



PART II

CHAPTER

08



Zoning Districts

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8.1 Purpose

This chapter presents the Downtown zoning districts and zoning map.

8.2 Relationship to Land Use Designations and Subareas

The Downtown zoning districts implement the DTSP land uses. The zoning districts, and associated standards and guidelines, are structured to reflect Downtown’s unique and varied character. From the Downtown Historic Preservation District, to the traditional Downtown core, to the diverse residential neighborhoods, to the modern retail and entertainment centers along its edges, Downtown Vacaville has a broad range of uses, building types, and scales that have been developed over multiple eras.

DTSP Part I, Chapter 3, “Setting and Context,” delineates and describes subareas within Downtown to recognize its varied character, and to help organize land uses, goals, and policies. These subareas were defined based on common land use characteristics and similar development and mobility patterns. The Downtown zoning districts and boundaries account for the distinct characteristics of the subareas. The associated district regulations and guidelines include provisions tailored to account for unique use or locational considerations.

Table 8.2-1 summarizes the relationship between the Downtown land uses, zoning districts, and subareas.

TABLE 8.2-1: DOWNTOWN ZONING DISTRICTS, LAND USES, AND SUBAREAS

<i>General Plan Land Use Designation</i>	<i>Implementing Zoning District(s)</i>	<i>Subareas Where Generally Applied (1)</i>
Residential Low Density (RL)	Downtown Neighborhood Low (DNL)	West End Residential South Residential
Residential Medium Density (RM)	Downtown Neighborhood Medium (DNM)	West End Residential
Residential High Density (RH)	Downtown Neighborhood High (DNH)	West End Residential South Residential North Monte Vista Merchant & Mason Street Corridor
Mixed Use (MU)	Downtown Mixed Use (DMU)	Downtown Center
Downtown Commercial (CD)	Downtown Core (DC)	Downtown Center Historic Main Street North Monte Vista Merchant & Mason Street Corridor
General Commercial (CG)	Downtown General Commercial (DGC)	North Monte Vista Highway Entertainment & Employment
Public/Institutional (P) School (E, JH, HS)	Downtown Public Facilities (DPF)	Downtown Center
Public Park (PK)	Downtown Park and Recreation (DPR)	Downtown Center
Public Open Space (OS)	Downtown Open Space (DOS)	Downtown Center

1. Refer to DTSP Part I, Chapter 3, "Setting and Context," for a description of the subareas.

8.3 Downtown Zoning Districts

Downtown Neighborhood Low (DNL). The DNL District provides for housing and compatible uses in a lower intensity neighborhood setting. Housing types may include detached and attached single-unit dwellings, duplexes, neighborhood multiplexes, and accessory dwelling units. The DNL District implements the Residential Low Density land use designation.

Downtown Neighborhood Medium (DNM). The DNM District provides for a broad range of housing types and compatible uses in a medium- to high-intensity Downtown neighborhood setting. Housing types may include attached single-unit dwellings on small lots, duplexes, neighborhood multiplexes, townhouses, apartments, condominiums, and accessory dwelling units. The DNM District implements the Residential Medium Density land use designation.

Downtown Neighborhood High (DNH). The DNH District provides for high-density attached housing and compatible uses in a high-intensity Downtown setting. Housing types may include townhouses, apartments, condominiums, and accessory dwelling units. The DNH District implements the Residential High Density land use designation.

Downtown Mixed Use (DMU). The DMU District provides for a compatible mix of high-density housing with active retail, dining, entertainment, cultural, and similar nonresidential uses on a single project site. All development in this district shall contain a minimum of two different types of uses, one of which shall be residential. Development may be in a vertical or horizontal mixed-use configuration. The DMU District implements the Mixed Use land use designation.

Downtown Core (DC). The DC District provides for a diverse mix of high-density housing and active ground-floor retail, entertainment, cultural, civic, recreation, and related uses that complement the Downtown core’s unique character. The blend of uses in this district seeks to foster street-level engagement and contribute to a vibrant and walkable destination. Vertical mixed-use development is strongly encouraged. The DC District implements the Downtown Commercial land use designation.

Downtown General Commercial (DGC). The DGC District provides for a full range of retail, service, entertainment, office, lodging, and related uses to meet local and regional demand. This district may include larger footprint buildings and more auto-oriented uses than other districts within Downtown. Mixed-use development and high-density housing are permitted. The DGC District implements the General Commercial land use designation.

Downtown Public Facilities (DPF). The DPF District provides for government, institutional, educational, and assembly uses, typically on large sites. In Downtown, this district encompasses Buckingham Collegiate Charter Academy, a public charter high school, and adjacent City- and school-owned facilities. The DPF District implements the Public/Institutional and School land use designations.

Downtown Park and Recreation (DPR). The DPR District maintains areas for active and passive park and recreation facilities, including outdoor and indoor recreation such as ball fields, playgrounds, community centers, picnic areas, and other recreational uses. In Downtown, this district encompasses Andrews Park, Georgie Duke Sports Center, and portions of the CreekWalk, which serve as focal points for community events and interactions. The DPR District implements the Public Park land use designation.

Downtown Open Space (DOS). The DOS District is for lands owned or controlled by the City, a public entity, or a nonprofit entity that are to be preserved as permanent open space. Open space provides a visual amenity that contributes to the character of Downtown and offers passive recreation opportunities. The DOS District implements the Public Open Space land use designation.

Downtown Historic Preservation District (DHPD) Overlay. The DHPD Overlay provides for the preservation and adaptation of important historic buildings and sites, and the harmonious integration of new development, within the Downtown Historic Preservation District. Applicable requirements are contained in DTSP Part II, Chapter 13, “Historic District Standards and Guidelines,” and are intended to maintain the late-19th- and early-20th-century character of the district. These regulations supplement those of the underlying base zoning district.

8.4 Downtown Zoning Map

Figure 8.4-1, “Downtown Zoning Map,” illustrates the zoning districts that have been applied Downtown. Parcel-specific zoning information can be obtained from the Community Development Department.

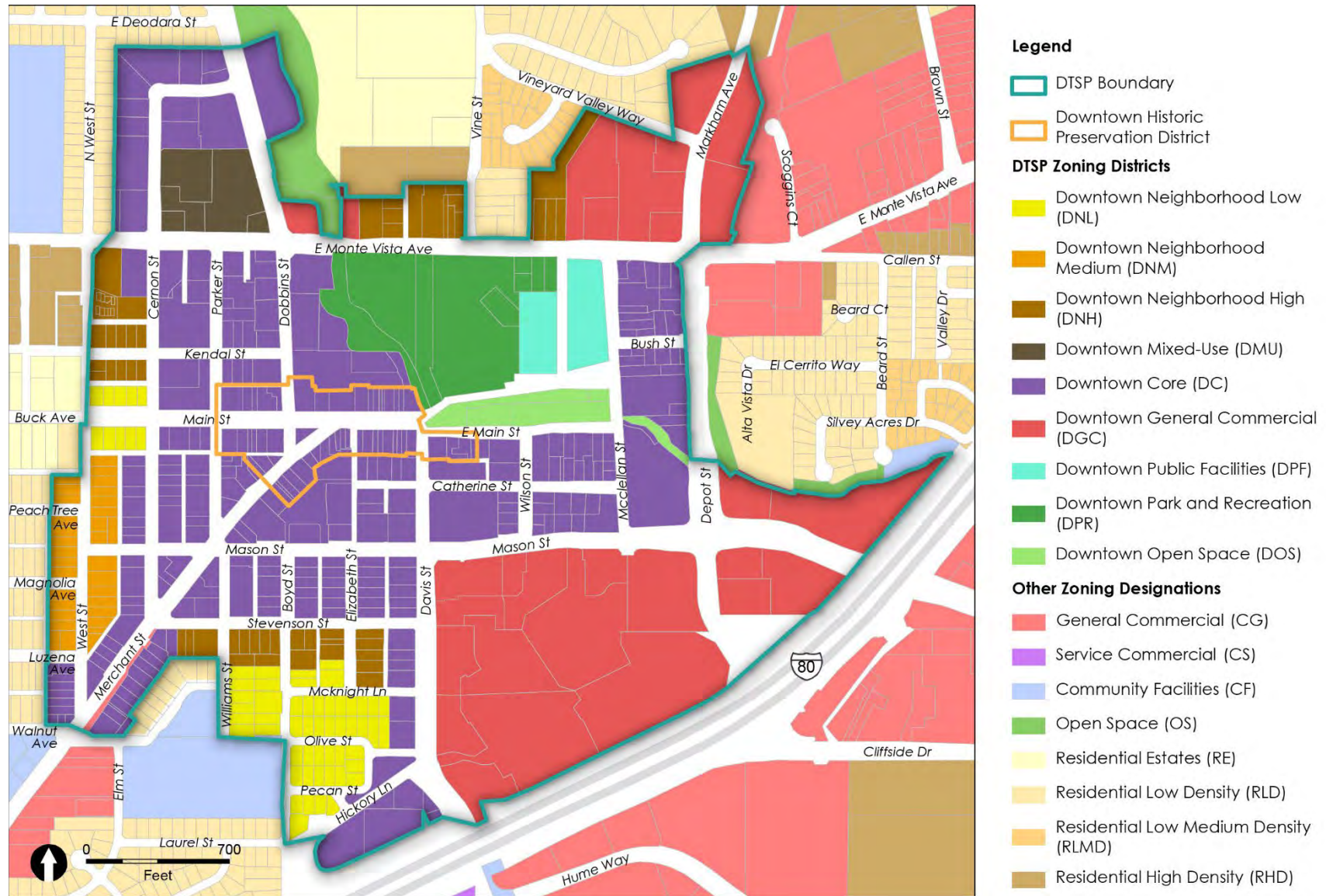


Figure 8.4-1: Downtown Zoning Map