

TABLE 16.301-A: LAND USE REGULATIONS

USE TYPES	NMX	ADDITIONAL REGULATIONS
Development Review (Section 16.605) is required for new construction, reconstruction, rehabilitation alteration, or other improvements to the exterior of a structure, (See Parts II and V for Development		
AGRICULTURAL		
Animal Husbandry	-	
Cultivation	-	
Agricultural Processing		
Agricultural Production	-	
COMMERCIAL		
Adult Use Business	-	
Adult Motion Pic ture	-	Note 6 and Chapter 16.304 , Adult Use Regulations
Adult Retail Store	-	
Animal Care, Sales and Services		
Animal Boarding	-	Chapter 16.306 , Animal Keeping and Services
Auctioning	-	
Grooming and Pet Store	P	
Horse Stables	-	Chapter 16.306 , Animal Keeping and Services
Kennel	-	
Pet Clinic/Hospital	MNP/13	
Pet Day Care Service	P	
Auto/Vehicle and Equipment Facilities		
Commercial Vehicle/Fleet Storage, Commissary	-	
Commercial Vehicles and Equipment	-	
Recreational Vehicles Storage, Public	-	
Auto/Vehicle Sales		
Auto Broker, Office Only	P	Chapter 16.308 , Automobile /Vehicle Sales, Leasing and Rentals
Auto Broker, Office w/ Indoor Display	P	
Auto/Vehicle New Sales, Leasing and Rentals - Major	-	
Auto/Vehicle New Sales, Leasing and Rentals - Minor	MNP	
Auto/Vehicle Used Sales	MNP/21	
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Auto/Vehicle Services		
Alternative Fuels and Recharging Facilities	P	Chapter 16.309 , Automobile/Vehicle Repair, Light and Heavy
Auto Vehicle Storage	-	
Auto/Vehicle Washing Detailing	MNP	
Auto/Vehicle Washing/ Detailing, Under 2,500 sq ft	MNP	Chapter 16.310 , Automobile/Vehicle Washing
Auto/Vehicle/Equipment Repair - Heavy	-	
Auto/Vehicle/Equipment Repair - Light	MNP	Chapter 16.309 , Automobile/Vehicle Repair, Light and Heavy
Service Station – Full Service	MJP	
Service Station – Minimum Service	MNP	Chapter 16.307 , Automobile Service Stations
Salvage and Wrecking		
Banks and Financial Institutions		
Bank and Credit Union	P	
Check Cashing Business	MNP	
Business Services		
Catering Service	MNP	
Commercial Entertainment and Recreation		
Electronic Game Center	P	
Entertainment Facility, Large-scale (Indoor)	MNP	
Entertainment Facility, Large-scale (Outdoor)	-	Note 10, Chapter 16.304 , Adult Use Regulations, and 16.305 , Alcoholic Beverage Sales
Entertainment Facility, Small-Scale	P	
Live Theatre	MNP	
Movie Theater	MNP	
Eating and Drinking Establishments		
Bar/Tavern/Lounge	MNP	
Brewpub	MNP	
Nightclub	MJP	
Restaurant with Drive- Through	MJP	Note 10; Chapter 16.305 , Alcoholic Beverage Sales, 16.316, and 16.330
Restaurant, Full Service	P	
Restaurant, Limited Service	P	
Tasting Room/Wine Bar	MNP	
Mobile Food Vending, Off-street	ZC	Chapter 16.327 , Mobile Food Vending

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USE TYPES	NMX	ADDITIONAL REGULATIONS
Equipment Rental	-	
Financial, Insurance and Real Estate Services	P	
Food and Beverage Retail Sales		
Convenience Store	P	Note 10; Chapter 16.305 , Alcoholic Beverage Sales
Farmers' Market	MNP	Note 21; Chapters 16.318 , Farmer's Markets and 16.305 , Alcoholic Beverage Sales
Grocery Store/ Supermarket Small (Less than 10,000 sf)	P	Note 10; Chapter 16.305 , Alcoholic Beverage Sales
Grocery Store/ Supermarket Medium (10,000 sf - 50,000 sf)	MNP	
Grocery Store/ Supermarket Large (50,001 to 75,000 sf)	MJP	
Liquor Store	MJP	
Produce Store	P	Note 10; Chapter 16.305 , Alcoholic Beverage Sales
Public Market Small (Less than 30,000 sf)	MJP	
Public Market Large (30,000 or More)	-	
Funeral and Interment Service	MJP	
Laboratory	P/13	
Live/Work Unit	ZC	Chapter 16.324 , Live/Work Units
Lodging		
Bed and Breakfast	-	Chapter 16.311 , Bed and Breakfast Lodging
Campground	-	
Hotels, Motels	MNP	
Maintenance or Repair Services	P	
Nursery and Garden Center		
Nursery and Garden Center, Small (Less than 10,000 sf)	P	
Nursery and Garden Center, Large (10,000 sf or More)	MNP	
Offices		
Business and Professional Offices	P	
Medical and Dental Office	P	
Parking Facilities, Commercial	P	

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USE TYPES	NMX	ADDITIONAL REGULATIONS
Personal Services		
General Personal Services	P	
Massage Service	ZC /7	Chapter 16.326 , Massage Establishments
Massage Therapy	ZC	
Personal Services, Physical Training	-	
Retail Sales		
Building Materials, Sales and Services	MNP/26	
Cannabis, Retail	MNP	Chapter 7.100 , Marijuana; Chapter 16.312 , Cannabis Processing, Cultivation, Distribution, Testing and Retail
Firearm Sales	-	
General Retail Small (Less than 10,000 sf)	P	Note 10; Chapter 16.305 , Alcoholic Beverage Sales
General Retail Large (10,000 sf – 75,000 sf)	MNP	
Large Format Retail (More than 75,000 sf)	-	Note 10; Chapters 16.322 , Large Format Retail and 16.305 , Alcoholic Beverage Sales
Pawnshop	-	
Smoke Shop or Tobacco Retailer	MJP/8	Chapter 16.340 , Tobacco Product Sales
Swap Meet (Indoor)	P	
Swap Meet (Outdoor)	MJP	
INDUSTRIAL		
Artisan/Small-Scale Manufacturing	P	
Artist’s Studio		
Artist's Studio-Light	P	
Artist's Studio-Heavy	MNP	
Breweries		
Brewery, Brew-on- Premises	-	Note 19; Chapter 16.305 , Alcoholic Beverage Sales
Brewery Production - Micro	MNP	Note 10; Chapter 16.305 , Alcoholic Beverage Sales and Chapter 16.330 , Outdoor Dining and Seating
Brewery Production - Large	-	
Cannabis		
Cannabis Cultivation	-	Vallejo Municipal Code Chapter 7.200, Marijuana; Chapter 16.312 , Cannabis Processing, Cultivation, Distribution, Testing and Retail
Cannabis Distribution	-	
Cannabis Manufacturing	-	
Cannabis Testing Laboratory	-	
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USE TYPES	NMX	ADDITIONAL REGULATIONS
Contractors' Yard	-	Chapter 16.501.06, Outdoor Storage
Industry, General	-	
Media Production		
Media Production Support Facility	P	
Media Production Full- Service Facility	-	
Recycling Facilities		
Recycling, Large	-	Chapter 16.333, Recycling Facilities
Recycling, Small	MNP	
Research and Development	P	
Warehousing, Storage and Distribution		
Chemical, Mineral, and Explosive Storage	-	Chapter 16.320, Hazardous Materials Handling and Storage
Indoor Warehousing and Storage	-	
Outdoor Storage	-	Chapter 16.501.06, Outdoor Storage
Mini-Storage	-	Chapter 16.331, Personal Storage
PUBLIC AND SEMI-PUBLIC		
Adult Day Care		
Small (6 or fewer and less than 5,000 sf)	P	Chapter 16.315, Day Care, Adult and Child
Large (More than 6 and 5,000 sf or larger)	MNP	
Cemetery	-	
Childcare Center/ Family Day Care		
Small (Less than 5,000 sf)	P	Chapter 16.315, Day Care, Adult and Child
Large (5,000 sf or More)	MNP	
Child Care and Early Education Facility		
Small (Less than 5,000 sf)	MNP	Chapter 16.315, Day Care, Adult and Child
Large (5,000 sf or More)	-	
Colleges & Trade Schools, Public or Private		
Small (Less than 10,000 sf)	MNP	
Large (10,000 sf or More)	MJP	
Community Assembly		
Small (Less than 5,000 sf)	P	Chapter 16.313, Community Assembly
Large (5,000 sf or More)	MNP	
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Community Garden	ZC	Chapter 16.314, Community Gardens
Conference/Convention Facility	-	
Cultural Facility	P	
Emergency Shelters	-	Chapter 16.317, Emergency Shelters
Government Office	P	
Hospitals and Clinics		
Extended Care	MNP	
Hospital	MJP	
Park and Recreation Facilities, Public	P	
Public Safety Facility	P	
School (K-12)		
Small (Less than 10,000 sf)	P	Chapter 16.335, Schools
Large (10,000 sf or More)	MJP	
Social Services Center		
Small (Less than 5,000 sf)	P	Chapter 16.337, Social Service Centers
Large (5,000 sf or More)	MNP/13	
RESIDENTIAL		
Single-unit Residential		
Single-unit, Attached	P/1	Chapters 16.202.05, Small Lot Development, 16.303, Accessory Dwelling Units and 16.321, Home-Based Business
Single-unit, Detached	-	
Duplex	-	Chapters 16.321, Home-Based Business and 16.202.05, Small Lot Development
Multi-Unit Residential (Three or More Units)	P/1	
Small Lot Development	-	
Accessory Dwelling Unit	P	Chapters 16.303, Accessory Dwelling Units and Chapter 16.321, Home-Based Business
Guest House	-	
Group Residential		
Small (6 or fewer)	P	Chapter 16.319, Group Residential
Large (More than 6)	MNP	
Mobile Home Park	-	Chapter 16.328, Mobile Home Parks

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USE TYPES	NMX	ADDITIONAL REGULATIONS
Residential Care Facility		
Limited	MNP	Chapter 16.334, Residential Care, General
Senior	MNP	
Hospice, General	-	
Hospice, Limited	-	
Skilled Nursing Facility	-	
Shopkeeper Unit	P	
Single Room Occupancy	MNP	Chapter 16.336, Single-Room Occupancy Housing
Supportive Housing	P	
Transitional Housing	P	
TRANSPORTATION, COMMUNICATION AND UTILITIES		
Airport and Heliport	-	
Communication Facilities	(See sub-classifications below)	
Communications Antenna	MNP	Chapter 16.341, Wireless Telecommunications
Communications Tower	-	
Communications Equipment within Buildings	P	
Freight/Truck Terminal and Warehouse	-	
Light Fleet-based Service	MNP	
Marina	-	
Passenger Station	MJP	
Utilities, Minor	P	
Utilities, Major	-	
OTHER		
Accessory Use		Chapters 16.302, Accessory Uses and 16.303, Accessory Dwelling Units
Nonconforming Use		Chapter 16.105, Non-Conforming Uses
Temporary Use		Chapter 16.339, Temporary Uses
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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.	
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.	
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.	
21	Minor Use Permit not required for Used Auto Sales on west side of Broadway between Tuolumne Street and Highway 37.	
26	Indoor display or storage only. Outdoor display or storage is prohibited.	