



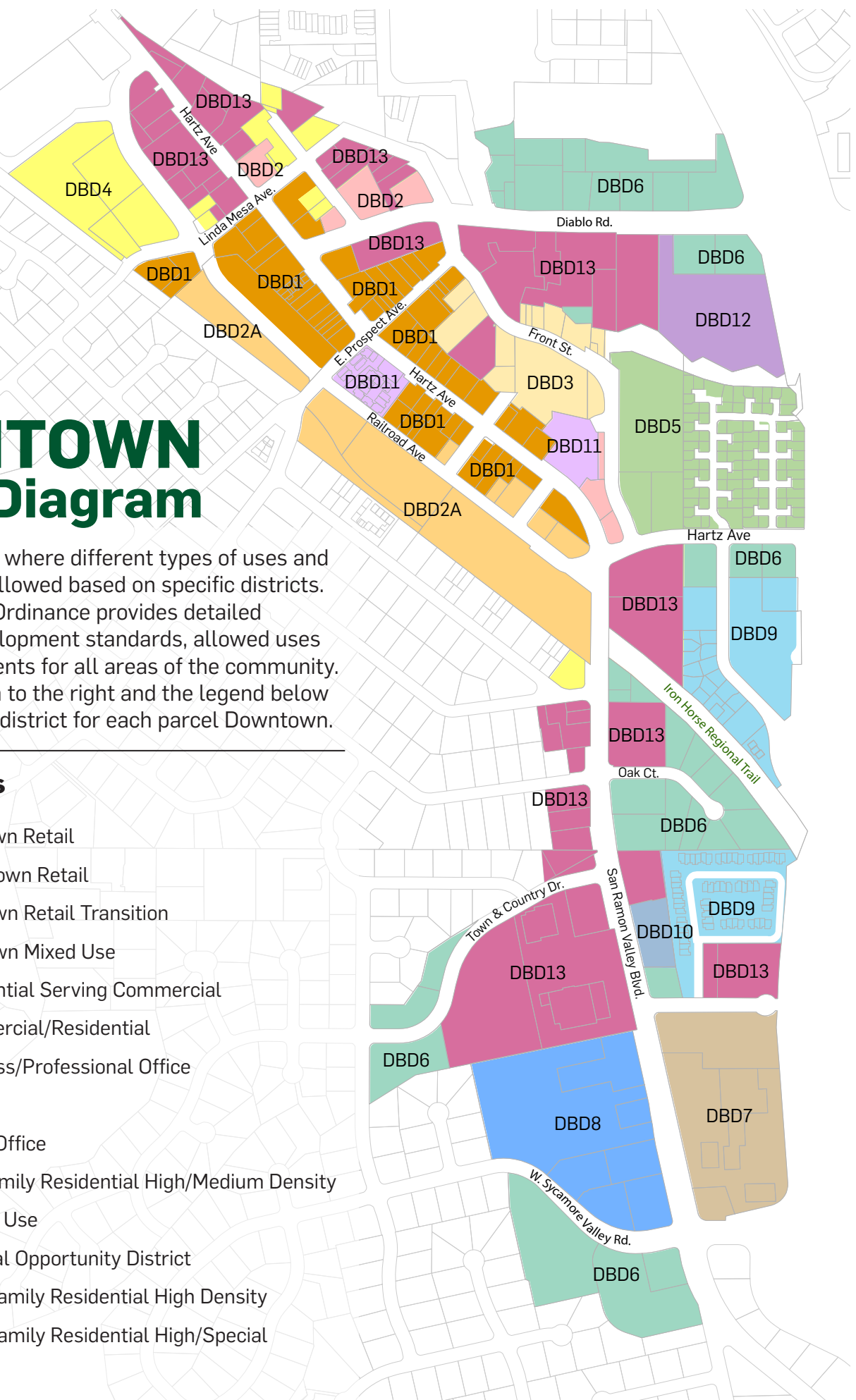
DANVILLE
CALIFORNIA

DOWNTOWN Zoning Diagram

The Town regulates where different types of uses and developments are allowed based on specific districts. The Town's Zoning Ordinance provides detailed information on development standards, allowed uses and other requirements for all areas of the community. The Zoning Diagram to the right and the legend below identify the specific district for each parcel Downtown.

Zoning Districts

-  DBD1: Old Town Retail
-  DBD2A: Old Town Retail
-  DBD2: Old Town Retail Transition
-  DBD3: Old Town Mixed Use
-  DBD4: Residential Serving Commercial
-  DBD5: Commercial/Residential
-  DBD6: Business/Professional Office
-  DBD7: Retail
-  DBD8: Retail/Office
-  DBD9: Multifamily Residential High/Medium Density
-  DBD10: Mixed Use
-  DBD11: Special Opportunity District
-  DBD12: Multifamily Residential High Density
-  DBD13: Multifamily Residential High/Special



DOWNTOWN Zoning Diagram



Table Notes:

* Land Use Permit with findings is required for uses proposed off of the main pedestrian corridors (up to 25% of ground floor building or development).

** No more than 75% of the ground floor of building or development.

*** Permitted only in the free-standing pad buildings and shopping centers south of Sycamore Valley Road.

DISTRICT 1 AND 2A: OLD TOWN RETAIL

Use	Ground Floor	Second Floor
Retail	Permitted	Permitted
Restaurant (all types)	Permitted	Permitted
Bar/Nightclub/Lounge	Permitted	Permitted
Tasting Room	Permitted	Permitted
Blended Use	Permitted	Permitted
Outdoor Seating	Permitted	Permitted
Personal Service Land Use	Permit*	Permitted
Service Office Land Use	Permit*	Permitted
Service Comm. Land Use	Permit*	Permitted
Business and Prof. Office	Not Permitted	Permitted
Other Uses	32-45.11	32-45.11

DISTRICT 2: OLD TOWN RETAIL TRANSITION

Use	Ground Floor	Second Floor
Retail	Permitted	Permitted
Restaurant (all types)	Permitted	Permitted
Bar/Nightclub/Lounge	Permitted	Permitted
Tasting Room	Permitted	Permitted
Blended Use	Permitted	Permitted
Outdoor Seating	Permitted	Permitted
Personal Service	Permitted**	Permitted
Service Office	Permitted**	Permitted
Service Commercial	Permitted**	Permitted
Business and Prof. Office	Not Permitted	Permitted
Other Uses	32-45.12	32-45.12

DISTRICT 3: OLD TOWN MIXED USE

Use	Ground Floor	Second Floor
Retail	Permitted	Permitted
Restaurant (all types)	Permitted	Permitted
Bar/Nightclub/Lounge	Permitted	Permitted
Tasting Room	Permitted	Permitted
Blended Use	Permitted	Permitted
Outdoor Seating	Permitted	Permitted
Personal Service	Not Permitted	Not Permitted
Service Office	Permitted	Permitted
Service Commercial	Permitted	Not Permitted
Business and Prof. Office	Permitted	Permitted
Other Uses	32-45.13	32-45.13

DISTRICT 4: RESIDENTIAL SERVING COMMERCIAL

Use	Ground Floor	Second Floor
Retail	Permitted	Permitted
Restaurant (all types)	Permitted	Permitted
Bar/Nightclub/Lounge	Permitted	Permitted
Tasting Room	Permitted	Permitted
Blended Use	Permitted	Permitted
Outdoor Seating	Permitted	Permitted
Personal Service	Permitted	Permitted
Service Office	Permitted	Permitted
Service Commercial	Permitted	Permitted
Business and Prof. Office	Not Permitted	Permitted
Other Uses	32-45.14	32-45.14

DISTRICT 5: COMMERCIAL/RESIDENTIAL

Use	Ground Floor	Second Floor
Retail	Permitted	Permitted
Restaurant (all types)	Permitted	Permitted
Bar/Nightclub/Lounge	Permitted	Permitted
Tasting Room	Permitted	Permitted
Blended Use	Permitted	Permitted
Outdoor Seating	Permitted	Permitted
Personal Service	Permitted	Permitted
Service Office	Permitted	Permitted
Service Commercial	Permitted	Permitted
Business and Prof. Office	Permitted	Permitted
Other Uses	32-45.15	32-45.15

DISTRICT 6: BUSINESS & PROFESSIONAL OFFICE

Use	Ground Floor	Second Floor
Retail	Not Permitted	Not Permitted
Restaurant (all types)	Land Use Permit	Land Use Permit
Bar/Nightclub/Lounge	Land Use Permit	Land Use Permit
Tasting Room	Land Use Permit	Land Use Permit
Blended Use	Permitted	Permitted
Outdoor Seating	Land Use Permit	Land Use Permit
Personal Service	Not Permitted	Not Permitted
Service Office	Permitted	Permitted
Service Commercial	Health clubs only LUP	Health clubs only LUP
Business and Prof. Office	Permitted	Permitted
Other Uses	32-45.16	32-45.16

DISTRICT 7: RETAIL

Use	Ground Floor	Second Floor
Retail	Permitted	Permitted
Restaurant (all types)	Permitted	Permitted
Bar/Nightclub/Lounge	Permitted	Permitted
Tasting Room	Permitted	Permitted
Blended Use	Permitted	Permitted
Outdoor Seating	Permitted	Permitted
Personal Service	Permitted	Permitted
Service Office	Permitted	Permitted
Service Commercial	Permitted	Permitted
Business and Prof. Office	Not Permitted	Not Permitted
Other Uses	32-45.17	32-45.17

DISTRICT 8: RETAIL/OFFICE

Use	Ground Floor	Second Floor
Retail	Permitted	Permitted
Restaurant (all types)	Permitted	Permitted
Bar/Nightclub/Lounge	Permitted	Permitted
Tasting Room	Permitted	Permitted
Blended Use	Permitted	Permitted
Outdoor Seating	Permitted	Permitted
Personal Service	Not Permitted	Not Permitted
Service Office	Permitted***	Permitted
Service Commercial	Permitted***	Permitted
Business and Prof. Office	Permitted***	Permitted
Other Uses	32-45.18	32-45.18

DISTRICT 9: MULTI-FAMILY RESIDENTIAL HIGH/MED. DENS.

Use	Ground Floor	Second Floor
Multifamily Residential	Permitted	Permitted
Other uses as defined in multifamily residential districts 32-24		

DISTRICT 10: MIXED USE

Use	Ground Floor	Second Floor
Retail	Permitted	Permitted
Restaurant (all types)	Not Permitted	Not Permitted
Bar/Nightclub/Lounge	Not Permitted	Not Permitted
Tasting Room	Not Permitted	Not Permitted
Blended Use	Not Permitted	Not Permitted
Outdoor Seating	Not Permitted	Not Permitted
Personal Service	Not Permitted	Not Permitted
Service Office	Permitted	Permitted
Service Commercial	Not Permitted	Not Permitted
Business and Prof. Office	Permitted	Permitted
Other Uses	32-45.20	32-45.20

DISTRICT 11: SPECIAL OPPORTUNITY DISTRICT

Use	Ground Floor	Second Floor
Retail	Permitted	Permitted
Restaurant (all types)	Permitted	Permitted
Bar/Nightclub/Lounge	Permitted	Permitted
Tasting Room	Permitted	Permitted
Blended Use	Permitted	Permitted
Outdoor Seating	Permitted	Permitted
Personal Service	Land Use Permit*	Permitted
Service Office	Land Use Permit*	Permitted
Service Commercial	Land Use Permit*	Permitted
Business and Prof. Office	Not Permitted	Permitted
Other Uses	32-45.2	32-45.21

DISTRICT 12: MULTIFAMILY RESIDENTIAL HIGH DENSITY

Use	Ground Floor	Second Floor
Multifamily Residential	Permitted	Permitted
Other uses as defined in multifamily Residential Districts 32-24		

DISTRICT 13: MULTIFAMILY RESIDENTIAL HIGH/SPECIAL

Use	Ground Floor	Second Floor
Multifamily Residential	Permitted	Permitted
Other uses as defined in multifamily Residential Districts 32-24		