

“E”

Zoning District Comparison Table

**Hess Collection – Laird
General Plan Amendment P21-00055
Rezone P24-00221**

Zoning District Comparison

Existing	Requested
AW:AC – Agricultural Watershed: Airport Compatibility	IP:AC – Industrial Park: Airport Compatibility
Uses allowed by right (without a use permit)	
18.20.020	18.40.020(A)
Agriculture	Agriculture
One single-family dwelling unit per legal lot	-
A second unit	-
Residential care facilities (small)	-
Family day care homes (small)	-
Family day care homes (large)	-
One guest cottage	-
Wineries and related accessory uses and structures which legally existed prior to July 31, 1974 without the requirement that a use permit be issued	-
Previously existing Small wineries which were issued a certificate of exemption	-
Wineries and related accessory uses which have been authorized by use permit	-
Minor antennas	Minor antennas
Telecommunication facilities	Telecommunication facilities
Hunting Clubs	-
Overnight lodging, developed prior to October 13, 1977	-
Recreational vehicle park or campground and their accessory uses, authorized prior to May 10, 1996	-
Floating Dock	-
Maintenance and emergency repair of levees	-
Farmworker housing	-
Quasi-private recreation	-
Grading and paving contractors	-
Uses permitted upon grand of a Use Permit	
18.20.030	18.40.020(B)
Parks and rural recreation uses and facilities	-
Farmworker housing and seasonal farmworker centers	-
Facilities, other than wineries, for the processing of agricultural products grown or raised on the same parcels or contiguous parcels under the same ownership	-

Kennels, horse boarding and/or training stables, veterinary facilities, and wildlife rescue centers	-
Feed lots	-
Sanitary landfills	-
Noncommercial wind energy and conversion systems	-
Wineries, as defined in Section 18.08.640	-
The following uses in connection with a winery: crushing of grapes, aboveground disposal of wastewater, aging, bottling, accessory uses	-
The following uses, when accessory to a winery: tours and tastings, display of art, display of historical items, sale of wine-related products, child day care centers for winery employees	-
Telecommunication facilities, other than satellite earth stations, that do not meet one or more of the performance standards specified in Section 18.119.200	Telecommunication facilities 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	-
Campgrounds on public lands	-
Hunting clubs (large)	-
Facilities, other than wineries, for the processing of agricultural products where the products are grown or raised within the county, provided that the facility is located on a parcel of ten or more acres, does not exceed five thousand gross square feet, and is not industrial in character. Only those agricultural products raised or processed on-site may be sold at the facility	-
Farm management	-
-	Professional, financial, administrative or general business offices
-	Research, development, design or testing laboratories and facilities providing such use does not produce undue odor, smoke, noise or other objectionable effects
-	Manufacturing and assembling of devices, equipment, or systems of an electrical, electronic or electro-mechanical nature
-	Manufacturing, assembly, fabrication, and/or warehousing and distribution of goods,

	wares, merchandise, articles, substances or compounds which are not flammable, explosive or otherwise offensive or dangerous to surrounding property
-	Cooperage, bottling plants or wine warehousing and distributing facilities
-	Machine shops or other light-metal working shops;
-	Ancillary daycare is allowed as follows: As a secondary use to an otherwise allowed use (primary use), wherein the parent and/or guardian of every child present at the daycare is an employee of the primary use or the ancillary daycare center, and the daycare does not exceed fifteen children, or As a stand alone business or in association with another allowed use, wherein the parent and/or guardian is not employed at the business location, in which case the size and location of the facility shall be subject to a consistency determination by the Napa County Airport Land Use Commission prior to use permit approval
-	Commercial renewable energy facilities
-	Mini-storage
-	Manufacturing, compounding, processing, packing, treating or storing of products such as food stuffs, wineries, pharmaceuticals, and toiletries
-	Painting, lithography, cartography or bookbinding
-	Snack bars/other food service as an ancillary use, to primarily serve the needs of customers, employees, or persons doing business with commercial or industrial facilities within the IP or GI zoning districts
-	Totally enclosed rifle and pistol ranges designed and constructed consistent with design criteria set forth in the applicable specific plan
-	Other uses which in the opinion of the approving officer or body are non-nuisance-causing and similar in character to the above listed uses

Additional uses permitted under special circumstances upon grant of a Use Permit and the site is subject to a Specific Plan and subject to preconditions and supports other uses permitted by the applicable specific plan	
-	<p>18.40.020(C)</p> <p>Ancillary retail and professional or personal service commercial uses which are minor industrial park components, including, but not limited to, the following:</p> <p>Small food and drugstores,</p> <p>Facilities providing personal services such as dry cleaning stores, barbershops, beauty shops, repair shops, and small health spas,</p> <p>Banking, including ATM outlets,</p> <p>Opticians,</p> <p>Ticket offices,</p> <p>Specialty and miscellaneous retail shops such as florists, tobacco, newsstands, bookshops and convenience office supplies,</p> <p>Restaurants and prepared food takeout establishments in addition to those described in subsection (B)(12) of this section</p>
-	Hotels, motels and conference centers serving as industrial park components