



## CHAPTER 3| LAND USE REGULATIONS

This chapter identifies the planning district land use and site concepts and permitted and conditionally permitted uses within each of the residential, commercial, and public facilities/open space land use zones in the Waterfront District Specific Plan (WDSP) Area (Planning Area). Uses that are not listed, but are consistent with the character and density and intensity of the land use zone, may be permitted through the Administrative Review process. This Chapter should be referenced in conjunction with Chapter 6, which describes the development standards and design guidelines governing development in the Planning Area, and Chapter 7, which describes the methods for the administering the Specific Plan, including the process for administrative review, conditional use, and temporary use permits.

### 3.1 Proposed Land Use Zones

Figure 3-1, “Land Use Map,” identifies the proposed land use zones governing development within the Planning Area. These land use zones govern the use of property and shall replace and supersede all previous zoning designations for the Planning Area. Refer to Section 3.3 for a description of the proposed changes to existing uses within the Plan Area.

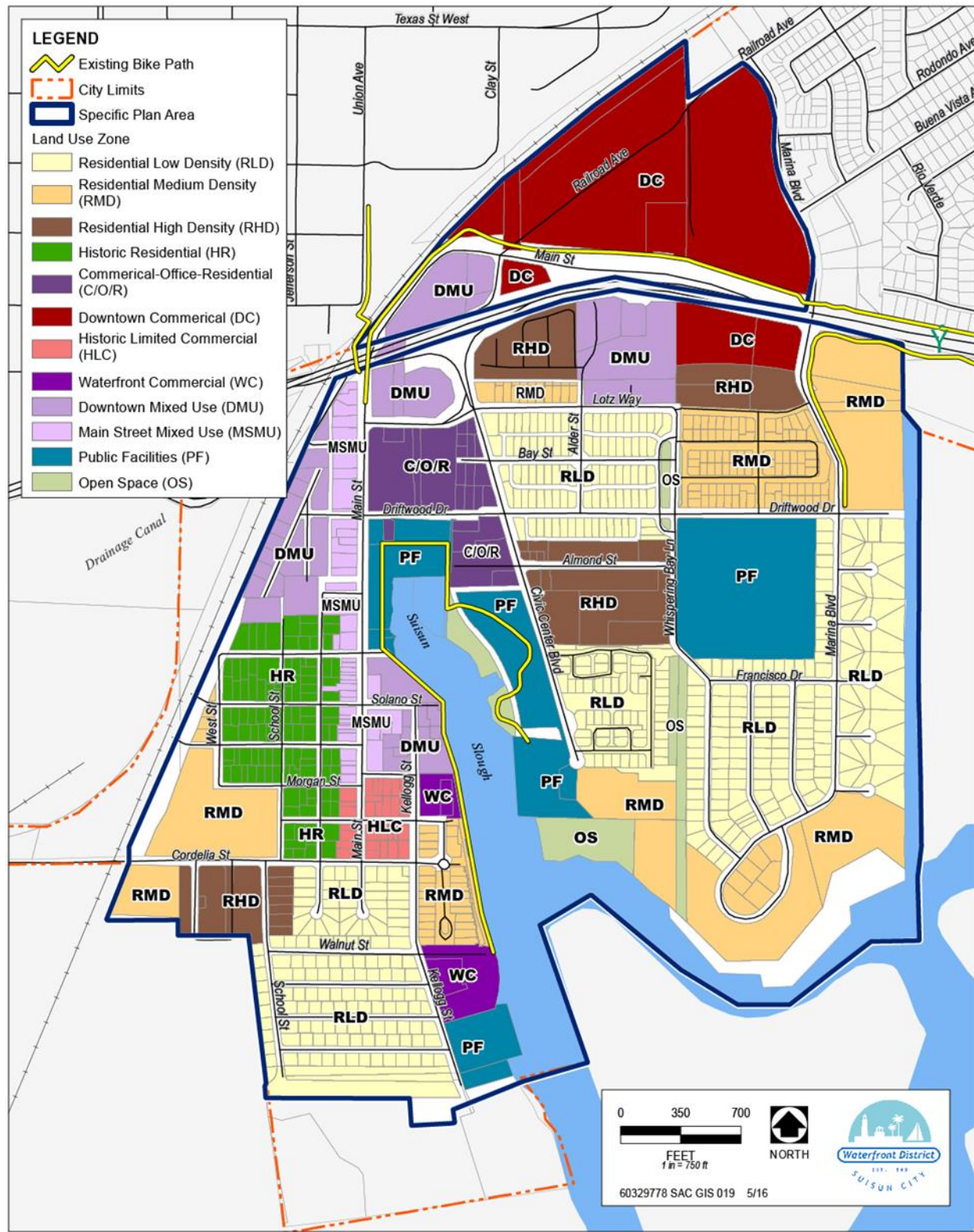
The City’s Development Services Department, Planning Division is responsible for administration and interpretation of all such policies and regulations of the City’s General Plan and other adopted planning documents, including this Specific Plan and the City’s Zoning Code.

#### 3.1.1 Residential Zones

Four residential land use zones are established:

- RLD – Residential Low Density (RLD)
- RMD – Residential Medium Density (RMD)
- RHD – Residential High Density (RHD)
- HR – Historic Residential (HR)

Figure 3-1: Land Use Map



Source: AECOM 2015



The Specific Plan's RLD, RMD, and RHD zones implement the General Plan's policies governing low-, medium-, and high-density residential development, with densities that are consistent with existing development and the Downtown Waterfront Specific Plan land use designation (the previous name of the Specific Plan). The HR zone is intended to implement the General Plan's policies for the preservation of the historic character of the Old Town residential neighborhood. Existing development that was legal when established, but may not conform to some of the standards in Tables 3.1-3.4 that follow or other regulations of this Specific Plan shall continue to be permitted to exist in their current state, but shall be subject to the standards for nonconforming uses, addressed in Section 7.5 of this Specific Plan. Refer to Section 7.6.2 for the process for use permits, including conditions of approval and findings required to grant use permits.

#### A. Residential Low Density (RLD) Zone

This zone provides for single-family and other lower-density residential development types between eight (8) and twelve (12) dwelling units per net acre.

TABLE 3.1: RESIDENTIAL LOW DENSITY ZONE ALLOWED USES	
Permitted Uses	Administrative Review and Conditionally Permitted Uses
<ul style="list-style-type: none"> <li>Single-family dwelling</li> <li>Duplex, triplex</li> <li>Townhomes</li> <li>Secondary dwelling units or guest houses</li> <li>Small family day care homes (care for 6 or fewer persons)</li> <li>Small residential care homes (care for 6 or fewer persons)</li> <li>Park, playground</li> </ul>	<p>Administrative Review:</p> <ul style="list-style-type: none"> <li>Home occupations/Live-work (subject to standards in Section 3.2.4 of this Specific Plan)</li> <li>Large family day care homes (care for 7 or more persons)</li> <li>Large residential care homes (care for 7 or more persons)</li> </ul> <p>Conditionally Permitted:</p> <ul style="list-style-type: none"> <li>Public/quasi-public use (e.g., community center, school, fire station, library, church)</li> <li>Mobile home park</li> </ul>
<ul style="list-style-type: none"> <li>Any other uses that are similar in nature, function, and operations to the permitted, administrative review clearance, and conditionally permitted uses listed above.</li> </ul>	

## B. Residential Medium Density (RMD) Zone

This zone provides for a wide variety of residential development of between 12.1-24 dwelling units per net acre, including detached and attached single-family and multi-family dwellings.

This zone is also intended to allow and encourage some commercial uses along the waterfront, particularly on residential lots with waterfront access. Limited commercial uses on these lots allow for design or conversion of ground floor space for this purpose. A Conditional Use Permit, as addressed in Chapter 7, is required to ensure compatibility of commercial development with the surrounding residential neighborhoods.

The allowed uses in the RMD Zone are intended to be consistent with the Promenade at Delta Cove project. In the case of any conflict between allowable uses in the RMD Zone and the Promenade at Delta Cove project, as addressed in Resolution 2003-57, the Promenade at Delta Cove Design Guidelines shall prevail.

**TABLE 3.2: RESIDENTIAL MEDIUM DENSITY ZONE ALLOWED USES**

Permitted Uses	Administrative Review and Conditionally Permitted Uses
<ul style="list-style-type: none"> <li>Single-family dwelling</li> <li>Duplex, triplex</li> <li>Secondary dwelling units or guest houses</li> <li>Home occupations/Live-work (subject to standards in Section 3.2.4 of this Specific Plan)</li> <li>Small family day care homes (caring for 6 or fewer persons)</li> <li>Small state licensed residential care homes (caring for 6 or fewer persons)</li> <li>Park, playground</li> </ul>	<p>Administrative Review:</p> <ul style="list-style-type: none"> <li>Bed and breakfast inn</li> <li>Large family day care homes (caring for 7 or more persons)</li> <li>Large state licensed residential care homes (caring for 7 or more persons)</li> <li>Public/quasi-public use (e.g., community center, school, fire station, library, church)</li> </ul> <p>Conditionally Permitted:</p> <ul style="list-style-type: none"> <li>Commercial uses (e.g., café, coffee shop, restaurant), limited to 40% of the net building area of development on the ground floor</li> <li>Mobile home park</li> <li>Multi-family dwellings (i.e., apartments, condominiums)</li> </ul>
<ul style="list-style-type: none"> <li>Any other uses that are similar in nature, function, and operations to the permitted, administrative review clearance, and conditionally permitted uses listed above.</li> </ul>	



### C. Residential High Density (RHD) Zone

This zone provides for a wide variety of multi-family residential development types between 24.1-54 dwelling units per net acre. This zone is also intended to support high-density infill development in appropriate locations throughout the Planning Area, particularly near the Suisun-Fairfield Train Depot.

This zone also allows and encourages some commercial uses to allow for design or conversion of ground floor space for this purpose. A Conditional Use Permit, as addressed in Chapter 7, is required to ensure compatibility of commercial development with surrounding areas.

**TABLE 3.3: RESIDENTIAL HIGH DENSITY ZONE ALLOWED USES**

Permitted Uses	Administrative Review and Conditionally Permitted Uses
<ul style="list-style-type: none"> <li>▪ Single-family attached dwellings</li> <li>▪ Duplex, triplex</li> <li>▪ Multi-family dwellings (i.e., apartments, condominiums)</li> <li>▪ Live-work units</li> <li>▪ Rooming and boarding houses</li> <li>▪ Secondary dwelling units or guest houses</li> <li>▪ Small family day care homes (caring for 6 or fewer persons)</li> <li>▪ Small state licensed residential care homes (caring for 6 or fewer persons)</li> <li>▪ Park, playground</li> </ul>	<p>Administrative Review:</p> <ul style="list-style-type: none"> <li>▪ Bed and breakfast inn</li> <li>▪ Home occupations/Live-work (subject to standards in Section 3.2.4 of this Specific Plan)</li> <li>▪ Large family day care homes (caring for 7 or more persons)</li> <li>▪ Large state licensed residential care homes (caring for 7 or more persons)</li> <li>▪ Public/quasi-public use (e.g., community center, school, fire station, library, church)</li> </ul> <p>Conditionally Permitted:</p> <ul style="list-style-type: none"> <li>▪ Limited commercial uses (e.g., café, coffee shop, restaurant), limited to 40% of the net building area of development on the ground floor</li> <li>▪ Mobile home park</li> </ul>
<ul style="list-style-type: none"> <li>▪ Any other uses that are similar in nature, function, and operations to the permitted, administrative review clearance, and conditionally permitted uses listed above.</li> </ul>	



#### **D. Historic Residential (HR) Zone**

This zone, along with Main Street and the waterfront, comprise the first area of settlement, which contributed significantly to the culture and development of the City. The HR zone contains a number of historic structures, which are a highly valued part of the City's heritage. The Solano County Landmarks Commission has, through the publication: "Our Lasting Heritage," documented the historical and architectural value of a number of properties in the HR area. Some of these are good examples of earlier architectural styles and exemplify elements of outstanding attention to design, detail, materials, and/or craftsmanship.

The Cultural Resources chapter within Volume II, Technical Background Reports of the General Plan Update (adopted in May 2015) lists known cultural resources and contributing resources to the Suisun City Historic District, an area bounded by Sacramento Street to the north, West Street to the west, Cordelia Street to the South, and Kellogg and Main Streets to the east. This district is comprised of 95 contributing buildings, including residences, commercial, and social/religious buildings that have historically been associated with the Downtown Core of the City and retain their integrity.

The specific purpose and intent of the HR zone, as summarized by the following objectives, is to ensure that this area continues as a viable residential neighborhood and ensure the City's cultural heritage, as reflected in its historic structures, sites, and features, is not destroyed.

- Preserve and protect historic structures.
- Preserve and maintain the Historic Residential area embodied in the HR zone as a cohesive neighborhood unit.
- Enhance property values.
- Ensure that the community's cultural heritage, as reflected in the built environment, is not lost.
- Encourage redevelopment of vacant and incompatible structures to develop in accordance with the historic character of the zone.
- Provide for rehabilitation, additions, and modifications to existing structures in a manner that is sensitive to the historic qualities of these structures.

The HR zone applies to the existing Old Town residential neighborhood and is intended to accommodate a mix of single-family homes, duplexes, multi-family dwellings, and compatible non-residential uses that maintain the historic character of the area. This zone permits residential development of between six (6) to eighteen (18) dwelling units per net acre.

No mobile home, as defined by the City Zoning Code, or camping unit, designed to be carried or towed by a motor vehicle, tent, mobile living unit, boat, trailer, or freight van shall be stored in any front or side yard



adjacent to a public street within the HR zone longer than seven (7) consecutive days without obtaining a Temporary Use Permit, as addressed in Chapter 7. Storage beyond the time allotted for a temporary use is prohibited. Manufactured homes must comply with the standards for manufactured homes in Chapter 18.50-54 of the City Zoning Code and with the design guidelines applicable to the HR zone, addressed in Chapter 6 of this Specific Plan.

Refer to Chapter 6 for development standards and Appendix A for special architectural review, demolition, and renewal procedures that apply to the HR zone.

**TABLE 3.4: HISTORIC RESIDENTIAL ZONE ALLOWED USES**

Permitted Uses	Administrative Review and Conditionally Permitted Uses
<ul style="list-style-type: none"> <li>Single-family dwellings</li> <li>Duplex, triplex</li> <li>Secondary dwelling units or guest houses</li> <li>Small family day care homes (caring for 6 or fewer persons)</li> <li>Small state licensed residential care homes (caring for 6 or fewer persons)</li> <li>Park, playground</li> </ul>	<p>Administrative Review:</p> <ul style="list-style-type: none"> <li>Bed and breakfast inn</li> <li>Home occupations/Live-work (subject to standards in Section 3.2.4 of this Specific Plan)</li> <li>Large family day care homes (caring for 7 or more persons)</li> <li>Large state licensed residential care homes (caring for 7 or more persons)</li> <li>Public/quasi-public use (e.g., community center, school, fire station, library, church)</li> <li>Lodges, fraternal organizations</li> </ul> <p>Conditionally Permitted:</p> <ul style="list-style-type: none"> <li>Limited commercial uses (e.g., café, coffee shop, restaurant), limited to 40% of the net building area of development on the ground floor</li> <li>Mobile home park</li> <li>Multi-family dwellings (i.e., apartments, condominiums)</li> </ul>
<ul style="list-style-type: none"> <li>Any other neighborhood-oriented uses that are similar in nature, function, and operations to the permitted, administrative review clearance, and conditionally permitted uses listed above.</li> </ul>	

### 3.1.2 Commercial Zones

Six commercial land use zones are established:

- MSMU – Main Street Mixed Use
- C/O/R – Commercial/Office/Residential
- HLC – Historic Limited Commercial
- DMU – Downtown Mixed Use
- DC – Downtown Commercial
- WC – Waterfront Commercial

#### A. Main Street Mixed Use (MSMU) Zone

This zone is primarily devoted to preserving and enhancing the mix of retail, entertainment, and destination uses in the Downtown Core. This Specific Plan is intended to encourage the historic mix of uses, which typically consisted of a retail or personal service business in the ground floor storefront facing Main Street, with small commercial, professional offices or residential uses on the upper floor(s) and behind the Main Street frontage use. Main Street retailers have traditionally sold a combination of convenience items and services for everyday needs (e.g., butcher, baker, shoe shop) and specialty items, such as clothing, jewelry, gifts and antiques. Restaurants, cafes, and similar eating and entertainment establishments were also commonplace. Large bulk retail businesses, such as furniture sales, automotive, or wholesale uses were generally found only on the fringes of the Downtown, if at all. Permitted and conditionally permitted uses within this zone are identified in Table 3.5.

Businesses and buildings on Main Street are encouraged to face or orient toward Main Street. Buildings on adjacent streets within the Downtown Core should orient to Harbor Plaza and/or the marina.



**TABLE 3.5: MAIN STREET MIXED USE ZONE ALLOWED USES**

Permitted Uses <sup>1</sup>	Administrative Review and Conditionally Permitted Uses
<ul style="list-style-type: none"> <li>▪ Art, modeling, music, and/or dance studio (U)</li> <li>▪ Artist studios; art supply stores</li> <li>▪ Bed and breakfast inn</li> <li>▪ Business services (U)</li> <li>▪ Commercial services</li> <li>▪ Communication services</li> <li>▪ Community social services</li> <li>▪ Eating and drinking places</li> <li>▪ Educational services</li> <li>▪ Finance, insurance, and real estate offices</li> <li>▪ General merchandise and hardware store</li> <li>▪ Movie theater</li> <li>▪ Optical shop or optometrist</li> <li>▪ Personal services</li> <li>▪ Professional or medical offices (U)</li> <li>▪ Specialty retail shops<sup>3</sup></li> </ul>	<p>Administrative Review:</p> <ul style="list-style-type: none"> <li>▪ Food and grocery stores</li> <li>▪ Medical health care facility</li> <li>▪ Public/quasi-public use (e.g., community center, school, fire station, library, church)</li> </ul> <p>Conditionally Permitted:</p> <ul style="list-style-type: none"> <li>▪ Commercial amusement or entertainment</li> <li>▪ Drive-through facilities (only north of Driftwood Drive)</li> <li>▪ Entertainment (i.e., nightclub and bar/lounge)</li> <li>▪ Furniture stores</li> <li>▪ Reupholstery and furniture repair; antique refinishing</li> <li>▪ Residential dwellings<sup>2</sup></li> <li>▪ Convenience market</li> <li>▪ Shops selling age-restricted goods or providing age-restricted services</li> </ul>
<p>▪ Any other retail, service, or public/quasi-public uses that are similar in nature, function, and operations to the permitted, administrative review clearance, and conditionally permitted uses listed above.</p>	
<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. Where a “U” is denoted next to a particular use, that use is permitted on the upper floor(s) of a building.</li> <li>2. Permits the same type of residential dwellings as the RHD zone.</li> <li>3. Specialty retail shops are defined as small retail stores with distinctive, one-of-a-kind merchandise, often supplied locally, not including sale of age-restricted goods or providing age-restricted services.</li> </ol>	

### **B. Commercial/Office/Residential (C/O/R) Zone**

The C/O/R zone is envisioned to be developed with a mix of uses, including business/professional offices, retail commercial, dining, and entertainment uses. Offices and a hotel have already been established in this zone. Residential uses are also permitted to be developed as a “stand alone” development or as an integrated part of a commercial/office development (e.g., on upper floors over ground floor commercial uses). Because of the unique character of the site and its strategic location, any proposed uses and development for all or any portion of the site must be approved through the Planned Unit Development process, as described in Chapter 7 of this Specific Plan.

Generally, permitted and conditional uses allowed in this zone are the same as those specified in the MSMU zone, described above, and in

addition, stand-alone residential projects may comply with the allowed uses specified for the RMD zone. Specific uses, location, layout and character of development shall be established by approval of a Planned Unit Development permit by the Planning Commission and City Council. Notwithstanding the flexibility provided by the PUD process, development standards should generally conform to those provided by the MSMU zone.

### **C. Historic Limited Commercial Zone**

This zone applies to the area south of Harbor Plaza facing Main Street and east to Kellogg Street. This area is currently predominantly residential but is expected to gradually convert to commercial and/or office uses, which are compatible with residential uses. Because most of the structures are historic and still occupied by residential uses, any commercial conversions of these structures should preserve the significant historical characteristics of the buildings and avoid adverse impacts to the nearby residences. Therefore, office and commercial uses should be low intensity in nature and occur as conversions, rather than replacement of structures.

Generally, residential and public uses are permitted and commercial/office uses are listed as Conditional Uses. Commercial uses for which a valid City business license has been issued, which are existing at the time of adoption of this document are considered to be conforming uses and do not require a Conditional Use Permit to continue.

**TABLE 3.6: HISTORIC LIMITED COMMERCIAL ZONE ALLOWED USES**

Permitted Uses	Administrative Review and Conditionally Permitted Uses
<ul style="list-style-type: none"> <li>▪ Single-family dwellings</li> <li>▪ Duplex, triplex</li> <li>▪ Multiple-family dwellings (i.e., apartments, condominiums)<sup>1</sup></li> <li>▪ Nursing home, rest home, convalescent home</li> <li>▪ Secondary dwelling units or guest houses</li> <li>▪ Small family day care homes (caring for 6 or fewer persons)</li> <li>▪ Small state licensed residential care homes (caring for 6 or fewer persons)</li> <li>▪ Park, playground</li> <li>▪ Specialty retail shops<sup>2</sup></li> </ul>	<p>Administrative Review:</p> <ul style="list-style-type: none"> <li>▪ Bed and breakfast inn</li> <li>▪ Home occupations/Live-work (subject to standards in Section 3.2.4 of this Specific Plan)</li> <li>▪ Large family day care homes (caring for 7 or more persons)</li> <li>▪ Large state licensed residential care homes (caring for 7 or more persons)</li> <li>▪ Neighborhood service use</li> <li>▪ Optical shop or optometrist</li> <li>▪ Personal and business services</li> <li>▪ Professional or medical offices</li> </ul> <p>Conditionally Permitted:</p> <ul style="list-style-type: none"> <li>▪ Public/quasi-public use (e.g., community center, school, fire station, library, church)</li> <li>▪ Reupholstery, furniture repair; antique refinishing</li> <li>▪ Convenience market</li> <li>▪ Shops selling age-restricted goods or providing age-restricted services</li> </ul>
<ul style="list-style-type: none"> <li>▪ Any other neighborhood-oriented commercial retail, service, or public/quasi-public uses that is similar in nature, function, and operations to the permitted, administrative review clearance, and conditionally permitted uses listed above.</li> </ul>	
<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. Permits the same type of residential dwellings as the HR zone.</li> <li>2. Specialty retail shops are defined as small retail stores with distinctive, one-of-a-kind merchandise, often supplied locally, not including sale of age-restricted goods or providing age-restricted services.</li> </ol>	

Refer also to the performance standards in Chapter 7 for use permit approval requirements in the HLC zone.

### D. Downtown Mixed Use (DMU) Zone

This DMU zone is proposed as a new commercial mixed-use zone, intended to replace the General Commercial and Commercial Service zone designations that are proposed to be phased out in both the General Plan Update, adopted in 2015 and the Zoning Code Update, planned for adoption in 2016. This zone allows a mix of retail, commercial service, civic, office, and other complementary non-residential uses, as well as higher-density residential development. Allowed uses permitted within the DMU zone are indicated in Table 3.7.

TABLE 3.7: DOWNTOWN MIXED USE ZONE ALLOWED USES	
Permitted Uses	Administrative Review and Conditionally Permitted Uses
<ul style="list-style-type: none"> <li>▪ Antique shop</li> <li>▪ Art, modeling, music, and/or dance studio</li> <li>▪ Artist studios; art supply stores</li> <li>▪ Bed and breakfast inn</li> <li>▪ Business services</li> <li>▪ Clothing and costume stores</li> <li>▪ Commercial services</li> <li>▪ Communication services</li> <li>▪ Community social services</li> <li>▪ Eating and drinking places</li> <li>▪ Educational services</li> <li>▪ Finance, insurance, and real estate offices</li> <li>▪ Food and grocery stores</li> <li>▪ General merchandise and hardware store</li> <li>▪ Medical health care facility</li> <li>▪ Theater (i.e., motion picture or live)</li> <li>▪ Optical shop or optometrist</li> <li>▪ Personal services</li> <li>▪ Professional or medical offices</li> <li>▪ Specialty retail shops<sup>1</sup></li> <li>▪ Residential dwellings<sup>2</sup></li> </ul>	<p>Administrative Review:</p> <ul style="list-style-type: none"> <li>▪ Public/quasi-public use (e.g., community center, school, fire station, library, church)</li> </ul> <p>Conditionally Permitted:</p> <ul style="list-style-type: none"> <li>▪ Commercial amusement or entertainment</li> <li>▪ Commercial retail or services greater than 40,000 square feet</li> <li>▪ Drive-through facilities (only north of Driftwood Drive)</li> <li>▪ Entertainment (i.e., nightclub and bar/lounge)</li> <li>▪ Furniture stores</li> <li>▪ Hospital</li> <li>▪ Reupholstery and furniture repair; antique refinishing</li> <li>▪ Convenience market</li> <li>▪ Shops selling age-restricted goods or providing age-restricted services</li> </ul>
<p>▪ Any other retail, service, public/quasi-public, or residential uses that are similar in nature, function, and operations to the permitted, administrative review clearance, and conditionally permitted uses listed above.</p>	
<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. Specialty retail shops are defined as small retail stores with distinctive merchandise, often supplied locally or with a local theme, not including sale of age-restricted goods or providing age-restricted services.</li> <li>2. Permits the same type of residential dwellings permitted in the RHD zone.</li> </ol>	



### E. Downtown Commercial (DC) Zone

This DC zone is proposed as a new commercial zone to replace the General Commercial and Commercial Service zone designations that are proposed to be phased out in the 2035 General Plan and future Zoning Code update. This zone is intended to accommodate primarily retail and commercial services, but also allows complementary office, civic, and recreational uses. Allowed uses permitted within the DC zone are shown in Table 3.8.

TABLE 3.8: DOWNTOWN COMMERCIAL ZONE ALLOWED USES	
Permitted Uses	Administrative Review and Conditionally Permitted Uses
<ul style="list-style-type: none"> <li>▪ Art, modeling, music, and/or dance studio</li> <li>▪ Auto parts, sales, without repair</li> <li>▪ Business services</li> <li>▪ Commercial services</li> <li>▪ Communication services</li> <li>▪ Community social services</li> <li>▪ Drive-through facilities</li> <li>▪ Dry cleaning, laundry</li> <li>▪ Eating and drinking places</li> <li>▪ Educational services</li> <li>▪ Entertainment (i.e., nightclub and bar/lounge)</li> <li>▪ Food and grocery stores</li> <li>▪ Finance, insurance, and real estate offices</li> <li>▪ General retail and merchandise stores</li> <li>▪ Medical health care facility</li> <li>▪ Optical shop or optometrist</li> <li>▪ Lodge, fraternal organization or club</li> <li>▪ Parks and open space</li> <li>▪ Personal services</li> <li>▪ Professional or medical offices</li> <li>▪ Theater (i.e., motion picture or live)</li> <li>▪ Specialty retail shops<sup>1</sup></li> </ul>	<p>Administrative Review:</p> <ul style="list-style-type: none"> <li>▪ Bed and breakfast inn</li> <li>▪ Commercial amusement or entertainment</li> <li>▪ Hospital</li> <li>▪ Public/quasi-public use (e.g., community center, school, fire station, library, church)</li> </ul> <p>Conditionally Permitted:</p> <ul style="list-style-type: none"> <li>▪ Automotive service and repair</li> <li>▪ Manufacturing uses greater than 5,000 square feet</li> <li>▪ Research and development and laboratory facilities</li> <li>▪ Wholesale or warehouse facilities, as an incidental use</li> <li>▪ Corporation yard, as an incidental use</li> <li>▪ Convenience market</li> <li>▪ Shops selling age-restricted goods or providing age-restricted services.</li> </ul>
<p>▪ Any other retail, service, public/quasi-public, or residential uses that are similar in nature, function, and operations to the permitted, administrative review clearance, and conditionally permitted uses listed above.</p>	
<p><b>Notes:</b></p> <p>1. Specialty retail shops are defined as small retail stores with distinctive merchandise, often supplied locally or with a local theme, not including sale of age-restricted goods or providing age-restricted services.</p>	

### F. Waterfront Commercial (WC) Zone

This WC zone is located behind or to the east of Harbor Plaza, adjacent to the waterfront and marina. This zone also exists south of the RM zone and north of the City boat launch. Because of its proximity to both the marina and Main Street, this area is expected to accommodate elements of both Main Street retail and related uses, as well as uses which are needed to serve the marina and boat owners or are required by their nature to be located adjacent to the Waterfront.

**TABLE 3.9: WATERFRONT COMMERCIAL ZONE ALLOWED USES**

Permitted Uses	Conditionally Permitted Uses
<ul style="list-style-type: none"> <li>▪ Uses as permitted within the Main Street Mixed Use zone</li> <li>▪ Boat equipment sales, supplies, and marine products and accessories</li> <li>▪ Boat and marine sales and services, where service is accessory to the sales operation</li> <li>▪ Marina, public access, and related public facilities</li> <li>▪ Sales of products for boating and water recreation activities</li> <li>▪ Water-oriented commercial, entertainment, and similar uses that are connected to the water or related to water-related activities</li> </ul>	<p>Conditionally Permitted:</p> <ul style="list-style-type: none"> <li>▪ Boat repair and service, not accessory to a sales operation</li> <li>▪ Boat storage</li> <li>▪ Manufacture/assembly of boating products</li> <li>▪ Gas sales for boat use only</li> <li>▪ Convenience market</li> <li>▪ Shops selling age-restricted goods or providing age-restricted services</li> </ul>
<ul style="list-style-type: none"> <li>▪ Any other retail, service, public/quasi-public uses similar in nature, function, and operations to the permitted and conditionally permitted uses listed above.</li> </ul>	





### 3.1.3 Public Facilities/Open Space Zones

Public facilities and open space land use zones to be established include:

- PF – Public Facilities
- OS – Open Space

The allowed uses within each of these zones follow in Tables 3.10-3.11. Chapter 5 provides a more detailed description of the parks and open space concepts and facilities envisioned within the Planning Area.

#### A. Public Facilities (PF) Zone

The Land Use Map designates locations of existing and planned public facilities. Existing facilities include the public marina, schools, neighborhood parks, common parking areas, and the Civic Center. The PF zone is intended to accommodate a variety of facilities, including but not limited to: parks, schools, civic facilities, parking, and trails provided for the recreation or service of the community.

**TABLE 3.10: PUBLIC FACILITIES ZONE ALLOWED USES**

Permitted Uses <sup>1</sup>	Administrative Review and Conditionally Permitted Uses
<ul style="list-style-type: none"> <li>▪ Parks and common greens</li> <li>▪ Recreational facilities</li> <li>▪ Public and private marinas, including guest docks, boat launches, and related facilities</li> <li>▪ Uses occurring on a floating vessel moored in the water within or adjacent to the marina (e.g., conference facilities, restaurant, nightclub or cabaret, and other entertainment uses)</li> <li>▪ Social or recreational center, club, or lodge</li> <li>▪ Parking and transportation facilities</li> </ul>	<p>Administrative Review:</p> <ul style="list-style-type: none"> <li>▪ Any other uses which are similar in nature, function, or operation to permitted uses listed.</li> </ul> <p>Conditionally Permitted:</p> <ul style="list-style-type: none"> <li>▪ Any other uses in which the Planning Division, Planning Commission, or City Council on appeal finds to be consistent with the intent of the zone, subject to certain conditions or restrictions.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Any other public/quasi-public or recreational uses, similar in nature, function, and operations to the permitted uses listed above.</li> </ul>	

#### B. Open Space (OS) Zone

The Land Use Map also designates the location for open space within the Planning Area. This district is intended to accommodate a variety of passive recreational and open space facilities, including wetland and natural areas to remain open/undeveloped, drainage areas, and waterfront trails/promenades.



*Live-work example in the Delta Landing neighborhood*

### 3.1.4 Special Use Regulations

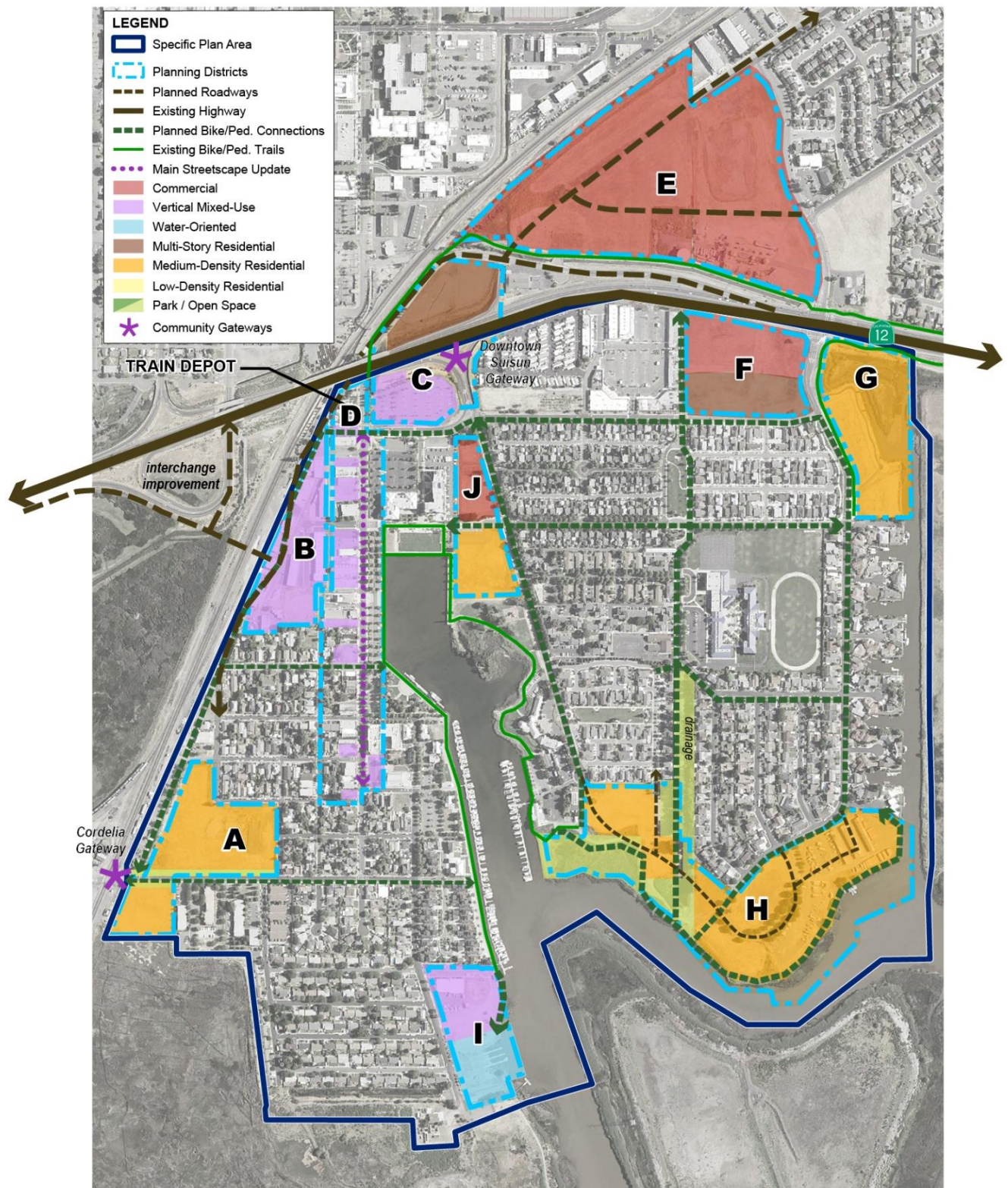
Special use regulations in the City's Zoning Code shall apply to the Planning Area, unless otherwise noted.

- Live-work development shall be permitted in accordance with the regulations in Chapter 18.52 of the City Zoning Code.
- Home occupations shall comply with the standards in Chapter 18.50 of the City Zoning Code, except the following activities may be exempt from these requirements, provided all other criteria for home occupations are met.
  - Newspaper clipping service;
  - In-home sales, provided no stock in trade is kept at the licensed address;
  - Mail order services where no stock in trade is kept on the premises;
  - Music lessons, tutoring, and similar activities, when only one student is present at any one time;
  - The workplace of an artist;
  - Janitorial services; and
  - Laundry and tailoring services.

## 3.2 District and Opportunity Area Concepts

The Planning Area has been organized into eight distinct planning districts, as identified in Chapter 2, that serve as a framework for the proposed land use updates in this Plan. The land use and site development vision for each of these planning districts and the key opportunity areas within these districts are shown in Figure 3-2 and summarized in Table 3-11 that follows.

Figure 3-2 District and Opportunity Area Land Use Concept



Source: AECOM 2015



**TABLE 3.1 I: Specific Plan District Features and Opportunity Areas**

Specific Plan District Features	Opportunity Area Land Use Concept
<b>District 1: Western Marina Boulevard and Highway 12</b>	
<ul style="list-style-type: none"> <li>▪ Consists of:               <ul style="list-style-type: none"> <li>– Opportunity Area E, a 30-acre commercial property north of Highway 12 and west of Marina Boulevard; and</li> <li>– Opportunity Area F, currently occupied by an aging shopping center and several vacant parcels.</li> </ul> </li> <li>▪ Proposed extension and realignment of Railroad Avenue to align with the on-ramp to Highway 12 and new roadway network designed to connect with surrounding area roadways, including a potential connection across the railroads tracks to the City of Fairfield.</li> <li>▪ New bicycle trail network to connect with the Central County Bikeway, traveling along the north side of Highway 12 (see Figure 3-1).</li> <li>▪ New landscaped entry gateway features along Highway 12, advertising Downtown.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Opportunity Area E is designated for Downtown Commercial uses and envisioned as a walkable, mixed-use, commercial and entertainment district.</li> <li>▪ Opportunity Area F is designated for Downtown Commercial and High Density Residential uses, to permit a variety of neighborhood retail and service uses and high density multi-family housing development.</li> </ul>
<b>District 2: Suisun-Fairfield Train Station</b>	
<ul style="list-style-type: none"> <li>▪ Consists of:               <ul style="list-style-type: none"> <li>– Opportunity Area B, an industrial area adjacent to the railroad tracks; and</li> <li>– Opportunity Area C, which includes the historic train depot and park-and-ride surface parking lot south of Highway 12 and the Denver Curve property, north of Highway 12.</li> </ul> </li> <li>▪ Building reuse and industrial-themed design opportunities within Opportunity Area B.</li> <li>▪ Proposed Highway 12 interchange improvements at the Webster and Jackson Street exit that includes a new roadway connection south of Highway 12 crossing the railroad tracks into the plan area and connecting with a new segment of Railroad Avenue that will parallel the railroad tracks.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Opportunity Area B is designated for Downtown Mixed Use development, allowing for a variety of commercial or service uses on the ground floor and housing or offices above.</li> <li>▪ Opportunity Area C is designated for Downtown Mixed Use development, intended to support stand-alone, high-density residential uses that provide housing close to the train depot or high-density housing in a mixed-use development. The area is also intended to replace the park and ride lot with a parking structure and mixed-use development that may include a visitor information center, specialty retail shops, neighborhood services, and residential common space on the ground floor; while high-density housing is provided above.</li> </ul>

**TABLE 3.1 I: Specific Plan District Features and Opportunity Areas**

Specific Plan District Features	Opportunity Area Land Use Concept
<b>District 3: Downtown Core</b>	
<ul style="list-style-type: none"> <li>Consists of: <ul style="list-style-type: none"> <li>Opportunity Area D, the properties along both sides of Main Street; and</li> <li>Opportunity Area J, which includes the vacant properties to the east of the Suisun Channel and south of One Harbor Drive.</li> </ul> </li> <li>Preservation and enhancement of the traditional Downtown and waterfront character</li> <li>Uses oriented to the waterfront, with pathways extending to and connecting to the adjacent waterfront trails/promenade</li> </ul>	<ul style="list-style-type: none"> <li>Opportunity Area D is designated as Main Street Mixed Use, west of Main Street and includes Public Facilities, Downtown Mixed Use, and C/O/R uses east of Main Street.</li> <li>Main Street is envisioned for new infill development, façade improvements, and rehabilitation of historic structures, consistent with the traditional forms and character already present in the district; as well as, streetscape enhancements, including new planting areas, sidewalks, and pedestrian amenities along the west side of Main Street.</li> <li>Opportunity Area J is designated for C/O/R uses, such as a small hotel and additional new residential development, compatible in scale to residential uses east of Civic Center Boulevard and designed to orient to and take advantage of waterfront views.</li> </ul>
<b>District 4: Historic Suisun City</b>	
<ul style="list-style-type: none"> <li>Consists of the largely developed historic residential portion of Suisun City and the site of the former Crystal Middle School.</li> <li>New development to preserve the historic resources, mix of architectural styles, residential scale, and distinct character of the Old Town neighborhood.</li> </ul>	<ul style="list-style-type: none"> <li>Opportunity Area A is designated for medium density housing that would be compatible with the scale and character of the surrounding historic residential neighborhood area.</li> </ul>
<b>District 5: Harbor Village / Victorian Harbor Neighborhood</b>	
<ul style="list-style-type: none"> <li>Consists of the more recently established residential area, east of Civic Center Boulevard and a vacant opportunity site (Opportunity Area G) on the southeast corner of Lotz Way and Marina Boulevard.</li> <li>New development to be compatible with the traditional neighborhood forms and residential character established in the area and to connect with adjacent recreational trails.</li> </ul>	<ul style="list-style-type: none"> <li>Opportunity Area G is designated for medium density housing, with opportunities for units to face onto Marina Boulevard and the waterfront, open space, and recreational trail connections available along the Suisun Slough.</li> </ul>

**TABLE 3.1 I: Specific Plan District Features and Opportunity Areas**

<b>Specific Plan District Features</b>	<b>Opportunity Area Land Use Concept</b>
<b>District 6: Cordelia Gateway</b>	
<ul style="list-style-type: none"> <li>Consists of the residential neighborhood area south of Cordelia Street and Opportunity Area A.</li> <li>Cordelia Street is a secondary gateway into Downtown Suisun City.</li> </ul>	<ul style="list-style-type: none"> <li>Opportunity Area A is designated for medium density housing that would be compatible with the scale and character of the surrounding neighborhood area.</li> </ul>
<b>District 7: Southern Waterfront</b>	
<ul style="list-style-type: none"> <li>Consists of the waterfront area, located at the existing City boat launch facility.</li> <li>Development concepts for this area were explored in the <i>Southern Waterfront Design Report</i>.</li> </ul>	<ul style="list-style-type: none"> <li>Envisioned to continue to serve as a boat launch facility, enhanced with the addition of marine-related uses, boating activities, and recreational and entertainment uses that take advantage of the area's access to the water.</li> </ul>
<b>District 8: Civic Center / Whispering Bay Waterfront</b>	
<ul style="list-style-type: none"> <li>Consists of the waterfront parcels on the southeast end of the Suisun Slough, which includes the Suisun City Civic Center, yacht club, preserved wetland and open space areas, and vacant parcels within Opportunity Area H.</li> <li>New linear open space and trails proposed along the Whispering Bay waterfront and along the western edge of the drainage channel, south of Whispering Bay Lane (to connect with and extend from the promenade/waterfront trails that currently terminate at the Civic Center and to other City designated bikeways).</li> </ul>	<ul style="list-style-type: none"> <li>Opportunity Area H is designated for medium density residential development and open space that provides the opportunity for a waterfront residential community, with unique views and recreational access to the waterfront.</li> </ul>





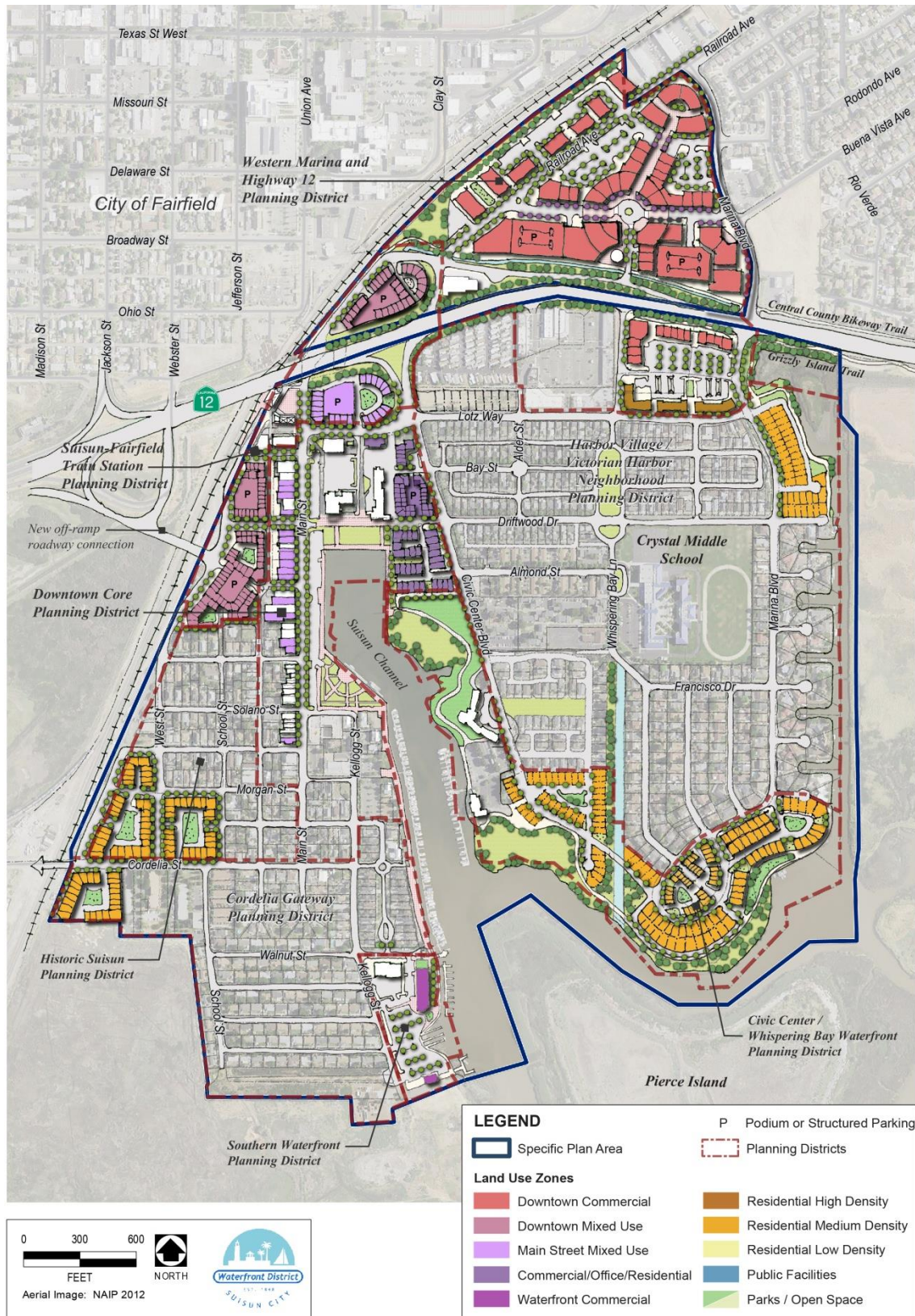
### 3.3 Proposed Land Use Changes

This Plan is intended to guide land use change; revisions to circulation, parks, open space, and public facilities; and include additional property compared to the 1999 Specific Plan. Previous plans for the Planning Area are provided in Appendix B, “Early Specific Plan Figures.”

For most of the Planning Area, the City does not anticipate substantial land use change. During the process of providing this update, the City facilitated a focused discussion on land use and design within key “opportunity areas” that have the potential to accommodate new development (see Figure 3-3). Proposed land use and site development changes for each of the opportunity areas are summarized below.

1. **Reconfiguration of the Marina Areas.** The original 1983 Specific Plan called for approximately 400 boat slips in four marina areas: including on the west side of the channel, the northeastern corner at the head of the channel, the northeast side of Pierce Island, and at the eastern portion of the Whispering Bay area. The 1999 Specific Plan envisioned reconfiguration of the marina areas, with boat slips proposed adjacent to the Whispering Bay site (Site A on Figure B-2) and along the west and north sides of the main channel, where the land would be excavated and the channel dredged). The proposed marina on Pierce Island was never constructed and the marina along Whispering Bay has been removed. Currently, boat slips exist along the southwestern portion of the Suisun Channel.
2. **Additional Sites Incorporated Into the Specific Plan Area.** Two opportunity areas to be added to the Specific Plan are shown within Areas C and Areas E on Figure 3-2. Both properties – the “Denverton Curve” property and “30-acre” property – are located north of Highway 12 and are currently zoned General Commercial. The Denverton Curve property in Area C can accommodate housing opportunities, supporting ridership along the Capitol Corridor. Area E is envisioned to develop as a mixed-use area with easy access to and from Downtown Suisun City, as well as the city of Fairfield.
3. **Whispering Bay.** The 1983 Specific Plan designated Area H for medium-density housing and marina and marina services (Site A, Figure B-2). The 1999 Specific Plan Amendment proposed low-density residential uses, envisioned to be programmed with 48 single-family units to be placed on 6,400 square foot lots, with a waterfront street, marina slips, and parking. This Specific Plan Update envisions Area H for medium-density residential development, with homes fronting Whispering Bay, ~~a new street connecting Marina Bay and Civic Center Boulevards including and~~ extension of the marina promenade/trail along the Whispering Bay waterfront.

Figure 3-3: Illustrative Site Concept Plan







4. **Expansion of the Boat Launch Facilities and Marine Related Services.** Area I (Site H on Figure B-2) was designated in the 1983 Specific Plan for marina industry, marina slips, and a park. The 1999 Specific Plan designates this area for 70 condominiums and public access to the waterfront, along with marina slips. The 1999 Specific Plan calls for this site to be used to expand the City's existing boat ramp.

Existing land uses consist of both marine and non-marine related service and industrial operations with outdoor storage. The southern portions of the site include the marine sales/services building and two concrete boat launch ramps. This Specific Plan Update designates the northern portions of this site for Waterfront Commercial – allowing a wide range of water-related and water-oriented uses. The southern portion of the site, containing the boat ramps, is proposed to be designated Public Facilities – anticipating continued public water access and boating-related facilities.

5. **Additional Housing.** A variety of additional housing densities and types is supported throughout the Planning Area, including low-density, single-family residential homes in Area G; medium-density residential opportunities in Areas A and H and portions of Area J; and higher-density residential in Areas C and F. Additionally, upper story residential development is encouraged within the mixed-use, multi-story buildings along Main Street (Area D) and in Areas B and C, adjacent to the Downtown Commercial Core.
6. **Refinements to the Placement of Proposed Land Uses at the Sheldon Oil Site.** Area J (referenced as Site F in the 1999 Specific Plan) was the location of an oil distribution and storage business known as the Sheldon Oil Company. The 1983 Specific Plan designated this area as Medium Density Residential, marina, water related commercial, specialty retail/office, and public access to the water. The 1999 Plan proposes approximately the same type of retail, commercial and residential uses, with additional marina slips (both public and private).

Since the development of earlier plans, there has been substantial excavation and removal of the existing oil storage tanks, the previously existing one-story office building, and truck service facilities. The site is currently occupied by the 4-story hotel and a three-story Class A office building north of Driftwood Drive. A waterfront promenade and common green space is located between Driftwood Drive and the northern end of the Suisun Channel. The eastern portions of the site remain undeveloped and are proposed to be designated C/O/R, with the potential to be developed with commercial, office, retail, a hotel, and housing uses.

7. **Intermodal Transportation Center.** The area just south of where the railroad passes under Highway 12 (Site E in Appendix B-2) is the site of the historic train depot and several commercial buildings that date from the 1960s. The historic depot has been renovated as an intercity rail station for the Capitol Corridor intercity rail line. The site has been renovated to include an intermodal transportation center and related ticketing and waiting area, in both new and existing buildings. Transportation modes served by the station include intercity bus, local transit, and van/car pools. Existing land use designations and the proposed land use designation of the site as mixed-use accommodates both the public intermodal facility and related commercial uses.
8. **Pierce Island.** The northern portion of Pierce Island (Area J in Appendix B-2) was designated by the 1983 Specific Plan for the disposal of dredge material with eventual development as resort hotels, recreational facilities, marina and related commercial uses. A road to link the island with the mainland was proposed. The 1999 Specific Plan designates the island as a dredge material disposal site and open space. An area of 35 acres has been permitted by both federal and State authorities to serve as a disposal site for dredge material. 35 acres of the island has been turned into tidal wetlands and will remain as permanent Open Space. The remaining four acres consist of levees and an equipment staging area on the north end of the island. No additional changes from the 1999 Specific Plan are proposed for this site.
9. **Expansion of the Old Town—Historic Residential and Commercial Area.** As shown on Figure B-2, the 1983 Specific Plan Land Use Designations concentrated on the areas fronting on Main and Kellogg Streets. In Appendix B-2, commercial/retail spaces in these areas were proposed to be rehabilitated in keeping with the historic character of the area; however, the entire area of the existing Old Town residential and commercial district (Area K) was added to the Planning Area. A new bypass road from north of Driftwood Drive to Cordelia Street, parallel to the railroad tracks was proposed to improve circulation within the area. This Specific Plan Update proposes to focus on several major opportunity areas for change within the Old Town area, including Area A, the former Crystal Elementary School site; Area B mixed-use redevelopment of the industrial properties around Benton Court; and Area D, infill and redevelopment opportunities along Main Street. Other parts of the Old Town area have been developed or are more established and provide less opportunity for change.