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MEMORANDUM

Agenda Item No. 1

TO: Solano County Planning Commission

FROM: Jim Leland, Principal Planner

SUBJECT: Study Session regarding the proposed revisions to Chapter 28 (Zoning Regulations) including consolidation of the Suburban Residential (R-E) and Urban Residential (R-S, R-D) and R-M) zoning districts into new Residential – Traditional Community (R-TC) zoning districts, zoning map amendments to retitle the R-E, R-S, R-D, and R-M to the corresponding R-TC zoning district classification. On Benicia Road, west of I-80, the Neighborhood Commercial (CN) zoned properties would be rezoned to Residential – Traditional Community Mix Use (R-TC-MU).

DATE: August 4, 2011

REQUEST

Planning staff is asking the Planning Commission to conduct a study session and to provide direction for future amendments to the Zoning Regulations affecting the Suburban and Urban Residential zoning districts (Sections 28-24 and 28-25 of the current zoning code). As part of the ongoing zoning code update, the changes proposed by the staff have four intended objectives:

- I. Bring consistency between the zoning code and the 2008 General Plan
- II. Additional Uses added to the District,
- III. Reduced Permitting Requirements, and
- IV. Improved Usability

BACKGROUND

The 2008 General Plan modified the residential land uses designations from the five classifications under the 1980 General Plan into four categories: Rural Residential, Traditional Community - Residential, Urban Residential (applied to the city urban areas) and a new Traditional Community – Mixed Use designation which allows for a mix of residential and commercial uses. The Traditional Community land use designation recognizes current residential and mixed-use communities located outside agricultural and municipal service areas where previous development has occurred at higher densities or intensities than currently allowed under County policy. The Traditional Community designation is intended to preserve and enhance the character and quality of these communities but is not to be applied to areas where the expansion of the residential community is anticipated. Within

Traditional Community residential areas, future infill residential and mixed-use development may occur. The Traditional Community – Residential land use designation has been applied to the Green Valley, Rockville, Willotta Oaks, Collinsville, Snug Harbor and unincorporated areas within the Vallejo and Fairfield. The Traditional Community – Mix Use land use designation has been applied to the Old Town Cordelia, Elmira, Birds Landing and Benicia Road area of Incorporated Vallejo.

SUMMARY OF PROPOSED ZONING CODE CHANGES

The proposed Residential - Traditional Community Districts (R-TC) (Section 28.32) is a combination of the existing Suburban Residential Districts and the Urban Residential Districts under Sections 28-24 and 28-25 of the current zoning code. The combined district includes new zoning classification names, changes to density standards for the duplex classification, a new mixed use classification and minor amendments to the allowed uses under the district and permit requirements. (See Exhibit I)

Zoning Classifications

The Residential Estate (R-E) zoning classification under the Suburban Residential zoning district has been changed to the Residential – Traditional Community (R-TC) classification as follows. With this change the acreage reference in the classification converted from acres to a square footage abbreviation.

RE-1 to R-TC-1AC.

RE-1/2 to R-TC-20 (20,000 sq. ft. minimum parcel size)

RE-1/3 to R-TC-15 (15,000 sq. ft. minimum parcel size)

RE-1/4 to R-TC-10 (10,000 sq. ft. minimum parcel size)

The Urban Zoning District One Family Residence (R-S), Duplex Residence (R-D) and Multiple Residence (R-M) have been converted in a similar fashion as follows:

R-S 6 to R-TC-6 (6,000 sq. ft. minimum parcel size)

R-S 5 to R-TC-5 (5,000 sq. ft. Minimum parcel size)

R-D to R-TC-D (Duplex)

R-M to R-TC-MF (Multi-Family)

The new R-TC zoning district includes a listing of the R-TC districts that would be applied to each community consistent with each community's Traditional Community - Residential and Traditional Community – Mixed Use land use designations on the General Plan diagram.

The One Family Residence R-S 7.5 classification has not been included in the new R-TC zoning district. This classification is no longer being used. No land within the County is currently zoned R-S 7.5.

No changes are proposed to the allowed and permitted uses and permit requirements under the R-TC residential districts.

Residential – Traditional Community R-TC-D

The existing Duplex Residence (R-D) zoning district has a minimum parcel size of 5,000 sq. ft. The R-

D district is only applied in the unincorporated Vallejo area. Within the Vallejo area, most R-D zoned parcels have a minimum parcel sizes between 4,000 sq. ft. to 5, 000 sq. ft. Staff is proposing to change the minimum parcel size from 5,000 sq. ft. to 4,000 sq. ft. to more accurately reflect the existing development pattern. The minimum land area required per dwelling unit for duplexes has also been reduced from 3,000 sq. ft. to 2,000 sq. ft. consistent with General Plan polices to increase densities and promote infill development.

Residential – Traditional Community Mix Use (R-TC-MU)

The new R-TC-MU district includes both residential uses, neighborhood commercial and commercial service uses. Specifically, the R-TC-MU district would allow primary (single family) and multiple family dwellings together with a mix of neighborhood commercial uses. Where there are existing commercial service uses, these uses would be permitted to continue, but no new commercial service uses could be established.

Land Use Regulations

The existing land use regulations affecting residential uses will be consolidated with the land use regulations for all zoning districts into a new section of the code. The regulations that apply to the Residential – Traditional Community zoning districts are listed in Exhibit II.

Improved Usability

When the residential changes are finalized and integrated into the zoning regulations, several changes in the formatting and organization of the code will be utilized to improve the usability of the document. These changes will include a more extensive use of tables to present information, the use of **boldface** headings and sub-headings to assist scanning and navigation and the consolidation of development standards in one location within the document.

PROPOSED ZONING MAP AMENDMENTS

The following is a summary of the proposed zoning map amendments. The specific proposed zoning map amendments are provided in Exhibit III.

1. Re-Titled Zoning Districts

Residential zoned properties in the Cordelia, Rockville Corners, Unincorporated Fairfield, Elmira, Birds Landing and Snug Harbor areas would be re-titled on the Zoning Maps as follows:

RE-1 to R-TC-1AC.
RE-1/2 to R-TC-20
RE-1/3 to R-TC-15
RE-1/4 to R-TC-10

Residential zoned properties in unincorporated Vallejo would be re-titled as follows:

R-S 6 to R-TC-6
R-S 5 to R-TC-5

R-D to R-TC-D
R-M to R-TC-MF

2. Rezoning

On Benicia Road, west of I-80, Neighborhood Commercial (CN) zoned properties would be rezoned to Residential – Traditional Community Mix Use (R-TC-MU). The allowed and permitted commercial uses would remain unchanged under the new R-TC-MU district as currently provided under the CN district. The addition of residential uses under the R-TC-MU district would allow existing non-conforming residential uses on Benicia Road to be recognized as conforming uses under the new district.

RECOMMENDATION

Staff recommends that the Planning Commission conduct a study session, take testimony from the public and provide direction to the staff to proceed with a formal amendment reflecting the proposed changes to the Residential – Traditional Community (R-TC) Districts.

EXHIBITS

- Exhibit I - Draft Residential – Traditional Community (R-TC) Zoning District
- Exhibit II - Residential Land Use Regulations
- Exhibit III - Zoning Map Amendments