



APPENDIX B

NEIGHBORHOOD TYPOLOGIES

**Type A
Post War
Tract
Subdivisions**

A

These residential areas are primarily defined by the degree of uniformity in their platting patterns, street designs (which can be curvilinear or gridiron), building types and the relationship of home to lot (i.e. uniform setbacks from lot to lot). Often, these areas were platted and built by the same developer over a relatively short period of time. As a result, the

area may be largely developed with single family detached homes on small, individual lots. Typical development in these areas is characterized by homes that occupy most of the lot's regulatory building envelope. Depending on the age and maintenance level of the area, additional factors such as site and street landscaping, the presence of sidewalks and other public improvements, and relationships to nearby public or private uses may modify the experience of the area. These additional factors are overshadowed however by the uniformity of the development pattern, which remains the defining characteristic.

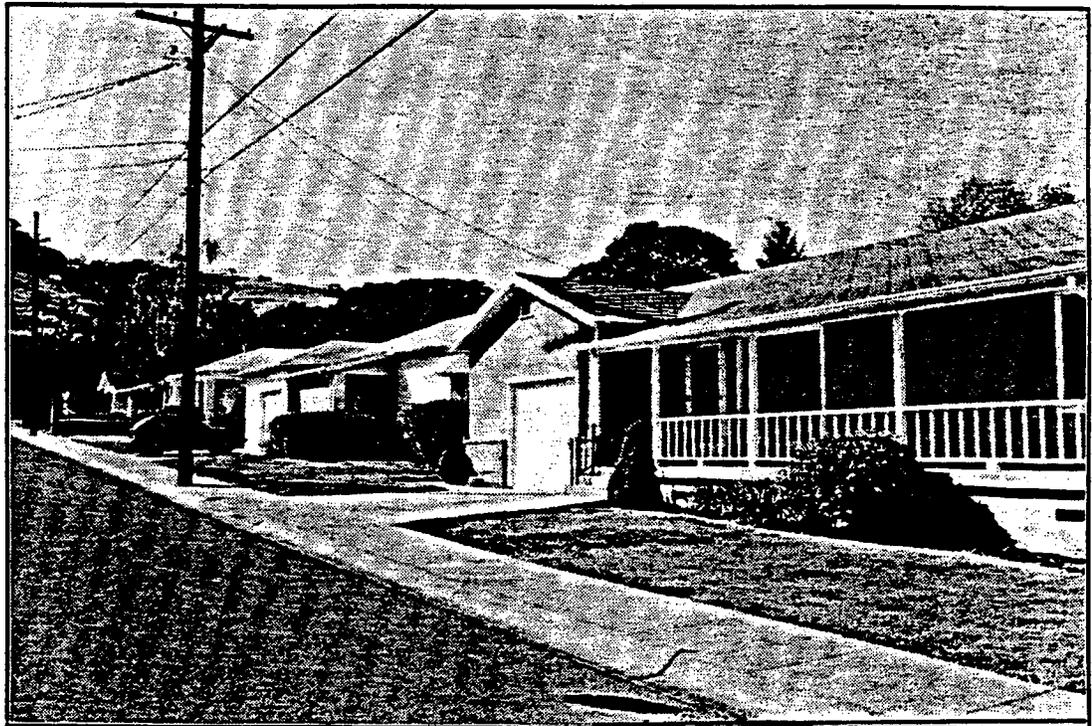


Photo Example of Type A: Laurel

**Type B
Estate
Residential**

B

These areas may exhibit a platting pattern with large, regularly shaped lots similar to Type E areas. However, rather than being the result of multiple land partition actions over time, the pattern of these areas was generally established through subdivision of large tracts of vacant land. The irregular lot configurations and curvilinear street systems typical in these

areas is a result of topography and other natural constraints. Because these areas were platted subject to urban regulations, the curvilinear streets are often built to urban standards. These areas have typically developed over time with custom homes that vary in lot placement, and structural and landscape design. Although served by a full range of urban infrastructure, these areas seldom include schools or parks and give the impression of self contained developments.

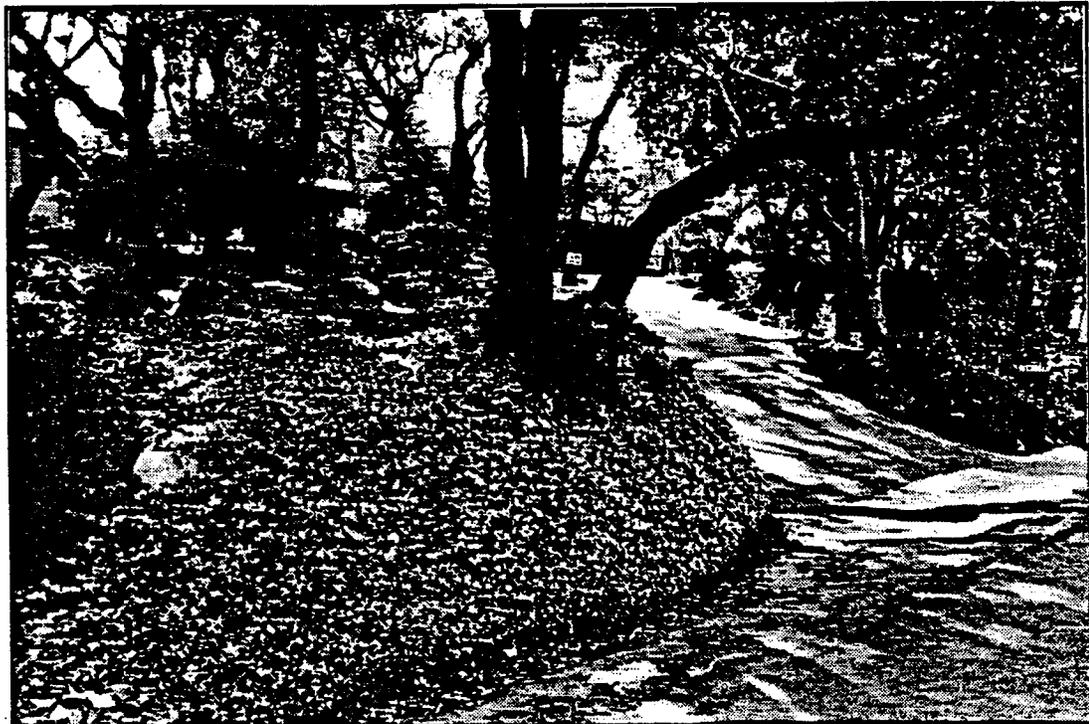


Photo Example of Type B: Montecito

Type C
Period
Tract
Subdivisions

C

These areas are often named for an original recorded subdivision that was platted and partially developed prior to enactment of zoning regulations. They exhibit homogenous platting patterns of lots up to one half acre in size along gridiron or curvilinear streets. These areas are typified by limited diversity of building types and maintenance levels. Since the homes were built at different

times, they vary in size, design, and lot relationship. A limited mix of dwelling unit types may also be evident in such areas (e.g. duplexes or granny units along with single family detached homes). The presence (or absence) of streetscaping and other public improvements are therefore primary determinants of the character of the area.



Photo Example of Type C: Alta Heights

Type D Ranchettes

D

These areas were divided over time through multiple land partition actions. They include a large number of irregularly shaped and/or sized lots. Lot sizes typically range from one half to up to five acres in size. Some Type-D areas with a long history of multiple partitions may have lots as small as 5,000 square feet, but these lots are the exception rather than the

rule. Partially developed prior to annexation, these areas exhibit diversity in physical neighborhood character factors (e.g. homes of varying architectural style and period). Developed almost exclusively with one or more single family homes on individual lots, they are defined primarily through the placement of single dwelling units on acreage tracts, rather than by the street grid. Often these areas lack public improvements such as streetscaping and sidewalks that would otherwise serve as unifying elements. Like the Type E areas, public improvements such as schools, parks, and public facilities (e.g. sewer, water) are generally post development amenities built since annexation.



Photo Example of Type D: Terrace Shurtleff

**Type E
Deep Lot
Subdivision**

E

Often platted and developed prior to annexation, these areas are characterized by large, regularly shaped lots that are most often developed with post 1950 homes. Lot width to depth ratios typically exceed 1:3 in these areas. The homes are located either clearly to the front or rear of a large, deep lot. Sometimes more than one single family home, duplexes, or triplexes have been built on

individual lots. The development pattern in these areas generally include regular individual lot setbacks and house sizes. Street patterns are typically gridiron, but are often narrower than the typical urban cross section. Some may have been developed as "rural subdivisions" prior to annexation. These include urban style improvements such as curb and gutter streets or sidewalks. Other public improvements such as schools, parks, and public facilities (e.g. sewer, water) are often post development amenities built since annexation.

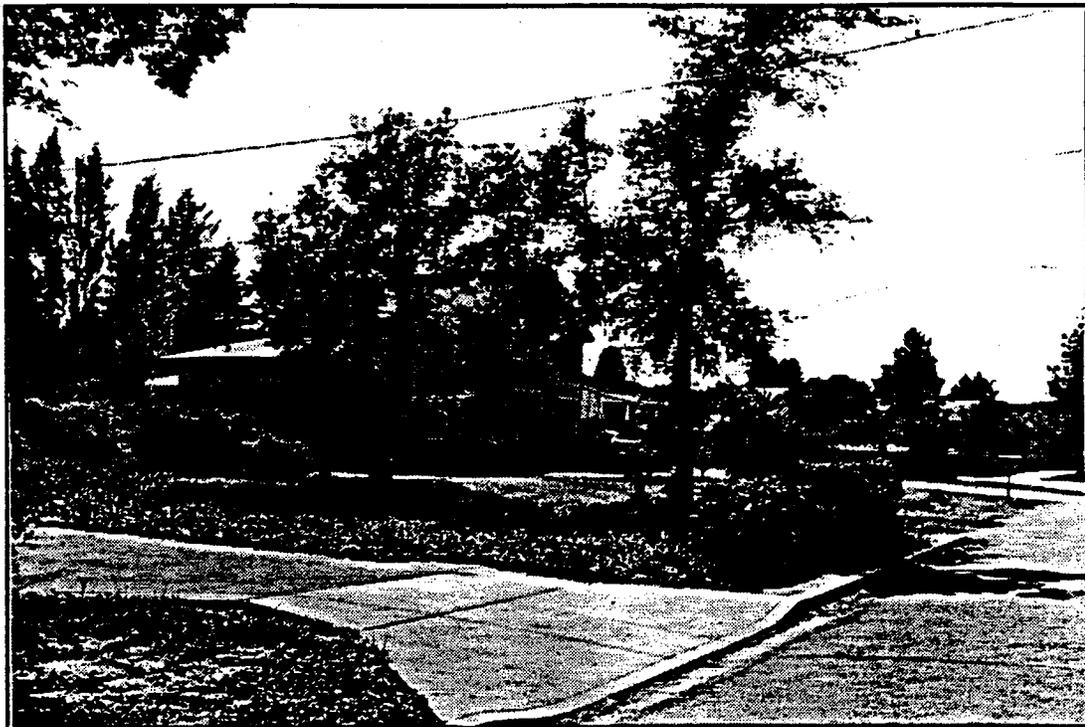


Photo Example of Type E: Pueblo

Type F Traditional Neighborhoods

F

These areas are characterized by small lots laid out between a predominately gridiron street pattern. Radial streets and alleys may also be included in the street grid. These areas were typically platted before the 1930's. The identity of these areas is often defined by abundant "period" architecture, which may represent a majority of the area's total dwelling units. Large historic

homes that have been converted to multi-family or commercial uses are common. Characterized by a mix of housing types, these areas also often have neighborhood commercial and office uses on their fringe. Small scale multi-family housing (e.g. duplexes and structures up to 10 units) may be located throughout the area as well. Relationships to schools, parks, and defining natural features also frequently act as a focus for neighborhood identity.



Photo Example of Type F: Behrens

Type G
Attached Unit
Residential

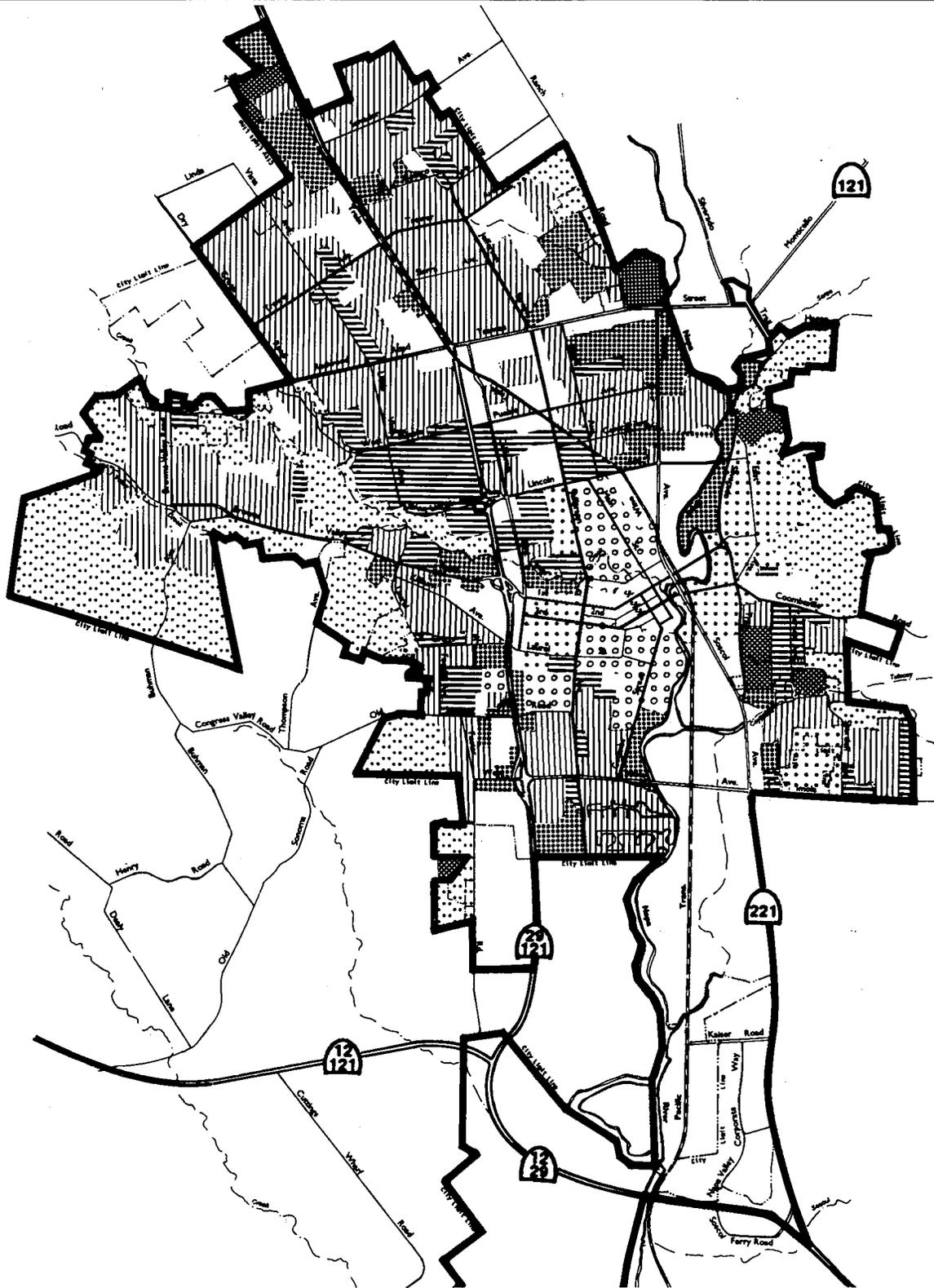
G

These areas are sometimes referred to as multi-family neighborhoods. They are dominated by residential uses other than single family detached homes, which may however occur as isolated uses. Area identifiers are primarily attached unit residential structures that can vary in scale from concentrations of duplexes and triplexes through areas dominated by apartment and

condo/townhome developments. Because of the scale and amenities of many attached unit projects, these areas often include extensive public and private improvements. Street patterns can be either gridiron or curvilinear and usually include streetscaping and sidewalks. Platting patterns and lot sizes are often irregular, reflecting multiple land partition and assembly actions over time. Unlike most other residential areas, commercial and public uses may be integrated with residential uses, rather than occurring solely on the fringe.



Photo Example of Type G: *La Homa*



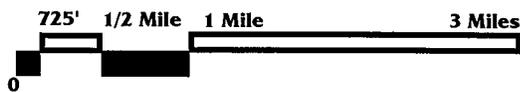
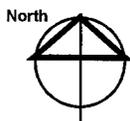
City of Napa General Plan

Typology.DS4

12/98

Appendix B

Residential Typologies



Typologies:

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|----------|----------|
| A | E |
| B | F |
| C | G |
| D | |

Source: City of Napa Planning Department

While every effort has been made to insure the accuracy of the information shown on this page, the City of Napa assumes no responsibility for liability from any errors or omissions.

