

appendix F

**GENERAL PLAN
AND ZONING CODE
AMENDMENTS**

The following is a summary of the required amendments to the Napa 2020 General Plan (General Plan) and the City of Napa's Zoning Ordinance (Zoning Ordinance) to support the vision of the Downtown Napa Specific Plan (Specific Plan).

Required General Plan Amendments:

The following are the anticipated amendments to the Land Use Element of the City's General Plan. The Existing Conditions Report in Appendix A outlines the policies currently in the General Plan that support the objectives of the Specific Plan. Other amendments in addition to what is listed below may also need to be considered.

Land Use Element

- Add an Implementation Program under LU-1 that states "The City shall revise the Zoning Ordinance to include a new zoning within the Downtown area as defined by the Downtown Napa Specific Plan to support Policy LU-1.3."
- Amend the Land Use Designations in the City's General Plan to add the new Residential and Non-Residential Land Uses in the Specific Plan. Amend Tables 1-4: Residential Density Matrix and 1-5: Non-residential Intensity Matrix.

Required Zoning Ordinance Amendments:

The following represents the anticipated amendments to the City's Zoning Ordinance to support the Specific Plan. Other amendments may also need to be considered to implement elements of the Specific Plan.

17.06.030 Definitions – Add definitions specific to the Specific Plan – Retail, Downtown; Personal Services, Downtown; Business Support Services, Downtown etc.

17.10.010 – Commercial Districts; Specific Purposes.

- Remove H. Downtown Commercial and I. Downtown Pedestrian Commercial
- Replace with Downtown zone districts

17.10.020 – Commercial Districts; Land use regulations

- Remove CD, CDP Ground, CDP Upper/Basement
- Replace with reference to the Specific Plan

17.10.30 – Commercial Districts; Property Development Standards

- Remove CD and CDP, and footnote 1 to table.

17.52.210 – Height Bonus – remove reference to CD or CDP districts

17.54.040 – Parking Requirements – revise for consistency with the Specific Plan