

## Napa Municipal Code

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CITY OF NAPA MUNICIPAL CODE

Title 17 ZONING

### Chapter 17.10 COMMERCIAL DISTRICTS (CL, CT, CC, DCC, DMU, DN, OBC)

#### 17.10.010 Specific purposes.

In addition to the general purposes listed in Chapter 17.02, the specific purposes of the commercial zoning districts include the following:

- A. To provide the city with a wide range of neighborhood, citywide and region-serving commercial uses.
- B. To promote appropriately located commercial businesses that provide local employment opportunities, generate tax revenue for the city, and/or strengthen the local economy.
- C. To enhance Napa's position as a visitor destination.
- D. To promote and encourage high quality design in new or remodeled commercial development.

The additional purposes of each commercial district follow:

- E. Local Commercial (CL). This zoning district implements the local commercial land use category of the General Plan. It provides primarily for a range of commercial uses serving daily needs of nearby residential neighborhoods, including retail and service uses, restaurants and banks. Office uses may be allowed in a small portion of the overall district, and residential and mixed use projects may also be permitted. These developments are smaller in size and architectural scale than other commercial districts, and provisions are included to reduce potential conflicts with adjacent residential districts. Neighborhood centers are to contain a mix of uses.
- F. Tourist Commercial (CT). This zoning district implements the tourist commercial land use category of the General Plan and may be applied in the mixed use category in areas where there are existing or planned concentrations of visitor serving uses. It provides for uses oriented toward tourists and other visitors to the community. The district encourages hotels and motels and their related amenities and recreational facilities. This district also includes community and visitor-serving retail commercial, entertainment, restaurants, service stations and similar compatible uses. Visitor-serving retail uses that emphasize viticulture, such as wineries and wine centers, are also appropriate.
- G. Community Commercial (CC). This zoning district implements the community commercial land use category of the General Plan and may be applied in the Mixed Use category in areas where there are existing or planned concentrations of commercial uses. It allows a broad range of community-serving commercial uses including retail and service uses, restaurants, banks, entertainment and offices. Residential uses may also be allowed as part of mixed use projects at appropriate locations. These areas include community shopping centers and established commercial areas along major streets. New commercial uses are encouraged to be developed in shopping center configurations where appropriate or, on infill community commercial sites, in an integrated way with nearby commercial uses.
- H. Downtown Core Commercial (DCC). The Downtown Core Commercial zoning district generally includes properties on First Street from School Street to the Napa River and on Main Street from Fifth Street and the Napa Mill to Caymus Street, as depicted more precisely on the city's zoning map. The primary intent of this zoning district is to promote the continued development and revitalization of the pedestrian-oriented Downtown area that serves as Napa's unique shopping district, as a neighborhood hub for the residences surrounding it, and as the center of the Napa community.

The Downtown Core Commercial zoning district reinforces Downtown’s identity as a compelling place for shoppers and visitors, requiring development that is in line with Downtown’s traditions and preserving its historic heritage. The goal is to provide a mix of land uses (i.e., shops, restaurants, hotels and entertainment in designated areas) that will draw people Downtown during the day, evening and on weekends; develop an improved streetscape to offer visitors a pleasant pedestrian experience; and create a series of outdoor spaces to encourage public gatherings in the city center.

I. Downtown Mixed Use (DMU). The Downtown Mixed-Use zoning district generally includes properties on the blocks surrounding the Downtown Core Commercial area from Clay and Pearl streets to the northern boundary of Downtown, and from Seminary and Church streets east to the Napa River and south to Third Street, as depicted more precisely in the city’s zoning map. The Downtown Mixed-Use zoning district allows a broad mix of uses that is less intensive than in the Downtown Core Commercial area and more oriented to residents’ daily needs.

The Downtown Mixed-Use zoning district provides for retail uses; administrative and other offices; institutional, recreational, entertainment, arts and cultural uses; hotels and conference facilities; transportation facilities; and public and quasi-public uses that strengthen Downtown’s role as the community’s center. The Downtown Mixed-Use zoning district also encourages residential uses primarily as part of a mixed-use development. Stand-alone residential development may be permitted where it does not conflict with the land use policy direction, in order to provide continuous linkages in and around Downtown.

J. Downtown Neighborhood (DN). The Downtown Neighborhood zoning district generally includes the blocks along the northern, southern and western edges of Downtown, as depicted more precisely in the city’s zoning map. The Downtown Neighborhood zoning district creates a transition between the more intensive, commercially-oriented uses in the center of Downtown and the surrounding residential neighborhoods. This land use designation and zoning district provides for a compatible mix of residential uses; limited services; offices oriented to the provision of business and professional services; “live/work” spaces (where living space and work space are combined together into one unit); limited mixed residential/service and residential/office developments; and limited use of bed and breakfast inns and existing residences used as vacation rentals to encourage people to reside in Downtown and create “eyes on the street.”

K. Oxbow Commercial (OBC). The Oxbow Commercial zoning district applies to the eastern portion of Downtown generally between Soscol Avenue and the Napa River and north to River Terrace Drive, as depicted more precisely on the city’s zoning map. The Oxbow Commercial zoning district allows for uses oriented to tourists such as hotels and their related amenities; recreational facilities; community and visitor-serving retail, commercial, entertainment and restaurants; and similar compatible uses in addition to live/work opportunities. (O2012 4, 5/15/12)

**17.10.020 Land use regulations.**

**Table A—Commercial Districts**

P=Permitted C = Conditional S = Specific Standards Apply Blank = Not Allowed

| Zoning Districts                                       | CL | CT | CC | Added Use Regulations          |
|--|----|----|----|--------------------------------|
| <b>A. Commercial Uses</b>                              |    |    |    |                                |
| <b>1. Animal care and sales</b>                        |    |    |    |                                |
| Animal care facilities excluding exterior pens or runs | P* |    | P  | *C if open after 10 p.m. or if |
|  | P* |    | P  | >5,000 sf                      |

| Zoning Districts   | CL | CT | CC | Added Use Regulations |
|--|----|----|----|-----------------------|
| Animal retail sales and supplies excluding exterior pens or runs |    |    |    |                       |

Taxidermy shops P

**2. Building materials and supplies, indoors \*\***

|  |    |  |   |   |
|--|----|--|---|---|
| Brick, gravel, rock, concrete, tile and lumber sales |    |  | C | **For accessory outdoor display or sales, and accessory outdoor storage see standards Ch. 17.52 |
| Equipment rental businesses                          | C  |  | C |   |
| Glass and window stores                              | P* |  | P |   |
| Hardware stores                                      | P* |  | P | *C if open after 10 p.m. or if >5,000 sf  |
| Paint and wallpaper stores                           | P* |  | P |   |
| Plumbing supply stores (and accessory service)       |    |  | P |   |

**3. Business sales and service**

|  |    |     |   |  |
|--|----|-----|---|--|
| Locksmith  | P* |     | P | *C if open after 10 p.m. or if >5,000 sf |
| Office furniture sales and rentals                             |    |     | P |  |
| Office supply and equipment shops (including accessory repair) |    |     | P |  |
| Printing and copy shops  | P* | P** | P | **Above/below ground floor only          |

**4. Food and beverage service establishments, stores**

|  |    |    |    |  |
|--|----|----|----|--|
| Catering (with retail sales)   | P  |    | P  | See standards Ch. 17.52                        |
| Cocktail lounges, bars, nightclubs   | CS | CS | CS |  |
| Food service establishments  |    |    |    |  |
| With a bar, live entertainment, or dancing   | CS | CS | CS |  |
| With drive-through use   | CS | CS | CS |  |
| With or without accessory serving of beer or wine                                      | P* | P  | P  |  |
| Food and beverage stores, specialty, with or without accessory serving of beer or wine | P* | P  | P  | *C if open after 10 p.m. or if >5,000 sf       |
| Bakeries, retail (with accessory food service)   | P* | P  | P  |  |
| Bakeries, wholesale (with accessory retail sales)                                      |    |    | C  | **Accessory to principal food service use only |

|                                 |      |   |   |   |
|---------------------------------|------|---|---|---|
| Convenience markets             | C    | C | P |   |
| Grocery stores and supermarkets | P*** |   | P | ***C if open after 10 p.m. or if >15,000 sf |
| Liquor stores                   | C    | C | P |   |

**5. Maintenance and repair services**

|  |    |  |    |                   |
|--|----|--|----|-------------------|
| Small equipment maintenance and repair | P* |  | P* | *Entirely indoors |
| Upholstery and similar service         | P* |  | P* |                   |

| Zoning Districts  | CL   | CT | CC | Added Use Regulations                                      |
|---|------|----|----|--|
| <b>6. Motor vehicle sales and service</b>                                 |      |    |    |  |
| Auto detailing  | C    |    | C  | **Accessory to service station use only                    |
| Car wash  | C    |    | C  |  |
| Rentals   | C**  | C  | C  | ***Entirely indoors  |
| Repairs, minor (tune-ups, brakes, batteries, tires, mufflers, upholstery) | C*** |    | C  |  |
| Sales, new or used vehicles (including repair accessory to sales)         |      |    | C  |  |
| Sales, parts and supplies   | P*   |    | P  |  |
| Service stations (including minor repair)                                 | C    | C  | C  |  |
| <b>7. Personal service establishments</b>                                 |      |    |    |  |
| Art, music, photographic studios  | P*   | P  | P  | *C if open after 10 p.m. or if > 5,000 sf                  |
| Barber shops/beauty salons, nail salons, personal grooming                | p*   | P  | P  |  |
| Check cashing, bail bond services   | C    |    | C  |  |
| Dry cleaning establishments, laundromats, laundries                       | P*   |    | P  |  |
| Mail services   | P*   |    | P  |  |
| Shoe repair and shoe shine  | P*   | P  | P  |  |
| Tailor/seamstress   | P*   | P  | P  |  |
| Tattoo parlors  |      |    | C  |  |
| Travel agencies   | P*   | P  | P  |  |
| Weight loss establishments  | P*   |    | P  |  |
| <b>8. Recreation facilities, commercial</b>                               |      |    |    |  |
| Billiard/pool parlors*  | CS   | CS | CS |  |
| Bowling alleys, skating rinks*  |      |    | CS | *See standards Section 17.52.070                           |
| Campgrounds and RV parks  |      | C  |    |  |
| Game arcades; video arcades*  | CS   | CS | CS |  |
| Health clubs/gyms   | C    | C  | C  | **C if open after 10 p.m. or if > 5,000 sf                 |
| Health spas   | p**  | P  | P  |  |
| Miniature golf  |      | C  | C  |  |
| Other commercial recreation not listed herein                             | C    | C  | C  | ***C if retail sales not adjacent to front windows or door |
| Theaters  |      | C  | C  |  |
| Stadiums, arenas, amusement parks   |      | C  | C  |  |

| Zoning Districts  | CL  | CT  | CC  | Added Use Regulations   |
|---|-----|-----|-----|---|
| <b>9. Retail uses</b>   |     |     |     |   |
| Antique   |     | P   | P   | *C if open after 10 p.m. or if > 5,000 sf                       |
| Appliance (and accessory repair)  | P*  |     | P   |   |
| Art, craft, music, and photographic supply and processing   | P*  | P   | P   |   |
| Art galleries   | P*  | P   | P   |   |
| Auctions  |     |     | C   |   |
| Beauty supplies   | P*  | P   | P   | *C if open after 10 p.m. or if > 5,000 sf                       |
| Bicycle (and accessory repair)  | P*  | P   | P   |   |
| Books, magazines and stationery   | P*  | P   | P   |   |
| Clothing  | P*  | P   | P   |   |
| Department stores   |     |     | P   |   |
| Drug stores and pharmacies  | P*  |     | P   |   |
| Electronics sales (televisions, radios, computers, telephones, hearing aids, etc.) and repairs accessory to sales | P*  |     | P   |   |
| Farm supplies, feed and grain   |     |     | C** | **Excluding bulk sale of pesticides, herbicides and fertilizers |
| Florist   | P*  | P   | P   | *C if open after 10 p.m. or if > 5,000 sf                       |
| Gift  | P*  | P   | P   |   |
| Gun shops   |     |     | P   |   |
| Home furnishings: furniture, lamps, upholstery, draperies, flooring, etc.   | P*  |     | P   |   |
| Jewelry   | P*  | P   | P   |   |
| Luggage and leather goods   | P*  | P   | P   |   |
| Medical equipment and supplies  | P   |     | P   |   |
| Optical   | P*  |     | P   |   |
| Plant nurseries   | C   |     | C   |   |
| Pool, spa supplies  | P*  |     | P   |   |
| Second hand and pawn shops  | C   |     | P   |   |
| Shoes   | P*  | P   | P   |   |
| Shopping centers  | P** | P** | P   |   |
| Sporting goods, including rentals   | P*  | P   | P   |   |
| Stamp and coin shops  | P*  | P   | P   |   |
| Tobacco stores  |     | P   | P   |   |

| Zoning Districts        | CL | CT | CC | Added Use Regulations |
|-------------------------|----|----|----|-----------------------|
| Toy stores              | P* | P  | P  |                       |
| Variety stores          | P* | P  | P  |                       |
| Video sales and rentals | P* | P  | P  |                       |

**10. Visitor Accommodations**

|  |  |    |   |                           |
|--|--|----|---|---------------------------|
| Hotels, motels                         |  | P* |   | *C if >40 rooms           |
| Bed and breakfast inns                 |  | CS |   | See standards Ch. 17.52   |
| Conference and convention facilities** |  | C  |   | ** Stand alone facilities |
| Visitor information centers            |  | P  | C |                           |

**B. Industrial Uses**

|  |   |   |   |  |
|--|---|---|---|--|
| Wineries and wine centers                    |   | C |   |  |
| “Boutique” food processing with retail sales | C | C | C |  |

**C. Offices and Related Uses**

**1. Financial services**

|  |    |     |   |  |
|--|----|-----|---|--|
| Banks, savings and loans, credit unions and other financial institutions | P* | C   | P | *C if > 5,000 sf                                 |
| Financial services offices   | p  | P** | P | **Above/below ground floor or accessory to hotel |

**2. Medical services (medical, dental, health-related services, accessory sales)**

|  |    |  |   |   |
|--|----|--|---|---|
| Clinics  | C  |  | C |   |
| Laboratories (excluding manufacture of pharmaceutical or other products for sale/distribution) | P* |  | P | *C if open after 10 p.m. or if > 5,000 sf |
| Medical, dental, health-related offices  | P* |  | P |   |

**3. Offices (administrative, business, and professional)**

|  |   |    |   |   |
|--|---|----|---|---|
|  | P | P* | P | *Above/below ground floor; accessory to hotel |
|--|---|----|---|---|

**D. Public and Quasi-Public Uses**

**1. General**

|  |    |    |    |  |
|--|----|----|----|--|
| Clubs and lodges, including for youth  | C  | C  | C  |  |
| Funeral and interment services   | C  |    | P  |  |
| Other public/quasi-public uses of an administrative, educational, religious, cultural, communications or public service nature, including community care facilities not otherwise listed, and excluding corporation yards and warehouses | C  | C  | C  |  |
| Parks, open space and recreation facilities, including docks, piers, etc.  | C* | C* | C* | *P if part of approved public park plan or specific program approved by City Council |
| Recycling centers >500 sf or as principal use  |    |    | C  |  |

| Zoning Districts                           | CL | CT | CC | Added Use Regulations   |
|--|----|----|----|---|
| <b>2. Schools</b>                          |    |    |    |   |
| Parochial, private                         | C  |    | C  | *C if open after 10 p.m. or more than 18 students at any 1 time |
| Performing arts, art, martial arts, sports | P* | C  | P* |   |
| Public                                     | P  | P  | P  |   |
| Vocational, business trades                | P* |    | P  |   |

| Zoning Districts  | CL | CT | CC | Added Use Regulations |
|---|----|----|----|-----------------------|
| <b>3. Transportation facilities</b>                     |    |    |    |                       |
| Parking facilities, commercial or municipal (5+ spaces) | C  | C  | C  |                       |
| Taxi stations   |    | C  | C  |                       |
| Transit or bus stations                                 |    | C  | C  |                       |

**E. Residential and Related Uses**

**1. Residential and mixed uses\***

\*Residential projects of 5+ units or equivalent in :FP flood evacuation area see standards Ch. 17.38

|  |                |      |                |  |
|--|----------------|------|----------------|--|
| Single-family detached   | C              |      | X              |  |
| Single-family attached and condominiums  | CS             |      | X              | See condominium standards Ch. 17.52  |
| Caretaker's residence  |                | C    |                | <sup>1</sup> As long as ground level is retail/service   |
| Condominium conversion of rental units   | CS             |      | CS             | See condo conversion standards Ch. 17.52   |
| Group residential, including SROs  | CS             |      | CS             | See SRO standards Ch. 17.52  |
| Live/work developments   | C              |      | C              |  |
| Mixed use developments consisting of residential and other uses allowed in this district | p**            | C*** | p**            | **Permitted if all proposed nonresidential uses are permitted and no density bonus or conversion of residential; otherwise C<br>***Allowed in CT district only when CT is applied in General Plan mixed use area |
| Multifamily residential  | C              |      | X              | X Allowed as part of mixed use developments only   |
| Residential care facilities  |                |      |                |  |
| Small (0-6 residents)  | p <sup>2</sup> |      | p <sup>2</sup> |  |
| Large (7 or more residents)  | C <sup>2</sup> |      | C <sup>2</sup> | <sup>2</sup> In residential units only   |

**2. Day care**

|  |           |           |           |   |
|--|-----------|-----------|-----------|---|
| Accessory structures and uses customarily accessory to a permitted or conditional use and contained on the same site                 | PS*       | PS*       | PS        | *Accessory uses for residential are as described for the residential districts                    |
| Day care center (15 or more children or 9 or more adults)  | C         | C         | C         |   |
| Day care facility, child or adult (up to 14 children or 8 adults)  | P*        | P*        | P*        | *In residential units only  |
| <b>F. Accessory Structures and Uses</b>  |           |           |           |   |
| Automatic teller machines  | P**       | P**       | P**       | **C if drive-through<br>***No drive-through only  |
| Beekeeping   | PS        | PS        | PS        | See standards Ch. 17.52   |
| <b>Zoning Districts</b>  | <b>CL</b> | <b>CT</b> | <b>CC</b> | <b>Added Use Regulations</b>  |
| Cottage food operations  | PS        | PS        | PS        |   |
| Fences and hedges  | PS        | PS        | PS        |   |
| Outdoor display or sales   | PS        | PS        | PS        |   |
| Outdoor storage (up to 5% of site)   |           |           | PS        | See standards Ch. 17.52   |
| Recycling facility, small  | PS        | PS        | PS        |   |
| Recycling/solid waste areas  | PS        | PS        | PS        |   |
| Satellite dishes   | PS        | PS        | PS        |   |
| Signs  | PS        | PS        | PS        | See Title 15  |
| <b>G. Other Uses</b>   |           |           |           |   |
| Conversion of grocery stores, supermarkets and convenience stores to other uses  | C         | C         | C         |   |
| Conversions of residential rental units to nonresidential uses   | CS        | P/CS*     | CS        | For CS, see standards Ch. 17.52<br>*CS only when CT is applied in mixed use General Plan category |
| Nonresidential condominiums  | CS        | CS        | CS        | See standards Ch. 17.52   |
| Other similar permitted or conditional uses found consistent with the General Plan and applicable district pursuant to Chapter 17.04 | P/C       | P/C       | P/C       | Whether use is permitted or conditional depends on requirements for similar use                   |
| Temporary uses   | PS/CS     | PS/CS     | PS/CS     | See standards Ch. 17.52   |

**Table B—Downtown Specific Plan Area**

P=Permitted C = Conditional S = Specific Standards Apply Blank = Not Allowed

|                  | DCC          |              | DMU          |              | DN           |              | OBC          |              | Specific Standards Apply |
|------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------------------|
|                  | ground level | upper levels | ground level | upper levels | ground level | upper levels | ground level | upper levels |                          |
| <b>A. Retail</b> |              |              |              |              |              |              |              |              |                          |
|                  |              |              |              |              |              |              |              |              |                          |