

Chapter 16.301 USE STANDARDS TABLE

16.301.01 Land use regulations.

Table 16.301-A: Land Use Regulations, prescribes the land use regulations for all the zoning districts.

In cases where a specific land use or activity is not defined, the director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below are prohibited. Chapter numbers in the right-hand column refer to regulations in other parts of the Zoning Code.

- A. WMX Exceptions. Land uses in the WMX district must comply with Table 3 of the Waterfront and Vallejo Station Planned Development Master Plan (PDMP). Waterfront planned development master plan supersedes these regulations in the event of a conflict unless preempted by state requirements.
- B. Applicability of All Other Standards: In addition to the standards identified for the uses in this part, each building or site shall still be subject to all other standards of this code including, but not limited to Part II (16.200), District and Development Types and Part V (16.500), Site Development Standards.

TABLE 16.301-A: LAND USE REGULATIONS

USE TYPES	RR	RLD	RMD	RHD	NMX	DMX	WMX	NC	WC	CC	RC	O	M	IL
Development Review (Section 16.605) is required for new construction, reconstruction, rehabilitation alteration, or other improvements to the exterior of a Standards).														
KEY: P: Permitted; may be subject to Zoning Compliance Review determination; ZC: Zoning Compliance Review required; MNP: Minor Use Permit required; MJP: M Notes at end of table														
AGRICULTURAL														
Animal Husbandry	P	-	-	-	-	-	-	-	-	-	-	-	-	-
Cultivation	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Agricultural Processing														MNP
Agricultural Production	P	-	-	-	-	-	-	-	-	-	-	-	-	-
COMMERCIAL														
Adult Use Business	-	-	-	-	-	-	-	-	-	MJP	-	-	-	-
Adult Motion Picture	-	-	-	-	-	-	-	-	-	MJP	-	-	-	-
Adult Retail Store	-	-	-	-	-	MJP/11	-	-	-	MJP	-	-	-	-
Animal Care, Sales and Services	(See sub-classifications below)													
Animal Boarding	MNP	-	-	-	-	-	-	-	-	-	-	-	-	MNP
Auctioning	-	-	-	-	-	-	-	-	-	-	-	-	-	MNP
Grooming and Pet Store	-	-	-	-	P	P/11	-	P/13	-	P	P	-	-	-
Horse Stables	MNP	-	-	-	-	-	-	-	-	-	-	-	-	-
Kennel	P	-	-	-	-	-	-	-	-	-	-	-	-	MNP
Pet Clinic/Hospital	-	-	-	-	MNP/13	MNP	-	P/13	-	P	P	-	-	P
Pet Day Care Service	P			P	-	P	MNP	-	P	P	-	-	P	-
Auto/Vehicle and Equipment Facilities	(See sub-classifications below)													

Commercial Vehicle/Fleet Storage, Commissary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Commercial Vehicles and Equipment	-	-	-	-	-	-	-	-	-	MNP	MNP	-	-	MNP	
Recreational Vehicles Storage, Public	-	-	-	-	-	-	-	-	-	-	MNP	-	-	MNP	
Auto/Vehicle Sales	(See sub-classifications below)														
Auto Broker, Office Only	-	-	-	-	P	P	P	P	P	P	P	P	P	-	P
Auto Broker, Office w/Indoor Display	-	-	-	-	P	-	-	-	-	P	P	-	-	P	
Auto/Vehicle New Sales, Leasing and Rentals - Major	-	-	-	-	-	-	-	-	-	MNP	P	-	-	-	
Auto/Vehicle New Sales, Leasing and Rentals - Minor	-	-	-	-	MNP	MNP /11, 26	-	-	-	MNP/16	MNP/16	-	-	MNP	
Auto/Vehicle Used Sales	-	-	-	-	MNP /21	-	-	-	-	MNP	-	-	-	MNP/21	
Auto/Vehicle Services	(See sub-classifications below)														
Alternative Fuels and Recharging Facilities	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P
Auto Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
Auto/Vehicle Washing Detailing	-	-	-	-	MNP	-	-	-	-	MNP	MNP	-	-	P	
Auto/Vehicle Washing/Detailing, Under 2,500 sq ft	-	-	-	-	MNP	-	-	P	-	P	P	-	-	P	

Auto/Vehicle/Equipment Repair - Heavy	-	-	-	-	-	-	-	-	-	-	P	MNP	-	-	MNP
Auto/Vehicle/Equipment Repair - Light	-	-	-	-	MNP	-	-	-	-	-	P	P	-	-	P
Service Station - Full Service	-	-	-	-	MJP	-	-	MJP	-	-	MNP	MNP	-	-	P
Service Station - Minimum Service	-	-	-	-	MNP	-	-	-	-	-	MNP	MNP	-	-	MNP
Salvage and Wrecking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Banks and Financial Institutions	(See sub-classifications below)														
Bank and Credit Union	-	-	-	-	P	P	P	P	-	-	P	P	P	-	P
Check Cashing Business	-	-	-	-	MNP	MNP	-	-	-	-	P	P	-	-	P
Business Services	-	-	-	-	P	P	P	P	P	P	P	P	P	P/18	P/19
Catering Service	-	-	-	-	MNP	MNP	P	MNP	-	-	P	P	-	-	P
Commercial Entertainment and Recreation	(See sub-classifications below)														
Electronic Game Center	-	-	-	-	P	MNP/11	MNP	MNP/13	-	-	P	P	-	-	-
Entertainment Facility, Large-scale (Indoor)	-	-	-	-	MNP	MNP	MNP	-	-	-	-	MJP	-	-	-
Entertainment Facility, Large-scale (Outdoor)	-	-	-	-	-	MJP/11	MJP	-	MNP	MNP	MNP	-	-	-	-
Entertainment Facility, Small-Scale	-	-	-	-	P	P	MNP	P	P	P	P	-	-	-	-
Live Theatre	-	-	-	-	MNP	MNP	MNP	MNP/13	MNP	MNP	MNP	-	-	-	-
Movie Theater	-	-	-	-	MNP	MNP	MNP	-	-	MNP	MNP	-	-	-	-
Eating and Drinking Establishments	(See sub-classifications below)														

Bar/Tavern/Lounge	-	-	-	-	MNP	MNP	MNP	MJP	MNP	MNP	MNP	-	-	-
Brewpub	-	-	-	-	MNP	MNP	MNP	MJP	MNP	MNP	MNP	-	-	-
Nightclub	-	-	-	-	MJP	MNP	MNP	-	-	MNP	MNP	-	-	-
Restaurant with Drive-Through	-	-	-	-	MJP	-	-	-	-	MJP	MJP	-	-	-
Restaurant, Full Service	-	-	-	-	P	P	P	P	P	P	P	P	-	-
Restaurant, Limited Service	-	P/3	P/3	P/3	P	P	P	P	P	P	P	P	P/19	P/19
Tasting Room/Wine Bar	-	-	-	-	MNP	MNP	MNP	MNP	MNP	MNP	MNP	-	-	-
Mobile Food Vending, Off-street	-	-	-	-	ZC	ZC	ZC	ZC	-	ZC	ZC	-	-	-
Equipment Rental	-	-	-	-	-	-	P/12	-	P/12	P	P	-	-	P
Financial, Insurance and Real Estate Services	-	-	-	-	P	P	P	P/19	P/19	P	P	-	-	-
Food and Beverage Retail Sales	(See sub-classifications below)													
Convenience Store	-	MNP /3	MNP /3	MNP /3	P	P	MNP	MNP /19	MNP /19	MNP /13	MNP /13	-	-	-
Farmers' Market	-	-	-	-	MNP	MNP	MNP	MNP	-	MNP	MNP	-	-	-
Grocery Store/Supermarket Small (Less than 10,000 sf)	-	MNP /3	MNP /3	MNP /3	P	P	P	P	MNP	P	P	-	-	-

Grocery Store/ Supermarket Medium (10,000 sf - 50,000 sf)	-	-	-	-	MNP	MNP	MNP	-	-	P	P	-	-	-
Grocery Store/Supermarket Large (50,001 to 75,000 sf)	-	-	-	-	MJP	MJP	MJP	-	-	MNP	P	-	-	-
Liquor Store	-	-	-	-	MJP	MJP	MJP	-	-	MJP	-	-	-	-
Produce Store	-	-	-	-	P	P	P	P	MNP	P	P	-	-	-
Public Market Small (Less than 30,000 sf)	-	-	-	-	MJP	MJP	MJP	-	-	MNP	MNP	-	-	P
Public Market Large (30,000 or More)	-	-	-	-	-	MJP	-	-	-	MJP	MJP	-	-	MNP
Funeral and Interment Service	-	-	-	-	MJP	-	-	-	-	MJP	MJP	-	-	-
Laboratory	-	-	-	-	P/13	P	-	-	-	P	P	P	P	P
Live/Work Unit	-	MNP	MNP	MNP	ZC	ZC	MNP	MNP	MNP	ZC	ZC	MNP /20	-	MNP
Lodging	(See sub-classifications below)													
Bed and Breakfast	MNP	MNP	MNP	MNP	-	-	MNP	MNP	-	-	MNP	-	-	-
Campground	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotels, Motels	-	-	-	MJP /5	MNP	MNP	MNP	-	MNP	P	P	-	-	-
Maintenance or Repair Services	-	-	-	-	P	P	-	P/13	P	P	P	-	-	P
Nursery and Garden Center	(See sub-classifications below)													
Nursery and Garden Center, Small (Less than 10,000 sf)	-	-	-	-	P	P	-	P	-	P	P	-	-	P

Nursery and Garden Center, Large (10,000 sf or More)	-	-	-	-	MNP	-	-	MNP	-	P	P	-	-	P
Offices	(See sub-classifications below)													
Business and Professional Offices	-	-	-	-	P	P	P	P/13	P/13	P	P	P	P	-
Medical and Dental Office	-	MNP /3	MNP /4	MNP /4	P	P	P	P/13	P/13	P	P	P	P	-
Parking Facilities, Commercial	-	-	-	-	P	MNP	MNP	-	-	MNP	MNP	P	P	P
Personal Services	(See sub-classifications below)													
General Personal Services	-	MNP /3	MNP	MNP	P	P	P	-	-	-	-	P	-	-
Massage Service	-	-	-	-	ZC/7	ZC/7, 11	ZC/7	ZC/7	ZC/7	ZC/7	C/7	ZC/7	ZC/7	-
Massage Therapy	-	-	-	-	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	-
Personal Services, Physical Training	-	-	MNP	MNP	-	-	-	P	P	P	P	-	-	-
Retail Sales	(See sub-classifications below)													
Building Materials, Sales and Services	-	-	-	-	MNP /26	MNP /26	-	-	-	MNP	MNP	-	-	P
Cannabis, Retail	-	-	-	-	MNP	-	-	-	-	MNP	MNP	-	-	MNP
Firearm Sales	-	-	-	-	-	-	-	-	-	MNP	MNP	-	-	-

General Retail Small (Less than 10,000 sf)	-	MNP /3	MNP /3	MNP /3	P	P	P	P	P	P	P	P	-	-
General Retail Large (10,000 sf - 75,000 sf)	-	-	-	-	MNP	-	MNP	-	-	P	P	-	P	-
Large Format Retail (More than 75,000 sf)	-	-	-	-	-	-	-	-	-	MJP	MJP	-	-	MJP
Pawnshop	-	-	-	-	-	MNP	-	-	-	MNP	MNP	-	-	-
Smoke Shop or Tobacco Retailer	-	-	-	-	MJP /8	MJP /8	-	-	-	MJP /8	MJP /8	-	-	-
Swap Meet (Indoor)	-	-	-	-	P	P	P	P	-	P	P	-	-	-
Swap Meet (Outdoor)	-	-	-	-	MJP	-	-	-	-	MNP	MNP	-	-	-
INDUSTRIAL														
Artisan/Small-Scale Manufacturing	-	-	-	-	P	P	P	P/13	P	P	P	-	-	P
Artist's Studio	(See sub-classifications below)													
Artist's Studio-Light	-	-	-	-	P	P	P	P	P	P	P	-	-	P
Artist's Studio-Heavy	-	-	-	-	MNP	MNP	MNP	-	-	MNP	MNP	-	-	P
Breweries	(See sub-classifications below)													
Brewery, Brew-on- Premises	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Brewery Production - Micro	-	-	-	-	MNP	MNP	MNP	MNP	MNP	MNP	MNP	-	-	P
Brewery Production - Large	-	-	-	-	-	MNP	MNP	-	-	MNP	MNP	-	-	P

Cannabis	(See sub-classifications below)														
Cannabis Cultivation	-	-	-	-	-	-	-	-	-	-	MNP/15	-	-	-	MNP
Cannabis Distribution	-	-	-	-	-	-	-	-	-	-	MNP/15	-	-	-	MNP
Cannabis Manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	MNP
Cannabis Testing Laboratory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	MNP
Contractors' Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Industry, General	-	-	-	-	-	-	-	-	-	-	-	-	-	-	MJP
Media Production	(See sub-classifications below)														
Media Production Support Facility	-	-	-	-	P	P	P	P	-	P	P	P	-	P	
Media Production Full-Service Facility	-	-	-	-	-	-	-	-	-	MNP	MNP	P	-	P	
Recycling Facilities	(See sub-classifications below)														
Recycling, Large	-	-	-	-	-	-	-	-	-	MJP	-	-	-	MJP	
Recycling, Small	-	-	-	-	MNP	-	-	MNP	-	MNP	MNP	-	-	ZC	
Research and Development	-	-	-	-	P	P	P	-	-	P	P	P	P	MNP	
Warehousing, Storage and Distribution	(See sub-classifications below)														
Chemical, Mineral, and Explosive Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Indoor Warehousing and Storage	-	-	-	-	-	-	-	-	-	MNP/17	MNP/17	-	-	P	

Outdoor Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	MNP
Mini-Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	MJP
PUBLIC AND SEMI-PUBLIC															
Adult Day Care	(See sub-classifications below)														
Small (6 or fewer and less than 5,000 sf)	P	P	P	P	P	P	P	MNP	-	MJP	-	-	-	-	-
Large (More than 6 and 5,000 sf or larger)	MNP	MNP	MNP	MNP	MNP	MNP	MNP	P	-	MJP	-	-	-	-	-
Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Childcare Center/Family Day Care	(See sub-classifications below)														
Small (Less than 5,000 sf)	-	-	-	-	P	P	-	P	P	P	P	-	-	-	-
Large (5,000 sf or More)	-	-	-	-	MNP	MNP	-	MNP	-	P	P	-	-	-	-
Child Care and Early Education Facility	(See sub-classifications below)														
Small (Less than 5,000 sf)	P	MNP	MNP	MNP	MNP	MNP	-	-	-	-	-	-	-	-	-
Large (5,000 sf or More)	MNP	MNP	MNP	MNP	-	-	-	-	-	MNP	-	-	-	-	-
Colleges and Trade Schools, Public or Private	(See sub-classifications below)														
Small (Less than 10,000 sf)	P	MNP	MNP	MNP/11	MNP	MNP	-	-	-	P	P	P	P/18	MJP	
Large (10,000 sf or More)	MJP	-	MJP	MJP	MJP	MJP	-	-	-	MNP	MNP	MNP	MNP/18	-	
Community Assembly	(See sub-classifications below)														
Small (Less than 5,000 sf)	P	P	P	P	P	P	P	P	MNP	P	P	P	P	P	-

Large (5,000 sf or More)	MNP	MNP	MNP	MNP	MNP	MJP	MJP	-	MJP	MJP	MJP	MNP	MNP	-
Community Garden	ZC	ZC	ZC	ZC	ZC	-	-	ZC	-	ZC	ZC	-	-	-
Conference/Convention Facility	-	-	-	-	-	MNP	MNP	-	MJP	MJP	MJP	-	-	-
Cultural Facility	-	MJP	MJP	MJP	P	P	P	P	MNP	P	P	-	-	-
Emergency Shelters	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Government Office	-	-	-	-	P	P	P	P	P	P	P	P	P	P
Hospitals and Clinics	(See sub-classifications below)													
Extended Care	-	-	MJP	MJP	MNP	-	-	MNP	-	MNP	MNP	-	-	-
Hospital	-	-	-	-	MJP	-	-	-	-	MJP	MJP	-	MJP	-
Park and Recreation Facilities, Public	P	P	P	P	P	P	P	P	P	P	P	-	-	-
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	-	-	P
School (K-12)	(See sub-classifications below)													
Small (Less than 10,000 sf)	MNP/2	MNP/2	MNP P/2	MNP/2	P	P	-	P	-	MNP	MNP	-	-	-
Large (10,000 sf or More)	-	-	-	-	MJP	MJP	-	P	-	MJP	MJP	-	-	-
Social Services Center	(See sub-classifications below)													
Small (Less than 5,000 sf)	-	-	-	-	P	P	P	P	MNP	P	P	-	-	-
Large (5,000 sf or More)	-	-	-	-	MNP/13	MNP	MNP		MNP	MNP	MNP	MNP	-	-
RESIDENTIAL														
Single-unit Residential	(See sub-classifications below)													
Single-unit, Attached	-	P/1	P/1	P/1	P/1	P/1, 11	P/1	P/1	-	P/1	P/1	-	-	-
Single-unit, Detached	P/1	P/1	P/1	P/1	-	-	P/1	-	-	-	-	-	-	-

Duplex	-	P/1	P/1	P/1	-	-	-	P/1	-	P/1	P/27	-	-	-
Multi-Unit Residential (Three or More Units)	-	-	P/1	P/1	P/1	P/1	P/1	P/1	-	P/1	MNP/1,27	MNP/1	MNP/1	-
Small Lot Development	-	MNP	MNP	-	-	-	-	-	-	-	-	-	-	-
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	-	P	P	-	-	-
Guest House	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Group Residential	(See sub-classifications below)													
Small (6 or fewer)	P	P	P	P	P	P	-	P	-	P	P	-	-	-
Large (More than 6)	MNP	MNP	MNP	MNP	MNP	MJP	-	MNP	-	MNP	MNP	-	-	-
Mobile Home Park	-	MJP	MJP	MJP	-	-	-	-	-	-	-	-	-	-
Residential Care Facility	(See sub-classifications below)													
Limited	P	P	P	P	MNP	-	-	-	-	-	-	-	P	-
Senior	P	P	P	P	MNP	MNP/11	MJP	-	-	MNP	MNP	-	MNP	-
Hospice, General	MNP	MNP	MNP	MNP	-	-	-	-	-	-	-	-	P	-
Hospice, Limited	P	P	P	P	-	-	-	-	-	-	-	MNP	P	-
Skilled Nursing Facility	MJP	MJP	MJP	MJP	-	-	-	-	-	-	-	-	P	-
Shopkeeper Unit	-	-	-	-	P	P	-	P	P	P	P	-	-	-
Single Room Occupancy	-	-	MNP	MNP	MNP	MJP/11	-	P	-	MNP	MNP	-	-	-
Supportive Housing	P	P	P	P	P	P	P	P	-	P	P	-	-	-

Transitional Housing	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-
TRANSPORTATION, COMMUNICATION AND UTILITIES															
Airport and Heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Communication Facilities	(See sub-classifications below)														
Communications Antenna	MNP	MNP	MNP	MNP	MNP	MNP	MNP	MNP	MNP	MNP	MNP	MNP	MNP	MNP	MNP
Communications Tower	-	-	-	-	-	-	-	-	-	-	-	-	-	-	MNP
Communications Equipment within Buildings	MNP	MNP	MNP	MNP	P	P	P	P	P	P	P	P	MNP	MNP	P
Freight/Truck Terminal and Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	MNP
Light Fleet-based Service	-	-	-	-	MNP	-	-	-	-	MNP	-	-	-	-	MNP
Marina	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-
Passenger Station	-	-	-	-	MJP	MJP	MJP	-	P	P	P	-	-	-	
Utilities, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities, Major	-	-	-	-	-	-	-	-	-	-	-	-	MJP	MJP	MJP
OTHER															
Accessory Use	Chapters 16.302, Accessory Uses, 16.303, Accessory Dwelling Units, and 16.306, Animal Keeping and Services				Chapters 16.302, Accessory Uses and 16.303, Accessory Dwelling Units										
Non-conforming Use	Chapter 16.105, Non-Conforming Uses														
Temporary Use	Chapter 16.339, Temporary Uses														

NOTE	DESCRIPTION
1	2-10 units permitted subject to Director decision. 11-49 units permitted subject to Director decision with Design Review Board recommendation. 50 or more units requires Design Review Board recommendation and Planning Commission decision. If project complies with State Gov. Code Sec. 65589.4, project is exempt from Design Review Board and Planning Commission review.
2	Minor Use Permit is required for an expansion of an existing school. A Major Use Permit is required for a new K-12 school, either new construction or conversion of a non-educational school building or facility.
3	Only allowed when 2,500 sq. ft. or less and located along a major corridor.
4	Only allowed on the ground floor in mixed-use buildings; a Major Use Permit is required for more than 2,500 sq. ft.
5	Major Use Permit is required and hotel shall not exceed 20 guest rooms.
6	May not be located within 500 ft. of a school, park or 1,000 of other Adult Use.
7	May not be located within 500 ft. from other Massage Services or 1,000 ft. of a school or park; a Major Use Permit is required for 3 or more operators.
8	May not be located within 1,000 ft. from another Tobacco Shop, or 1,000 ft. of a residential district, school or park. A Major Use Permit is required to include a Cigar/Hookah Lounge, Bar, or Cafe.
9	Only allowed on the ground floor of a building; a Major Use Permit is required for more than 25,000 sq. ft.
10	Any retail or eating or drinking establishment that sells or serves alcohol after Midnight (12 a.m.) shall require a Major Use Permit.
11	Not permitted within the Georgia Street Corridor between Sonoma Boulevard and Mare Island Way.
12	Limited to Marina-related Equipment Sales.
13	A Minor Use Permit is required between 2,500 sq. ft. and 5,000 sq. ft. and a Major Use Permit is required for more than 5,000 sq. ft.
14	Permitted along Solano Avenue between Georgia and Mariposa Streets.
15	Not permitted except in the White Slough Specific Plan Area, Zone 1A.
16	Minor Use Permit not required for new auto sales on Auto Mall Parkway and west side of Sonoma Blvd. between Yolano Drive and Highway 37.
17	Allowed as an indoor accessory use, consistent with Chapter 16.302, Accessory Uses.
18	Limited to uses related to medical education.
19	Limited to small businesses (5,000 sq. ft. or less).
20	Only permitted above the ground level.
21	Minor Use Permit not required for Used Auto Sales on west side of Broadway between Tuolumne Street and Highway 37.
22	Only indoor cultivation allowed, including within greenhouses.
23	Limited to uses related to parks and recreation facilities, golf courses, or other public buildings.
24	Only as a secondary use in a Cultural Facility or Governmental Office.
25	Only in a mixed-use building to serve employees and visitors.
26	Indoor display or storage only. Outdoor display or storage is prohibited.