

Attachment E

Foster Road Zoning District Comparison

Spanish Flat Zoning District Comparison

Napa County Code 18.82.010 (:AH Affordable Housing Combination District – Intent of Classification) - Permit uses identified in this chapter as an alternative to the underlying zoning of the identified sites. Parcels may be developed in accordance with standards of the underlying zoning or in accordance with the standards set forth in this chapter but not both.

Underlying District	:AH Overlay District (Includes zoning code modifications to by-right and Use Permit land uses)
Zoning Districts	
CN – Commercial Neighborhood District	CN:AHCD – Commercial Neighborhood Affordable Housing Combination District
Uses allowed “by right”	
18.32.020	18.32.020 & 18.82
-	Multiple-family dwelling projects proposed on 2023 Specified Priority Housing Development Sites where 20 percent of the proposed dwelling units are affordable to low income households
Permitted uses	
-	One single-family dwelling unit per legal lot
-	A second unit, either attached to or detached from an existing legal residential dwelling unit, providing that all of the conditions set forth in Section 18.104.180 are met;
Agriculture;	-
Minor antennas meeting the requirements of Sections 18.119.240 through 18.119.260;	-
Telecommunication facilities, other than satellite earth stations, that meet the performance standards specified in Section 18.119.200, provided that prior to issuance of any building permit, or the commencement of the use if no building permit is required, the director or his/her designee has issued a site plan approval pursuant to Chapter 18.140.	-
Uses allowed upon grant of a Use Permit	
18.32.030	18.32.030 & 18.82
-	Multiple-family dwelling projects providing at least 15 percent, but less than 20 percent, of their total dwelling units at an affordable sales price or affordable rent to low income households;
Retail business including: candy, ice cream shops and retail bakeries; health food stores; ice sales (not to include ice plants); dry goods and variety stores; gift and novelty shops; hardware stores;	-

liquor stores; tobacco shops; newsstands and bookstores. Each of these uses are limited to a maximum floor area of two thousand five hundred square feet;	
Food/meat markets, not including slaughtering (less than twenty-eight thousand square feet in floor area); buyback recycling centers as an accessory use;	-
Service businesses including barber and beauty shops; shoe repair; laundry or self-service laundromat; dry cleaning agency (no on-site processing), repair of personal or household items;	-
Child day care centers;	-
Medical, optical and dental offices, and related laboratory facilities as an accessory;	-
Branch post offices;	-
Swimming pool;	-
Gasoline service stations, including incidental repair;	-
Video rentals;	-
Private schools (institutional) subject to compliance with criteria specified in Section 18.104.160;	-
Nurseries and garden stores, including outdoor storage of plant materials;	-
Small financial services such as branch banks and automatic teller machines, but not including drive-through banking;	-
Professional, administrative, executive, financial, real estate, insurance and other general business offices.	-
Outdoor display and storage of materials and equipment shall be allowed upon grant of a use permit when incidental to the commercial use of a lot in the CN zone provided that such storage is confined to an area not exceeding three thousand square feet and is situated on the rear half of the lot. The latter limitation shall not apply to the outdoor storage of plant materials at retail nurseries.	-
Telecommunication facilities, other than satellite earth stations, that do not meet one or more of the performance standards specified in Section 18.119.200.	-
Satellite earth stations that cannot, for demonstrated technical reasons acceptable to the	-

director, be located in an Industrial (I), Industrial Park (IP), or General Industrial (GI) zoning district.	
Commercial accessory dwelling units, provided that (i) prior to the issuance of a building permit to commence construction of the dwelling units, the permittee shall record a deed restriction, in a form acceptable to county counsel, limiting in perpetuity the use of the dwelling units to occupancy by households with moderate income and below, (ii) the dwelling units are compatible with neighboring land uses, and (iii) water, wastewater treatment, and parking is available to support the dwelling units.	-
In the Lake Berryessa and Capell Valley areas, the following additional uses may also be permitted in the CN district upon grant of a use permit pursuant to Section 18.124.010:	-
Auto supply stores;	-
Small contractor's offices and equipment, boat and material storage yards where all outdoor storage areas shall be screened from public streets and adjacent properties;	-
Restaurants, coffee shops, pizza parlors and cafes, not including drive-through eating places, with no more than fifty seats on the parcel containing the use;	-
Storage and sales yards associated with hardware stores, and building materials yards, including small ready-mix concrete batching operations, with concrete production that does not exceed three thousand five hundred cubic yards per year, that provide delivery service, and where all outdoor storage areas are screened from public streets and adjacent properties.	-
In the Angwin urban residential area, the following additional uses may be permitted in the CN district upon grant of a use permit pursuant to Section 18.124.010:	-
Auto supply, service, repair, and detail shops;	-
Awning, cover, upholstery, framing, custom cabinet, and other similar shops when less than two thousand five hundred square feet in size;	-
Service businesses such as house cleaners, exterminators, plumbing and floor covering installers, septic tank cleaners, and landscape maintenance businesses;	-

Contractor's offices with incidental outdoor storage.	-
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