of a day for the care of children who are 18-years of age or younger whether the facility is operated with or without compensation for such care and with or without stated educational purposes. The phrase "child care center" includes, but is not limited to, facilities commonly known as:

- Day care centers;
- School-age child care centers;
- Before and after school programs;
- Nursery schools;
- Kindergartens;
- Preschools;

- Day camps;
- Summer camps;
- Centers for developmentally disabled children; and
- Facilities that give 24-hour care for children.

The term does not include any facility licensed as a family child care home nor a foster care home.

“Child care.” See “Day care center.”

“Christmas tree sales.” A site where evergreen trees are sold for the use of Christmas decoration and ornamentation.

“Cigar.”

- Any roll of tobacco wrapped entirely or in part in tobacco or in any substance containing tobacco; or
- Any paper or wrapper that contains tobacco and is designed for smoking or ingestion of tobacco products. “Cigar” includes, but is not limited to, tobacco products known or labeled as “cigar,” “cigarillo,” “tiparillo,” “little cigar,” “blunt wrap,” or “cigar wrap.”

“City Engineer.” The City Engineer for the City of Suisun City or designee.

“Cohousing.” A group of 7 to 70 residential units (cottages, single-family detached, lot lines or duplex types) that are organized according to a site plan that encourages interaction among residents and which includes a common house and other common facilities (e.g., open space, playground equipment, gardens, etc.). The residential units typically face each other across a pedestrian street or courtyard, with cars parked on the periphery. The common house typically includes a common kitchen, dining area, sitting area, children’s playroom and laundry and also may contain a workshop, library, exercise room, crafts room and/or one or two guest rooms.

“Cold truck.” A mobile food truck that sells pre-packaged food, such as cold sandwiches and drinks (e.g., industrial catering vehicle).

“Co-located communication facility.” A telecommunication facility comprised of a single telecommunication tower or building supporting one or more antennas, dishes or similar devices owned or used by more than one public or private entity.

“Collectible.” Any object, art, furniture, appliance or other article of personal property which is not an antique, but which was produced more than 30 years ago and whose current market value is greater than when it was produced. Examples of items which may be considered collectibles include, but are not limited to, certain rugs, dolls, coins, gems, medals, stamps, baseball cards and jukeboxes.

“Collectible store.” A store or shop whose inventory is substantially comprised of collectibles.

“College/university/vo-tech.” A community college, college, university, vocational/ technical school, trade school, language school, business school, training center, beauty school, culinary

school and comparable advanced or continuing education facilities. The phrase does not include music schools, fitness centers, sports instruction, swimming instruction or martial arts instruction.

“Commercial coach (or commercial modular).” A structure transported in one or more sections designed and equipped for human occupancy for industrial, professional, or commercial purposes.

“Commissary.” A wholesale supermarket where mobile food truck drivers purchase food in bulk.

“Common area.” A parcel or parcels of land or an area of water or a combination of land and water within a site designated for a planned development and designed and intended for the use or enjoyment of residents of a planned development. These areas may include green open spaces and pedestrian walkways. Common areas may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of residents of the planned development. Maintenance of such areas shall be set forth by the development association in the form of restrictive covenants, which shall guarantee the maintenance of these areas.

“Common interest development.” Refer to the definition set forth in the California Civil Code § 13.51.

“Concession” or “incentive.” Concession or incentive means any of the following:

- A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission, as provided in Part 2.5 (the State Building Code commencing with California Health and Safety Code § 18901) of Division 13 of the California Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements, and in the ratio of vehicular parking spaces that would otherwise be required, that results in identifiable, financially sufficient, and actual cost reductions.
- Approval of mixed use zoning in conjunction with a housing project, if commercial, office, industrial or other land uses will reduce the cost of a housing development, and if the commercial, office, industrial or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.
- Other regulatory incentives or concessions proposed by the applicant or the City that result in identifiable, financially sufficient and actual cost reductions. This definition does not limit or require the provision of direct financial incentives for a housing development, including the provision of publicly owned land, by the City or the waiver of fees or dedication requirements.

“Communication facility, collocated wireless.” A wireless communication facility comprised of a single tower, building, water tank or other such structure supporting one or more antennas, dishes or similar devices owned or used by more than one public or private entity.

“Communication facility, wireless.” A public, commercial or private facility for transmission, broadcast, repeating or reception of electromagnetic or other communication signals, including, but not limited to, radio, telephone, data, paging, internet, television, telegraph, telephone or other

wireless communication signals. Includes but is not limited to towers, antennas, generators, accessory equipment and buildings and the land on which they are situated. Telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections are not included in this definition.

“Community care facility.” Any facility, place or building which is maintained and operated to provide non-medical residential care, emergency shelters, adult day care or home finding agency services for children, adults or children and adults, including, but not limited to, the physically handicapped, mentally impaired or incompetent persons. “Community care facility” shall include residential facility, residential care facility for the elderly, adult day care facility, home finding agency and social rehabilitation facility, as defined in California Health and Safety Code § 1502.

“Community center.” A building/facility where people from a particular community meet for social, educational, or recreational activities.

“Commute.” A home-to-work or work-to-home trip.

“Complex.” Either:

- Any nonresidential use or development which is operated as a unit, whether in common or separate ownership. To be a complex two or more of the following must be met:
 - It is known by a common name,
 - It is governed by a common set of covenants, conditions and restrictions,
 - It was approved, or is to be approved as an entity by (governing body),
 - It is covered by a single subdivision parcel map,
 - It is operated by a single management,6.It shares common private parking; or
- Any multitenant, nonresidential building or contiguous group of buildings under common ownership, which is not included within any of the points stated above.

“Compressed work week.” The schedule of any 40-hour per week weekday employee who regularly works less than 10 days during any 14-day period. An example of such a schedule would be four 10-hour workdays per week.

“Condominium.” The joint ownership of certain common property along with private, separate ownership of living space, including stock cooperatives and timeshare developments.”

“Contractor’s equipment storage yard.” Storage of large equipment, vehicles or other materials commonly used in the contractor’s type of business; storage of scrap materials used for repair and maintenance of contractor’s own equipment; and buildings or structures for uses such as offices and repair facilities.

“Convenience market.” An establishment with a gross floor area of less than 6,000 square feet offering for sale a variety of fresh or prepackaged food and beverage products, alcoholic beverages for off-site consumption, household items, and similar products. This use may include a market that is combined with another use, such as an automobile service station, when the

~~market net floor area is between 500 and 6,000 square feet. Includes liquor stores below 6,000 square feet which focus on the sale of alcoholic beverages.~~

"Club." An association of individuals used in the furtherance of a common purpose. Excludes clubs whose purpose is a service customarily carried on as a business (such as a health club).

"Cold truck." A mobile food truck that sells pre-packaged food, such as cold sandwiches and drinks (e.g., industrial catering vehicle).

"Commissary." A wholesale supermarket where mobile food truck drivers purchase food in bulk.

"Community care facility, small." Small community care facilities are located in residential dwellings where non-medical care is provided to six or fewer persons on a 24-hour basis. Small community care facilities include foster family homes, group homes for children who are wards of the state, adult day support centers, social rehabilitation facilities, transitional care facilities, and adult residential facilities (for adults with mental disabilities). A community care facility is licensed under the State of California Health and Safety Code § 1520 et seq.

~~"Community care facility, large." Large community care facilities are located in residential dwellings where non-medical care is provided to seven or more persons on a 24-hour basis. Large community care facilities include foster family homes, group homes for children who are wards of the state, adult day support centers, social rehabilitation facilities, transitional care facilities, and adult residential facilities (for adults with mental disabilities). A community care facility is licensed under the State of California Health and Safety Code 1520 et seq. Any facility, place or building which is maintained and operated to provide nonmedical residential care, day care or home finding agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired or incompetent persons, and includes the following:~~

- Residential facility, which means any family home, group care facility, or similar facility determined by the Planning Commission for 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.
- Day care center, which means any facility which provides nonmedical care to persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis.
- Foster family home, which means any residential facility providing 24-hour care for six or fewer foster children which is owned, leased or rented and is the residence of the foster parent or parents, including their family, in whose care the foster children have been placed. Such placement may be by a public or private child placement agency or by a court order, or by voluntary placement by a parent, parents or guardian.

"Community center." A facility used for recreational, social, educational, and cultural activities open to members of voluntary associations, or to the public at large. A community center is different than a private club.

"Community garden." Public or private land divided into multiple plots for the growing of fruits, vegetables, flowers, nuts, seeds, culinary herbs, or other similar uses for the personal use of the growers. A community garden does not include a private garden incidental to the primary use of

the lot, including lots devoted to the personal use of the occupants of residences or a lot developed with a nonresidential use.

“Community social service.” Any public or private organization, providing services to the community including employment centers, food banks, and counseling services, among others.

“Complete streets.” Streets designed to accommodate multiple travel modes. This means that streets would have not only travel lanes for vehicles, but also room for bicycles, sidewalks, street trees, and bus stops and pull-out lanes (along bus routes).

“Composting facility.” A structure or complex uses controlled aerobic decomposition to transform waste organic material into a biologically stable product that can be used as a soil amendment on a commercial basis.

“Construction.” Any building activity that affects the exterior appearance of a structure, including the erection, alteration, reconstruction, repair, maintenance or extension of a structure, requiring the issuance of a building permit.

“Dangerous pets.” Animals that under ordinary circumstances would pose a menace or public nuisance if not confined to a cage or pen.

“Day care center, family and adult day care home.”

- Small family day care home means a day care center in the home of the person operating the facility, and providing care for no more than 8 children, including children who are members of the provider’s family (California Health and Safety Code § 1597.44).
- Large family day care home means a day care center in the home of the person operating the facility, and providing care for no more than 14 children, including children who are members of the provider’s family (California Health and Safety Code § 1597.46).
- Day health care center means a land use to which adults, generally those over the age of 60, are taken for care or activities while the children or guardians of the adults are unavailable to watch or care for the adult (California Health and Safety Code § 1570.7).

“Demolition.” Any act or process that destroys (in part or in whole) a structure.

“Design review.” A process established by Chapter 18.78 of the Zoning Code for the review of new development, signs, historic resource, and related community appearance and historic resource changes in the City of Suisun City under the provisions of the Zoning Code.

“Design Review Committee.” An appointed panel to conduct Design Review consisting of two Planning Commissioners and one at large citizen member, all of which shall reside within the City Limits of the City of Suisun City in accordance with Chapter 18.78 of the Zoning Code.

“Design Review Guidelines.” A planning document adopted by the City Council for guidance to the City decision makers, property owners, merchants, real estate interests, architects, designers and building contractors in designing new development, historic resources, and signs related to community appearance and historic resource changes in the City of Suisun City under the provisions of the Zoning Code. Design Review Guidelines may also take the form of the City’s Development Review Guidelines for Architecture and Site Planning.

Design Review Procedures.” Procedures for carrying out design review in accordance with Chapter 18.78.

“Density.” The amount of residential development permitted in a given area, typically expressed as the number of dwelling units per acre (du/ac) of land.

“Density bonus.” A density increase in over the otherwise maximum allowable residential density under the applicable zoning code provisions and the land use element of the general plan, as of the date of application by the applicant to the City.

“Detached.” Not sharing a common wall or roof.

“Development.” On land, in or under land or water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid or thermal waste; grading, removing, dredging, mining or extraction of any materials; change in the density of intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with California Government Code § 66410) and any other division of land except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water or of access thereto; construction, reconstruction, demolition or alteration of the size of any structure, including any facility of any private, public or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes and timber harvesting operations.

“Developer.” Any person, firm, partnership, joint venture, limited liability company, association or corporation who participates as owner, promoter, developer or agent in the planning or development of a subdivision or development.

“Development standards.” A set of regulations contained within each zoning district of this chapter setting forth minimum requirements or specifications which must be met by all applicants for permits; including but not limited to: lot dimensions, setbacks and height limits; lot coverage; animal densities; parking and signs.

“Director.” Development services director. The department head of the Development Services Department, or other responsible city official in charge of the planning functions for the City, ~~which for the purposes of this title, shall also be referred to as development services director.~~ The ~~Director~~development services director may delegate authority to planning staff.

“Disabled person.” A person who has a medical, physical or mental condition that limits a major life activity, as those terms are defined in California Government Code § 12926, anyone who is regarded as having such a condition or anyone who has a record of having such a condition. It includes a person or persons or an authorized representative of a disabled person. The term “disabled person” does not include a person who is currently using illegal substances, unless he or she has a separate disability.

“Discretionary means review and/or action.” Review and/or action by the City which requires the exercise of judgment or deliberation that may include approval or disapprove an activity or project. Discretionary is distinguished from ministerial review whereby the Director or other decision-making body merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations that would be considered non-discretionary or ministerial.

“District.” The zoning classification with associated use and bulk regulations that apply to all parcels within the zoning classification.

“Donation Box definitions” (as referenced in Section 18.30.090 regarding second-hand goods):

- Accessory activity: An activity that is incidental to, and customarily associated with, a specified principal activity.
- Agent: A person who is authorized by the parcel owner to act on their behalf to be the applicant for a UDCB permit. To be considered an agent, a person must be given express written authorization from the parcel owner on a form provided by the City to apply specifically for a UDCB permit. For the purpose of this chapter, a person who is only given general authorization to act on the behalf of a parcel owner for various activities and transactions in regards to a property is not considered an agent.
- Donated/collected material: Salvageable personal property, such as clothing and books and household items that is collected for periodic transport off-site for processing or redistribution or both.
- Parcel owner or property owner: The owner of real property on which a UDCB is or is proposed to be placed.
- Principal activity: An activity that fulfills a primary function of an establishment, institution, household, or other entity.
- Principal building: A main building that is occupied by a principal activity.
- UDCB operator or operator: A person or entity who utilizes or maintains a UDCB to solicit donations/collections of salvageable personal property.
- Unattended donation/collection boxes or UDCBs: Unstaffed drop-off boxes, containers, receptacles, or similar facility that accept textiles, shoes, books and/or other salvageable personal property items to be used by the operator for distribution, resale, or recycling.

“Drip Irrigation.” Any non-spray low volume irrigation system utilizing emission devices with a flow rate measured in gallons per hour. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

“Drip line” An imaginary line extending from the perimeter of a tree’s foliage down to the ground.

“Drive-thru services.” An establishment that has a devoted window(s) and driving lane that is designed and intended to be used to provide for sales to and / or service to patrons who remain in their vehicles.

“Driveway.” A private access for vehicles located on a single parcel, excepting that “Driveway” also includes shared, reciprocal access along both sides of a common property boundary serving no more than two (2) adjoining parcels.

"Driving range." An area equipped with distance markers, clubs, balls and tees for practicing golf drives and putting and which may include a snack-bar and pro-shop, but excludes miniature golf courses and "putt-putt" courses.

"Drought tolerant plants." Vegetation that uses little to no water once established.

"Duplex." A detached building occupied by two families living independently of each other in distinct units that are separated by a common wall.

"Dwelling." A single residential unit designed for human habitation. A habitable room or group of internally connected or more habitable rooms, designed to be occupied by one family, with facilities for living, sleeping, cooking, eating and sanitation. that have permanent sleeping, cooking, eating and sanitation facilities which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

Dwelling. Includes a room or group of rooms that include cooking, eating, sleeping, and sanitation facilities and designed as an independent unit. Types of dwellings include, but are not limited to, single-family, two-family, multi-family dwellings, mobilehomes, condominiums, and townhomes.

"Dwelling, single-family." A single detached dwelling designed for and occupied exclusively by one family alone. Single-family dwelling includes "factory-built housing" as defined in California Health and Safety Code § 19971.

"Dwelling, studio unit." A one room dwelling unit with not more than 450 square feet of gross floor area, designed for occupancy by not more than two people. The floor area in a loft is included as part of the gross floor area calculation.

"Effective precipitation." The portion of total precipitation which becomes available for plant growth.

"Egress." A point of vehicle, bicycle or pedestrian exit from a parking area, lot, garage, driveway or building.

"Electrical Substation." A subsidiary station of an electricity generation, transmission and distribution system where voltage is transformed.

"Electric vehicle charging station." An electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this chapter and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

"Electronic cigarette." An electronic device that can be used to deliver an inhaled dose of nicotine, or other substances (excluding cannabis that contains no vitamin E acetate), including any component, part or accessory of such a device, whether or not sold separately. Includes any such device, whether manufactured, distributed, marketed or sold as an electronic cigarette, an electronic cigar, an electronic cigarillo, an electronic pipe, an electronic hookah, or any other product name or descriptor.

"Electronic cigarette paraphernalia." An item that is marketed as or can be used as a component part of an electronic cigarette.

"Emergency shelter." Per California Health and Safety Code (section 50801(e)), "emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. Housing with minimal supportive services for homeless persons that is limited to occupancy of 6 months or less consistent with California Health and Safety Code § 50801(e).

"Employee." Any person hired by an employer, including part-time and seasonal workers, but excluding any independent contractors hired by the employer.

"Employee housing." Housing for employees as described in California Health and Safety Code § 17008 and shall be subject to the provision of California Health and Safety Code §§ 17021.5 and 17021.6.

"Employer." Any public or private entity, including the City, with a permanent place of business or worksite in the City.

"Employer's TSM handbook." A handbook or guidebook to be developed by the City that will specify a variety of TSM programs that may be utilized by employers to meet the requirements of this chapter.

"Employer transportation management plan (TMP)." A document detailing TSM measures to reduce vehicle trips to and from the work site.

"Enclosed building." A structure supported by columns, enclosed on all sides by walls and covered by a roof.

"Encroachment." A building or structure or part thereof, that is located:

- Between a lot line and the nearest required setback line for the building or structure; or
- In an easement which does not allow for the building or structure; or
- A part of a building or structure that crosses a lot line;
- Into another lot under separate ownership; or
- Onto a right-of-way.

"Enlargement." Construction that results in the expansion of the gross floor area of a structure.

"Environment." The physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise and objects of historic or aesthetic significance.

-A small family day care is located in a single-family residential dwelling, where care, protection, and supervision is provided for periods of less than 24 hours while parents, guardians or authorized representatives are away. A small family day care can provide care for four infants or for up to six children if no more than three infants are under care, or for up to eight children if only two infants and two children are school age. A small family day care is considered a single-family residential use and licensed under the State of California Health and Safety Code 1597.45, which requires that it be permitted as a residential use in single-family zones.

~~Family day care, large. A large family day care is located in a single family residential dwelling where care, protection, and supervision is provided for periods of less than 24 hours while parents or authorized representatives are away. A large family day care can provide care for up to 12 children if there are no more than four infants, or for up to 14 children if two are school age and there are no more than two infants in care. An assistant must be present.~~

~~A large family day care is considered a single family residential use and licensed under the State of California Health and Safety Code 1597.45, which requires that it be permitted as a residential use in single family zones.~~

"Erosion." The loosening and transportation of rock and soil debris by wind, rain or running water.

"Established landscape." The point at which plants in the landscape have developed significant root growth into the soil. Typically, most plants are established after one or 2 years of growth.

"Establishment period." The first year after installing the plant in the landscape or the first 2 years if irrigation will be terminated after establishment. Typically, most plants are established after one or 2 years of growth

"Estimated Total Water Use (ETWU)." The total water used for the landscape.

"Evapotranspiration Adjustment Factor (ETAF)." A factor of 0.7, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. A combined plant mix with a site-wide average of 0.5 is the basis of the plant factor portion of this calculation. For purposes of the ETAF, the average irrigation efficiency is 0.71. Therefore, the ET adjustment factor is $(0.7) = (0.5/0.71)$. ETAF for a special landscape area shall not exceed 1.0. ETAF for existing non-rehabilitated landscapes is 0.8.

"Evapotranspiration Rate (ETo)." The quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time.

"Existing complex." A complex that has been issued a building permit prior to the effective date of the ordinance.

"Extraction." Uses that involve extraction of minerals and fossil fuels from the ground, including surface and subsurface mining and quarrying facility.

"Factory-built housing." A residential building, dwelling unit or an individual dwelling room or combination of rooms thereof or building component, assembly or system manufactured in such a manner that all concealed parts or processes of manufacture cannot be inspected before installation at the building site without disassembly, damage or destruction of the part, including units designed for use as part of an institution for resident or patient care, that is either wholly manufactured or is in substantial part manufactured at an offsite location to be wholly or partially assembled onsite in accordance with building standards published in the California Building Standards Code and other regulations adopted pursuant to California Health and Safety Code § 19990. Factory-built housing does not include a mobile home, a recreational vehicle or a commercial modular.

"Fair housing laws." (1) the Federal Fair Housing Act (42 U.S.C. § 3601 and following) and (2) the California Fair Employment and Housing Act (California Government Code § 12955 and following), including amendments to them.

"Family." An individual or two or more persons occupying a dwelling and living together as a single housekeeping unit.

~~Farm worker housing for six or fewer. Farm worker housing for six or fewer means any attached or detached dwelling unit used to house farm/agricultural workers and their family members, including temporary mobile homes.~~

~~Farm labor quarters.~~"Farmworker housing." Housing in which at least 50% of the units are available to, and occupied by, farmworkers and their households or as further defined by the California Health and Safety Code.

"Fence." A barrier constructed of materials such as wood, steel, iron, masonry, or hedging and located along a property or setback line, or within a setback line and acting as a deterrent to ingress or egress, a support for vegetation, or as a decorative element.

"Fire Chief." The Fire Chief for the City of Suisun City or designee.

"Flavored tobacco product." Any tobacco product that imparts a characterizing flavor. A public statement or claim made or disseminated by the manufacture of a tobacco product, or by any person authorized or permitted by the manufacturer to make or disseminate public statements concerning such tobacco product, that such tobacco product has or produces a characterizing flavor shall constitute presumptive evidence that the tobacco product is a flavored tobacco product.

"Fleet operator." A person who owns more than one truck and leases these trucks and/or hires individuals to drive them.

"Floor-area ratio (FAR)." The permitted gross interior building floor area (on all floors/levels of a building) divided by the area of the developable site.

"Floorspace." The gross floor area of a detached accessory dwelling unit as measured to the outside surface of exterior walls, including its living area, basement area whether conditioned or unconditioned, and any garage or other enclosed accessory structure attached to the detached accessory dwelling unit.

"Flow rate." The rate at which water flows through pipes, valves and emission devices, measured in gallons per minute, gallons per hour or cubic feet per second.

"Food sales, specialty." Retail sales, as primary operation, of food that is typically considered as a unique and high-value food item made in small quantities from high-quality ingredients.

"Food processing." Any of a variety of operations by which raw foodstuffs are made suitable for consumption, cooking, or storage.

"Foster family home." Any residential facility providing 24-hour care for 6 or fewer children which is owned, leased or rented and is the residence of the foster parent or parents, including their family, in whose care the foster children have been placed.

"Gallery." A building/facility used for viewing arts, such as paintings and/or sculptures, etc. which may also sell items.

"Garage, private." An accessory building for the storage of private motor vehicles.

"Garage sale." The temporary use of a dwelling unit or residential property to display tangible personal property for sale to the public, where the property that is offered for sale was obtained for the personal use of a resident of the premises. Garage sales are also commonly known as estate sales, yard sales, basement sales, attic sales and rummage sales.

"Gas station." A retail business that sells gasoline to the public and typically also sells a variety of food and drinks.

"General services." A person or entity that performs or services with or without the furnishing of materials that may include administrative, support work, and independent contracting. Other services defined in this Zoning Code, other than general services, such as medical care, are not included in this definition.

"Guest quarters." A separate accessory space, attached or detached, which contains bathroom facilities including toilets, bathing facilities, showers or sinks but does not contain a kitchen.

"Health care facility." Any facility, place or building which is organized, maintained and operated for the diagnosis, care, prevention and treatment of human illness, physical or mental, including after convalescence and rehabilitation and including care during and after pregnancy or for any one (1) or more of these purposes, for one (1) or more person, to which the persons are admitted for a 24-hour stay or longer. "Health care facility" shall include general acute care hospital, acute psychiatric hospital, skilled nursing facility, intermediate care facility, intermediate care facility/developmentally disabled habilitative, special hospital or intermediate care facility/developmentally disabled.

"Health club." A facility where members or nonmembers use equipment or space for the purpose of physical exercise.

"Home occupation." A home occupation is a business operated within a residential dwelling that is carried out by the occupants and is secondary to the primary purpose of the dwelling. See Chapter 18.50, "Home Occupation," for detailed requirements of home occupations.

"Homeowner association." An organization in a subdivision, planned community or condominium that makes and enforces rules for the properties and their residents.

"Homeowner-provided landscaping." Any landscaping either installed by a private individual for a single-family residence or installed by a licensed contractor hired by a homeowner. A homeowner, for purposes of this chapter, is a person who occupies the dwelling he or she owns. This excludes speculative homes, which are not owner-occupied dwellings.

“Horizontal mixed use.” The combination of two or more uses on a single site, with the uses sharing a building (e.g., a residential building “wrapped” by commercial uses) or two or more uses occupying separate buildings.

“Hotel.” Any building, portion thereof or group of buildings, providing transient accommodations containing six (6) or more rooms; used, designed or intended to be used, let or hired out for transient occupancy.

“Hot truck.” A mobile food truck that sells hot prepared food such as hamburgers, burritos, or tacos.

“Housing development.” Any development project that results in adding residential dwellings or mixed use projects consisting of at least 2/3rds of the square footage of the buildings devoted to residential uses. Housing development shall also include supportive and transitional housing (also see “Affordable housing development”).

“Hydrozone.” A portion of the landscaped area having plants with similar water needs. A hydrozone may be irrigated or non-irrigated.

“Improvement.” Any building, structure, place, parking facility, fence, gate, wall, work of art, or other object constituting a physical betterment of real property or any part of such betterment.

“Indoor shooting range.” A permanently located and improved indoor area that is designed and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder or any other similar sport shooting.

“Infiltration rate.” The rate of water entry into the soil expressed as a depth of water per unit of time (e.g., inches per hour).

“Ingress.” The ability to enter a site from a roadway by motorized vehicle.

“In-home child care.” A State licensed family day care home serving children where care, protection and supervision are regularly provided in the caregiver’s own home for periods of less than 24 hours per day, while the parents or guardians are away. The permitted number of children shall include children under the age of 10 years who reside at the home.

Irrigation audit: An in-depth evaluation of the performance of an irrigation system conducted by a Certified Landscape Irrigation Auditor.

“Irrigation Efficiency (IE).” The measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices.

“Irrigation services.” The methods of supply and application of water other than natural rainfall.

“Junior accessory dwelling.” A unit that complies with the requirements of California Government Code § 65852.22, as amended from time to time.

“Junk.” Any used, waste, discarded or salvaged machinery, scrap iron, steel, other ferrous and nonferrous metals, tools, implements or portions thereof, glass, plastic, cordage, building materials or other waste which has been abandoned from its original use and may be used again

in its present or in a new form. Also including automobiles, other vehicles or dismantled vehicles in whole or part.

"Junkyard." The use of more than 200 square feet of the area of any parcel, lot, or contiguous lots for the storage of junk or salvable materials, including junk metals or other scrap materials and/or for the dismantling or wrecking of automobiles or other vehicles or machinery.

~~**"Kennel."** Any lot or premises on which five or more dogs, cats, or small animals over four months old are kept, maintained, boarded, and/or offered for sale.~~

"Kennels, commercial." Any lot, building, structure, enclosure or premises whereupon five (5) or more dogs or cats over the age of 4 months are kept and/or maintained, regardless of their housing arrangements.

"Kennels, large." Any premises where more than 7 dogs, cats or similar animals over 4 months of age are kept or maintained for non-commercial purposes. Dogs used in herding farm animals, incidental to an agricultural use, are excluded from this definition.

"Kennels, small." An accessory use of a principal residential or agricultural use where five (5) to seven (7) dogs over 4 months of age are sheltered, bred or trained.

"Kitchen." Any area within any structure including one or more of the following facilities that are capable of being used for the preparation or cooking of food: oven/microwave oven, stove, hotplate, refrigerator exceeding six cubic feet, dishwasher, garbage disposal, sink having a drain outlet larger than 1.05 inches in diameter and cabinets, counter space or other areas for storing food.

"Landscaping." The planting of ornamental trees, shrubs and groundcovers, including mulching, borders, irrigation systems and incidental ornamental features such as fencing, wagon wheels, fountains, antique farm equipment, planters and plant containers.

"Landscape area." All the planting areas, turf areas and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

"Landscape project." Total area of landscape in a project as defined in "landscape area" for the purposes of this Zoning Code.

"Laundromat and cleaners." A facility where patrons wash, dry or dry clean clothing or other fabrics in machines operated by the patron.

"Landscaping service." A business that offers landscaping installation, care, and maintenance services for hire. The business site may include equipment, plants, and materials such as mulch, gravel, stone bender board, and irrigation pipes and parts.

"Licensing agent." A person or persons designated by the city manager to serve in this capacity.

"Live-work unit." A building or spaces within a building that is used jointly for commercial and residential purposes, where the resident owner or employee of the business is responsible for the commercial activity performed, and where the commercial activity conducted is subject to a valid business license associated with the premises.

"Living area." The interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

"Livestock farming." The raising of livestock animals, including cattle, pigs, sheep, goats, horses and mules for use, sale, food purposes or pleasure.

"Living space." The improved interior 'habitable' area within a dwelling unit utilized for living, sleeping, eating, cooking, bathing, washing and sanitation purposes.

"Lodge." A place in which someone lives or stays temporarily for a fee associated with an open space or recreation use (is not considered a hotel or motel).

"Lot." A defined area of real estate that is synonymous with an assessor's parcel.

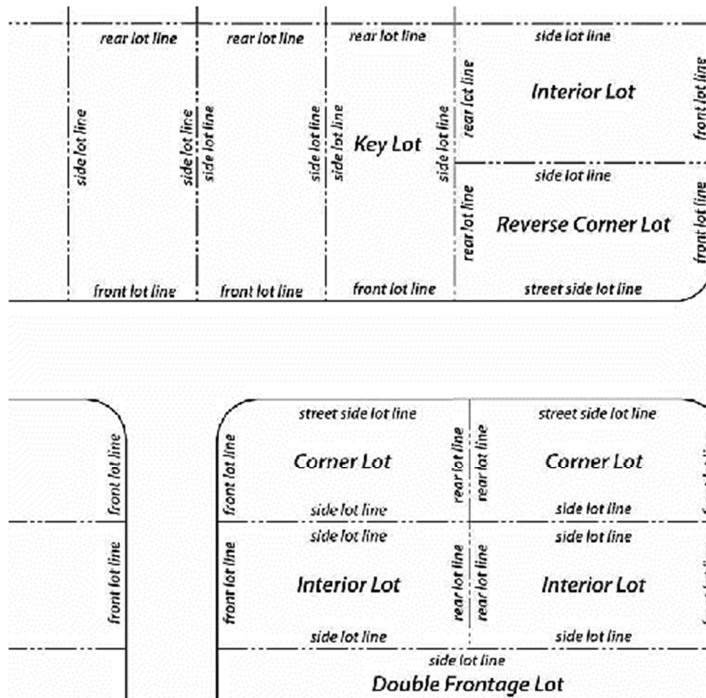
"Lot, key." The first lot to the rear of a reversed corner lot, front line of a corner lot, a line separating the narrowest street frontage on the lot from the street, except in those cases where access is prohibited to the street on the side of the normal front lot line.

"Lot, large." The site of a proposed new development that was legally created in compliance with the Subdivision Map Act.

"Lot line, front." A line separating the lot from a street or way and in the case of a corner lot, a line separating the narrowest street frontage on the lot from the street, except in those cases where access is prohibited to the street on the side of the normal front lot line.

"Lot line, rear." A line that is opposite and most distant from the front lot line and in the case of an irregular or triangular lot, a line within the lot ten feet in length, parallel to and at the maximum distance from the front lot line.

Example of Lot Definition



[“Low Barrier Navigation Center.”](#) [A housing shelter focused on “Housing First, low-barrier, service-enrichment for the purpose of moving people into permanent housing. In accordance with California Government Code §§ 65660-65668, this housing shelter use provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelters and housing.](#)

[“Lower income household.”](#) [Persons and families whose income does not exceed 80% of the area median income, adjusted for family size and revised annually, as defined in California Health and Safety Code § 50079.5.](#)

[“Low Volume Irrigation.”](#) [The application of irrigation water at low pressure through a system of tubing or lateral lines and low-volume emitters such as drip, drip lines and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.](#)

[“Lumberyard.”](#) [An area used for the storage, distribution and sale of lumber and lumber products, but not including the manufacture, remanufacture or fabrication of lumber, lumber products or firewood.](#)

"Manufactured housing." A structure constructed on or after June 15, 1976, is transportable in one or more sections, is eight body feet or more in width or 40 body feet or more in length, in the traveling mode or when erected on site, is 320 or more square feet, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities and includes the plumbing, heating, air conditioning and electrical systems contained therein and which is placed on a permanent perimeter foundation. "Manufactured home" also includes any structure that meets all the requirements of this paragraph for which the manufacturer voluntarily files a certification and complies with the standards established under the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., § 5401 and following). If not placed on a permanent foundation, the manufactured home is defined as a mobile home, as set forth in Section 17.02.365.

"Manufactured and/or mobile home park." An area of land where two or more mobile home spaces are used, rented, leased or held out for use, rent or lease, to accommodate mobile homes for human habitation. For purposes of this chapter, "mobile home park" shall not include a mobile home subdivision, stock cooperative or any park where there is any combination of common ownership of the entire park or individual mobile home spaces. This shall not include recreational vehicle parks or portions of parks that include recreational vehicle spaces.

"Manufacturer." A person or entity that makes goods for sale.

"Manufacturing/processing, light." A facility engaged in the assembly, fabrication, and conversion of already processed raw materials into products, where the operational characteristics of the process and the materials uses are unlikely to cause significant impacts on surrounding land uses or the community. Examples include clothing assembly and fabric manufacturing; electronics and appliance manufacturing; food and beverage manufacturing; metal products; machine and welding shops; and handicraft industries.

"Maximum allowable residential density." The density allowed under the zoning code or if a range of density is permitted, the maximum allowable density for the specific zoning range applicable to the project. Excludes accessory and junior accessory dwelling units.

"Maximum Applied Water Allowance (MAWA)." The upper limit of annual applied water for the established landscaped area. It is based upon the area's reference evapotranspiration, the ET Adjustment Factor and the size of the landscape area.

"Medical, hospital." Hospitals and similar facilities engaged in providing diagnostic services, extensive medical treatment, and inpatient care; may include emergency services and a heliport pad.

"Medical, office." A medical office refers to a facility where medical, dental, mental health, surgical, urgent care, or other healthcare services are provided on an outpatient basis.

"Medical health care facility." A facility that is maintained and operated to provide medical care and includes nursing homes, intermediate care facilities, medical clinics, and home health agencies. Licensed by the California State Department of Health Services ([California](#) Health and Safety Code § 1200 et seq.).

"Medical care, extended care." A long-term care facility or a distinct part of a facility licensed or approved as a nursing home, infirmary unit of a home for the aged or a governmental medical institution

"Menthol." Any form or taste of menthol commonly used to add flavor or aroma to tobacco products, and any substance derived from menthol.

"Minerals." Any naturally occurring chemical element or compound or groups of elements and compounds formed from inorganic processes and organic substances, including, but not limited to, coal, peat, and bituminous rock, but excluding geothermal resources, natural gas, and petroleum (Public Resources Code § 2005). Gold, sand, gravel, clay, crushed stone, limestone, diatomite, salt, borate, potash, etc. are examples of minerals.

"Ministerial." A governmental decision involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project. Examples of ministerial permits of this Chapter include: zoning clearance, minor and moderate design review, zoning and development review permits.

"Mini-storage warehouse." An establishment that offers for rental, lease or ownership of individual bays that are intended for the storage, warehousing or safe-keeping of goods or possessions, regardless of the duration of such storage, warehousing or safe-keeping.

"Mixed housing." means a residential development that consists of a variety of lot sizes and more than one housing type.

"Mixed-use." The combining of two or more uses on a single parcel or a single structure.

"Mobile food cart." A mobile food cart facilitates the selling of street food to pedestrians. A food cart may be towed or pushed by a vehicle or towed or pushed by a person (a hand-cart).

"Mobile food vendor." Mobile food vendor means a person who sells, serves, offers for sale, or gives away only food from a mobile food vending unit, parked or located on a private parcel of property. This term does not include a person who operates a mobile food vending unit that visits multiple private property sites on a daily basis for no more than 30 minutes per site, per day.

"Mobilehome (or mobile home)." Mobilehome is a structure designed for human habitation and for being moved on a street or highway under permit, pursuant to Section 35790 of the CA Vehicle Code. Mobilehome includes a manufactured home (except under specified circumstances) and does not include a recreational vehicle. A structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight body feet or more in width or 40 body feet or more in length, in the traveling mode or when erected on site, is 320 or more square feet, is built on a permanent chassis and designed to be used as a dwelling with or without a foundation when connected to required utilities and includes plumbing, heating, air conditioning and electrical systems contained therein as set forth in California Health and Safety Code § 18008. Mobile home includes any structure that meets all the requirements of this paragraph and is either certified under the National Mobile Home Construction and Safety Act of 1974 (42 U.S.C. Section 85401 and following) or complies with state standards for mobile homes in effect at the time of construction. Mobile home does not include any automobile, trailer, camp trailer, camper, house car, motor vehicle, recreational vehicle or other vehicle defined in the California Vehicle Code, a commercial coach or a manufactured home as defined by state law.

"Mobile living unit." Includes recreational vehicle, commercial coach, truck camper, travel trailer, park trailer, camp trailer or floating home, as defined in California Health and Safety Code § 18010 (recreational vehicle as also defined in Section 799.29 of the 2011 Mobilehome Residency Law) or any other vehicle or structure designed or altered and that is designed for human habitation for

recreational, emergency, or other occupancy; contains less than 400 square feet or less of gross area, and less than 320 square feet of living area, is built on a single chassis, and is self-propelled, truck-mounted, or permanently towable.

Mobilehome park. "Mobilehome park is an area of land where two or more mobilehome sites are rented, or held out for rent, to accommodate mobilehomes for human habitation. Moderate-income household." Persons and families whose income is between 80% and 120% of the area median income, adjusted for family size and revised annually, as set forth in the California Health and Safety Code § 50093(b).

"Modular home." See "Factory-built housing."

"Motorhome." A "housecar" as defined by the California Department of Motor Vehicles, which is any vehicle designed for human habitation.

"Mortuary, funeral home." Funeral homes and parlors, where funeral services may be conducted and the remains of the deceased are prepared for burial or cremation.

"Motel." See "Hotel".

"Mulch." Any organic material such as leaves, bark, straw, compost or inorganic mineral materials such as rocks, gravel and decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature and preventing soil erosion.

"Multi-family dwelling unit." A single detached building designed for and occupied exclusively by two or more families living independently of each other as separate units, including apartment houses, condominiums, duplexes, triplexes and fourplexes.

"Neighborhood." A geographical section of town having distinguishing physical/environmental characteristics which may be occupied or visited by people.

"Nursery (plants)." A commercial agricultural establishment engaged in the production of ornamental plants and other nursery plants, grown under cover on the site in containers or soil, indoors or outdoors. Also includes greenhouses and nurseries that sell these products.

"Nursing home." A residential facility (another form of a health care facility) that is maintained primarily for the care and treatment of inpatients under the direction of a physician. The patients in such a facility require supportive, therapeutic or compensating services and the availability of a licensed nurse for observation or treatment on a 24-hour basis. Nursing care may include but is not limited to terminal care; extensive assistance or therapy in the activities of daily living; continual direction, supervision or therapy; extensive assistance or therapy for loss of mobility; nursing assessment and services which involve assessment of the total needs of the patient, planning of patient care and observing, monitoring and recording the patient's response to treatment; and monitoring, observing and evaluating the drug regimen. "Nursing home" includes intermediate nursing facilities for the mentally retarded or developmentally disabled.

"Office." Buildings that house both offices and supporting activities including, medical, dental, legal, architectural, engineering, contractors and banks as permitted in the Zoning Code.

"Off-site alcoholic beverage sales." The sale of alcohol or alcohol products for human consumption outside the place of sale.

"On-site alcoholic beverage sales." The sale of alcohol or alcohol products for human consumption inside the place of sale.

"Open or outdoor storage." The storage of new or usable supplies, materials, products, motor vehicles or other appurtenances in the "open" or in view of the general public. "Open storage" is a form of "outdoor storage" but does not include a "junkyard".

"Open space." Land or water that is unimproved and devoted to managed production of resources; the preservation of natural resources; outdoor recreation; and/or public safety.

"Operating Pressure." The pressure at which the parts of an irrigation system are designed by the manufacturer to operate.

"Overnight accommodations." Places that offer overnight accommodations for short-term rental in increments of not less than 20 hours, including hotels and motels. This term also includes hotels that offer convention facilities or meeting rooms. This term does not include a bed and breakfast inn.

"Outdoor sales." Means the sale of goods and services including food items, situated outdoors.

"Overspray." The irrigation water which is delivered beyond the target area.

"Parking facility." Includes day-use and long-term parking lots, garages, structures, and park and ride lots, except when accessory to a primary use such as, a residential garage.

"Parking space." A usable space for parking of a motor vehicle off the street.

"Passageway." A pathway that is unobstructed clear to the sky and extends from a street to one entrance of an accessory dwelling unit as defined in California Government Code § 65852.2, as amended.

"Pawn Shop or Pawnbroker." A business that offers secured loans to individuals, where personal property is physically held as collateral at the place of business. Property that has not purchased back by the borrower within the specified time-frame is then made available for retail sale at the place of business.

"Peak period." The commute hours from 6 a.m. to 10 p.m. during weekdays.

"Performance standards." Regulations for the control of dangerous or objectionable elements.

"Person." Any individual, partnership, corporation, joint stock association, trustee, receiver, assignee or personal representative thereof. It also includes any city or state or any subdivision thereof to the extent that the City has jurisdiction over their activities that are within the scope of this Zoning Code.

"Personal services." Establishments providing non-medical services to individuals as the primary use. Examples include barber and beauty shops, massage therapy, tailors, shoe repair, and dry cleaning.

"Pets." Animals kept for interest or companionship rather than for food or for the production of food products. Refer to Title 6 of this Zoning Code.

"Pharmacy." A retail establishment in which the profession of pharmacy by a pharmacist licensed by the state of California in accordance with the Business and Professions Code is practiced and where prescriptions are offered for sale. A pharmacy may also offer other retail goods in addition to prescription pharmaceuticals. "Pharmacy" includes any retail establishment that contains a pharmacy, even if the pharmacy is not the sole or primary business of the retail establishment.

"Photovoltaic cell." Constructed of a silicon wafer, the PV cell is the smallest structural

"Photovoltaic cell." Constructed of a silicon wafer, the PV cell is the smallest structural component of a photovoltaic module. A PV cell is designed to collect solar energy and transmit it as electricity.

"Photovoltaic panel." A group of photovoltaic cells. Photovoltaic panels can be square, rectangular, triangular, or custom shapes.

"Photovoltaic array." A group of linked photovoltaic panels.

"Photovoltaic (PV) systems." Photovoltaic systems collect radiant solar energy by means of a variety of technologies, including crystalline silicon (within PV cells) and amorphous silicon (within flexible films). PV systems can be mounted on the ground, on buildings, and can be integrated into the building.

"Planning Commission." The Planning Commission established and defined under Chapter 2.20 of the Suisun City Code

"Planning Department." The Planning Department for the City of Suisun.

"Plant factor." A factor that, when multiplied by ETo, estimates the amount of water needed by plants. For purposes of this ordinance, the plant factor range for low water use plants is 0 to 0.3, the plant factor range for moderate water use plants is 0.4 to 0.6 and the plant factor range for high water use plants is 0.7 to 1.0. Plant factors cited in this ordinance are derived from the Department of Water Resources 2000 publication "Water Use Classification of Landscape Species".

"Police Chief." The Police Chief for the City of Suisun City or designee.

"Portable storage unit." Any container, except for cargo containers, designed for the outdoor storage of personal property which is typically rented to owners or occupants of residential property for their temporary use on the exterior of the property and which is delivered to the property and removed by vehicle.

"Poultry." Domesticated fowl (chickens, guinea fowl, pea hens, etc.) which are not to exceed ten pounds at maturity.

"Power generating facilities." An installation where electrical power is generated for distribution.

"Precipitation rate." The rate of application of water measured in inches per hour.

"Primary dwelling, unit." An existing single-family residential structure that conforms with all zoning regulations in effect, including this section. Accessory and junior accessory dwelling units may be allowed within a non-conforming use/building.

"Principal use." The primary or dominant use of the land, whether it be to farm, to ranch, to reside within a dwelling or to operate a business.

"Private club." Organizations or associations of persons for some common purpose, such as a fraternal, social, educational or recreational purpose, but not including clubs organized primarily for-profit or to render a service which is customarily carried on as a business. Examples of private clubs include (but are not limited to) 4-H Clubs, veterans' organizations, Boy Scout and Girl Scout facilities, Elks Lodges, YMCA, YWCA, private community clubhouses, golf clubhouses and fraternities and sororities that do not include residential facilities. The phrase "private club" does not include organizations with a principal purpose of serving alcoholic beverages to its members or others.

"Proprietor." A person with an ownership or managerial interest in a business. An ownership interest shall be deemed to exist when a person has a ten percent or greater interest in the stock, assets, or income of a business other than the sole interest of security for debt. A managerial interest shall be deemed to exist when a person can or does have, or can or does share, ultimate control over the day-to-day operations of a business.

"Project applicant." An individual or entity submitting a landscape and irrigation plan required under this chapter. A project applicant may be the property owner or his or her designee.

"Protective care." Housing where the residents are assigned to the facility and are under the protective care of the county, state or federal government. This use includes: jails or prisons; work release; psychiatric hospitals; and comparable facilities.

"Public convenience and necessity." The grouping of criteria that is considered when making the determination of whether a new site where alcohol will be bought and sold will be established.

"Public park." A public playground, public recreation center or area and other public areas, created established, designated, maintained, provided or set aside by the City, County, State or other agency, for the purpose of public rest, play, recreation, enjoyment or assembly and all buildings, facilities and structures located thereon and therein.

"Public safety facility." A facility operated by a public agency for community welfare, which may include fire stations and firefighting and prevention facilities; police and sheriff stations; ~~and incarceration facilities.~~

"Public transit." A location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

"Public utility." Production, storage, transmission and recovery facilities for water, sewerage, energy, communications and other similar utilities owned or operated by a business organization and subject to the jurisdiction of the Public Utilities Commission.

"Public Works Director." The Public Works Director for the City of Suisun City or designee.

"Radio box." A cabinet that contains equipment used for transmitting or receiving in support of wireless telecommunication facilities. Rain Sensor means a component which automatically suspends an irrigation event when it rains.

"Reasonable accommodation." Provision of disabled persons flexibility in the application of land use and zoning regulations and procedures or even waiving certain requirements, when necessary to eliminate barriers to housing opportunities. It may include adjustments to standards such as yard area modifications for ramps, handrails or other such accessibility improvements; hardscape additions, such as widened driveways, parking area or walkways; building additions for accessibility; tree removal; or reduced off-street parking where the disability clearly limits the number of people operating vehicles. Reasonable accommodation does not include an accommodation which would (1) impose an undue financial or administrative burden on the City or (2) require a fundamental alteration in the nature of the City's land use and zoning program.

"Recreational vehicle." A motorhome, travel trailer, park trailer, truck camper or camping trailer, with or without motor power, designed for human habitation for recreational or emergency occupancy, with an area of less than four hundred eighty (480) square feet and consistent with California Health and Safety Code § 1810. Recreational vehicle shall also include trailered boats.

"Recreational vehicle park." Any area or tract of land, where one or more spaces are rented or leased or offered for rent or lease or held out for use to owners or users of recreational vehicles or tents and which is utilized for transient occupancy.

Recycling collection facility (small). A small recycling collection facility provided for the collection of recyclables within neighborhoods and may consist of drop-off centers or local transfer stations.

Recycling collection facility (large). A large recycling collection facility, providing for the collection, sorting, and packaging of recyclable materials, not including refuse or hazardous materials, but may include equipment to aid in the sorting and packaging processes. "Recycling facility." An establishment or premises that provide recycling services, which may include the following:

- Recycling facility, drop-off recycling center: Any premises where recyclable items such as newspapers, magazines, glass bottles or aluminum cans are accepted, whether for compensation or not and stored within containers until such time as the recyclable items are transferred to a recycling processing center. A drop-off recycling center also includes "reverse vending machines", "bulk reverse vending machines", "mobile recycling unit" and "small recycling center" as defined in this Article.
- Recycling facility, mobile recycling unit: A mobile recycling unit means an automobile, truck, trailer or van, licensed by the Department of Motor Vehicles which is used for the collection of recyclable materials. A mobile recycling unit also means the bins, boxes or containers, transported by trucks, vans or trailers and used for the collection of recyclable materials. A mobile recycling unit is also defined as a "small recycling center".
- Recycling facility, recycling center: A collection center for the acceptance by donation, redemption or purchase of recyclable materials from the public and further defined as follows:
- Recycling center, small: A collection center of less than five hundred (500) square feet in area, accessory to a commercial or industrial district use including "mobile recycling unit"

and “bulk reverse vending machines”, but not including any powered recycling processing except for reverse vending machines or bulk reverse vending machines.

- Recycling center, large: A collection center of five hundred (500) square feet or larger in area or a small recycling center not accessory to a commercial or industrial district use, not including any powered recycling processing, except for reverse vending machines or bulk reverse vending machines.
- Recycling processing center: A center that may include collection and processing of recyclable materials. Processing may include powered or unpowered preparation of material for efficient shipment or to an end-user’s specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing.
- Recycling facility, mobile recycling unit: A mobile recycling unit means an automobile, truck, trailer or van, licensed by the Department of Motor Vehicles which is used for the collection of recyclable materials. A mobile recycling unit also means the bins, boxes or containers, transported by trucks, vans or trailers and used for the collection of recyclable materials. A mobile recycling unit is also defined as a “small recycling center”.
- Recycling facility, reverse vending machine, bulk: A reverse vending machine that has a footprint of greater than 20 square feet; is designed to accept more than one container at a time; and will pay by weight instead of by container. A bulk reverse vending machine is also defined as a “small recycling center”.
- Recycling facility, reverse vending machine: A reverse vending machine is an automated mechanical device which accepts at least one or more types of empty beverage containers including, but not limited to aluminum cans, glass and plastic bottles and issues a cash refund or a redeemable credit slip. A reverse vending machine may sort and process containers mechanically provided that the entire process is enclosed within the machine. A reverse vending machine is less than 50 square feet in area.
- “Rehabilitation.” The means, the act or the process of returning a building, object, site or structure to a state of utility through repair, remodeling or alteration that enables an efficient contemporary use while preserving those portions or features of the building, object, site or structure that are significant to its historical, architectural and cultural values.

“Rehabilitated landscape.” Any landscaping project that requires a building permit or design review where the modified landscape area is equal to or greater than two thousand five hundred square feet.

“Religious facility.” A permanent facility operated by a religious organization for religious activities, as well as accessory uses. Examples of religious facilities include churches, mosques, synagogues, and temples, among others. Accessory uses may include living quarters for staff, day care facilities, and kitchens for events.

“Removal.” Any relocation of a structure on its site or to another site.

“Repair.” Any improvement that requires the replacement of a major building element and requiring a building permit or improvement to correct deficiencies resulting from normal wear and tear of improvements and not requiring a building permit.

"Research and development." A facility for the research, design, development, and testing of components, prior to product manufacturing.

"Restaurant, full service." A food service establishment that is used for the serving of meals for compensation, which has a kitchen and opportunities for patrons to eat while being seated. Alcoholic beverages may be served, but are incidental to the primary food service. Full-service restaurants do not include snack bars and temporary food service.

"Restaurant, drive-thru." A food service establishment that is used for the serving of meals for compensation, which has a kitchen with a drive-thru service.

"Restoration." The creation of an authentic reproduction beginning with existing parts of an original object or building. Restoration includes the act or process of accurately recovering the form and details of a building, object, site or structure and its setting as it appeared at a particular period of time by means of removing later work or replacing missing earlier work.

"Retail." The sale of goods or commodities to consumers, including incidental wholesale sales.

"Review authority." The officer, committee, commission, board or employee responsible for the approval or disapproval of any permit or entitlement or responsible for the administration, interpretation or enforcement of the provisions of the Zoning Ordinance.

"Revitalization." The imparting of a new economic and community life in an existing neighborhood, area or business district, while at the same time preserving the original building stock and historic character.

"Ridesharing." Two or more persons traveling together.

"Rifle range." Any facility or premises protected from uncontrolled entry where firearms or arrows are lawfully discharged for target practice or competition. "Rifle range" includes pistol range, archery range or trap shoots.

"Right-of-way." The strip of land over which certain transportation and public use facilities are built, such as roadways, railroads and utility lines.

"Safe Parking." A parking lot that provides homeless individuals and families with vehicles a safe place to temporarily park overnight in order to facilitate the transition to permanent housing.

"Salvage yard." Any site or portion of a site, that is used to store used equipment and/or construction materials for the purpose of future reuse or resale. If a salvage yard is located on the same site as another established use, the salvage yard area shall be considered a separate freestanding primary use, even if it serves all or a portion of the other established use.

"Sanitary landfill." A site for solid waste disposal in which the solid waste is spread in thin layers, compacted to the smallest practical volume and covered with soil at the end of each working day.

"Satellite dish antenna." A device incorporating a reflective surface that is solid, open mesh or bar configured and is in the shape of a shallow dish, cone, horn or cornucopia, that is used to transmit and/or receive radio microwave or other electromagnetic waves between terrestrially and/or orbitally-based use.

“School, private.” A school that is established, conducted and primarily financially supported by a non-governmental agency or group of individuals.

“School, public.” A school that is financially supported by a local, city, county, state or other government authority.

“Screening.” To intentionally prevent or obstruct the public’s view of some particular use, article, activity, structure or building.

“Secondhand goods.” Any goods, objects, clothes, furniture, art, appliances or wares that have been previously purchased and/or used and which are not antiques.

“Secondhand store.” A store or shop that primarily sells goods, objects, clothes, furniture, art, appliances or wares that have been previously purchased and/or used and which are not antiques.

“Senior citizen housing development.” A housing development, where residency is restricted to persons 62 years of age or older, or 55 years of age or older in a Senior Citizen housing development, as defined in California Civil Code §§ 51.3 and 51.12 (at the time of adoption of this section, a senior citizen housing development is a residential development that has at least 35 dwelling units and is developed, substantially rehabilitated, or substantially renovated for senior citizens).

“Senior independent living center.” A multiple residential structure(s) that provide housing for occupants who are 55 years or older. In the case of double occupancy of a unit, only one resident is required to be at least 55 years of age. Such a center shall consist of, but not be limited to, individual units, community dining centers and common recreation areas. The facilities are physically accessible to elderly citizens. The individual units may be in the form of multiplexes, cottages, townhouses, patio homes or single-family homes. Generally, senior independent living centers will provide two meals per day, provide transportation for residents and offer indoor and outdoor recreational areas.

“Shall.” That which is obligatory.

“Should.” A less rigid directive than “shall;” a directive to be honored and followed if possible, in the absence of compelling reasons for departure from a policy.

“Single occupant vehicle.(SOV).” An automobile or light truck occupied by one person.

“Single Room Occupancy.” A structure with a small residential room or more rooms designed to provide living facilities for one (1) person, often with cooking facilities and with private or shared bathroom facilities. These structures are also defined in the California Government Code, including, but not limited to, § 65580 et seq., and the requirements of the California Health and Safety Code § 17000 et seq.

“Signs.” Definitions related to signs are found in Section 18.44.020 of this Zoning Code.

“Single-family dwelling unit.” A single detached dwelling designed for and occupied exclusively by one family alone. Single-family dwelling includes “factory-built housing” as defined in California Health and Safety Code § 19971.

“Single room occupancy (SRO).” A dwelling, other than a hotel, with multiple single-room dwelling units and private or shared kitchen and bathroom facilities. Single room occupancy structures shall have units rented individually and shall accommodate a maximum of one person per unit.

“Site.” A parcel of land used or intended for use or a group of uses and having frontage on a public or an approved private street.

“Small wind energy system.” A wind energy conversion system shall consist of a wind turbine, a tower and associated control or conversion electronics, which has a rated capacity of not more than ten (10 kW) Kilowatts and which is intended primarily to reduce on-site consumption of utility power.

“Smokeless tobacco product.” Any tobacco product that is not smoked or burned, including but not limited to chewing tobacco and snuff; this definition does not include electronic cigarettes, electronic cigarette paraphernalia, nor vaping products.

“Social Service Provider.” An agency or organization licensed or supervised by any federal, state or local health/welfare agency that participates in the federal Homeless Management Information System (HMIS) and has demonstrated experience with the homeless population by assisting individuals and families achieve economic self-sufficiency and self-determination through a comprehensive array of programs and actions.

“Solar thermal system.” Solar thermal systems use solar energy to heat air or water for space heating or hot water use.

“Specific, adverse impact.” Refer to the definition set forth in the California Government Code § 65589.5(d)(2).

“Streamlined housing.” A housing development project that meets the qualifications of California Government Code § 65913.4 and, therefore, is eligible for a ministerial and streamlined approval process.

“Stealth.” Improvements or treatments added to a wireless telecommunications facility which mask or blend the proposed facility into the existing structure or visual backdrop in such a manner as to render it effectively unnoticeable to the casual observer.

“Storage yard.” Any site or portion of a site, that is used for to store new equipment and/or construction materials for the purpose of future use or sale. If a storage yard is located on the same site as another established use, the storage yard area shall be considered a separate freestanding primary use, even if it serves all or a portion of the other established use.

“Streamlined housing.” A housing development project that meets the qualifications of California Government Code § 65913.4 and, therefore, is eligible for a ministerial and streamlined approval process.

“Streetscape.” The distinguishing and pictorial character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, landscaping and forms of surrounding buildings.

“Structural alterations.” Any change in the supporting members of a building such as bearing walls, columns, beams, or girders.

“Structure.” Anything constructed or erected, the use of which requires location on or in the ground or attachment to something having location on or in the ground, but not including any trailer or tent.

“Supportive housing.” Housing with no limit on length of stay, and that is linked to on-site or off-site services that assist resident(s) to retain the housing, maintain or improve their health status, and maximize their ability to live and, when possible, work in the community.

“Tandem parking.” Parking spaces for two or more automobiles when they are parked on a driveway or in any other location on a lot, lined up behind one another.

“Target population.” Persons with low-incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Development Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

“Target unit.” A dwelling unit within a housing development that is reserved for sale or rent to very low, low-, and moderate-income households, or other qualifying residents.

“Tasting facility, general.” A facility in which agricultural products grown or processed locally.

“Tasting facility, wine.” See “wine tasting facility (wine-tasting room)”.

“Tattoo Parlor.” A commercial land use where the marking or coloring of the skin is performed by pricking in coloring matter or by producing scars, and which is conducted in exchange for financial or other valuable consideration. It does not include the application of permanent cosmetics or tattooing when applied by a licensed dermatologist on premises licensed as a dermatological office.

“Telecommunication facility.” An unstaffed facility that transmits and/or receives electromagnetic signals. It includes cellular towers, antennas, microwave dishes, horns and other types of equipment for the transmission or receipt of such signals, telecommunication towers or similar structures supporting said equipment buildings, parking area and other accessory development.

“Telecommunication tower.” A mast, pole, monopole, guyed tower, lattice tower, free-standing tower or other structure designed and primarily used to support antennas.

“Temporary wireless telecommunications facility.” A wireless telecommunications facility that is intended to be used for 90 days or less (not including temporary mobile services which are exempt from review).

“Theater.” A building or part of a building or structure devoted to showing motion pictures or for dramatic, dance, musical or other live performances.

“Thrift shop.” Same as second hand goods store.

“Tobacco product.” A Tobacco product may include, but is not limited to:

- All forms of cigars (including little cigars).
- Smoking or pipe tobacco (including shisha), chewing tobacco and snuff.
- Any product containing, made of or derived from any amount of tobacco that is intended for human consumption.
- Any product containing, made of or derived from any amount of nicotine that is intended for human consumption and sold with or without a delivery device or system (for example, liquid with nicotine).
- Electronic cigarettes or any device or delivery system sold in combination with nicotine for a single price.
- Any component, part or accessory of an electronic cigarette that is used during the operation of the device when sold in combination with nicotine (for example, a battery used in the operation of the device sold with nicotine for a single price).

Tobacco products do not include cigarettes or any product that the U.S. Food and Drug Administration has approved as cessation products or for other therapeutic purposes (for example, nicotine patches).

"Tobacco product non-specialized retail shop." A store that sells tobacco products as a minor part of sales, such as grocery or drug stores, gas stations (less than 50%).

"Tobacco product paraphernalia." Cigarette papers or wrappers, pipes, holders of smoking materials of all types, cigarette rolling machines, and any other item designed for the smoking or ingestion of tobacco or products prepared from tobacco.

"Tobacco product specialized retail shop." A store that specializes in selling tobacco products as a major part of sales (more than 51%).

"Tobacco retailer." Any person who sells, offers for sale, or does or offers to exchange for any form of consideration tobacco, or any tobacco product; "tobacco retailing" shall mean the doing of any of these things.

"Tower, wireless communication." Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including but not limited to self-supporting lattice towers, guyed towers, monopole towers and alternative tower structures.

"Tract office." A temporary office used during construction and removed at the completion of a construction project.

"Transient occupancy." Occupancy of a motel, hotel or other temporary lodging for less than 30 consecutive days in any 12-month period.

"Transit." Public transportation including bus or rail services.

"Transportation coordinator." An individual trained to promote and implement TSM strategies at the worksite; training to be approved by the City.

"Transitional housing." Per California Health and Safety Code (Section 50801(i)), means housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than 6 months from the beginning of the assistance.

"Transient occupancy." Occupancy of a motel, hotel or other temporary lodging for less than 30 consecutive days in any 12-month period.

"Transportation management certification (TMC)." A document issued by the City to denote compliance with the requirements set forth in this Section 18.49, Transportation Management regulations.

"Transportation systems management (TSM)." Measures to better utilize existing transportation facilities and services, and promote alternate commute modes.

"Trash/Recycling container." A can, cart, dumpster, or barrel for the purposes of containing trash and recycling material.

"Trash and Recycling Enclosure." A walled structure for trash and recycling containers, with one or more gates for access.

"Trash/Recycling Hauler." The trash and recycling company that empties waste containers within the City.

"Trip reduction plan." A program that provides information about any reasonable method or approach for providing, supporting, subsidizing, and/or encouraging the use of community alternatives, including but not limited to matching and placement services for carpools and vanpools; provision of carpool and preferential parking location and/or fees; fees for Employee parking, provision of and/or placement services for subscription buses; provision of shuttle services; transit fare subsidies; on-site paths, parking and showers and locker for bicyclists and pedestrians; guaranteed ride home and guaranteed transportation in emergencies for users of commute alternatives; on-site child care and other service convenience facilities which lessen the need for a personal vehicle at the place of employment; telecommuting; and teleconferencing.

"Truck repair." A place of business primarily engaged in the repair and service of commercial vehicles.

"Truck stop." A place of business primarily engaged in providing gas station facilities for commercial vehicles and trailer trucks. Truck stops may include accessory food and lodging services.

"Truck terminal." The premises used for loading or unloading of trucks upon which storage of cargo is incidental to the primary function of motor freight shipment or shipment point and which is designed to accommodate the simultaneous loading or unloading of five or more trucks.

"TSM administrator." The person designated by the citythe City manager with the responsibility for the implementation Section 18.49, Transportation Management regulations.

"Turf." A ground cover surface of mowed grass. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue and Tall fescue are cool-season grasses. Bermuda grass, Kikuyu grass, Seashore Paspalum, St. Augustine grass, Zoysia grass and Buffalo grass are warm-season grasses.

"Use." The purpose for which land or premises of a building thereon is designed, arranged or intended or for which it is or may be occupied or maintained.

"Use, accessory." See "Accessory use."

"Usable open space." That space upon the lot or parcel to which it is appurtenant, which can be used by inhabitants of the property for outdoor living, activity, and/or recreation and may include landscaping. All such areas shall be readily accessible to the inhabitants of the property. "Usable open space" does not include driveways, open or covered parking areas, utility space such as, trash or garbage areas or space occupied by the required front yard.

"Use." The purposes for which land or premises or a building thereon is designed; arranged or intended; or for which it is or may be occupied or maintained.

"Vacation rental." An owner-occupied dwelling unit where bedrooms are provided for compensation for fewer than 30 consecutive days with a maximum of 8 adult overnight guests. Owner-occupancy for the purpose of a vacation rental means the owner of the vacation rental unit occupies the rental dwelling unit at least 51% of the time during the year.

"Vaping." A term that commonly refers to the use of an electronic cigarette.

"Vending machine." A device which dispenses a product or service, either for sale or for free and which is activated entirely by the receiver of the product or service, including, but not limited to ice machines, propane tank dispensaries, food vending machines and newspaper racks and the like. Vending machine does not include a motor fuel pump. These standards do not apply to reverse vending machines for recycling facilities.

"Vertical mixed use." The combination of two or more uses in a single building, with each use typically occupying one or more floors of the building.

"Very low-income household." Persons and families whose income does not exceed 50% of the area median income, adjusted for family size and revised annually, as set forth in the California Health and Safety Code § 50105.

"Veterinarian, large animal." An animal hospital or clinic that provides services for horses and other livestock.

"Veterinarian, small animal." Veterinary clinics and hospitals that provide care for small domestic animals such as dogs, cats and birds. The term does not include large animal and livestock veterinarians.

"Vitamin E acetate," also known as α -Tocopheryl acetate, means a synthetic form of vitamin E and/or an oil derived from vitamin E, and known to be used as an additive for vaping products.

"Wind Energy" related terms. Definitions found in Section 18.62.030.

"Warming shelter." A warming shelter is a short-term emergency shelter (generally operated less than 2 months out of the year) that operates when temperatures or a combination of precipitation, wind chill, wind and temperature become dangerously inclement.

"Waste transfer station." The use of land or a facility, regardless of name or title, to unload waste of any kind or type from vehicles, and, with or without intermediate processing such as compaction, sorting or shredding, subsequently re-load the waste onto other vehicles for delivery to another transfer site, storage site or disposal site. The phrase "waste transfer station" includes a facility for drop-off of recyclable materials (e.g., waste paper, motor oil, scrap metal, polystyrene foam, porcelain, batteries, electronic components, textiles, plastics, discarded shoes, cardboard and other discarded household materials), where the materials are sorted, temporarily stored and then shipped in bulk to other locations for processing. The phrase "waste transfer station" does not include a wastewater treatment facility.

"Water feature." A design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas and swimming pools (where water is artificially supplied). The surface area of water features is included in the highwater use hydrozone of the landscape area. Constructed wetlands used for on-site wastewater treatment or storm water best management practices that are not irrigated and used solely for water treatment or stormwater retention are not water features.

"Water use classification of landscape species (WUCOLS)." The document thus entitled and published by the University of California Cooperative Extension, the Department of Water Resources and the Bureau of Reclamation, 2000.

"Watering window." The time of day irrigation is permitted.

"Wind Energy," related terms. Definitions found in Section 18.62.030.

"Wind turbine." The individual component of a small wind energy system that converts kinetic energy from the wind into electrical energy, independent of the electrical conductors, electrical storage system, electrical metering or electrical inverters. This term shall include the towers or supporting structures.

~~-An agricultural processing facility for the purpose of processing grapes, berries, or other fruits to produce wine or wine products. Processing includes crushing, fermentation, blending, bottling, packaging, storage, aging, handling, shipping, and receiving of such products. "Wine tasting facility (wine-tasting room)." A facility in which wine products grown or processed on the owner's property may be tasted and sold.~~

"Winery." A bonded establishment primarily used for the purpose of processing grapes or other fruit products. Processing includes, but is not limited to, crushing, fermenting, blending, aging, storage, bottling and wholesale or retail sales of wine produced or bottled on the premises. Accessory uses include tasting rooms and incidental retail sales of wine related products, including but not limited to glasses, bottle openers and previously prepared packaged foods.

"Wireless telecommunications facility." The placement or installation of wireless facilities including:

- [Equipment and network components, such as towers, utility poles, transmitters, base stations and emergency power systems that are integral to providing wireless telecommunications services.](#)
- [Antennas and related equipment, on or immediately adjacent to, a wireless telecommunications co-location facility.](#)
- [Co-location facilities, including wireless telecommunications facility that includes colocation facilities.](#)
- [Other meanings that are further described in California Government Code § 65850.6\(d\)\(2\) as may be amended from time to time.](#)

["Wireless telecommunications master plan." A plan that contains design prototypes for wireless telecommunication antenna facilities, locational criteria for each prototype, number of facilities and proposed screening and landscaping.](#)

["Working day." Any day except any Saturday, any Sunday, or any day which is a federal legal holiday.](#)

["Worksite." A place of employment, base of operation or location of employees.](#)

"Wrecking yard." The use of a property for the storage and commercial sale of junk or salvable material, including junk metals or other scrap material and/or for the dismantling or "wrecking" of automobiles or other vehicles or machinery.

"Yard." Open space that is unoccupied and unobstructed from the ground upward, except for landscaping and as otherwise provided in Chapter 18.32 – General Development Regulations and [Chapter 18.36 – Yards](#), but not including any portion of any street or alley or road right-of-way.

"Yard, front." A yard, extending across the front of the lot, between the side lot lines and to a depth required by the district in which the lot is situated; provided, however, that if any building line or official plan line has been established for the street upon which the lot faces or if any future width line is specified, therefore in Chapter 18.36, then such measurement shall be taken from such building line, official plan line, or such future width line to the nearest line of the building.

"Yard, rear." A yard extending across the back of the lot between the side lot lines and to a depth required by the district in which the lot is situated.

"Yard, side." A yard between the side lot line of the lot and the building; and to a width required by the district in which the lot is situated and extending.

["Zero emission vehicle \(ZEV\)." Any vehicle deemed a zero emission vehicle by the California Air Resources Board.](#)

["Zoning Interpretation and Procedures Manual." Manual maintained by the Director, which provides interpretations and procedures for administering the Zoning Code.](#)

ARTICLE II – ZONING DISTRICTS

Chapter 18.06 – DISTRICTS AND MAP

18.06.010 – Establishment of zoning districts.

Several districts have been established in the [City](#) and are shown in Table 18.06.01, Suisun City Zoning Districts [and General Plan Land Use Designations](#). [This table also references the General Plan land use designations to demonstrate consistency in accordance with California Government Code § 65860\(a\).](#)

Table 18.06.01. Suisun City Zoning Districts [and General Plan Land Use Designations](#)

Zoning District Classification Residential		General Plan Land Use Designation
RL	Low-Density Residential	Low-Density Residential
RM	Medium-Density Residential	Medium-Density Residential
RH1	High-Density Residential 1	High-Density Residential
RH2	High-Density Residential 2	High-Density Residential
RMU	Residential Mixed Use	Mixed Use
Commercial/Retail/Office		
CR	Commercial Retail	Commercial Mixed Use
CSF	Commercial Services and Fabricating	Commercial Mixed Use
CMU	Commercial Mixed Use	Commercial Mixed Use
O	Business and Professional Office	Commercial Mixed Use
Park/Public/Other		
APS	Agriculture Production and Sales	Agriculture and Open Space
OS	Open Space	Civic, Park, or Agriculture and Open Space
P	Park	Civic or Park
PQP	Public/Quasi-Public	Civic or Park
PUD	Planned Unit Development	Any Zone
DWSP	Waterfront District Specific Plan	Downtown Waterfront Specific Plan

18.06.020 – Zoning map adopted.

The districts, described in Section 18.06.010, are established insofar as the designations, locations, and boundaries are set forth and indicated in this section and in other sections of this title, which describe the districts and consists of a map, entitled “Zoning Map City of Suisun City, California,” dated November 2008. The zoning map in Section 18.06.050 and all notations, references, data, and other information shown within it are adopted and made a part of this title. The zoning map is on file in the office of [the City](#) clerk.

18.06.030 – Boundary uncertainties.

Where uncertainty exists as to the boundaries of any of the districts, as described in this chapter or as shown on the sectional maps, written application shall be made to the [development services](#)

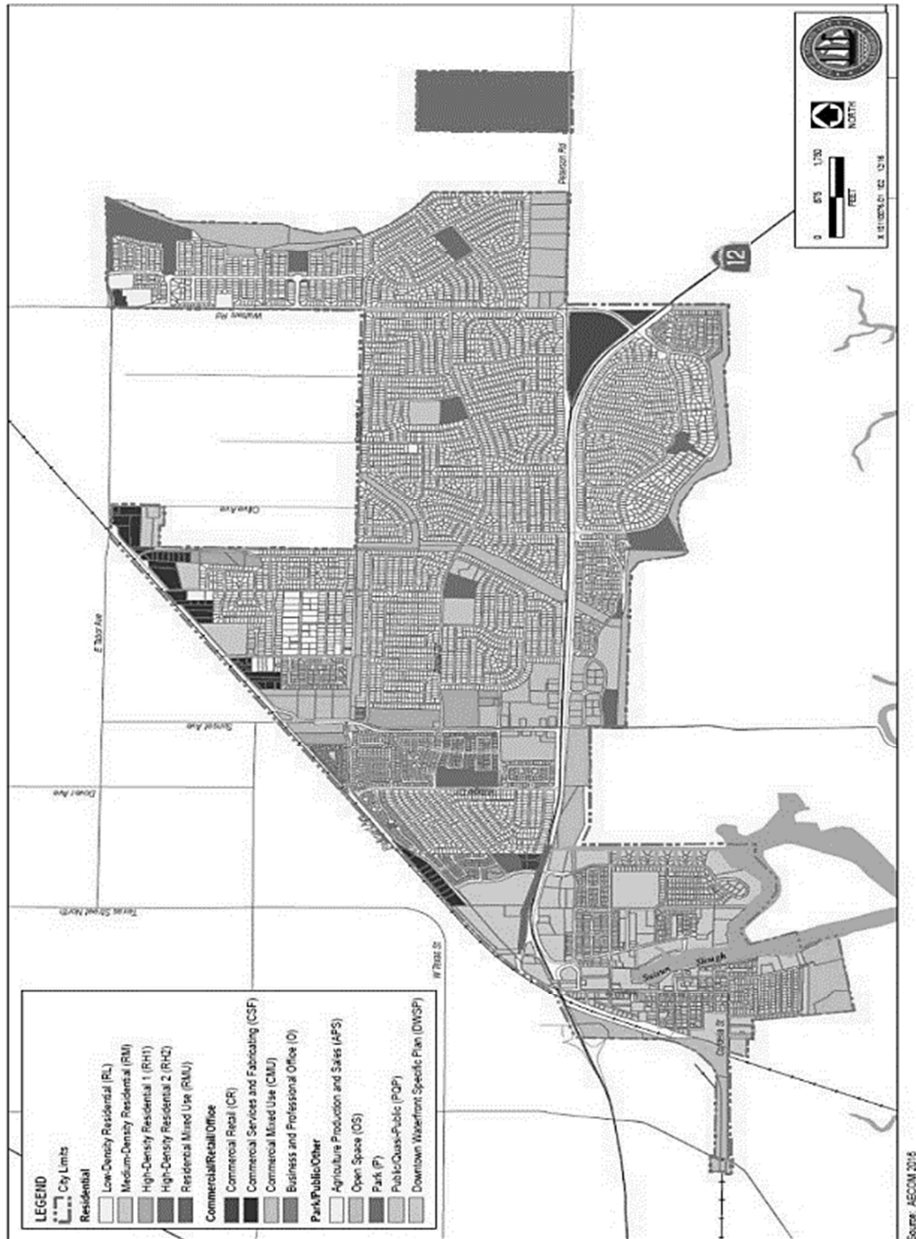
~~director~~Director for review of mapping, which may include assessor's parcel maps and zoning district maps, among others, to determine the location of zoning district boundaries. If the boundaries of parcels, contributing to a zoning district are unclear or unknown due to a lack of available data or boundary line revisions, the ~~development services director~~Director may request a survey to ascertain the precise boundaries of a zoning district in a specified area.

The ~~development services director~~Director's decision may be appealed in writing to the Planning Commission or the Planning Commission may, upon its own motion, request a hearing of zoning district boundaries. The Planning Commission determination may be appealed to the City Council, in accordance with Chapter 18.84, "Appeals."

18.06.040 – Annexed land.

- A. Any land within the incorporated limits of the City, now or in the future, and not designated or indicated on the zoning map, shall be placed in the proper zoning district by initiation of amendments procedure, as set forth in Chapter 18.74 "Amendments by the Planning Commission."
- B. Under the direction of the City Council, the Planning Commission may consider and recommend appropriate zoning for all land contained in the annexation proceedings.
- C. When no action is taken by the Planning Commission and City Council to place land in a specified zoning district identified in this title, then it shall be placed in a zoning district, consistent with general plan land use designation identified for that property's location.

18.06.050 – Zoning map.



Chapter 18.08 – RESIDENTIAL DISTRICTS

18.08.010 – Low-density residential (RL).

The low-density residential (RL) zoning district is applicable to parcels, where dwellings developed in the 4 to 10 dwelling units per gross acre range, are the primary land use. Residential dwelling types in the RL [zoning district](#) may include single-family detached dwellings on small or standard lots, two-family dwellings (duplexes or duets), townhomes (attached and detached), and other dwellings within the specified density and intensity range, as identified in Section 18.08.050. Other residential uses, as well as secondary, public/quasi-public, and commercial uses may be permitted in this [zoning district](#), as indicated in Table 18.08.02, “Allowable Uses in Residential Zones.” The RL [zoning district](#) is consistent with the low-density residential land use designation in the [General Plan](#). [Additional dwelling units may be allowed as provided in Section 18.30.320 of this Zoning Code, and California Government Code §§ 65852.1 and 65852.22 \(relating to Accessory and Junior Accessory Dwellings\) and §§ 65852.21 and 66411.7 \(regarding additional dwelling units\) as may be amended from time to time.](#)

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18.08.020 – Medium-density residential (RM).

The medium-density residential (RM) zoning district is applicable to parcels, where dwellings developed in the 10.1 to 20 dwelling units per gross acre range, are the primary land use. Residential dwelling types in the RM [zoning district](#) may include single-family detached dwellings on small lots, two-family dwellings (duplexes or duets), townhomes (attached and detached), multi-family apartments and condominiums, and other dwellings within the specified density and intensity range, as identified in Section 18.08.050. Other residential uses, as well as secondary, public/quasi-public, and other uses may be permitted in this [zoning district](#), as defined in Table 18.08.02, “Allowable Uses in Residential Zones.” The RM [zoning district](#) is consistent with the medium-density residential land use designation in the [General Plan](#). [Additional dwelling units may be allowed as provided in Section 18.30.320 of this Zoning Code, and California Government Code §§ 65852.1 and 65852.22 \(relating to Accessory and Junior Accessory Dwellings\) and §§ 65852.21 and 66411.7 \(regarding additional dwelling units\) as may be amended from time to time.](#)



18.08.030 – High-density residential 1 (RH1).

The high-density residential 1 (RH1) zoning district is applicable to parcels, where dwellings developed in the 20.1 to 30 dwelling units per gross acre range, are the primary land use. Dwelling types in the RH1 zoning district may include multi-family dwellings in a variety of formats, including attached townhomes and garden court formats, and representing surface and tuck-under parking arrangements. Other dwelling types within the specified density range and meeting the standards, identified in Section 18.08.050, may be included in this zoning district. Nonresidential uses may be permitted, as indicated in Table 18.08.02, “Allowable Uses in Residential Zones.” The RH1 zoning district is consistent with the high-density residential land use designation in the [General Plan](#). [Additional dwelling units may be allowed as provided in Section 18.30.320 of this Zoning Code, and California Government Code §§ 65852.1 and 65852.22 \(relating to Accessory and Junior Accessory Dwellings\) and §§ 65852.21 and 66411.7 \(regarding additional dwelling units\) as may be amended from time to time.](#)



18.08.040 – High-density residential 2 (RH2).

The high-density residential 2 (RH2) zoning district is applicable to parcels, where dwellings developed in the 20.1 to 45 dwelling units per gross acre range, are the primary land use. Dwelling types in the RH2 zoning district may include multi-family dwellings in a variety of formats, including townhomes and garden court apartments, with surface, tuck-under, and podium parking arrangements. Other dwelling types within the specified density range and meeting the standards, identified in Section 18.08.050, may be included in this zoning district. Nonresidential uses may be permitted, as indicated in Table 18.08.02, “Allowable Uses in Residential Zones.”

The RH2 zoning district is consistent with the high-density residential land use designation in the General Plan. Additional dwelling units may be allowed as provided in Section 18.30.320 of this Zoning Code, and California Government Code §§ 65852.1 and 65852.22 (relating to Accessory and Junior Accessory Dwellings) and §§ 65852.21 and 66411.7 (regarding additional dwelling units) as may be amended from time to time.



18.08.050 – Residential mixed use (RMU).

The residential mixed use (RMU) zoning district is applicable to parcels, where a variety of residential dwelling types and complementary nonresidential uses are desired in proximity. Dwellings in the RMU zoning district will be developed in the 10 to 45 dwelling units per gross acre range and nonresidential intensities within the 0.3 to 1.0 floor area ratio range, with residential uses as the primary use and nonresidential as a secondary use. Nonresidential uses are not required on any given parcel, but are permitted on the ground floor to increase the likelihood of their economic viability and contribute to the goods and services available to the neighborhood. All uses must meet density and intensity standards in Section 18.08.050. The RMU zoning district is consistent with the mixed use land use designation in the General Plan. Additional dwelling units may be allowed as provided in Section 18.30.320 of this Zoning Code, and California Government Code §§ 65852.1 and 65852.22 (relating to Accessory and Junior Accessory Dwellings) and §§ 65852.21 and 66411.7 (regarding additional dwelling units) as may be amended from time to time.



18.08.060 – Densities and intensities in residential zones.

Table 18.08.01, Densities and Intensities in Residential Zones, shows the minimum and maximum build-out possible in each residential zone.

Table 18.08.01. Densities and Intensities in Residential Zones			
Zone	Residential Density Minimum – Maximum	Nonresidential Floor Area Ratio Minimum/Maximum	General Plan Designation
RL	4 – 10 du/ac (gross)	N/A	Low-Density Residential
RM	10.1 – 20 du/ac (gross)	N/A	Medium-Density Residential
RH1	20.1 – 30 du/ac (gross) ¹	N/A	High-Density Residential
RH2	20.1 – 45 du/ac (gross) ¹	N/A	High-Density Residential
RMU	10 – 45 du/ac	0.3 to 1.0	Mixed Use
Key: RL Low-Density Residential RM Medium-Density Residential RH1 High-Density Residential 1 RH2 High-Density Residential 2 RMU Residential Mixed Use			
Notes: ¹ Per the City's Housing Element. Notwithstanding any other provision of this chapter (or code), all development shall be consistent with the adopted current version of the Travis Air Force Base Land Use Compatibility Plan, which as of writing of this document is the one adopted on October 8, 2015 (Resolution 15-17).			

18.08.070 – Allowable uses in residential zones.

Table 18.08.02 identifies the ~~residential and nonresidential~~ land uses allowed in residential zoning districts in the City. ~~“P” means the use is permitted, “A” means the use is subject to an administrative use permit in accordance with Chapter 18.73, and “UP” means the use is subject to a use permit from the Planning Commission in accordance with Chapter 18.73.~~ Uses not listed here, but consistent with the character and density and intensity of zoning districts, defined in Sections 18.08.010 through 18.08.040, ~~shall be determined by the Director in accordance with Section 18.02.070. The last column of this table either refers to the particular section in the Zoning Code for particular requirements or specific standards are noted in the footnote references at the end of the table. Beyond those requirements and standards identified for each use, other requirements shall be observed in other sections of this Zoning Code, such as off-street parking, signage, landscaping, and fencing and walls. may be permitted through the administrative review process.~~

Table 18.08.01. Allowable Uses in Residential Zones

Table 18.08.02 Allowable Uses in Residential Zones

Residential Use Types	RL	RM	RH1	RH2	RMU	Refer to Notes below Table 18.28.02Special Use Section
Residential						
Accessory buildings	P	P	P	P	P	
Assisted Living Facilities/Congregate Care	UP	UP	UP	UP	UP	
Cohousing	-	P	P	P	P	Refer to C and D in Notes
Community care facility, small	P	P	P	P	P	Refer to F in Notes
Community care facility, large	CUPUP	CUPUP	CUPUP	CUPUP	CUPUP	
Dwelling, single-family (including manufactured home)	P	P	P	P	P	Refer to C and D in Notes
Dwelling, two-family (duplex)	P	P	P	P	P	
Dwelling, multi-family	—	CUPUP	P	P	P	See E in Notes 18.30.120
Dwelling, second or accessory	P	P	P	P	P	18.30.330
Electric vehicle charging stations						18.30.250
Emergency shelters/Low barrier navigation centers	UP	UPP	UPP	UPP	P	18.30.360
Family day care, small and large	P	P	P	P	P	18.30.280
Family day care, large	CUP	CUP	CUP	CUP	CUP	
Farm w/Worker h/Housing	P	P	P	P	P	Refer to Definitions, Section 18.04
Home occupations	P	P	P	P	P	18.30.270
Live-work units	—	P	P	P	P	18.30.310
Mobile home, single	P	P	P	P	P	Refer to C and D in Notes
Mobile home, park	CUPUP	CUPUP	CUPUP	CUPUP	CUPUP	Refer to Definitions-18.04
Rooming, lodging, and boarding house	—	—	UPP	UPP	UPP	
Senior independent living facilities	A	A	A	A	A	
Senior citizen housing development	P	P	P	P	P	Refer to Definitions – 18.04
Single-room occupancy units	—	—	P	P	P	
Transitional and Supportive housing	P	P	P	P	P	18.30.190-Refer to F
Office, accessory	A	A	A	A	A	
Vacation Rentals	A	A	A	A	UP	18.30.300
Public/Quasi-Public						
Cemetery, crematory, mausoleum, columbarium	—		—	—	—	
Community center	A	A	P	P	P	

Table 18.08.02 Allowable Uses in Residential Zones

Residential Use Types	RL	RM	RH1	RH2	RMU	Refer to Notes below Table 18.28.02 Special Use Section
Community facility	CUPUP	A	A	A	A	
Community garden	PA	PA	PA	PA	PA	
Educational facility	CUP	A	A	A	A	
Private clubs, lodges, fraternal groups, and clubs	CUPUP	A	A	A	P	
Public safety and fire substations (except incarceration)	P	P	P	P	P	
Roadway and utility easements	P	P	P	P	P	
Power generating facilities, on-site power use primary	P	P	P	P	P	
Power generating facilities, off-site power use primary	CUP	CUP	CUP	CUP	CUP	
Religious facility	CUPUP	A	A	A	A	
Schools (below)						
Primary and secondary	UP	UP	UP	UP	UP	Refer to R
College/university/vocational-tech	UP	UP	UP	UP	UP	Refer to R
Wireless Telecommunications Facilities (below):						
Attached Facilities	=	=	=	=	UP	18.30.260.
Non-Stealth Freestanding Facilities	=	=	=	=	=	18.30.260
Stealth Freestanding Facilities	=	=	=	=	UP	18.30.260
Telecommunications facilities	A	A	A	A	A	
Commercial						
Professional office	—	CUP	CUP	CUP	P	
Bed and Breakfast	A	A	A	A	A	18.30.290-040
Café, coffee shop, restaurant	CUP	CUP	CUP	A	P	
Convenience store	—	—	—	—	A	
Medical, hospital	—	CUP	CUP	CUP	CUP	
Key: P Permitted (allowed by right) A Administrative Review (subject to approval by Director) CUP Conditional Use Permit (subject to approval by Planning Commission) — Not Permitted						
1 Live-work units shall be subject to the special use regulations in Section 18.30.100.						

Table 18.20.02 Allowable Uses in Commercial Zones					
Commercial Use Types	CR	CSF	CMU	O	Refer Notes below Table 18.28.02 to Special Use Section
Residential Use Types					
Accessory buildings	P	P	P	P	
Assisted Living Facilities/Congregate Care	UP	UP	UP	UP	
Community care facility, small	—	—	P	—	
Community care facility, large	—	—	P	—	
Dwelling, single-family	—	—	—	—	
Dwelling, duplex	—	—	—	—	
Dwelling, multi-family	—	—	P	—	18.30. 300 420
Dwelling, second or accessory	—	—	P	—	18.30. 330 470
Emergency shelters/ Low barrier navigation centers	CUP UP	P	CUP UP	CUP UP	18.30.360
Family day care, small	—	—	P	P	
Family day care, large	—	—	CUP		
Home occupations	P	P	P	P	18.30.270
Farmworker housing	P	P	P	P	See Definitions-18.04
Live-work units	—	A	P	P	18.30.310
Mobile home, single	—	—	—	—	18.54
Manufactured and Mobile home, park	—	—	—	—	18.54
Rooming and boarding house	—	UP	A	—	
Senior independent living facilities	UP	UP	UP	UP	
Supportive and transitional housing	UP	UP	UP P	UP	Refer to F 18.30.
Single room occupancy dwellings	P	P	P	UP	Refer to S
Vacation Rentals	A	A	A	UP	18.30.300

Table 18.20.02 Allowable Uses in Commercial Zones					
Commercial Use Types	CR	CSF	CMU	O	Refer Notes below Table 18.28.02 to Special Use Section
Transitional housing	—	—	P	—	18.30.
Retail Use Types					
Amusement center	<u>P</u>	<u>P</u>	<u>P</u>	<u>UP</u>	
Auto, motorcycle, RV, sales or rental	P	P	CUP <u>UP</u>	—	
Auto parts, sales without repair	P	P	P	—	
Auto repair and service	CUP	P	CUP	—	
Building materials, garden supplies, >40,000 sq. ft.	P	P	—	—	
Bakery	<u>P</u>	<u>P</u>	<u>P</u>	<u>UP</u>	Refer to I
Building materials, garden supplies, <40,000 sq. ft.	P	P	P	—	
Convenience market	CUP	CUP	CUP		
Farm equipment and supplies	P	P	—	—	
Furniture sales	P	P	P	—	
Food sales, specialty	P	A	P	—	
Food sales, full service grocery	P	—	P	—	
Gasoline service station	P	P	—	—	
Nightclub	CUP <u>P</u>	CUP <u>P</u>	CUP <u>P</u>	—	Refer to I 18.30.080
Nursery (plants)	P	P	A	—	
Restaurant, drive-through	P	A	—	—	18.42.080 (drive-through facilities) 18.30.080
Restaurant, full service	P	P	P	—	
Restaurant, accessory to primary use	P	P	P	P	
Retail store, general merchandise (such as art and crafts, antiques & collectables, books, clothing, florist,	P	P	P	—	

Table 18.20.02 Allowable Uses in Commercial Zones					
Commercial Use Types	CR	CSF	CMU	O	Refer Notes below Table 18.28.02 to Special Use Section
pharmacy) <5,000 sq. ft.					
Retail store, 05,000—40,000 sq. ft.	P	P	P	—	Refer to L
Retail store, 40,000—100,000 sq. ft.	<u>CUPU</u> <u>P</u>	<u>CUPU</u> <u>P</u>	<u>CUPU</u> <u>P</u>	—	Refer to L
Retail store, accessory to primary use	P	P	P	P	Refer to N
Wholesale, <10,000—40,000	<u>CUPU</u> <u>P</u>	P	—	—	
Wholesale, 40,000—100,000	—	P	—	—	
Wine tasting facility (wine-tasting room)	<u>P</u>	<u>P</u>	<u>P</u>	<u>A</u>	
Commercial Service Use Types					
Adult business					18.30.17018.48
Automated teller machine	P	P	P	P	
Auto Sound Installation	<u>A</u>	<u>A</u>	<u>A</u>	—	Refer to N
Auto repair and service	<u>CUPU</u> <u>P</u>	<u>PUP</u> <u>P</u>	<u>CUPU</u> <u>P</u>	—	Refer to I
Animal boarding (kennel)	UP	P	UP	—	Refer to Chapter 6.15 of the City Code
Bank, teller	P	—	P	P	
Bank, drive-through	P	—	P	P	18.42.080 (drive-through facilities) 18.30.080
Bed and Breakfast	—	—	A	—	18.30.290
Business support services	P	P	P	P	
Car wash, full service	<u>AP</u>	<u>AP</u>	<u>CUPU</u> <u>P</u>	—	18.30.070
Car wash, self-service	<u>AP</u>	<u>AP</u>	<u>UPA</u>	—	18.30.070
Catering	P	P	P	P	
Circus, fair, revival	<u>AT</u>	<u>AT</u>	<u>AT</u>	—	18.03018.30.01018.30.050
Community social service	P	P	P	P	
Drive-in or outdoor theater	—	<u>CUPU</u> <u>P</u>	—	—	

Table 18.20.02 Allowable Uses in Commercial Zones					
Commercial Use Types	CR	CSF	CMU	O	Refer Notes below Table 18.28.02 to Special Use Section
Drive-through facilities	UP	UP	UP	UP	18.30.080
Educational services, tutoring, art/dance/music schools	P	P	P	P	
Health club, gym/spa	P	P	P	A	
Hotel/motel	P	A	P	UP	
Indoor shooting range	UP	UP	UP	=	
Kennel, animal boarding	CUP	P	CUP	=	
Kennels, dogs or cats	UP	UP	=	=	Refer to G and Section 6.15 of the City Code
Landscaping service	UP	P	UP	=	Refer to 18.03018.30.020
Laundromat and cleanersy and dry cleaning	P	P	A	A	Refer to J 18.30.030
Manufacturing	A	P	A	=	Refer to P
Medical, clinic/lab	=	P	P	P	
Medical, extended care	=	CUP UP	P	=	
Medical, office	=	P	P	P	
Medical, health care facility	=	CUP UP	P	P	
Medical, hospital	=	CUP UP	CUP UP	CUP UP	
Mortuary, funeral home	=	UP	UP	=	
Office, professional	A	=	P	P	In the CR zone, an Administrative Use Permit is required for office uses on the ground floor. Refer to O.
Office, accessory	P	P	P	P	
Parking facility	P	P	P	P	
Pawn Shop or Pawnbroker	UP	UP	UP	UP	18.30.090
Personal services	P	P	P	P	
Rifle ranges	UP	UP	UP	=	
Schools (below)					
Elementary/Secondary	UP	UP	UP	UP	Refer to R

Table 18.20.02 Allowable Uses in Commercial Zones					
Commercial Use Types	CR	CSF	CMU	O	Refer Notes below Table 18.28.02 to Special Use Section
College/university/vo-tech	UP	UP	UP	UP	Refer to R
Tattoo Parlor	UP	UP	UP	=	
Veterinary clinic, animal hospital (small animals)	—	P	P	CUP UP	Refer to H18.30.020
Veterinary clinic, animal hospital (large animals)	UP	UP	UP	UP	Refer to H
Telecommunication Facilities	A	A	A	A	
Wireless Telecommunication Facilities (below):					
Attached Facilities	P	P	P	P	18.30.260
Non-Stealth Freestanding Facilities	UP	UP	UP	UP	18.30.260
Stealth Freestanding Facilities	A	A	A	A	18.30.260
Manufacturing, Processing, and Warehousing					
Composting Facility		UP			
Concrete and asphaltic plants		UP			Refer to J
Contractor's equipment and corporation yard	—	P	—	—	Refer to J
Food processing, bakery, creamery	—	P	—	—	Refer to I18.30.030
General services and repair (auto repair, cabinet shop, plumbing, welding)	—	P	—	—	Refer to I
Junk yard, auto wrecking or salvage yards	—	CUP UP	—	—	
Lumber and storage yards	UP	UP	UP	UP	
Manufacturing/processing, light	—	P	—	—	Refer to P
Mini-storage	—	P	CUP UP	—	

Table 18.20.02 Allowable Uses in Commercial Zones					
Commercial Use Types	CR	CSF	CMU	O	Refer Notes below Table 18.28.02 to Special Use Section
			<u>P</u>		
Recycling collection facility (small)	—	A	A	A	18.30.180
Recycling collection facility (large)	—	<u>CUPUP</u>	—	—	18.30.180
Research and development	—	P	P	A	
Reverse vending machines outside the building	<u>UP</u>	<u>UP</u>	<u>UP</u>	—	18.30.090 and 18.30.180
Warehousing and distribution less than 20,000 square feet in building area	<u>UP</u>	P	—	—	
Warehousing greater than 20,000 square feet in building area, including Logistics/Distribution Centers	—	<u>UP</u>	—	—	
Public/Quasi-Public/Other					
Agri-Tourism	A	A	A		
Amusement center	<u>CUPUP</u>	<u>CUPUP</u>	<u>CUPUP</u>	—	Refer to I 18.30.010
Auditorium, stadiums , and meeting halls	—	P	P	—	Refer to K 18.30.180
Childcare facility		<u>CUPUP</u>	<u>CUPUP</u>	A	Refer to F
Community center	A	A	P	P	
Driving range	<u>UP</u>	<u>UP</u>	<u>UP</u>	<u>UP</u>	
Educational facility		P	P	<u>CUP</u>	
Electrical vehicle charging stations	A	A	A	A	18.30.250
Health/fitness club	P	P	P	P	
Indoor amusement/entertainment center	<u>CUPUP</u>	P	<u>CUPUP</u>	—	Refer to I

Table 18.20.02 Allowable Uses in Commercial Zones					
Commercial Use Types	CR	CSF	CMU	O	Refer Notes below Table 18.28.02 to Special Use Section
Library	—	—	P	P	
Mineral extraction	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	18.30.050
Private clubs, lodges, fraternal groups, and clubs	<u>CUPU</u> <u>P</u>	P	P	P	
Museum	—	—	P	P	
Outdoor recreation center	—	<u>CUPU</u> <u>P</u>	—	—	18.30.180 (stadiums)
Park	P	P	P	P	
Public safety and fire substations	P	P	P	P	
Public utilities					18.30.020
Religious facility	<u>CUPU</u> <u>P</u>	P	<u>CUPU</u> <u>P</u>	P	
Theater, live entertainment	P	P	P	—	Refer to K
Theater, motion picture (1—3 screens)	P	<u>UP</u>	P	—	
Theater, motion picture (4+ screens)	<u>CUPU</u> <u>P</u>	<u>UP</u>	<u>CUPU</u> <u>P</u>	—	
Winery	<u>UP</u>	<u>UP</u>	<u>UP</u>	<u>---</u>	18.30.110
Communications and Transportation					
Roadway and utility easements	P	P	P	P	
Power generating facilities, on-site power renewable fuel – use primary	P	P	P	P	
Power generating facilities, off-site power renewable fuel use primary	<u>A</u>	A	A	A	
Power generating facilities, on-site and off-site power-fossil fuel	<u>UP</u>	<u>UP</u>	<u>UP</u>	<u>UP</u>	

Table 18.20.02 Allowable Uses in Commercial Zones					
Commercial Use Types	CR	CSF	CMU	O	Refer Notes below Table 18.28.02 to Special Use Section
Sanitary landfill	=	UP	=	=	
Truck stop, truck repair, truck terminal	CUP P	UP	UP	—	
Waste Transfer Station	=	UP	=	=	
Winery	UP	UP	UP	UP	18.30.110
Key: P Permitted (allowed by right) A Administrative Review (subject to approval by Director) CUP Conditional Use Permit (subject to approval by Planning Commission) T Temporary Use Permit — Not Permitted					

~~18.30.110 – Minerals or natural materials removal.~~

~~Removal of minerals or natural materials, including building and construction materials to be used for commercial purposes, may be allowed for a limited period in any district provided a conditional use permit is first secured in each case.~~

~~18.30.130 – Printing or blueprinting.~~

~~A newspaper or commercial printing shop, or blueprinting shop shall:~~

~~A. Be entirely enclosed within a building;~~

~~B. Provide off street loading space in proportion to the number of truckloads per day, as defined in Chapter 18.42, "Parking and Loading Areas;"~~

~~C. Show that adequate controls or measures will be taken to prevent offensive noises or vibration, as defined in Chapter 18.66, "Performance Standards."~~

~~18.30.180 – Stadium or auditorium.~~

~~A stadium or auditorium shall:~~

~~A. Have multiple points of access and accommodate pedestrian, bicycle, and transit access;~~

~~B. Provide parking as required in Chapter 18.42; and~~

~~C. Show that adequate controls or measures will be taken to prevent offensive noise or light as defined in Chapter 18.66, "Performance Standards."~~

18.30.200 – Warehouse.

A warehouse shall provide parking as required in Chapter 18.42 and shall show that any stored material will not constitute a hazard to surrounding property.

Table 18.28.02 Allowable Uses in Civic/Park/Other Zones					
Use Types	APS	P	OS	PQP	Refer to Notes below this table Special Use Section
Agricultural Use Types					
Agricultural accessory structures	P	—	A	—	
Agriculture, crop production	P	—	—	—	
Agriculture, animal, poultry	P	—	—	—	
Agriculture, animal — grazing	P	—	CUPUP	—	
Agriculture, animal — dairy	P	—	—	—	
Agriculture, apiary	P	—	CUPUP	—	
FarmworkerAgricultural housing	CUPUP	—	—	—	Refer to Definitions 18.04
Agricultural processing, products produced on premises	P	—	—	—	
Agricultural processing, products produced off premises	A	—	—	—	
Composting Facility	UP	=	=	=	Refer to Definitions 18.04
Greenhouses/hothouses	P	UP	UP	UP	
Health club	UP	UP	UP	UP	
Mobile food vendors	P	P	P	P	18.30.085
Nursery, plants	P	—	A	—	
Stable, arena, riding academy	P	A			18.30.130
Winery	UPP	—	—	—	18.30.110
Residential Use Types					
Assisted Living Facilities/Congregate Care	UP	=	=	=	
Dwelling, single-family	P	—	—	—	
Dwelling, two-family	P	—	—	—	
Dwelling, second or accessory	P	—	—	—	18.030 18.30.330
Emergency shelters/low barrier navigation centers	UP	UP	UP	UP	18.30.360
Senior independent living facilities	UP	UP	UP	UP	Refer to F
Single-room occupancy units	A	UP	UP	UP	Refer to S

Table 18.28.02 Allowable Uses in Civic/Park/Other Zones					
Use Types	APS	P	OS	PQP	Refer to Notes below this table Special Use Section
Vacation Rentals	UP	UP	UP	UP	18.30.300
Commercial Use Types					
Kennels, dogs or cats	P	—	—	—	Refer to G and Section 6.15 of the City Code
Retail sales of agricultural products, products produced on premises (1,000-sq.-ft. or less)	P	—	—	—	Refer to I
Retail sales of agricultural products, products produced off-site (1,000-sq.-ft. or less)	P	—	—	—	
Bed and breakfast inn	A	—	—	—	18.30.280 040
Café, coffee shop, bakery	P	A	—	P	
Gallery	P	A	—	P	
Farm supply store	P	—	—	—	Refer to L
Tasting facility	P	—	—	—	
Winery	AP	—	—	—	18.30.110
Recreational Use Types					
Campground	CUP UP	A	CUP UP	UP	Refer to Chapter 12.24 of the City Code
Childcare facility	CUP	CUP	—	P	
Circus, fair, revival	T	T	—	T	Refer to 18.03018.30.010 18.30.050
Drive-in or outdoor theater	CUP UP	CUP UP	—	CUP UP	18.030 18.30.080
Driving range	UP	UP	UP	UP	
Educational facility	P	CUP	—	P	
Indoor amusement/entertainment center	CUP UP	P	—	P	Refer to I
Lodges (excluding hotels and motels), swimming, fishing, boating, hunting	UP	A	UP	UP	
Outdoor amusement/recreation center, including stadium	A	A	UP	A	
Park	A	P	A	P	
Playground	A	P	—	P	

Table 18.28.02 Allowable Uses in Civic/Park/Other Zones					
Use Types	APS	P	OS	PQP	Refer to Notes below this table Special Use Section
Open Space Use Types					
Resource protection and restoration	A	A	A	A	
Resource related recreation	P	P	A	P	
Public/Quasi-Public Use Types					
Aquarium	—	A	—	P	
Auditorium	—	P	—	P	Refer to 18.30.180
Cemetery, crematory, mausoleum	CUPUP	—	—	CUPUP	
Community center and private club	A	A	—	P	
Community garden	P	A	—	A	
Electric vehicle charging stations					18.30.250
Family day care large and small	P	P	P	P	18.30.280
Hospital	—	—	—	CUPUP	
Library	—	A	—	P	
Private club Lodges, fraternal groups, and clubs	A	A	UP	A	
Museum	—	A	—	P	
Public safety and fire substations	P	P	—	P	
Religious facility	—	—	—	P	
School, elementary/secondary	—	—	—	P	
Schools (below)					
Elementary/secondary	UP	UP	UP	UP	Refer to R
College/university/vo-tech School, university	UP	UP	UP	UPP	Refer to R
Transportation, Communications, and Other					
Airport or heliport	CUPUP	—	—	—	
Electrical vehicle charging stations	P	P	P	P	18.30.250
Junkyard, wrecking yard	CUPUP	—	—	CUPUP	
Minerals Mineral's extraction natural minerals removal	—	—	— P	—	18.30.050 110
Power generating facility, emergency	P	P	—	P	

Table 18.28.02 Allowable Uses in Civic/Park/Other Zones					
Use Types	APS	P	OS	PQP	Refer to Notes below this table Special Use Section
Power generating facility, general	CUPUP	—	—	CUPUP	
Power generating facility, renewable	A	A	A	A	18.60 — 18.62
Public utilities					18.30.020
Roadway and utility easements	P	P	A	P	
Waste Transfer Station	UP	—	—	—	
Telecommunications facilities	A	A	A	A	
Key: P Permitted A Administrative Review CUP Conditional Use Permit T Temporary Use Permit — Not Permitted					

Notes:

- A. [Interpretation of use listing.](#) These regulations are intended to permit similar types of uses within each zone. The Director, subject to the appeal procedures of Section 18.02.070, shall determine whether uses which are not listed shall be deemed allowed or allowed subject to use permit approval in a certain zone. This interpretation procedure shall not be used as a substitute for the amendment procedure as a means of adding new types of uses to a zone. *(New)*
- B. [Specific plan consistency.](#) Some land subject to City zoning is also subject to one of several Specific Plans, which are intended to provide additional direction for the development of those areas. Land within Specific Plans, designated by the SP zoning, may be subject to further restrictions. The list of uses and permit requirements in the Specific Plan shall prevail. *(New)*
- C. [Manufactured homes are allowed where single family houses are allowed and subject to the same development standards as single-family houses in accordance with state law except that the date of construction of a manufactured home shall not be more than 10 years prior to the permit application date; trailer and other moving devices shall be removed before an Certificate of Occupancy permit is issued. Refer to Chapter 18.31.](#) *(New)*
- D. [Older mobile homes.](#) Mobile homes that were constructed more than 10 years from the date of proposed installation shall be prohibited. *(New)*
- E. [Multi-family dwellings shall be construed to include, but shall not be limited to, flexible housing forms that may include duplex/duplex units, triplex units, fourplex, attached and](#)

detached townhomes, green court, and podium-level dwelling types. The City shall not restrict flexible housing forms, provided that all site and architectural design requirements are met as part of the development plan process. (New)

F. Community care facilities.

1. Small residential care facilities. A small residential care facility is permitted in the same district as a single-family or multi-family use, provided that:
 - a. It meets all of the regulations of this Zoning Code that apply to the type of housing that is proposed for the care facility; and
 - b. It is duly licensed by the State of California.
2. Large residential care facilities. All large residential care facilities are a conditional use in the same districts as a single-family or multi-family use, provided that:
 - a. A conditional use permit has been granted by the City;
 - b. It meets all regulations of this Zoning Code that apply to the type of housing that is proposed for the care facility; and
 - c. The facility is duly licensed by the State of California.
3. Supportive housing and transitional housing. Supportive housing and transitional housing are permitted in the same district as a single-family or multi-family use, provided that:
 - a. It meets all regulations of this Zoning Code that apply to the type of housing that is proposed for the facility; and
4. The facility is duly licensed by the State of California. (New)

G. Stables and Horses:

1. The minimum lot area upon which a horse may be kept is two and one-half acres, up to a maximum of four horses. One additional horse may be kept for each 20,000 square feet by which the parcel of land exceeds two and one-half acres.
2. Stables shall be located a minimum of 25 feet from the side lot lines, and a minimum 60 feet from the front lot line, and a minimum 20 feet from the rear lot line. Paddocks shall be located on the rear half of the lot, and no closer than 40 feet from any dwelling on the same or adjoining property. (Revised from other sections)

H. Animal hospitals and veterinary shall comply with the following:

1. Be located no closer than 200 feet from any residential zoning district, restaurant, hotel or motel, and be required to obtain a use permit from the Planning Commission. The use permit shall be subject to revocation and/or modification

for any condition found by the Planning Commission to be detrimental to the public health, safety, or welfare.

2. If a building permit is required, prior to issuance of a permit, the applicant must show that adequate measures and controls shall be taken to prevent a public nuisance, as defined in Chapter 18.66, "Performance Standards." These measures and controls shall include such items as the provision of additional insulation and ventilation to prevent offensive noise and odor. No incineration of refuse shall be permitted on the premises except on approval of the Director and fire chief.

3. Only provide boarding which is medically necessary for the animal. An animal hospital shall not operate as a kennel. (Revised from other sections)

I. Operation shall:

1. Be entirely enclosed within a building;

2. Demonstrate that adequate controls or measures will be taken to prevent offensive noise, vibration, odor, and glaring lights, as defined in Chapter 18.66, "Performance Standards." (Revised from other sections)

J. Shall be incidental to construction or public works projects shall be subject to an administrative use permit in accordance with Chapter 18.73 subject to following minimum standards:

1. Limited to a temporary period.

2. Be so located that traffic generated will not constitute a hazard or nuisance to surrounding property.

3. Demonstrate that adequate controls or measures will be taken to prevent offensive noise, vibration, odor, and glaring lights, as defined in Chapter 18.66, "Performance Standards." (Revised from other sections)

K. Shall not be located closer than 200 feet of any residential zoning district unless a use permit from the Planning Commission is approved. These uses shall also provide a minimum six-foot masonry wall separating parking areas from abutting residential property. (Revised from other sections)

L. Merchandise, whether for sale or rent, shall not be placed in display upon the public right-of-way except by an administrative use permit in accordance with Chapter 18.73. (Revised from other sections)

M. Where manufacturing is allowed, incidental sale of items made on the premises is allowed. (New)

N. Auto sound installation services may be approved only as an accessory use to the retail sales of auto sound systems on the same site subject to approval of an administrative

use permit. Administrative use permit review shall consider parking space displacement, noise from the operation and the appearance and visibility of the installation area. (New)

O. Offices in the CR Zone when office uses are the primary use of the building; generally exceeding 50% of the floor area of the occupancy. The approval of an office facility in the CR zone shall require that the review authority find that:

1. The project will be compatible with existing and allowed land uses in the area; and
2. The project will not preclude commercial uses in areas especially suited for these uses when compared with offices.

P. Manufacturing and production uses in the RMU and CMU (mixed use) Zones are limited to uses less than 5,000 square feet with a retail outlet. (Revised from other sections)

Q. Single room occupancy units may be allowed subject to the following:

1. Minimum size shall be 250 square feet and maximum size shall be 400 square feet in size.
2. A minimum of 10 square feet for each unit or 250 square feet, whichever is greater, shall be provided for a common area. All common area shall be within the structure. Dining rooms, meeting rooms, recreational rooms, or other similar areas approved by the Director may be considered common areas. Shared bathrooms and kitchens shall not be considered as common areas.
3. A management plan shall be submitted to, reviewed, approved and enforced by the Director and shall be approved before issuance of a Certificate of Occupancy. The management plan shall be comprehensive and contain management policies and operations, rental procedures and rates, maintenance plans, residency and guest rules and procedures, security procedures and staffing needs including job descriptions. The approved management plan shall be in recordable form as approved by the City Attorney and recorded before issuance of a Certificate of Occupancy. A 24-hour resident manager shall be provided for any single-room occupancy use with 12 or more units.
4. Each unit shall be provided a kitchen sink serviced with hot and cold water with a garbage disposal and a counter top measuring a minimum of 18 inches wide by 24 inches deep. A complete kitchen facility available for residents shall be provided on each floor of the structure, if each individual unit is not provided with a minimum of a refrigerator and a microwave oven.
5. For each unit a private toilet in an enclosed compartment with a door shall be provided. This compartment shall be a minimum of 15 square feet. If private bathing facilities are not provided for each unit, shared shower or bathtub facilities shall be provided at a ratio of one for every seven units or fraction thereof. The shared shower or bathtub facility shall be on the same floor as the units it is intended to serve and shall be accessible from a common area or hallway. Each

shared shower or bathtub facility shall be provided with an interior lockable door.
(New)

A.R. Use permit required if not allowed by right under State law. (New)

B.S. Dwelling units that are proposed for the first floor of any building located in the DWSP district shall not be established unless a Conditional Use Permit has been granted.

Chapter 18.14 – RESIDENTIAL MIXED USE ZONE

18.14.010 – Purpose.

To provide for a predominantly residential zone that allows for flexible housing types, along with a mix of compatible and supportive nonresidential uses in proximity, that could include neighborhood commercial, office, and service uses and live-work units.

~~18.14.020 Definitions.~~

~~“Vertical mixed use.” The combination of two or more uses in a single building, with each use typically occupying on one or more floors of the building.~~



~~“Horizontal mixed use.” The combination of two or more uses on a single site, with the uses sharing a building (e.g., a residential building wrapped by commercial uses) or occupying separate buildings.~~



18.14.030-020 – Mixing of uses.

- A. Nonresidential uses are permitted, but not required in the RMU zoning district.
- B. Both vertical mixed use and horizontal mixed_use development is permitted in this zone.
- C. In vertical mixed-use buildings, nonresidential uses must be located on the ground floor and occupy street frontage.

18.14.040-030 – Development size.

- A. A single nonresidential (commercial/retail or office) tenant space, where provided, shall be no larger than 15,000 square feet of gross leasable area (the approximate size of a large full service restaurant).
- B. Each individual development project may include between a minimum of 0% and maximum of 50% nonresidential uses of the total gross leasable building area. Each individual development project must include some residential uses.
- C. Mixed_use development with residential and non-residential uses may be eligible for a density bonus, including parking reductions, per Section 18.14.060-050, “Parking reductions.”



18.14.050-040 – Site design.

- A. Access drives on local streets that connect with major streets is preferred to reduce curb cuts on major streets.
- B. Where the size of the development warrants (and there are multiple tenants on a site greater than two acres) with internal traffic circulation routes and parking areas, pedestrian routes must be clearly marked with paving treatments and signage.
- C. Street trees shall be planted in landscape strips or tree wells along drive aisles and pedestrian walkways and in parking areas, as required by Chapter 18.42.
- D. Pedestrian amenities (street trees, sidewalks, and benches) shall be included along pedestrian walkways in the building frontage area.
- E. A minimum five-foot clear pedestrian path shall be maintained along sidewalks and building frontage areas. Pedestrian amenities shall not be located in this clear zone.
- F. Pedestrian and bicycle connections to nearby uses and adjacent neighborhoods must be identified on site plans, submitted with tentative parcel maps.

18.14.0650 – Parking reductions.

- A. Parking reductions less than the total of the various uses may be requested based the Urban Land Institute's Shared Parking Second Edition (2006) or another shared parking resource approved by the ~~development services director~~Director. On-street parking may be used to satisfy off-street parking requirements.
- B. An approved parking plan must be completed before a certificate of occupancy can be issued for an RMU project.
- C. Parking for nonresidential uses shall not exceed three per 1,000 square feet of gross floor area.

Chapter 18.20 – COMMERCIAL DISTRICTS

18.20.010 – Commercial retail (CR).

The commercial retail (CR) zoning district is applicable to parcels where the sale of goods and services is the primary intended use. This includes large format retail establishments, as well as smaller commercial businesses scaled to neighborhood-serving goods and services meeting the density and intensity standards defined in Section 18.20.060. The CR zoning district is consistent with the commercial land use designation in the [General Plan](#).



(Ord. No. 743, § 3, 3-21-2017)

18.20.020 – Commercial services and fabricating (CSF).

The commercial services and fabricating (CSF) zoning district is applicable to parcels where a mix of retail, services, wholesale, warehousing, light assembly, and manufacturing uses are desirable. ¹ Uses in this [zoning district](#) are subject to the density and intensity standards identified in Section 18.20.060 and the development standards defined in Section 18.32. The CSF [zoning district](#) is consistent with the commercial land use designation in the [General Plan](#).



¹ The CSF zone is intended to replace the light manufacturing (ML) zone with a more inclusive category that combines some wholesale/retail with warehousing and assembly.

18.20.030 – Commercial mixed use (CMU).

The commercial mixed use (CMU) zoning district is applicable to parcels where a variety of commercial uses are desired as the primary use, with residential uses permitted as a secondary use. Commercial and other nonresidential uses in this [zoning district](#) may be within the 0.25:1.0 floor area ratio range, with residential uses to be developed within the [10 to 40](#) dwelling units per acre range.

Residential uses are not required on any given parcel, but if included, must be above or behind ground floor commercial uses in this [zoning district](#). All uses must meet development standards,

as defined in Section 18.32. The CMU [zoning district](#) is consistent with the mixed use land use designation in the [General Plan](#).



18.20.040 – Business and professional office (O).

The business and professional office (O) zoning district is applicable to parcels where professional office is the primary intended use, with complementary services and retail permitted as secondary uses. The O [zoning district](#) is consistent with the commercial land use designation in the [General Plan](#).



18.20.050 – Waterfront district specific plan (DWSP).

The waterfront district specific plan (DWSP) zoning district encompasses the zoning districts in the downtown, as defined by the [City's](#) latest [DWSP](#).



18.20.060 – Densities and intensities in commercial zones.

Table 18.20.01, Densities and Intensities in Commercial Zones, shows the minimum and maximum build-out possible in each residential zone. Parcels within the DWSP zoning district are regulated by the City's latest DWSP and are not subject to the densities and intensities defined in the Table 18.20.01.

Table 18.20.01. Densities and Intensities in Commercial Zones

Zone	Residential Density Minimum – Maximum	Nonresidential Floor Area Ratio Minimum – Maximum	General Plan Designation
CR	N/A	0.25 – 1.0	Commercial
CSF	N/A	0.25 – 0.5	Commercial
CMU	10 – 40 du/ac	0.25 – 1.0	Mixed Use
O	N/A	0.25 – 0	Commercial

Key:

CR Commercial Retail
CSF Commercial Services and Fabricating
CMU Commercial Mixed-Use
O Business and Professional Office

Notes:

Notwithstanding any other provision of this chapter (or code), all development shall be consistent with the adopted current version of the Travis Air Force Base Land Use Compatibility Plan, which as of writing of this document is the one adopted on October 8, 2015 (Resolution 15-17).

18.20.020 – Allowable uses in commercial zones.

Table 18.20.02 identifies the land uses allowed in commercial zoning districts in the City. "P" means the use is permitted, "A" means the use is subject to an administrative use permit in accordance with Chapter 18.72, and "UP" means the use is subject to a use permit from the Planning Commission in accordance with Chapter 18.72. Uses not listed here, but consistent with the character and density and intensity of zoning districts, defined in Sections 18.08.010 through 18.08.040, shall be determined by the Director in accordance with Section 18.02.070. The last column of this table either refers to the particular section in the Zoning Code for particular requirements or specific standards are noted in the footnote references at the end of the table. Beyond those requirements and standards identified for each use, other requirements shall be

[observed in other sections of this Zoning Code, such as off-street parking, signage, landscaping, and fencing and walls.](#)

18.20.080 – Trash and storage areas.

Refuse containers shall be stored within an enclosed area in such a manner as not to be visible from public rights-of-way, driveways or parking areas and preventing the materials contained therein to be viewed from outside the enclosure or blown outside of the enclosure. In all nonresidential and multiple family districts, refuse containers shall be stored within a masonry or similar permanent enclosure, provided with screening doors.



18.20.090 – Utility service.

Any utility service located in public view from the front of buildings or public streets shall be screened.

Chapter 18.22 – COMMERCIAL MIXED USE ZONE

18.22.010 – Purpose.

The purpose of the commercial mixed use (CMU) zoning district is to allow a mix of land uses that may include commercial retail, service, or office and housing to support a variety of uses that effectively respond to changes in the market and promote economic vitality. The CMU zoning district is intended to be comprised of predominantly retail or service uses, in combination with other secondary and complementary uses (i.e., residential, office, or civic uses).

~~18.22.020 Definitions.~~

~~“Vertical mixed use.” The combination of two or more uses in a single building, with each use typically occupying one or more floors of the building.~~

~~“Horizontal mixed use.” The combination of two or more uses on a single site, with the uses sharing a building (e.g., a residential building “wrapped” by commercial uses) or two or more uses occupying separate buildings.~~

~~(Ord. No. 743, § 3, 3-21-2017)~~

~~18.22.030 Development size.~~

~~A. The minimum area per commercial development is 2,500 square feet, as indicated in Chapter 18.32.~~

~~B. Minimum size of commercial/retail tenant space is 2,500 square feet of gross leasable area. Maximum size of commercial/retail tenant space is 40,000 square feet gross leasable area. Over 40,000 square feet of gross leasable space and up to a maximum 100,000 square feet is possible, with a conditional use permit. The use may be permitted, based on a traffic impact and parking analyses and corresponding circulation and parking plans and any required CEQA analysis, not previously addressed, that minimizes impacts to adjacent areas.~~

18.22.040-020 – Mixing of uses.

- A. Each development project must include at least 50% minimum retail and up to a maximum of 100% retail gross leasable area, where 100% retail is permitted only in the early phases of the project (unless part of a larger commercial mixed-use development area that will contain a varied mix of commercial uses).
- B. Each development may include up to 50% residential, office, and civic uses.
- C. Multi-family housing may be eligible for a density bonus, per Chapter 18.47, “Residential Density Bonus and Density Incentives.”

18.22.050-030 – Site design.

Commercial mixed use development shall incorporate the following site design requirements:

- A. Access drives on local streets that connect with nearby major streets shall reduce curb cuts on major streets to ensure safe vehicular access.
- B. In commercial centers with internal traffic circulation routes and parking areas, pedestrian routes must be clearly marked with paving treatments and signage.
- C. Street trees shall be planted in landscape strips or tree wells along drive aisles and pedestrian walkways and in parking areas.
- D. Pedestrian amenities (street trees, sidewalks, and benches) shall be included along pedestrian walkways along building storefronts.
- E. A 5 foot clear, unobstructed pedestrian path must be provided and maintained along the building storefronts for pedestrian access.
- F. Pedestrian connections to nearby uses and adjacent neighborhoods must be provided on tentative parcel maps and/or site plans.
- G. Commercial mixed use development is encouraged to be provided adjacent to transit. Transit stops, located within a CMU development, are preferred, but where transit is located outside of the development, nearby wayfinding signage shall be provided that clearly displays the location of transit stops.

18.22.060-040 – Building design on mixed use sites.

- A. In general, commercial/retail uses in the CMU zoning district should be oriented toward a commercial street, visible and accessible from that street at the pedestrian level. However, commercial street frontage may include other nonresidential uses, as well as limited residential uses in the proportions defined in Section 18.22.040 and described in this section.
- B. In a vertical mixed use development in the CMU zoning district, commercial/retail uses should typically occupy the ground floor. Multi-story commercial/retail buildings with multiple tenants or a multi-story design for a single commercial/retail store are also permitted. Stories above the ground floor may include residential, office, or other nonresidential uses.
- C. In a horizontal mixed use development in the CMU zoning district, commercial/retail uses should typically be oriented toward the commercial street front at the ground floor level. Where residential and other nonresidential uses are included, they should be located behind the commercial/retail street front and accessible from side and local streets.

18.22.070-050 – Parking reductions.

- A. Parking reductions, less than the total of the various uses, may be requested, based on the Urban Land Institute's Shared Parking Second Edition (2006) or another shared parking resource approved by the ~~development services director~~Director. On-street parking may be included in parking calculations.
- B. An approved parking plan must be completed before a certificate of occupancy can be issued for a CMU project.
- C. Parking for nonresidential uses shall not exceed three per 1,000 square feet of gross leasable floor area.

Chapter 18.26 – WATERFRONT DISTRICT SPECIFIC PLAN (DWSP)

18.26.010 – Purpose.

The purpose of the waterfront district specific plan (DWSP) zoning district is to provide a mechanism for carrying out the goals, policies, objectives, and regulations of the DWSP.

18.26.020 – Permitted uses.

Existing structures in the DWSP zoning district may be occupied by new uses, only when such use is found by the Director to be consistent with the land use descriptions found in Chapter 4, Land Use Regulations, the Land Use Map, and all other applicable provisions of the DWSP.

18.26.030 – Uses permitted subject to site plan/~~architectural review~~design review.

Certain uses shall be subject to site plan/~~architectural review~~design review, as specified by the DWSP.



18.26.040 – Uses permitted with ~~conditional~~-use permit.

As specified by the [DWSP](#).

18.26.050 – General development standards.

Development standards for new or remodeled structures and uses are contained in the [waterfront district-specific planDWSP](#) and are to be considered minimum standards for the purposes of administering the regulations of this [zoning](#) district.

18.26.060 – Off-street parking.

A. Any new construction or alteration to commercial districts within the specific plan, which requires additional off-street parking facilities, shall be satisfied by:

1. Provision of the spaces required by the specific plan on-site; or
2. Provided by entering into an agreement with [the City](#) for payment of fees in lieu of the provision of on-site spaces, as addressed in the specific plan.

B. Such agreement shall provide for the following:

1. Payment to [the City](#) in an amount equal to the value of the required parking on a per-parking-space basis. From time to time, [the City Council](#) shall establish by resolution the value of the off-street parking facilities on a per-parking-space basis. Funds collected by [the City](#) from such payment shall be deposited in a special fund and used only by [the City](#) to acquire and/or develop off-street parking spaces and related facilities in the downtown public parking benefit area.
2. Funds paid to [the City](#) in lieu of parking shall not be refundable, except where funds are not used within ten years.
3. All in-lieu-of-parking fees shall be paid prior to the issuance of any license or permit by [the City](#).

18.26.070 – Nonconforming uses.

All nonconforming uses shall comply with the regulations in Chapter 18.68, "Nonconforming Uses."

18.26.080 – Design review.

Remodeled structures, alterations, additions, construction, removal or demolition, and signs shall be subject to the design review, as provided in the downtown waterfront specific plan.

Chapter 18.28 – CIVIC, PARK AND OTHER ZONES

18.28.010 – Agricultural production and sales (APS).

The agricultural production and sales (APS) zoning district is intended to preserve agricultural lands in [the City](#), while permitting compatible uses, such as the processing and packaging of agricultural products, recreation, the sales and marketing of agricultural products, and commercial uses, such as restaurants and bed and breakfast establishments. The APS [zoning district](#) is consistent with the agriculture and open space land use designation in the [General Plan](#).



18.28.020 – Park (P).

The park (P) zoning district is the primary park and recreation zone in the [City](#) allowing for a variety of permitted active and passive outdoor recreational uses. The [zoning district](#) also allows for compatible public facilities that may benefit from proximity to a park, such as community centers and libraries. The P [zoning district](#) is consistent with the park land use designation in the [General Plan](#).



18.28.030 – Open space (OS).

The open space (OS) zoning district is intended for the preservation and restoration of open space areas for which the primary use is the retention of these lands in their natural state. Secondary or complementary uses may include trails, accessory buildings (such as maintenance structures), and passive power generation, where these do not impinge on the functionality of the open space areas to be preserved. The OS [zoning district](#) is consistent with the agriculture and open space land use designation in the [General Plan](#).



18.28.040 – Public/quasi-public (PQP).

The public/quasi-public (PQP) zoning district is intended to accommodate governmental, educational, community service (such as fire or law enforcement), religious, child care, or cultural facilities (galleries, art, and dance schools) that are complementary to community life. The PQP [zoning district](#) is consistent with the civic land use designation in the [General Plan](#).



18.28.050 – Planned unit development (PUD).

The planned unit development (PUD) permit is designed and intended to provide for the orderly development of land in conformance with the general plan and applicable specific plan. The permit would allow a flexible design approach to the establishment of a community environment equal to or better than that resulting from the application of the minimum standards of this title. The permit is designed and intended to accommodate various types of development such as neighborhood and district shopping centers, professional and administrative office areas, multi-family housing developments, single-family residential developments, commercial service centers, or light industrial parks, or any other use or combination of uses, which can be made appropriately a part of a planned development. The underlying zoning districts and land use designations will vary.

18.28.060 – Densities and intensities in civic/park/other zones.

Table 18.28.01, Densities and Intensities in Civic/Park/Other Zones, shows the minimum and maximum build-out possible in each residential zone.

Table 18.28.01. Densities and Intensities in Civic/Park/Other Zones

Zone	Residential Density Minimum/Maximum	Nonresidential Floor Area Ratio (FAR) Minimum/Maximum	General Plan Designation
APS	1 dwelling + 1 second dwelling unit/parcel	0 min-0.5 max	Agriculture and Open Space
P	N/A	N/A	Park
OS	N/A	N/A	Agriculture and Open Space
PQP	N/A	0.1-1.0	Civic
PUD	10-40 du/ac	0.3-1.0	Various

Notes:

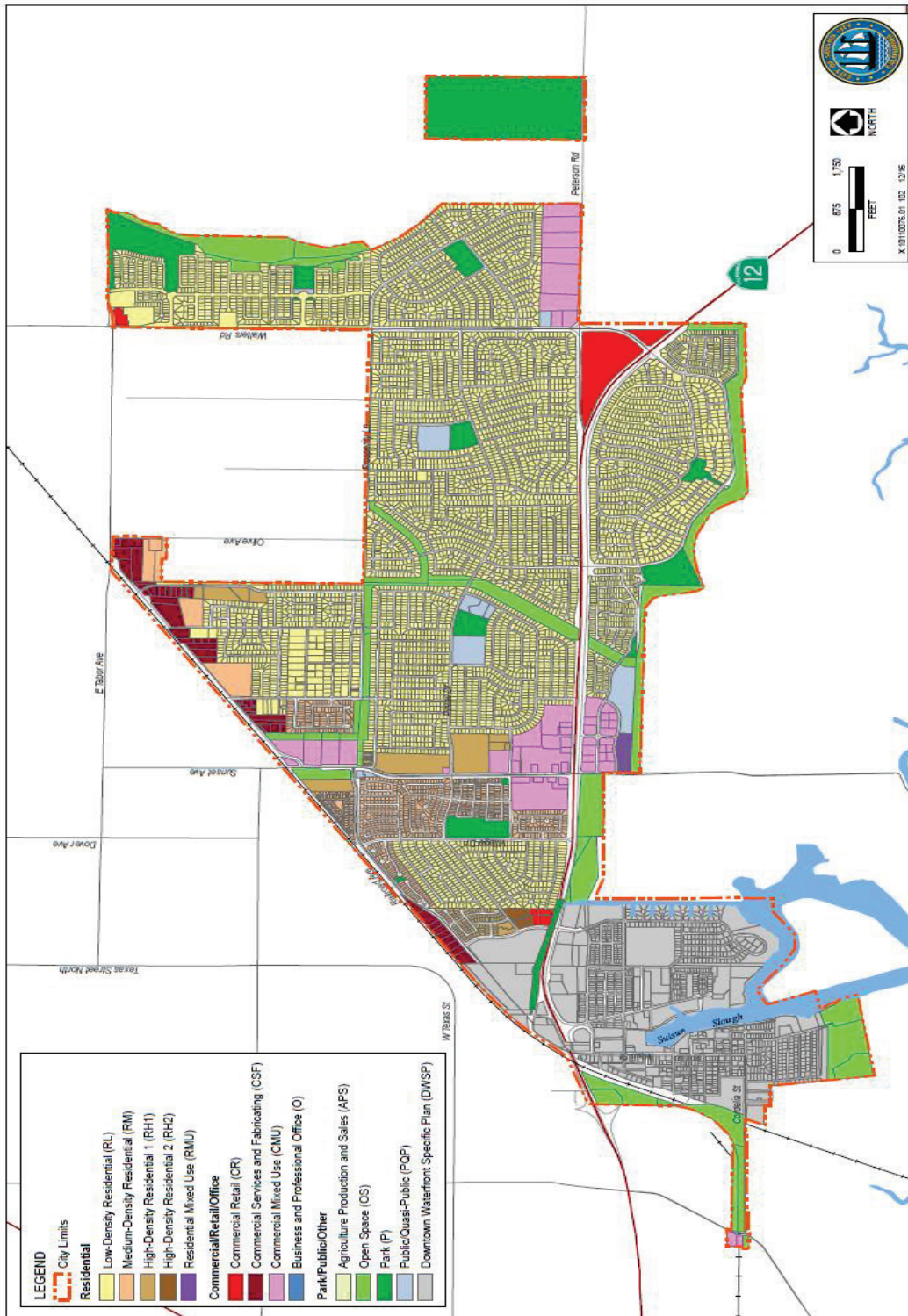
Notwithstanding any other provision of this [Chapter](#) (or Code), all development shall be consistent with the adopted current version of the Travis Air Force Base Land Use Compatibility Plan, which as of writing of this document is the one adopted on October 8, 2015 (Resolution 15-17).

18.28.070 – Allowable uses in civic, park, and other zones.

~~18.28.02 – Allowable uses in civic, park, and other zones.~~

Table 18.28.02 identifies the land uses allowed in civic, park, and other zoning districts in the City. "P" means the use is permitted, "A" means the use is subject to an administrative use permit in accordance with Chapter 18.72, and "UP" means the use is subject to a use permit from the Planning Commission in accordance with Chapter 18.72. Uses not listed here, but consistent with the character and density and intensity of zoning districts, defined in Sections 18.08.010 through 18.08.040, shall be determined by the Director in accordance with Section 18.02.070. The last column of this table either refers to the particular section in the Zoning Code for particular requirements or specific standards are noted in the footnote references at the end of the table. Beyond those requirements and standards identified for each use, other requirements shall be observed in other sections of this Zoning Code, such as off-street parking, signage, landscaping, and fencing and walls.

18.06.050 Zoning Map



Zoning Map





ZONING CODE UPDATE WORKSHOP

Suisun City Planning Commission
October 11, 2023



1

SUISUN CITY ZONING CODE UPDATE

Comprehensive update of the Zoning Code

Creating a concise and user-friendly set of regulations that will implement the General Plan's vision for neighborhood viability and enhancement, economic development, land use, and sustainability.



2

ZONING

- Code that implements and is consistent with General Plan policies and Programs
- Regulations for how private property may be used
- Allowed uses, standards for basic design, such as building coverage, building height and setbacks
- Procedures for review and approval for development projects and administration

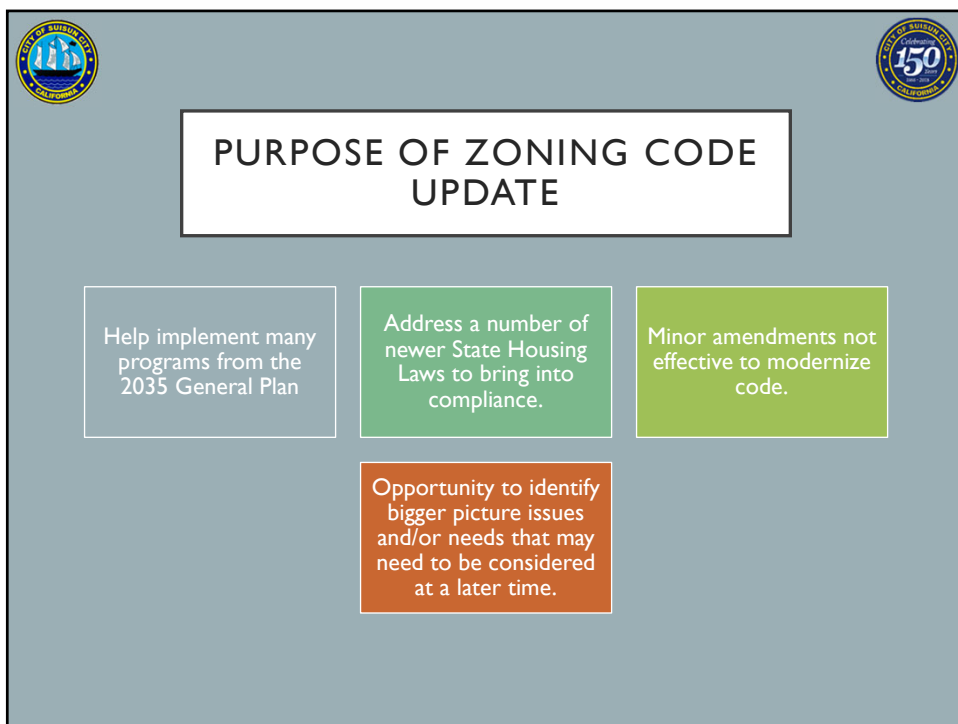
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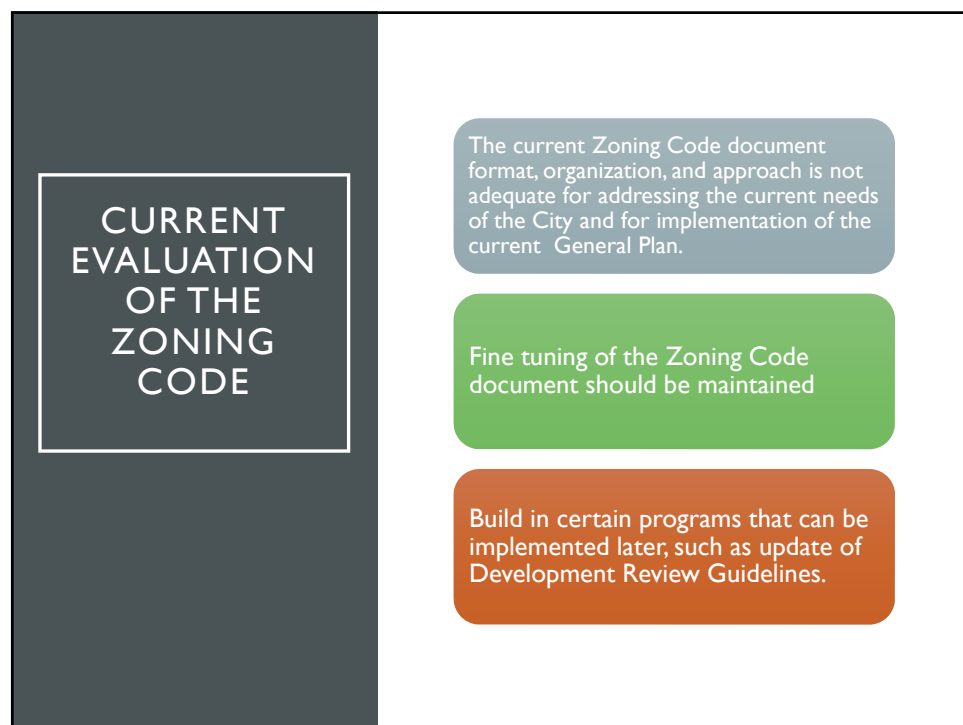
RELATIONSHIP WITH THE GENERAL PLAN

- The General Plan is the City's guiding plan for community development in Suisun City.
- The General Plan establishes goals, objectives, policies and programs addressing future growth and development.
- The Zoning Code is an integral component for successful implementation of the General Plan.
- All amendments to the Zoning Code must be consistent with the General Plan.

4

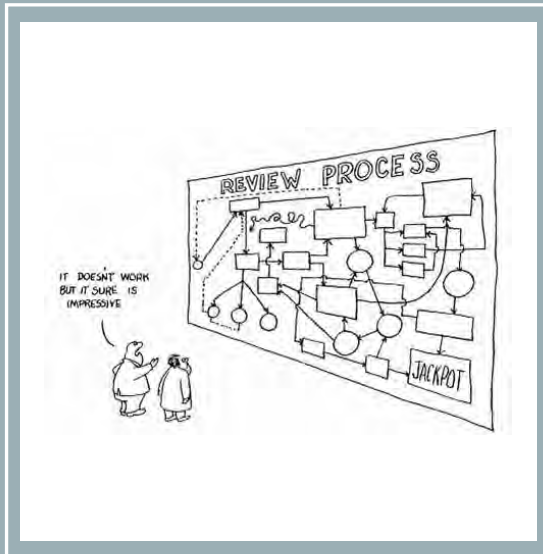


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6

STREAMLINE THE REVIEW PROCESS



7



COMPONENTS

- Zoning districts
 - Reflect General Plan Land Use Designations
- Use regulations
 - Which uses are permitted/prohibited
 - Specific use standard to address land use compatibility
- Development and design standards
 - Reflect the desired character of the community
- Administration and review procedures
 - Including evaluation criteria
- Definitions

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FOCUS OF INITIAL “THIRD”

Chapters 18.02 “General Provisions” through 18.28 “Civic, Park, and Other Zones”

“Setting the Stage” (e.g. Components, Authority, Interpretation, Definitions)

Map and Districts

Specific Mixed Use Standards

Appropriateness and Compatibility of Allowable Uses

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CAN ZONING EFFECTUATE COMMUNITY CHANGES ENVISIONED IN THE GENERAL PLAN?

- The Zoning Code can help achieve a long-term vision of the General Plan.
- The Zoning Code, however, is somewhat limited in its ability to effectuate a change because it is a regulatory tool.
- Zoning, can, however, be used to improve predictability in the development review process, such as streamlining project reviews, providing examples of community design expectations, and maintaining a record of positive development outcomes, to enhance private investment into the community.

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PROJECT OBJECTIVES

- Update the Zoning Code and Map so that it:
 - Implements General Plan 2035
 - Reflects Suisun City and responds to community concerns
 - Is streamlined and transparent in its administration and decision-making processes
 - Promotes economic development and high-quality design
 - Provides flexibility
 - Is intuitive, graphic, and user-friendly

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ANALYSIS OF STANDARDS

- Are the City's standards doing the job?
- What new standards are needed?
- How to address design?
 - Objective design standards
- Consider trade offs
 - Flexibility vs. Predictability
 - Flexibility vs. Administrative Cost
 - Development Cost vs. Quality
 - Under-Regulation vs. Over-Regulation



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Review Zoning Code sections with
Planning Commission/Public

Continue with a workshop approach
("Thirds") then adoption - format

Do you have any focused land use
areas of interest?

Consensus for adoption – simple
majority?

Adoption by City Council - sections

PROCESS AND
NEXT STEPS

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QUESTIONS

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