

1025 Columbus Pkwy Vallejo CA
2.47 Acres Zoned Residential Low Density

The land is zoned low density residential, there are multiple land uses permitted, see chart below.

A subdivision from the early 2000's was developed across the street; a light signal was installed that benefits this land. Columbus Parkway is a main thoroughfare connecting Benicia to Vallejo/Napa. Currently the city is widening Columbus Parkway to a 4-lane divided road, the improvements are substantially completed.

RLD Residential Low Density: The **RLD** Zoning District is for low-density residential areas in which permanent single unit residences, including detached and attached (duplexes and townhouses) units, are the primary use. Other residential types including cottages and bungalows around courts may be seen in this district as well as small neighborhood serving retail. This district also allows a variety of neighborhood supportive services, public and educational facilities, open spaces and community facilities. The maximum permitted residential density is nine dwelling units per acre, excluding accessory dwelling units.

3	Only allowed when 2,500 sq. ft. or less and located along a major corridor.
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Restaurant, limited service – P/3 (Permitted)

Convenience Store (7/11) - MNP/3 (minor use permit)

Grocery Store/ Supermarket small (Less than 10,000 sq ft) - MNP/3 (minor use permit)

Medical and Dental Office -MNP/3 (minor use permit)

General Personal Services - MNP/3 (minor use permit)

General Retail Small (Less than 10,000 sq ft)

Adult Day Care

Small (6 or fewer and less than 5,000 sq ft)	P (Permitted)
Large (More than 6 and 5,000 sq ft or larger)	MNP (minor use permit)

Child Care and Early Education Facility

Small (Less than 5,000 sq ft) and Large	MNP (minor use permit)
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Group Residential

Small (6 or fewer) P (Permitted)

Large (more than 6) MNP (minor use permit)

Residential Care Facility

Limited P (Permitted)

Senior P (Permitted)

Hospice General MNP (minor use permit)

Hospice limited P (Permitted)

Skilled Nursing Facility MJP (major use permit)

Supportive Housing P (Permitted)

Transitional Housing P (Permitted)





