



# Downtown Development Handbook



June 2011

# DOWNTOWN DEVELOPMENT HANDBOOK

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# WELCOME TO THE DOWNTOWN DEVELOPMENT HANDBOOK!

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The City created this packet to be a useful reference for the business community and members of the public to better understand Stockton's development process. The Downtown Development Handbook serves as a guide to navigate the City's planning entitlement process and also provides direction to other aspects of developing downtown. The information contained in this packet is reliable and reflects current procedures and requirements. However, this packet is a guide and the information herein will be updated as needed.

## USING THIS GUIDE

This guide is intended to provide information in conjunction with the "[Planning Entitlements Flow Chart](#)" and "[Historic Structures](#)" flow chart presented on page 3. To check if your property is designated as historic, please visit the City's [historic resources survey](#). (While this is not a comprehensive survey of all potential historic properties downtown, this is a good starting point)

The "Planning Entitlements Regulatory Flow Chart" shows the process that development projects must complete. Embedded hyperlinks connect the flow chart to additional pages that further detail procedures and provisions within each step along the way.

***Sections of the Downtown Development Handbook will continually be improved for user-friendliness and will be updated as sections of the Development Code are updated. Therefore, this guide is best utilized by accessing this document and associated links online. Please note that having a hard copy of this guide may result in having some portions of the document that have been revised.***

To ensure the greatest possible accuracy and consistency, much of the text was adapted directly from the City's official Development Code, available online at <http://qcode.us/codes/stockton/view.php?topic=16&frames=on>. All references to "Section" or "Chapter" refer to the relevant subsection of the Development Code.

## ADDITIONAL RESOURCES

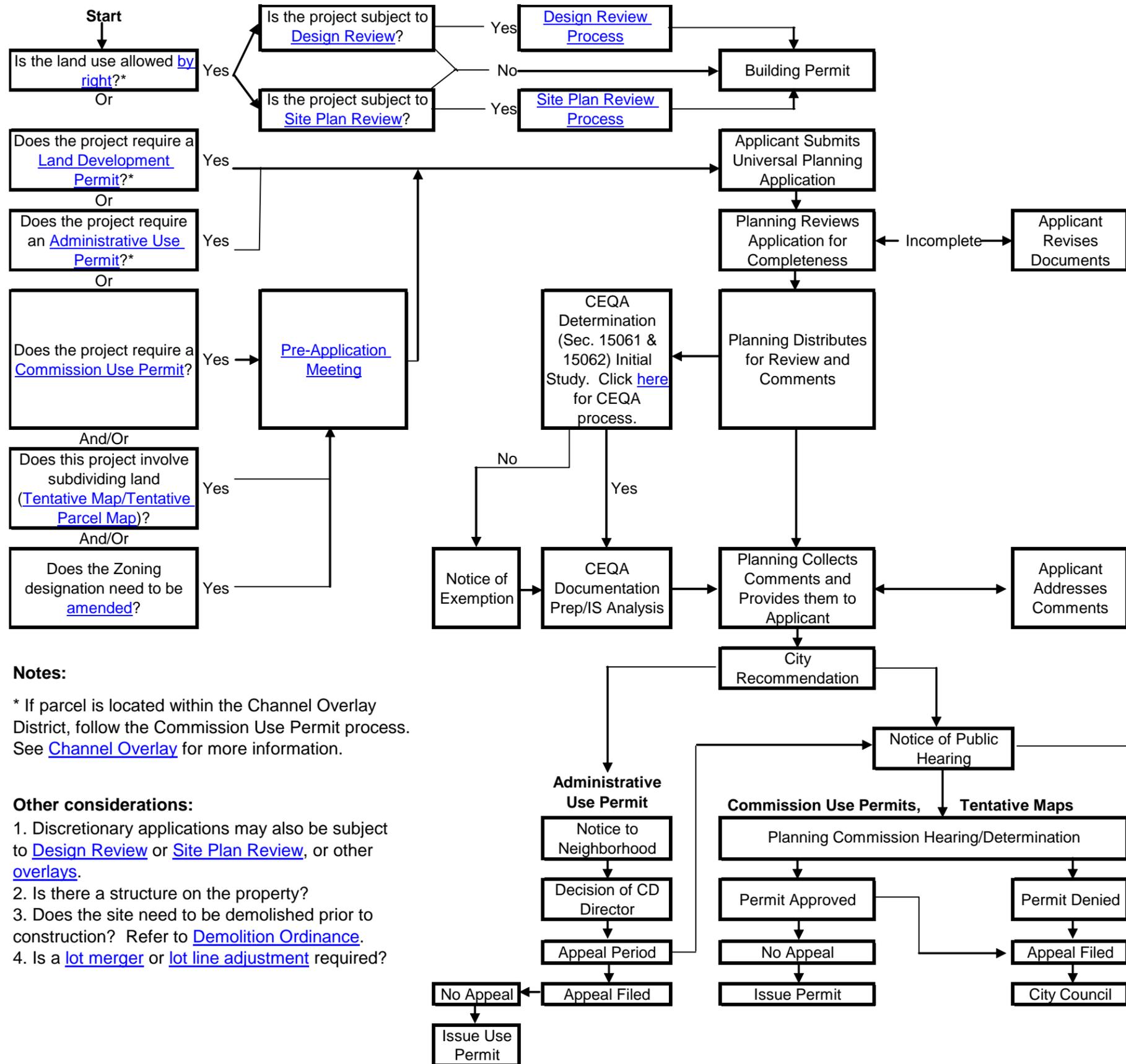
Below are links to additional resources relating to downtown development:

- [Advantage Stockton – Citywide Commercial Property Search](#)
- [Downtown Real Estate Property Locator](#)
- [Financial Assistance](#)
- [Financial Resources](#)
- [Local Business Incentives](#)
- [Downtown Facts](#)
- [Building Code](#)
- [Fire Code](#)

If further clarification is needed or if you have any ideas on how to improve this guide, please contact the Community Development Department at (209) 937-8266 or submit your question to the Ask Stockton website: <http://user.govoutreach.com/stockton> and select "Other (Building, Planning, Zoning)" as your topic when you submit your request.

# PLANNING ENTITLEMENTS FLOWCHART

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## Notes:

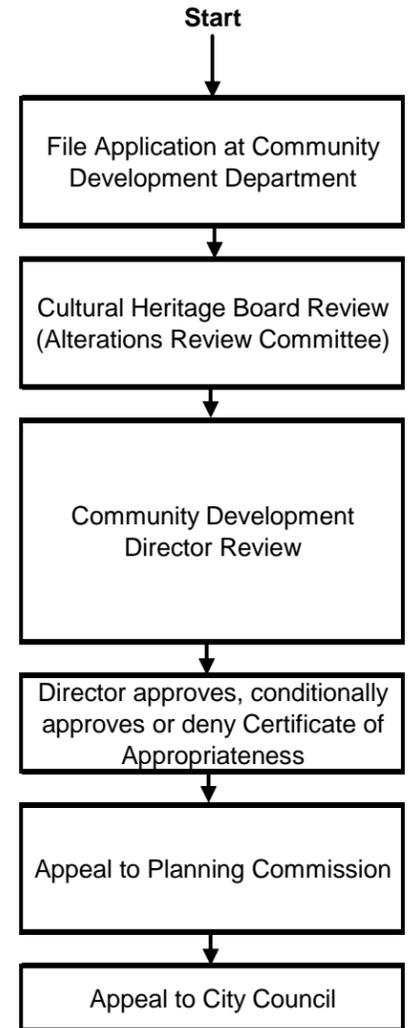
\* If parcel is located within the Channel Overlay District, follow the Commission Use Permit process. See [Channel Overlay](#) for more information.

## Other considerations:

1. Discretionary applications may also be subject to [Design Review](#) or [Site Plan Review](#), or other [overlays](#).
2. Is there a structure on the property?
3. Does the site need to be demolished prior to construction? Refer to [Demolition Ordinance](#).
4. Is a [lot merger](#) or [lot line adjustment](#) required?

# HISTORIC STRUCTURES

## Certificates of Appropriateness

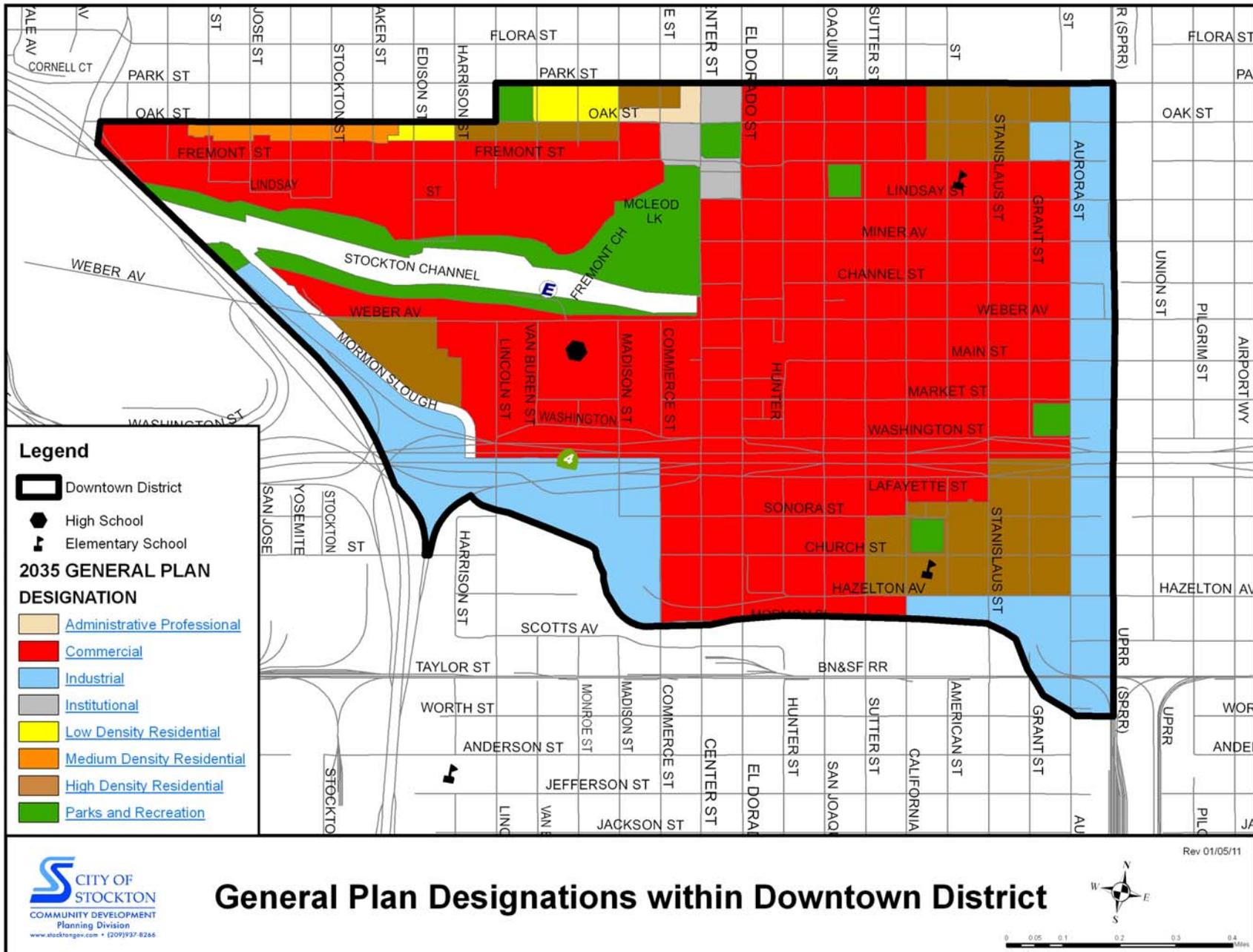


## What is a certificate of appropriateness?

A Certificate of Appropriateness is a permit to allow the construction, demolition, or alteration of any property that is designated as a City of Stockton Landmark or is located in a designated Historic Preservation District. A Certificate helps ensure the preservation of the historic character and architectural integrity of these buildings and sites. For more information regarding Certificates of Appropriateness, please click [here](#).

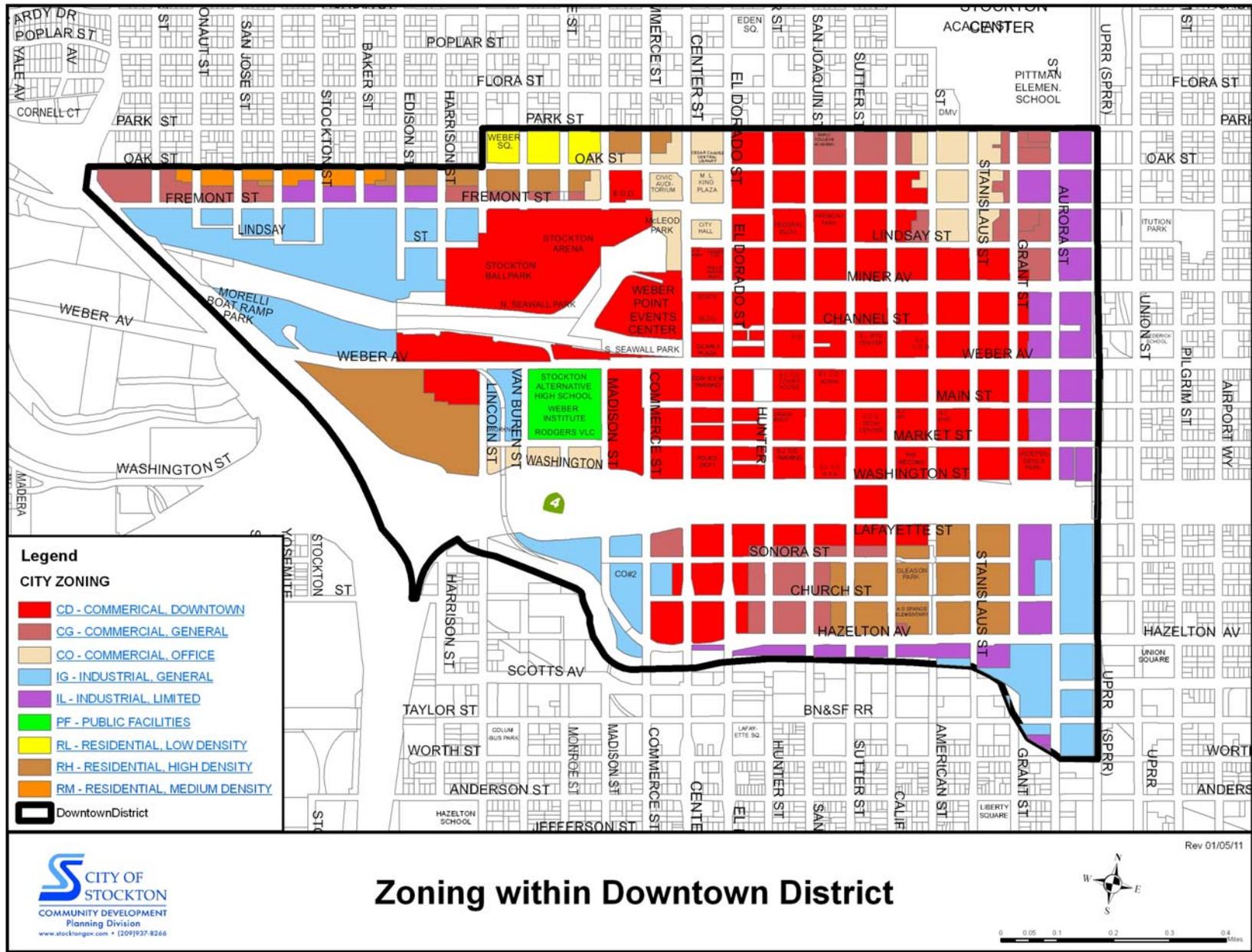
# GENERAL PLAN DESIGNATIONS WITHIN DOWNTOWN DISTRICT

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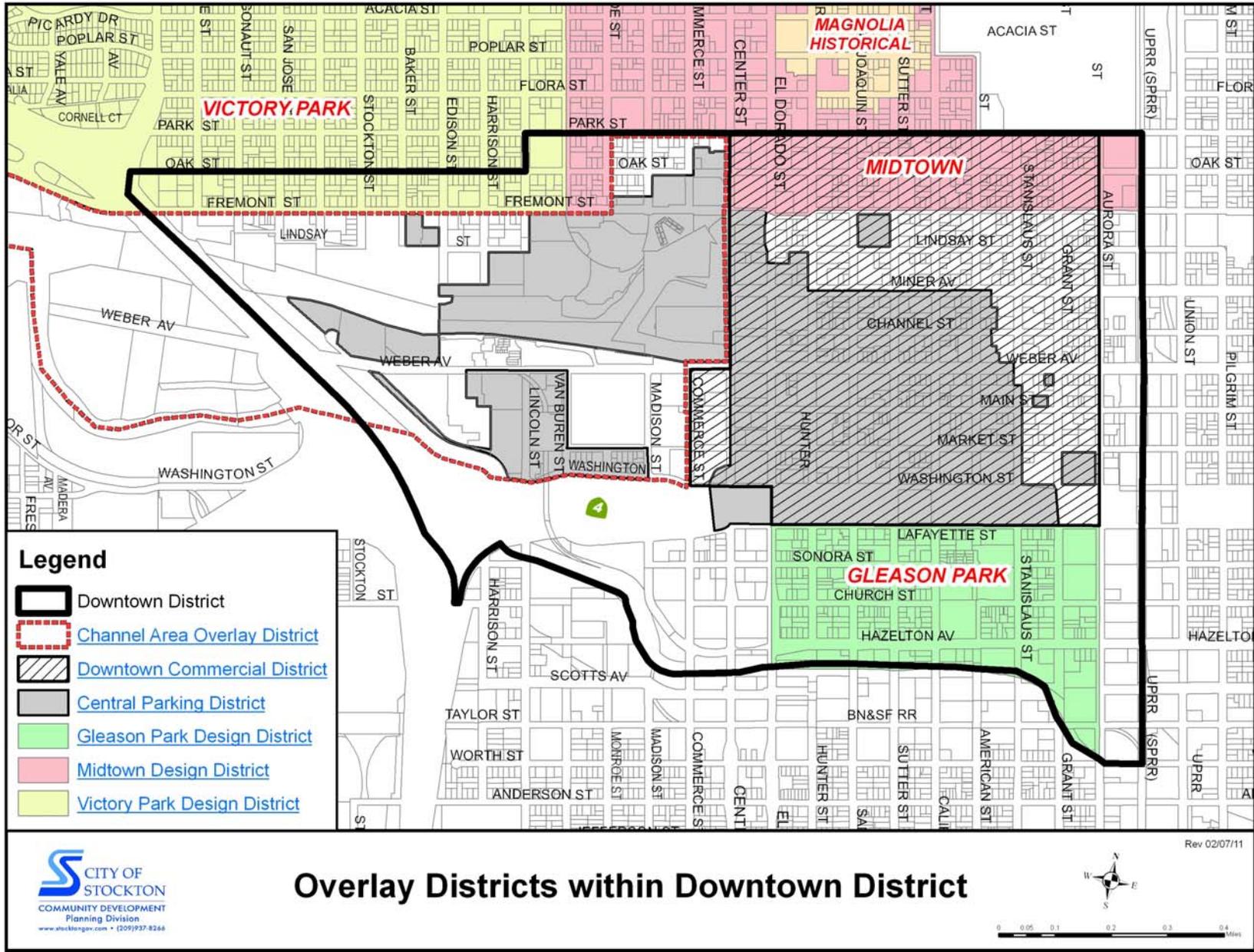
# ZONING WITHIN DOWNTOWN DISTRICT

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# OVERLAY DISTRICTS WITHIN DOWNTOWN DISTRICT

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# ZONING DISTRICTS AND EQUIVALENT GENERAL PLAN DESIGNATIONS WITHIN THE DOWNTOWN DISTRICT

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Zoning District Symbol	Zoning District Name	General Plan Designation
<b>Residential Districts</b>		
RM	Residential, Medium Density	Low/Medium Density Residential
RH	Residential, High Density	High Density Residential
<b>Commercial and Industrial Districts</b>		
CO	Commercial, Office	Administrative Professional
CG	Commercial, General	Commercial
CD	Commercial, Downtown	Commercial
IL	Industrial, Limited	Industrial
IG	Industrial, General	Industrial
<b>Special Purpose Districts</b>		
PF	Public Facilities	Institutional/Parks and Recreational
<b>Overlay Districts</b>		
-CHA	Channel Area	All
-DES	Design Review	All

Source: Development Code Table 2-1

# ALLOWABLE LAND USES IN THE DOWNTOWN DISTRICT

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ALLOWABLE LAND USES AND PERMIT REQUIREMENTS FOR DOWNTOWN STOCKTON									
LAND USES	PERMIT REQUIREMENT BY ZONING DISTRICT								SPECIFIC USE STANDARDS
	CD	CG	CO	IG	IL	PF	RM	RH	
<b>AGRICULTURAL AND RESOURCE-RELATED USES</b>									
Agricultural Activities and Facilities				P					<a href="#">16.80.060</a>
Conservation Areas	L	L	L	L	L	L	L	L	
Mining				A	A	A			
<b>BUSINESS AND PROFESSIONAL USES</b>									
Banks and Financial Services	P	P	L						
Business Support Services	P	P			P				
Offices	P	P	L	A	A	L			<a href="#">16.80.240</a>
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES</b>									
Electronics, Equipment & Appliance Manufacturing				P	P				<a href="#">16.80.170</a>
Fabric Product Manufacturing	P			P	P				<a href="#">16.80.170</a>
Food and Beverage Product Manufacturing	P			P	P				<a href="#">16.80.170</a>
Furniture and Fixtures Manufacturing				P	P				<a href="#">16.80.170</a>
Handcraft Industries, Small-Scale Manufacturing	P			P	P				
Laundries and Dry Cleaning Plants				P	P				<a href="#">16.80.170</a>
Manufacturing									
Light				P	P				<a href="#">16.80.170</a>
Heavy				A					<a href="#">16.80.170</a>
Metal Products Fabrication, Machine/Welding Shops				P	P				<a href="#">16.80.170</a>
Petroleum Storage and Distribution				A					<a href="#">16.80.170</a>
Printing and Publishing	P			P	P	L			<a href="#">16.80.170</a>
Recycling and waste facilities									
Collection Facility	L	L		P	P	L			<a href="#">16.80.140</a> <a href="#">16.80.290</a>
Redemption Centers	L	L		L	L	L			<a href="#">16.80.140</a> <a href="#">16.80.290</a>
Recycling Facility				A		A			<a href="#">16.80.140</a> <a href="#">16.80.290</a>
Scrap and Dismantling				A					<a href="#">16.80.170</a>
Transfer Stations				C		A			<a href="#">16.80.140</a> <a href="#">16.80.290</a>
Research and Development (R&D)	A			P	P	L			<a href="#">16.80.170</a>
Storage Yards				P	P	L			<a href="#">16.80.170</a>
Warehouses				P	P				<a href="#">16.80.170</a>
Wholesaling and Distributor	P			P	P				<a href="#">16.80.170</a>
<b>RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES</b>									
Activity Centers	A	A	A			L	A	A	
Adult Related Establishments	P	P							<a href="#">16.80.030</a>

Key: P = Use permitted L = [Land development permit](#) required A = [Administrative use permit](#) required

C = [Commission use permit](#) required E = Use not allowed, except under special circumstances

Empty box = Use not allowed

# ALLOWABLE LAND USES IN THE DOWNTOWN DISTRICT

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ALLOWABLE LAND USES AND PERMIT REQUIREMENTS FOR DOWNTOWN STOCKTON										
LAND USES	PERMIT REQUIREMENT BY ZONING DISTRICT								SPECIFIC USE STANDARDS	
	CD	CG	CO	IG	IL	PF	RM	RH		
<b>RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES</b>										
Auditoriums, Meeting Halls, and Theaters	A	A				L				<a href="#">16.24.080(B)(2)</a> <a href="#">16.24.090(B)</a> <a href="#">16.24.110(D)</a> <a href="#">16.24.180(D)</a>
Bridge Clubs and Non-Gambling Board Games	P	P	P							
Card Rooms/Pool Halls/Billard Parlors	C									<a href="#">16.80.040</a> <a href="#">16.80.270</a>
Clubs, Lodges, and Private Meeting Halls	A	A	A		A	A				
Commercial Amusement Facilities	A	A			A					
Educational Facilities										
Academic Schools-Private	A	A	A				A	A		
Academic Schools-Public						P	P	P		
Colleges and Universities-Private			C							
Equipment Repair and Maintenance Training	P	P			P	L				
Specialized Education and Training	P	P	A		P	L				
Vehicle Repair and Maintenance Training	P			P	P	L				
Equestrian Facilities				A	A	L				
Golf Courses/Country Club	A	A	C		A	L	C	C		
Indoor Recreation Facilities	A	A			A	L				
Libraries and Museums	P	P	L		L	L	C	C		
Live Entertainment	P	P				P				<a href="#">16.80.180</a>
Marinas	C	C			C	A				
Outdoor Assembly Facilities	A	A				L				
Outdoor Commercial Recreation Facilities	C	C			C	A				
Parks and Playgrounds						P	P	P		
Private Entertainment Facilities	C	C			C					<a href="#">16.80.030</a> <a href="#">16.80.270</a>
Private Residential Recreation Facilities							A	A		
Recreational Vehicle Parks	A	A			A	L				
Religious Facilities	L	L	L		L	L	A	A		<a href="#">16.80.080</a>
Studios	P	P	L							
<b>RESIDENTIAL USES</b>										
Caretaker and Employee Housing	L	L	L	L	L	L				
Dwelling Group	L					L	P	P		
Duplexes	A					L	P	P		<a href="#">16.24.040</a>
Mobile Home Parks	A	A					A	A		<a href="#">16.80.210</a>
Multi-Family Dwellings	A		C			L	A	A		<a href="#">16.80.220</a>
Organizational Houses	A							A		
Residential Care Facilities										
Assisted Living Facilities	A					L	C	A		<a href="#">16.80.300</a>
Care Homes, 6 or Fewer Clients	P					P	P	P		

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LAND USES	PERMIT REQUIREMENT BY ZONING DISTRICT								SPECIFIC USE STANDARDS
	CD	CG	CO	IG	IL	PF	RM	RH	
<b>RESIDENTIAL USES</b>									
Residential Care Facilities									
Family Care Homes, 7 or More Clients	C					L		C	<a href="#">16.80.300</a>
Senior Care Facilities, 7 or More Clients	A					L	A	A	<a href="#">16.80.300</a>
Rooming and Boarding Houses	A					L		A	
Senior Residential Projects	L		C			L	A	L	<a href="#">16.80.220</a>
Single-Family Dwellings	P					L	P	P	
Townhouses	A		C			L	P	P	
Triplexes	A					L	P	P	
<b>RETAIL TRADE</b>									
Agricultural Chemical Sales				L	A				<a href="#">16.36.080</a>
Alcoholic Beverage Sales									
Bars and Nightclubs - On Sale	C	C							<a href="#">16.80.270</a>
Sale of Alcohol - Off Sale	C	C				C			<a href="#">16.80.040</a>
With Another Use - On Sale	A	A				A			
Artisan Shops	P	P	C		P				
Auto and Vehicle Sales - New	L								<a href="#">16.24.120</a> <a href="#">16.80.070</a> <a href="#">16.80.330</a>
Auto and Vehicle Sales - Used	L				L				<a href="#">16.24.120</a> <a href="#">16.80.070</a> <a href="#">16.80.330</a>
Auto and Vehicle Leasing/Rental	L	A			L				<a href="#">16.80.070</a>
Auto Parts Sales	P	P							
Building Materials Stores	L	A			A				<a href="#">16.80.330</a>
Construction, Farm & Heavy Equipment Sales				P	P				<a href="#">16.80.330</a>
Convenience Stores	C	C							<a href="#">16.80.040</a> <a href="#">16.80.140</a> <a href="#">16.80.270</a>
Furniture, Furnishings, and Appliance Stores	P	P	C		P				<a href="#">16.80.330</a>
Mobilehome Sales	P	P			P				<a href="#">16.80.330</a>
Nurseries and Garden Supply Stores	P	P			P				<a href="#">16.80.330</a>
Outdoor Retail Sales and Activities	A				A				<a href="#">16.80.260</a>
Pet Shops	P	P							
Recreational Vehicle & Boat Sales - New/Used	L				L				<a href="#">16.80.330</a>
Restaurants	P	P	C						<a href="#">16.80.250</a>
Retail Stores	P	P	C						<a href="#">16.80.330</a>
Secondhand Stores/Pawn Shops	A	A							
Shopping Centers									
Neighborhood	A	A							<a href="#">16.80.330</a>
Community	A	A							<a href="#">16.80.330</a>
Regional	C								<a href="#">16.80.330</a>

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LAND USES	PERMIT REQUIREMENT BY ZONING DISTRICT								SPECIFIC USE STANDARDS
	CD	CG	CO	IG	IL	PF	RM	RH	
Warehouses Retail Stores	C	C							<a href="#">16.80.330</a>
<b>SERVICES</b>									
Adult Day Care Facilities	P	P	L			L			
Animal Services									
Kennels and Boarding Facilities				A	A				
Pet Grooming	P	P							
Training Facilities	L	L		L	L				
Veterinary Clinics and Animal Hospitals	L	L			L				<a href="#">16.80.370</a>
Auto/Vehicle Services									
Car Washes	A	A			A				
Fueling Stations	L	L			L				<a href="#">16.80.320</a> <a href="#">16.80.340</a>
Inoperable Vehicle Storage				L	L				
Maintenance/Minor Repair	P	P		P	P				<a href="#">16.80.320</a>
Major Repair/Body Work				P	P				<a href="#">16.80.340</a>
Parking Facilities	P	P	A		P	L	C	C	<a href="#">16.64.080</a>
Vehicle Storage	L			L	L	L			
Child Care Facilities									
Child Care Centers	A	A	C			L	C	C	<a href="#">16.80.100</a>
Large Family Child Care Homes	A	A	A			A	A	A	<a href="#">16.80.100</a>
Small Family Child Care Homes	P	P	P			P	P	P	
Equipment Rental	L				P				
Funeral Facilities and Services									
Cemeteries	C	C	C	C	C	C	C	C	
Mortuaries and Funeral Homes	C	C		A	A	A			
Health/Fitness Facilities	P	P							
Lodging Facilities									
Bed and Breakfast	A	A	A			A	C	C	<a href="#">16.80.090</a>
Extended-Stay Facilities	A	A							
Single Room Occupancy Facilities (SROs)	A	A							
Hotels and Motels	A	A	A						
Massage Establishment									<a href="#">16.80.190</a>
State Certified	P	P	P						
Non - Certified	A	C							
Medical Services									
Ambulance Services	P	P	A		P	L			
Clinics and Laboratories	P	P	L			L			
Extended Care	A	A	A			L	C	A	
Health-Related		A	A			A			<a href="#">16.80.190</a>
Hospitals	C	C	C			C			
Medical - Related Facilities	P	P	P			P			
Personal Services-Restricted	A	C							
Personal Services-Unrestricted	P	P							

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ALLOWABLE LAND USES AND PERMIT REQUIREMENTS FOR DOWNTOWN STOCKTON									
LAND USES	PERMIT REQUIREMENT BY ZONING DISTRICT								SPECIFIC USE STANDARDS
	CD	CG	CO	IG	IL	PF	RM	RH	
Personal Storage Facilities (Mini Storage)		A		P	P				<a href="#">16.80.200</a>
Repair Services	P	P			P				
Sanitary Services				A	C	L			<a href="#">16.36.080</a>
Social Services Facilities									
Drug Abuse, Alcohol Recovery/Treatment Facility	A	A	A			A			
Feeding Centers	C			C	C	A			
Homeless Shelters	C	C	C		C	A		C	
Transitional Housing	C	C	C		C	A		C	<a href="#">16.80.350</a>
<b>TRANSPORATION AND COMMUNICATIONS USES</b>									
Broadcasting Studios	P			P	P	L			
Communications Facilities									
Minor	P	P	P	P	P	P	E	E	<a href="#">Chapter 16.44</a>
Major	A	A	A	P	A	A			<a href="#">Chapter 16.44</a>
Transit Stations and Terminals	C	C		C	C	C			
Vehicle and Freight Terminals				L	A				
<b>OTHER USES</b>									
Live - Work Space	P	P	L		P				
Major Impact Facilities				C		C			
Motion Picture Production	P			P	P				
Multi-Use Facilities	A	A	A	A	A				<a href="#">16.80.230</a>
Public and Semipublic Utility Facilities	P	P	A	P	P	L	A	A	
Public Institutions	C	C	C	C	C	L	C	C	
Signs-Off-Premises	E	E		E	E	E			<a href="#">16.76.110</a>

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**Notes:**

For an explanation of the table and each land use permit requirement, see:

[See Section 16.20.020](#)

A use permit shall be required of any new commercial, industrial, institutional, or accessory use, or major addition that involves the manufacture, storage, handling, or processing of hazardous materials in compliance with Section 16.36.080 (Hazardous Materials).

[See Section 16.36.080](#)

For definitions of the listed land uses.

[See Division 8](#)

Home occupations require a home occupation permit:

[See Chapter 16.132](#)

# GENERAL PLAN LAND USE DESIGNATIONS WITHIN THE DOWNTOWN DISTRICT

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**Medium Density Residential (MDR):** Allowed uses include single-family residential units, duplexes, triplexes, semi-detached patio homes, town homes, public and quasi-public uses, second units, and other similar and compatible uses.

- Maximum dwelling units per gross acre: 13.1 du/acre
- Maximum dwelling units per net acre: 17.4 du/acre

**High Density Residential (HDR):** Allowed uses include multifamily residential units, apartments, dormitories, group homes, guest homes, public and quasi-public uses, and other similar and compatible uses.

- Maximum dwelling units per gross acre: 69.6 du/per acre inside downtown.
- Maximum dwelling units per net acre: 87 du/per acre inside downtown.

**Commercial (C):** Allowed uses include a wide variety of retail, service, and commercial recreational uses, business, medical and professional offices, residential uses, public and quasi-public uses and other similar and compatible uses. Community or regional commercial centers as well as freestanding commercial establishments are permitted.

- Maximum floor area ratio (FAR): 5.0 inside the Downtown area.
- Maximum dwelling units per gross acre: 69.6 du/per acre inside downtown.
- Maximum dwelling units per net acre: 87 du/per acre inside downtown.

**Industrial (I):** Allowed uses include a wide variety of industrial uses including uses with nuisance or hazardous characteristics, warehousing, construction contractors, light manufacturing, offices, retail sales, service businesses, public and quasi-public uses, and other similar and compatible uses. Residential uses are prohibited.

- Maximum floor area ratio (FAR): 0.6

**Institutional (IN):** Allowed uses include public and quasi-public land uses such as schools, libraries, colleges, water treatment facilities, airports, some governmental offices, Federal installations, and other similar and compatible uses.

- Maximum floor area ratio (FAR): FAR of 5.0 within the downtown area

**Parks and Recreation (PR):** Allowed uses include City and county parks, golf courses, marinas, community centers, public and quasi-public uses, and other similar and compatible uses.

- Maximum floor area ratio (FAR): 0.2

# CD (COMMERCIAL, DOWNTOWN) DISTRICT

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The CD (Commercial, Downtown) Zoning District is applied to the Downtown Commercial area of the City. The intent of the CD Zoning District is to encourage a mixture of high intensity uses to create a lively, pedestrian-friendly environment, with high visual quality. Appropriate uses include large scale commercial offices and office support uses, high-density residential development, tourist and lodging oriented uses, and governmental facilities. Residential densities are allowed up to 87 dwelling units per net acre. **The CD Zoning District is consistent with the Commercial land use designation of the General Plan.**

## Notes:

- If your property is located in the [Channel Overlay District](#), it is subject to a Commission Use Permit.
- Projects located in a [Design Review District](#) with exterior improvements are subject to [Design Review](#). Design Review also applies to the design of new construction, additions, and remodels for residential, commercial, business parks and industrial development, as well as signs.
- [Site Plan Review](#) is a review procedure for proposed projects that require a building permit or will result in the change of an existing use or change in occupancy.
- Click [here](#) to reference definitions of the uses listed in the tables below.

<b>Permitted Uses listed in Alphabetical Order</b>	
All land uses shown below are allowed subject to compliance with all applicable provisions of this Development Code. Site Plan Review (Chapter <a href="#">16.152</a> ) is required for new construction or for a change to a more intensive use, except as provided by Section <a href="#">16.152.040</a> (Exemptions).	
Adult Day Care Facilities	Medical - Related Facilities
Adult Related Establishments	Minor Communication Facilities
Ambulance Services	Motion Picture Production
Artisan Shops	Nurseries and Garden Supply Stores
Auto Parts Sales	Offices
Banks and Financial Services	Parking Facilities
Bridge Clubs and Non-Gambling Board Games	Personal Services-Unrestricted
Broadcasting Studios	Pet Grooming
Business Support Services	Pet Shops
Care Homes, 6 or Fewer Clients	Printing and Publishing
Clinics and Laboratories	Public and Semipublic Utility Facilities
Equipment Repair and Maintenance Training	Repair Services
Fabric Product Manufacturing	Restaurants
Food and Beverage Product Manufacturing	Retail Stores
Furniture, Furnishings, and Appliance Stores	Single-Family Dwellings
Handcraft Industries, Small-Scale Manufacturing	Small Family Child Care Homes
Health/Fitness Facilities	Specialized Education and Training
Libraries and Museums	State Certified Massage Establishment
Live - Work Space	Studios
Live Entertainment	Vehicle Repair and Maintenance Training
Maintenance/Minor Repair	Wholesaling and Distribution

# CD (COMMERCIAL, DOWNTOWN) DISTRICT

## Uses requiring a Land Development Permit listed in Alphabetical Order

All land uses listed below that require construction of new structures or improvements, the expansion of an existing facility, or a change to a more intensive use, as determined by the Director, require the approval of a land development permit (Chapter [16.136](#)). If there will be no construction, expansion of an existing facility, or a change to a more intensive use, the use is allowed without a new land development permit.

Auto and Vehicle Leasing/Rental	Fueling Stations
Auto and Vehicle Sales – New	Recreational Vehicle & Boat Sales -
Auto and Vehicle Sales – Used	New/Used
Building Materials Stores	Redemption Centers
Caretaker and Employee Housing	Religious Facilities
Collection Facility	Senior Residential Projects
Conservation Areas	Training Facilities
Dwelling Group	Vehicle Storage
Equipment Rental	Veterinary Clinics and Animal Hospitals

## Uses requiring an Administrative Use Permit listed in Alphabetical Order

(All land uses listed below are allowed subject to the approval of an administrative use permit (Chapter [16.168](#) ) If there is an existing use permit for the use and there will be no new construction or expansion of an existing facility, no new use permit shall be required.)

Academic Schools-Private	Mobile Home Parks
Activity Centers	Multi-Family Dwellings
Assisted Living Facilities	Multi-Use Facilities
Auditoriums, Meeting Halls, and Theaters	Neighborhood Shopping Centers
Bed and Breakfast	Non - Certified Massage Establishment
Child Care Centers	Organizational Houses
Clubs, Lodges, and Private Meeting Halls	Outdoor Assembly Facilities
Commercial Amusement Facilities	Outdoor Retail Sales and Activities
Community Shopping Centers	Personal Services-Restricted
Drug Abuse, Alcohol Recovery/ Treatment Facility	Recreational Vehicle Parks
Duplexes	Research and Development (R&D)
Extended Care Medical Services	Rooming and Boarding Houses
Extended-Stay Facilities	Secondhand Stores/Pawn Shops
Golf Courses/Country Club	Senior Care Facilities, 7 or More Clients
Hotels and Motels	Single Room Occupancy Facilities (SROs)
Indoor Recreation Facilities	Townhouses
Large Family Child Care Homes	Triplexes
Major Communications Facilities	With Another Use - On Sale

# CD (COMMERCIAL, DOWNTOWN) DISTRICT

## Uses requiring an Commission Use Permit listed in Alphabetical Order

All land uses shown below are allowed subject to the approval of a commission use permit (Chapter [16.168](#)). If there is an existing use permit for the use and there will be no new construction or expansion of an existing facility, no new use permit shall be required.

Bars and Nightclubs - On Sale	Mortuaries and Funeral Homes
Card Rooms/Pool Halls/Billard Parlors	Outdoor Commercial Recreation Facilities
Cemeteries	Private Entertainment Facilities
Convenience Stores	Public Institutions
Family Care Homes, 7 or More Clients	Regional
Feeding Centers	Sale of Alcohol - Off Sale
Homeless Shelters	Transit Stations and Terminals
Hospitals	Transitional Housing
Marinas	Warehouses Retail Stores

## Uses not allowed, except under Special Circumstances

Signs - Off-premises

### 16.24.100 CD (Commercial, Downtown) Zoning District Standards

The following standard shall apply to land uses and development within the CD (Commercial, Downtown) Zoning District:

A. **Multifamily Land Uses.** Multifamily land uses in the CD zoning district shall not be subject to the site plan and open space requirements for multifamily development (Section [16.80.220](#)(A) through (H)). The requirements for a landscape maintenance plan and management plan/agreement shall still apply (Section [16.80.220](#)(I)).

B. **Commercial Land Uses.** Commercial land uses in the CD zoning district shall not be subject to the requirements for shopping centers and large-scale commercial retail uses (Section [16.80.330](#)).

C. **Warehouse Retail Stores—Limitation on Use.** Warehouse retail stores located in the CD zoning district that devote 10 percent or more of the total sales floor area to the sale of non-taxable merchandise shall contain no more than 100,000 square feet of gross floor area, except for stores charging membership dues or otherwise restricting merchandise sales to customers paying a periodic access fee. Warehouse retail stores shall not be subject to the requirements for shopping centers and large-scale commercial retail uses (Section [16.80.310](#)).

# CD (COMMERCIAL, DOWNTOWN) DISTRICT

## COMMERCIAL DOWNTOWN (CD) Development Standards

<b>Minimum Lot Size</b>	
Area	No Minimum
Width	No Minimum
<b>Density</b>	
Dwelling units per net acre (minimum-maximum)	0 - 87
Maximum # of dwelling units per parcel	No Minimum
<b>Setbacks</b>	
Front	None
Side(s)	None required, except when adjacent to a residential zone, structures shall be set back a distance of 10 feet or as required by Division 3 for specific land uses. In the CA zone, structures shall be set back from a residential zone equal to their height.
Sides, street	None
Rear	None required, except when adjacent to a residential zone, structures shall be set back a distance of 10 feet or as required by Division 3 for specific land uses. In the CA zone, structures shall be set back from a residential zone equal to their height.
<b>Site coverage</b>	
Maximum coverage	100%
<b>Height limit</b>	
Maximum height	No Limit
<b>Landscaping</b>	<a href="#">See Chapter 16.56</a> (Landscaping standards)
<b>Parking and Loading</b>	<a href="#">See Chapter 16.64</a> (Off-street parking and loading standards)

# CG (COMMERCIAL, GENERAL) DISTRICT

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The CG (Commercial, General) Zoning District is applied to areas appropriate for a wide variety of general commercial uses, including retail, personal and business services; Commercial Recreational uses; and a mix of office, commercial, and/or residential uses. Allowable densities for residential units in a multi-use project may be up to 29 dwelling units per net acre. **The CG Zoning District is consistent with the Commercial land use designation of the General Plan.**

Notes:

- If your property is located in the [Channel Overlay District](#), it is subject to a Commission Use Permit.
- Projects located in a [Design Review District](#) with exterior improvements are subject to [Design Review](#). Design Review also applies to the design of new construction, additions, and remodels for residential, commercial, business parks and industrial development, as well as signs.
- [Site Plan Review](#) is a review procedure for proposed projects that require a building permit or will result in the change of an existing use or change in occupancy.
- Click [here](#) to reference definitions of the uses listed in the tables below.

<b>Permitted Uses listed in Alphabetical Order</b>	
All land uses shown below are allowed subject to compliance with all applicable provisions of this Development Code. Site Plan Review (Chapter <a href="#">16.152</a> ) is required for new construction or for a change to a more intensive use, except as provided by Section <a href="#">16.152.040</a> (Exemptions).	
Adult Day Care Facilities	Medical - Related Facilities
Adult Related Establishments	Minor Communications Facilities
Ambulance Services	Nurseries and Garden Supply Stores
Artisan Shops	Offices
Auto Parts Sales	Parking Facilities
Banks and Financial Services	Personal Services-Unrestricted
Bridge Clubs and Non-Gambling Board Games	Pet Grooming
Business Support Services	Pet Shops
Clinics and Laboratories	Public and Semipublic Utility Facilities
Equipment Repair and Maintenance Training	Repair Services
Furniture, Furnishings, and Appliance Stores	Restaurants
Health/Fitness Facilities	Retail Stores
Libraries and Museums	Small Family Child Care Homes
Live - Work Space	Specialized Education and Training
Live Entertainment	State Certified, Massage Establishment
Maintenance/Minor Repair	Studios

<b>Uses requiring a Land Development Permit listed in Alphabetical Order</b>	
All land uses listed below that require construction of new structures or improvements, the expansion of an existing facility, or a change to a more intensive use, as determined by the Director, require the approval of a land development permit (Chapter <a href="#">16.136</a> ). If there will be no construction, expansion of an existing facility, or a change to a more intensive use, the use is allowed without a new land development permit.	
Caretaker and Employee Housing	Redemption Centers
Collection Facility	Religious Facilities
Conservation Areas	Training Facilities
Fueling Stations	Veterinary Clinics and Animal Hospitals

# CG (COMMERCIAL, GENERAL) DISTRICT

## Uses requiring an Administrative Use Permit listed in Alphabetical Order

(All land uses listed below are allowed subject to the approval of an administrative use permit (Chapter [16.168](#) ). If there is an existing use permit for the use and there will be no new construction or expansion of an existing facility, no new use permit shall be required.)

Academic Schools-Private	Health-Related
Activity Centers	Hotels and Motels
Auditoriums, Meeting Halls, and Theaters	Indoor Recreation Facilities
Auto and Vehicle Leasing/Rental	Large Family Child Care Homes
Bed and Breakfast	Major Communications Facilities
Building Materials Stores	Mobile Home Parks
Car Washes	Multi-Use Facilities
Child Care Centers	Neighborhood
Clubs, Lodges, and Private Meeting Halls	Outdoor Assembly Facilities
Commercial Amusement Facilities	Personal Storage Facilities (Mini Storage)
Community	Recreational Vehicle Parks
Drug Abuse, Alcohol Recovery/Treatment Facility	Secondhand Stores/Pawn Shops
Extended Care	Single Room Occupancy Facilities (SROs)
Extended-Stay Facilities	With Another Use - On Sale
Golf Courses/Country Club	

## Uses requiring an Commission Use Permit listed in Alphabetical Order

All land uses shown below are allowed subject to the approval of a commission use permit (Chapter [16.168](#)). If there is an existing use permit for the use and there will be no new construction or expansion of an existing facility, no new use permit shall be required.

Bars and Nightclubs - On Sale	Outdoor Commercial Recreation Facilities
Cemeteries	Personal Services-Restricted
Convenience Stores	Private Entertainment Facilities
Homeless Shelters	Public Institutions
Hospitals	Sale of Alcohol - Off Sale
Marinas	Transit Stations and Terminals
Mortuaries and Funeral Homes	Transitional Housing
Massage Establishment - Non – Certified	Warehouses Retail Stores
Medical Cannabis Dispensaries	

## Uses not allowed, except under Special Circumstances

Signs - Off-premises

# CG (COMMERCIAL, GENERAL) DISTRICT

## 16.24.090 CG (Commercial, General) Zoning District Standards.

The following standards shall apply to land uses and development within the CG (Commercial, General) zoning district:

- A. **Indoor Use Requirement and Exceptions.** Proposed development and new land uses within the CG (commercial, general) zoning district shall be conducted entirely within an enclosed structure, except that:
  - 1. Storage and sales areas may be located outside if screened from the visible rights-of-way and/or are in compliance with the requirements for outdoor display and sales (Section [16.80.260](#)).
  - 2. Outdoor dining shall be allowed in compliance with Section [16.80.250](#) (Outdoor dining and seating areas).
  
- B. **Motion Picture Theaters—Limitation on Use.** Motion picture theaters located in the CG zoning district shall contain no more than five (5) viewing screens or 499 total seats, including new construction, expansion, conversion, or renovation of a theater of more than five (5) viewing screens or 500 or more total seats or any other structure existing on the same or adjoining parcels or within 1,000 feet of another theater.
  
- C. **Warehouse Retail Stores—Limitation on Use.** Warehouse retail stores located in the CG zoning district that devote 10 percent or more of the total sales floor area to the sale of nontaxable merchandise shall contain no more than 100,000 square feet of gross floor area, except for stores charging membership dues or otherwise restricting merchandise sales to customers paying a periodic access fee.

# CG (COMMERCIAL, GENERAL) DISTRICT

## COMMERCIAL, GENERAL (CG) Development Standards

<b>Minimum Lot Size</b>	
Area	No Minimum
Width	No Minimum
<b>Density</b>	
Dwelling units per net acre (minimum-maximum)	0 - 29
Maximum # of dwelling units per parcel	No Minimum
<b>Setbacks</b>	
Front	10 ft
Side(s)	None required, except when adjacent to a residential zone, structures shall be set back a distance of 10 feet or as required by Division 3 for specific land uses. In the CA zone, structures shall be set back from a residential zone equal to their height.
Sides, street	10 ft
Rear	None required, except when adjacent to a residential zone, structures shall be set back a distance of 10 feet or as required by Division 3 for specific land uses. In the CA zone, structures shall be set back from a residential zone equal to their height.
<b>Site coverage</b>	
Maximum coverage	60%
<b>Height limit</b>	
Maximum height	45 ft
<b>Landscaping</b>	<a href="#">See Chapter 16.56</a> (Landscaping standards)
<b>Parking and Loading</b>	<a href="#">See Chapter 16.64</a> (Off-street parking and loading standards)

# CO (COMMERCIAL, OFFICE) DISTRICT

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The CO (Commercial, Office) Zoning District is intended to be a transitional area between residential and general commercial uses. The primary uses in this district include offices, incidental retail and/or residential in conjunction with an office, and other compatible uses. Allowable densities for residential units in conjunction with an office may be up to 29 dwelling units per net acre. Other residential density may be up to 17.4 dwelling units per net acre; minimum density is 8.8 dwelling units per net acre. **The CO Zoning District is consistent with the Administrative-Professional land use designation of the General Plan.**

**Notes:**

- If your property is located in the [Channel Overlay District](#), it is subject to a Commission Use Permit.
- Projects located in a [Design Review District](#) with exterior improvements are subject to [Design Review](#). Design Review also applies to the design of new construction, additions, and remodels for residential, commercial, business parks and industrial development, as well as signs.
- [Site Plan Review](#) is a review procedure for proposed projects that require a building permit or will result in the change of an existing use or change in occupancy.
- Click [here](#) to reference definitions of the uses listed in the tables below.

<b>Permitted Uses listed in Alphabetical Order</b>	
All land uses shown below are allowed subject to compliance with all applicable provisions of this Development Code. Site Plan Review (Chapter <a href="#">16.152</a> ) is required for new construction or for a change to a more intensive use, except as provided by Section <a href="#">16.152.040</a> (Exemptions).	
Bridge Clubs and Non-Gambling Board Games	Small Family Child Care Homes
Medical - Related Facilities	State Certified Message Establishment
Minor Communications Facilities	

<b>Uses requiring a Land Development Permit listed in Alphabetical Order</b>	
All land uses listed below that require construction of new structures or improvements, the expansion of an existing facility, or a change to a more intensive use, as determined by the Director, require the approval of a land development permit (Chapter <a href="#">16.136</a> ). If there will be no construction, expansion of an existing facility, or a change to a more intensive use, the use is allowed without a new land development permit.	
Adult Day Care Facilities	Libraries and Museums
Banks and Financial Services	Live - Work Space
Caretaker and Employee Housing	Offices
Clinics and Laboratories	Religious Facilities
Conservation Areas	Studios

<b>Uses requiring an Administrative Use Permit listed in Alphabetical Order</b>	
(All land uses listed below are allowed subject to the approval of an administrative use permit (Chapter <a href="#">16.168</a> ) If there is an existing use permit for the use and there will be no new construction or expansion of an existing facility, no new use permit shall be required.)	
Academic Schools-Private	Hotels and Motels
Activity Centers.	Large Family Child Care Homes
Ambulance Services	Major Communications Facilities
Bed and Breakfast	Multi-Use Facilities
Clubs, Lodges, and Private Meeting Halls	Parking Facilities
Drug Abuse, Alcohol Recovery/Treatment Facility	Public and Semipublic Utility Facilities
Extended Care	Specialized Education and Training
Health – Related	

# CO (COMMERCIAL, OFFICE) DISTRICT

## Uses requiring an Commission Use Permit listed in Alphabetical Order

All land uses shown below are allowed subject to the approval of a commission use permit (Chapter [16.168](#)). If there is an existing use permit for the use and there will be no new construction or expansion of an existing facility, no new use permit shall be required.

Artisan Shops	Multi-Family Dwellings
Cemeteries	Public Institutions
Child Care Centers	Restaurants
Colleges and Universities-Private	Retail Stores
Furniture, Furnishings, and Appliance Stores	Senior Residential Projects
Golf Courses/Country Club	Townhouses
Homeless Shelters	Transitional Housing
Hospitals	

### **16.24.070 CO (Commercial, Office) Zoning District Standards.**

A height exception from the 45-foot height limit may be granted by the Commission, with a Commission use permit in compliance with Chapter [16.168](#) (Use Permits), not to exceed 60 feet in height, if it can be substantiated that the proposed project will at least:

- A. Not have any adverse market or economic impact on the downtown revitalization efforts considering:
  1. The number and percentage of local residents employed with the project;
  2. The market and economic impact on downtown.
- B. Establish that, as a result of modifications to the proposed project or other separate contributions in exchange for the height exception, the project will not be detrimental to the Central Stockton Plan policies for revitalization.
- C. The performance and success of the Central Stockton Plan, based on monitoring, indicates that a height exception would not be detrimental to the revitalization efforts, considering:
  1. Current market demand and vacancy rates.
  2. The height limitations in relationship to the timing and limiting internal competition based on the implementation of objectives in the Central Stockton Plan are monitored.
- D. Will be economically advantageous to the entire City.

# CO (COMMERCIAL, OFFICE) DISTRICT

## COMMERCIAL, OFFICE (CO) Development Standards

<b>Minimum Lot Size</b>	
Area	7,500 sf
Width	No Minimum
<b>Density</b>	
Dwelling units per net acre (minimum-maximum)	0 - 29
Maximum # of dwelling units per parcel	1 per 1,500 sf
<b>Setbacks</b>	
Front	10 ft
Side(s)	5 ft
Sides, street	10 ft
Rear	10 ft
<b>Site coverage</b>	
Maximum coverage	60%
<b>Height limit</b>	
Maximum height	45 ft
<b>Landscaping</b>	<a href="#">See Chapter 16.56</a> (Landscaping standards)
<b>Parking and Loading</b>	<a href="#">See Chapter 16.64</a> (Off-street parking and loading standards)

# IG (INDUSTRIAL, GENERAL) DISTRICT

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The IG (Industrial, General) District is intended to allow a wide range of industrial land uses, including uses that may be conducted outdoors or associated with nuisance or hazardous impacts. Includes ancillary office uses. **The IG Zoning District is consistent with the Industrial land use designation of the General Plan.**

Notes:

- If your property is located in the [Channel Overlay District](#), it is subject to a Commission Use Permit.
- Projects located in a [Design Review District](#) with exterior improvements are subject to [Design Review](#). Design Review also applies to the design of new construction, additions, and remodels for residential, commercial, business parks and industrial development, as well as signs.
- [Site Plan Review](#) is a review procedure for proposed projects that require a building permit or will result in the change of an existing use or change in occupancy.
- Click [here](#) to reference definitions of the uses listed in the tables below.

<b>Permitted Uses listed in Alphabetical Order</b>	
All land uses shown below are allowed subject to compliance with all applicable provisions of this Development Code. Site Plan Review (Chapter <a href="#">16.152</a> ) is required for new construction or for a change to a more intensive use, except as provided by Section <a href="#">16.152.040</a> (Exemptions).	
Agricultural Activities and Facilities	Major Repair/Body Work
Broadcasting Studios	Metal Products Fabrication, Machine/
Collection Facility	Welding Shops
Construction, Farm & Heavy Equipment Sales	Minor Communication Facilities
Electronics, Equipment & Appliance	Motion Picture Production
Manufacturing	Personal Storage Facilities (Mini Storage)
Fabric Product Manufacturing	Printing and Publishing
Food and Beverage Product Manufacturing	Printing and Publishing
Furniture and Fixtures Manufacturing	Public and Semipublic Utility Facilities
Handcraft Industries, Small-Scale Manufacturing	Research and Development (R&D)
Laundries and Dry Cleaning Plants	Storage Yards
Light Manufacturing	Vehicle Repair and Maintenance Training
Maintenance/Minor Repair	Warehouses
Major Communication Facilities	Wholesaling and Distribution

<b>Uses requiring a Land Development Permit listed in Alphabetical Order</b>	
All land uses listed below that require construction of new structures or improvements, the expansion of an existing facility, or a change to a more intensive use, as determined by the Director, require the approval of a land development permit ( <a href="#">Chapter 16.136</a> ). If there will be no construction, expansion of an existing facility, or a change to a more intensive use, the use is allowed without a new land development permit.	
Agricultural Chemical Sales	Redemption Centers
Caretaker and Employee Housing	Training Facilities
Conservation Areas	Vehicle and Freight Terminals
Inoperable Vehicle Storage	Vehicle Storage

# IG (INDUSTRIAL, GENERAL) DISTRICT

Uses requiring an Administrative Use Permit listed in Alphabetical Order	
(All land uses listed below are allowed subject to the approval of an administrative use permit (Chapter <a href="#">16.168</a> ). If there is an existing use permit for the use and there will be no new construction or expansion of an existing facility, no new use permit shall be required.)	
Equestrian Facilities	Offices
Heavy Manufacturing	Petroleum Storage and Distribution
Kennels and Boarding Facilities	Recycling Facilities
Mining	Sanitary Services
Mortuaries and Funeral Homes	Scrap and Dismantling
Multi – Use Facilities	

Uses requiring an Commission Use Permit listed in Alphabetical Order	
All land uses shown below are allowed subject to the approval of a commission use permit (Chapter <a href="#">16.168</a> ). If there is an existing use permit for the use and there will be no new construction or expansion of an existing facility, no new use permit shall be required.	
Cemeteries	Public Institutions
Feeding Centers	Transfer Stations
Major Impact Facilities	Transit Stations and Terminals
Medical Cannanis Dispensaries	

Uses not allowed, except under Special Circumstances
Signs – Off – Premises

## 16.24.140 IG (Industrial, General) Zoning District Standards

The following standards shall apply to land uses and development within the IG (Industrial, General) Zoning District:

- A. **Light Manufacturing Land Uses.** Light manufacturing land uses, as defined in Division 8 (Glossary), shall comply with the permitting requirements for the IG (Industrial, General) Zoning District in Table 2-2 (Allowable Land Uses and Permit Requirements) and the following standards:
  1. **Enclosed Use Requirements and Exceptions.** Proposed development and new land uses within the IG (Industrial, General) Zoning District shall be conducted entirely within an enclosed structure except for those cases in which another type of roofed enclosure is approved by the Review Authority for use at a particular location, subject to the following:
    - a. **Exceptions.** The following exceptions may be located outside of the enclosed structure:
      - i. Loading and unloading docks;
      - ii. Driveways;
      - iii. Parking areas for vehicles; and
      - iv. Storage in compliance with subsection B of this section.
    - b. **Prohibition.** Outside manufacturing, fabrication, processing, assembling, or repair is prohibited.

# IG (INDUSTRIAL, GENERAL) DISTRICT

2. **Standards.** Proposed development and new land uses within the IG (Industrial, General) Zoning District shall comply with the following standards:
    - a. Applicable general performance standards and general development and land use standards (Chapters [16.32](#) and [16.36](#));
    - b. Screening standards for allowed outdoor uses and facilities, as follows:
      - i. Open storage of goods or materials incidental to the primary activity shall be screened from any adjacent public street by a solid, decorative, masonry wall, or landscaped berm and wall, the design and height to be approved by the Director;
      - ii. Loading and unloading areas and ground-mounted equipment, including utility vaults, air conditioners, fuel containers, etc., that are visible from any adjacent public streets shall be screened by a solid, decorative masonry wall or landscaped berm and wall that has a minimum height of eight feet above the adjacent street grade; and
      - iii. Trash enclosures in compliance with Section [16.36.130](#) (Solid waste/recyclable materials storage);
    - c. A circulation system that is designed to minimize pedestrian/vehicle conflicts;
    - d. Service areas (e.g., loading docks, trash areas, and similar uses) adjacent to residential zoning districts:
      - i. Shall not encroach into the required setback area between the industrial use and a residential zoning district/noise-sensitive use;
      - ii. Shall comply with the noise standards in compliance with Chapter [16.60](#) (Noise Standards); and
    - e. No barbed or concertina wire shall be visible from any adjacent public street, in compliance with Chapter [16.48](#) (Fences, Hedges, and Walls).
  3. **Industrial Uses on Two (2) or More Acres.** Industrial land uses located on two (2) or more acres shall be subject to the requirements of Section [16.80.170](#) (Industrial uses on two (2) or more acres).
- B. **Heavy Manufacturing Land Uses.** Heavy manufacturing land uses, as defined in Division 8 (Glossary), shall be subject to an administration use permit in compliance with Chapter [16.168](#) (Use Permit) and the following standards:
1. **Enclosed Use Requirements and Exceptions.** The converting of raw materials into a product and the assembly, fabrication, and conversion of already processed raw materials into products shall be conducted wholly within an enclosed structure, except for:

# IG (INDUSTRIAL, GENERAL) DISTRICT

- a. \Where another type of roofed enclosure is approved by the Review Authority for use at a particular location.
- b. The nature of the activity is such that it requires all or a portion of the manufacturing process to be conducted outdoors as determined by the Review Authority.
- c. Incidental uses which may be located outside:
  - i. Loading and unloading docks;
  - ii. Driveways;
  - iii. Parking areas for vehicles; and
  - iv. Storage in compliance with subsection B of this section.

2. **Standards.** Proposed development and new land uses within the IG (Industrial, General) Zoning District shall comply with the following standards:

- a. Applicable general performance standards and general development and land use standards (Chapters [16.32](#) and [16.36](#));
- b. Screening standards for allowed outdoor uses and facilities, as follows:
  - i. Open storage of goods or materials shall be screened by a solid, decorative wall, or fence or landscaped berm and wall or fence, the design and height to be approved by the Review Authority; and;
  - ii. Trash enclosures in compliance with Section [16.36.130](#) (Solid waste/recyclable materials storage);
- c. A circulation system that is designed to minimize pedestrian/vehicle conflicts;
- d. Service areas (e.g., loading docks, trash areas, and similar uses) adjacent to residential zoning districts:
  - i. Shall not encroach into the required setback area between the industrial use and a residential zoning district/noise-sensitive use; and
  - ii. Shall comply with the noise standards in compliance with Chapter [16.60](#) (Noise Standards); and
- e. No barbed or concertina wire shall be visible from any adjacent public street, in compliance with Chapter [16.48](#) (Fences, Hedges, and Walls).

3. **Industrial Uses on Two (2) or More Acres.** Industrial land uses located on two (2) or more acres shall be subject to the requirements of Section [16.80.170](#) (Industrial uses on two (2) or more acres).

C. **Other Land Uses.** Other land uses shall be in compliance with Table 2-2 (Allowable Land Uses and Permit Requirements) and any applicable standards in Division 3 (Site Planning and General Development Regulations).

# IG (INDUSTRIAL, GENERAL) DISTRICT

## INDUSTRIAL GENERAL (IG) Development Standards

<b>Minimum Lot Size</b>	
Area	No Minimum
Width	No Minimum
<b>Density</b>	
Dwelling units per net acre (minimum-maximum)	Not Applicable
Maximum # of dwelling units per parcel	No Minimum
<b>Setbacks</b>	
Front	10 ft
Side(s)	None required, except when adjacent to a residential zone, structures shall be set back a distance of 10 feet or as required by Division 3 for specific land uses. In the CA zone, structures shall be set back from a residential zone equal to their height.
Sides, street	10 ft
Rear	None required, except when adjacent to a residential zone, structures shall be set back a distance of 10 feet or as required by Division 3 for specific land uses. In the CA zone, structures shall be set back from a residential zone equal to their height.
<b>Site coverage</b>	
Maximum coverage	60%
<b>Height limit</b>	
Maximum height	No Limit
<b>Landscaping</b>	<a href="#">See Chapter 16.56</a> (Landscaping standards)
<b>Parking and Loading</b>	<a href="#">See Chapter 16.64</a> (Off-street parking and loading standards)

# IL (INDUSTRIAL, LIMITED) DISTRICT

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IL (Industrial, Limited) Zoning District is applied to areas appropriate for light manufacturing uses that may generate more nuisance impacts than acceptable in Commercial Zoning Districts and whose operations are totally conducted indoors. Includes ancillary office uses. **The IL Zoning District is consistent with the Industrial land use designation of the General Plan.**

**Notes:**

- If your property is located in the [Channel Overlay District](#), it is subject to a Commission Use Permit.
- Projects located in a [Design Review District](#) with exterior improvements are subject to [Design Review](#). Design Review also applies to the design of new construction, additions, and remodels for residential, commercial, business parks and industrial development, as well as signs.
- [Site Plan Review](#) is a review procedure for proposed projects that require a building permit or will result in the change of an existing use or change in occupancy.
- Click [here](#) to reference definitions of the uses listed in the tables below.

<b>Permitted Uses listed in Alphabetical Order</b>	
All land uses shown below are allowed subject to compliance with all applicable provisions of this Development Code. Site Plan Review (Chapter <a href="#">16.152</a> ) is required for new construction or for a change to a more intensive use, except as provided by Section <a href="#">16.152.040</a> (Exemptions).	
Ambulance Services	Major Repair/Body Work
Artisan Shops	Metal Products Fabrication, Machine/
Broadcasting Studios	Welding Shops
Business Support Services	Minor, Communications Facilities
Collection Facility, Recycling and Waste Facility	Mobile home Sales
Construction, Farm & Heavy Equipment Sales	Motion Picture Production
Electronics, Equipment & Appliance Manufacturing	Nurseries and Garden Supply Stores
Equipment Rental	Parking Facilities
Equipment Repair and Maintenance Training	Personal Storage Facilities (Mini Storage)
Fabric Product Manufacturing	Printing and Publishing
Food and Beverage Product Manufacturing	Public and Semipublic Utility Facilities
Furniture and Fixtures Manufacturing	Repair Services
Furniture, Furnishings, and Appliance Stores	Research and Development (R&D)
Handcraft Industries, Small-Scale Manufacturing	Specialized Education and Training
Laundries and Dry Cleaning Plants	Storage Yards
Light, Manufacturing	Vehicle Repair and Maintenance Training
Live - Work Space	Warehouses
Maintenance/Minor Repair	Wholesaling and Distribution

<b>Uses requiring a Land Development Permit listed in Alphabetical Order</b>	
All land uses listed below that require construction of new structures or improvements, the expansion of an existing facility, or a change to a more intensive use, as determined by the Director, require the approval of a land development permit (Chapter <a href="#">16.136</a> ). If there will be no construction, expansion of an existing facility, or a change to a more intensive use, the use is allowed without a new land development permit.	
Auto and Vehicle Leasing/Rental	Recreational Vehicle & Boat Sales - New/
Auto and Vehicle Sales - Used	Used
Caretaker and Employee Housing	Redemption Centers
Conservation Areas	Religious Facilities
Fueling Stations	Training Facilities
Inoperable Vehicle Storage	Vehicle Storage
Libraries and Museums	Veterinary Clinics and Animal Hospitals

# IL (INDUSTRIAL, LIMITED) DISTRICT

<b>Uses requiring an Administrative Use Permit listed in Alphabetical Order</b>	
(All land uses listed below are allowed subject to the approval of an administrative use permit (Chapter <a href="#">16.168</a> ). If there is an existing use permit for the use and there will be no new construction or expansion of an existing facility, no new use permit shall be required.)	
Agricultural Chemical Sales	Indoor Recreation Facilities
Building Materials Stores	Kennels and Boarding Facilities
Clubs, Lodges, and Private Meeting Halls	Mining
Commercial Amusement Facilities	Offices
Equestrian Facilities	Outdoor Retail Sales and Activities
Golf Courses/Country Club	Recreational Vehicle Parks

<b>Uses requiring an Commission Use Permit listed in Alphabetical Order</b>	
All land uses shown below are allowed subject to the approval of a commission use permit (Chapter <a href="#">16.168</a> ). If there is an existing use permit for the use and there will be no new construction or expansion of an existing facility, no new use permit shall be required.	
Cemeteries, Funeral Facilities and Services	Private Entertainment Facilities
Feeding Centers	Public Institutions
Homeless Shelters	Sanitary Services
Marinas	Transit Stations and Terminals
Medical Cannabis Dispensaries	Transitional Housing
Outdoor Commercial Recreational Facilities	

<b>Uses not allowed, except under Special Circumstances</b>
Signs – Off – Premises

## **16.24.130 IL (Industrial, Limited) Zoning District Standards.**

The following standards shall apply to land uses and development within the IL (Industrial, Limited) Zoning District:

- A. Enclosed Use Requirements and Exceptions. Proposed development and new land uses within the IL (Industrial, Limited) Zoning District shall be conducted entirely within an enclosed structure except for those cases in which another type of roofed enclosure is approved by the Director or Commission for use at a particular location, subject to the following:
  1. Exceptions. The following exceptions may be located outside of the enclosed structure:
    - a. Loading and unloading docks;
    - b. Driveways;
    - c. Parking areas for vehicles; and
    - d. Storage in compliance with subsection B of this section.
  2. Prohibition. Outside manufacturing, fabrication, processing, assembling, or repair is prohibited.
- B. Standards. Proposed development and new land uses within the IL (industrial, limited) zoning district shall comply with the following standards:

# IL (INDUSTRIAL, LIMITED) DISTRICT

1. Applicable general performance standards and general development and land use standards (Chapters [16.32](#) and [16.36](#));
  2. Screening standards for allowed outdoor uses and facilities, as follows:
    - a. Open storage of goods or materials incidental to the primary activity shall be screened from any adjacent public street by a solid, decorative, masonry wall, or landscaped berm and wall, the design and height to be approved by the Director;
    - b. Loading and unloading areas and ground-mounted equipment, including utility vaults, air conditioners, fuel containers, etc., that are visible from any adjacent public streets shall be screened by a solid, decorative masonry wall or landscaped berm and wall that has a minimum height of eight (8) feet above the adjacent street grade; and
    - c. Trash enclosures in compliance with Section [16.36.130](#) (Solid waste/recyclable materials storage);
  3. A circulation system that is designed to minimize pedestrian/vehicle conflicts; and
  4. Service areas (e.g., loading docks, trash areas, and similar uses) adjacent to residential zoning districts:
    - a. Shall not encroach into the required setback area between the industrial use and a residential zoning district/noise-sensitive use;
    - b. Shall comply with the noise standards in compliance with Chapter [16.60](#) (Noise Standards);
  5. No barbed or concertina wire shall be visible from any adjacent public street, in compliance with Chapter [16.48](#) (Fences, Hedges, and Walls); and
- C. Industrial Uses on Two (2) or More Acres. Industrial land uses located on two (2) or more acres shall be subject to the requirements of Section [16.80.170](#) (Industrial uses on two (2) or more acres).

## **16.80.170 Industrial Uses**

This section provides development standards for the establishment of industrial uses within the IL, Limited Industrial, and IG, General Industrial, Zoning Districts that are located on two (2) or more acres.

- A. **Applicability.** The requirements of this section shall apply to integrated industrial parks, business parks, and large-scale industrial developments that are two (2) or more acres in size.

# IL (INDUSTRIAL, LIMITED) DISTRICT

- B. **Development Plan.** A development plan shall be required for the new construction or expansion of the industrial use. The site plan shall constitute the development

plan. All future development shall be in compliance with the development plan for the site.

1. **Content.** The development plan, at a minimum, shall include:

- a. Location, size, configuration, and design of any structures, including buildings, storage containers, trailers, walls/fencing, signs, etc;
- b. Location, size, and configuration of any outdoor storage, display, loading and activity area, detention ponds, stationary equipment, etc;
- c. Circulation and parking; and
- d. Landscaping and irrigation plans.

2. **Changes to the Development Plan.**

- a. Any changes to the approved development plan shall be in compliance with Chapter [16.104](#) (Changes to an Approved Project).
- b. Subsequent changes to approved uses on the site shall not require modification to the development plan unless the proposed use modifies the physical layout of the site.

- C. **Site Planning and Design Standards.** Applicable industrial development shall comply with the following standards:

1. **General.** All applicable industrial projects shall comply with the following:

- a. **Setbacks.** Except for signs, structures, fences/walls, and parking areas abutting a public street shall be set back at least 20 feet from any street side property line.
- b. **Private Easements.** All on-site circulation shall occur on private access easements. If the site consists of multiple parcels, a reciprocal access and parking agreement shall be required in compliance with Section [16.64.050\(A\)](#) (Joint use of parking facilities).
- c. **Landscaping.** The required 20-foot setback area abutting a public street shall be maintained with landscaping as follows:



# IL (INDUSTRIAL, LIMITED) DISTRICT

ii. **Landscaping Required.** A landscaping strip of at least 10 feet in width shall be provided adjacent to the wall for trees and shrubs on the industrial site.

(A) Landscaping shall be designed to visually screen the industrial development from the residences and to effectively break up the otherwise long, flat appearance of the wall.

(B) The use of the landscaped strip for passive activities (e.g., lunch area, pedestrian path, etc.) shall be subject to the approval of the Director.

5. **Service Areas.** Service areas (e.g., loading docks, trash areas, and similar uses) shall be subject to the following:

a. Service areas shall not encroach into the required setback between the industrial use and the residential zoning district/noise-sensitive use.

b. Loading and unloading activities and other similar activities that may cause noise shall be in compliance with Chapter [16.60](#) (Noise Standards).

D. **Incidental Commercial and Service Land Uses.** In addition to the land uses allowed in integrated industrial parks, business parks, and large-scale industrial developments in Table 2-2 (Allowable Land Uses and Permit

Requirements), two (2) acres of commercial and service uses may be permitted within a one (1) square mile area to provide retail and service uses for an industrial zoning district. Uses allowed include beauty/barber shops, postal facilities, quick copy shops, general stores, drug store/pharmacy, eating establishments, banking facilities, or other uses clearly intended for the convenience of area workers.

## **16.48.100 Prohibited Fence Materials**

**Industrial Zoning Districts.** Vinyl coated chain linked fencing located at least 10 feet from the front and street side property lines shall be allowed in industrial zoning districts. Other types of chain link fencing or similar materials (chicken wire, hog fencing, etc.) are prohibited within the 10-foot front and street side yard areas. Chain link fencing is allowed along the interior and rear property lines provided it is not within 10 feet of the front or street side property lines.

# IL (INDUSTRIAL, LIMITED) DISTRICT

## INDUSTRIAL LIMITED (IL) Development Standards

<b>Minimum Lot Size</b>	
Area	No Minimum
Width	No Minimum
<b>Density</b>	
Dwelling units per net acre (minimum-maximum)	Not Applicable
Maximum # of dwelling units per parcel	No Minimum
<b>Setbacks</b>	
Front	10 ft
Side(s)	None required, except when adjacent to a residential zone, structures shall be set back a distance of 10 feet or as required by Division 3 for specific land uses. In the CA zone, structures shall be set back from a residential zone equal to their height.
Sides, street	10 ft
Rear	None required, except when adjacent to a residential zone, structures shall be set back a distance of 10 feet or as required by Division 3 for specific land uses. In the CA zone, structures shall be set back from a residential zone equal to their height.
<b>Site coverage</b>	
Maximum coverage	60%
<b>Height limit</b>	
Maximum height	60 ft
<b>Landscaping</b>	<a href="#">See Chapter 16.56</a> (Landscaping standards)
<b>Parking and Loading</b>	<a href="#">See Chapter 16.64</a> (Off-street parking and loading standards)

# PF (PUBLIC FACILITIES) DISTRICT

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PF (Public Facilities) District is applied to areas appropriate for a variety of public and quasi-public land uses, including facilities and lands owned by the City, County, State, or Federal governments as well as religious facilities. **The PF Zoning District is consistent with the Institutional and Parks and Recreational land use designations of the General Plan.**

## Notes:

- If your property is located in the [Channel Overlay District](#), it is subject to a Commission Use Permit.
- Projects located in a [Design Review District](#) with exterior improvements are subject to [Design Review](#). Design Review also applies to the design of new construction, additions, and remodels for residential, commercial, business parks and industrial development, as well as signs.
- [Site Plan Review](#) is a review procedure for proposed projects that require a building permit or will result in the change of an existing use or change in occupancy.
- Click [here](#) to reference definitions of the uses listed in the tables below.

### Permitted Uses listed in Alphabetical Order

All land uses shown below are allowed subject to compliance with all applicable provisions of this Development Code. Site Plan Review (Chapter [16.152](#)) is required for new construction or for a change to a more intensive use, except as provided by Section [16.152.040](#) (Exemptions).

Academic Schools – Public	Minor Communications Facilities
Care Homes, 6 or Fewer Clients	Parks and Playgrounds
Live Entertainment	Small Family Child Care Homes
Medical – Related Facilities	

# PF (PUBLIC FACILITIES) DISTRICT

## Uses requiring a Land Development Permit listed in Alphabetical Order

All land uses listed below that require construction of new structures or improvements, the expansion of an existing facility, or a change to a more intensive use, as determined by the Director, require the approval of a land development permit (Chapter [16.136](#)). If there will be no construction, expansion of an existing facility, or a change to a more intensive use, the use is allowed without a new land development permit.

Activity Centers	Outdoor Assembly Facilities
Adult Day Care Facilities	Parking Facilities
Ambulance Services	Printing and Publishing
Assisted Living Facilities	Public and Semipublic Utility Facilities
Auditoriums, Meeting Halls, and Theaters	Public Institutions
Broadcasting Studios	Recreational Vehicle Parks
Caretaker and Employee Housing	Redemption Centers
Child Care Centers	Religious Facilities
Clinics and Laboratories	Research and Development (R&D)
Collection Facility	Rooming and Boarding Houses
Conservation Areas	Sanitary Services
Duplexes	Senior Care Facilities, 7 or More Clients
Dwelling Group	Senior Residential Projects
Equestrian Facilities	Single-Family Dwellings
Equipment Repair and Maintenance Training	Specialized Education and Training
Extended Care	Storage Yards
Family Care Homes, 7 or More Clients	Townhouses
Indoor Recreation Facilities	Triplexes
Libraries and Museums	Vehicle Repair and Maintenance Training
Multi – Family Dwellings	Vehicle Storage
Offices	

## Uses requiring an Administrative Use Permit listed in Alphabetical Order

(All land uses listed below are allowed subject to the approval of an administrative use permit (Chapter [16.168](#)). If there is an existing use permit for the use and there will be no new construction or expansion of an existing facility, no new use permit shall be required.)

Bed and Breakfast	Marinas
Clubs, Lodges, and Private Meeting Halls	Mining
Drug Abuse, Alcohol Recovery/Treatment Facility	Mortuaries and Funeral Homes
Feeding Centers	Outdoor Commercial Recreation Facilities
Health-Related, Medical Services	Recycling Facility
Homeless Shelters	Transfer Stations
Large Family Child Care Homes	Transitional Housing
Major, Communication Facilities	

## Uses requiring an Commission Use Permit listed in Alphabetical Order

All land uses shown below are allowed subject to the approval of a commission use permit (Chapter [16.168](#)). If there is an existing use permit for the use and there will be no new construction or expansion of an existing facility, no new use permit shall be required.

Cemeteries	Sale of Alcohol – Off Sale
Hospitals	Transit Stations and Terminals
Major Impact Facilities	

## Uses not allowed, except under Special Circumstances

Signs – Off – Premises

# PF (PUBLIC FACILITIES) DISTRICT

## 16.24.160 PF (Public Facilities) Zoning District Standards.

Motion picture theaters located in the PF (Public Facilities) Zoning District shall contain no more than five (5) viewing screens or 499 total seats, including new construction, expansion, conversion, or renovation of a theater of more than five (5) viewing screens or 500 or more total seats or any other structure existing on the same or adjoining parcels or within 1,000 feet of another theater.

### Public Facilities (PF) Development Standards

<b>Minimum Lot Size</b>	
Area	No Minimum
Width	No Minimum
<b>Density</b>	
Dwelling units per net acre (minimum-maximum)	Not Applicable
Maximum # of dwelling units per parcel	No Minimum
<b>Setbacks*</b>	
Front	10 ft
Side(s)	None required, except when adjacent to a residential zone, structures shall be set back a distance of 10 feet or as required by Division 3 for specific land uses. In the CA zone, structures shall be set back from a residential zone equal to their height.
Sides, street	10 ft
Rear	None required, except when adjacent to a residential zone, structures shall be set back a distance of 10 feet or as required by Division 3 for specific land uses. In the CA zone, structures shall be set back from a residential zone equal to their height.
<b>Site coverage</b>	
Maximum coverage	50%
<b>Height limit</b>	
Maximum height	75 ft
<b>Landscaping</b>	<a href="#">See Chapter 16.56</a> (Landscaping standards)
<b>Parking and Loading</b>	<a href="#">See Chapter 16.64</a> (Off-street parking and loading standards)

# RM (RESIDENTIAL, MEDIUM DENSITY) DISTRICT

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The RM (Residential, Medium Density) Zoning District is applied to more intensely development residential neighborhoods and/or other medium-density residential Planned Developments. Allowable housing types may include single-family independent dwelling units, duplexes, triplexes, townhouses, and multi-family units. **The RM Zoning District is consistent with the Low/Medium Density Residential land use designation of the General Plan.**

Notes:

- If your property is located in the [Channel Overlay District](#), it is subject to a Commission Use Permit.
- Projects located in a [Design Review District](#) with exterior improvements are subject to [Design Review](#). Design Review also applies to the design of new construction, additions, and remodels for residential, commercial, business parks and industrial development, as well as signs.
- [Site Plan Review](#) is a review procedure for proposed projects that require a building permit or will result in the change of an existing use or change in occupancy.
- Click [here](#) to reference definitions of the uses listed in the tables below.

<b>Permitted Uses listed in Alphabetical Order</b>	
All land uses shown below are allowed subject to compliance with all applicable provisions of this Development Code. Site Plan Review (Chapter <a href="#">16.152</a> ) is required for new construction or for a change to a more intensive use, except as provided by Section 16. <a href="#">152.040</a> (Exemptions).	
Academic Schools – Public	Single Family Child Care Homes
Care Homes, 6 or fewer clients	Single-family dwellings
Duplexes	Townhouses
Dwelling Group	Triplexes
Parks and Playgrounds	

<b>Uses requiring a Land Development Permit listed in Alphabetical Order</b>
All land uses listed below that require construction of new structures or improvements, the expansion of an existing facility, or a change to a more intensive use, as determined by the Director, require the approval of a land development permit (Chapter <a href="#">16.136</a> ). If there will be no construction, expansion of an existing facility, or a change to a more intensive use, the use is allowed without a new land development permit.
Conservation Areas

<b>Uses requiring an Administrative Use Permit listed in Alphabetical Order</b>	
(All land uses listed below are allowed subject to the approval of an administrative use permit (Chapter <a href="#">16.168</a> ) If there is an existing use permit for the use and there will be no new construction or expansion of an existing facility, no new use permit shall be required.)	
Academic Schools – Private	Private Residential Recreation Facilities
Activity Centers	Public and Semi-public Utility Facilities
Large Family Child Care Homes	Religious Facilities
Mobile Home Parks	Senior Care Facilities, 7 or More Clients
Multi-Family Dwellings	Senior Residential Projects

# RM (RESIDENTIAL, MEDIUM DENSITY) DISTRICT

## Uses requiring an Commission Use Permit listed in Alphabetical Order

All land uses shown below are allowed subject to the approval of a commission use permit (Chapter [16.168](#)). If there is an existing use permit for the use and there will be no new construction or expansion of an existing facility, no new use permit shall be required.

Assisted Living Facilities	Golf Courses/Country Club
Bed and Breakfast	Libraries and Museums
Cemeteries	Parking Facilities
Child Care Centers	Public Institutions
Extended Care	

## Uses not allowed, except under Special Circumstances

Minor Communications Facilities

## Residential, Medium Density (RM) Development Standards

Minimum Lot Size	
Area	5,000 sf
Width	50 ft
Density	
Dwelling units per net acre (minimum-maximum)	8.8-17.4
Maximum # of dwelling units per parcel	1 per 2,500 sf
Setbacks*	
Front	15 ft
Front entry garage*	20 ft
Side entry garage*	15 ft
Side(s)	5 ft
Sides, street	10 ft
Rear	10 ft
Site coverage	
Maximum coverage	50%
Height limit	
Maximum height	35 ft
Landscaping	<a href="#">See Chapter 16.56</a> (Landscaping standards)
Parking and Loading	<a href="#">See Chapter 16.64</a> (Off-street parking and loading standards)

\* [See section 16.24.050 of the Development Code for these provisions](#)

Development Code Section [16.48.080](#) for **Walls Required Between Different Zoning Districts.**

# RH (RESIDENTIAL, HIGH DENSITY) DISTRICT

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The RH (Residential, High Density) Zoning District is applied to high-density residential neighborhoods. Allowable housing types may include multifamily and various types of group housing, as well as high density single-family residential development. Allowable density may be up to 29 dwelling units per net acre; minimum density is 17.5 dwelling units per net acre (however, any single legal residential parcel of record may be developed with one (1) single family dwelling). **The RH Zoning District is consistent with the High Density Residential land use designation of the General Plan.**

**Notes:**

- If your property is located in the [Channel Overlay District](#), it is subject to a Commission Use Permit.
- Projects located in a [Design Review District](#) with exterior improvements are subject to [Design Review](#). Design Review also applies to the design of new construction, additions, and remodels for residential, commercial, business parks and industrial development, as well as signs.
- [Site Plan Review](#) is a review procedure for proposed projects that require a building permit or will result in the change of an existing use or change in occupancy.
- Click [here](#) to reference definitions of the uses listed in the tables below.

<b>Permitted Uses listed in Alphabetical Order</b>	
All land uses shown below are allowed subject to compliance with all applicable provisions of this Development Code. Site Plan Review (Chapter <a href="#">16.152</a> ) is required for new construction or for a change to a more intensive use, except as provided by Section <a href="#">16.152.040</a> (Exemptions).	
Academic Schools – Public	Single – Family Dwellings
Care Homes, 6 or Fewer Clients	Small Family Child Care Homes
Duplexes	Townhouses
Dwelling Group	Triplexes
Parks and Playgrounds	

<b>Uses requiring a Land Development Permit listed in Alphabetical Order</b>	
All land uses listed below that require construction of new structures or improvements, the expansion of an existing facility, or a change to a more intensive use, as determined by the Director, require the approval of a land development permit (Chapter <a href="#">16.136</a> ). If there will be no construction, expansion of an existing facility, or a change to a more intensive use, the use is allowed without a new land development permit.	
Conservation Areas	Senior Residential Projects

<b>Uses requiring an Administrative Use Permit listed in Alphabetical Order</b>	
(All land uses listed below are allowed subject to the approval of an administrative use permit (Chapter <a href="#">16.168</a> ) If there is an existing use permit for the use and there will be no new construction or expansion of an existing facility, no new use permit shall be required.)	
Academic School – Private	Organizational Houses
Activity Centers	Private Residential Recreation Facilities
Assisted Living Facilities	Public and Semi – Public Utility Facilities
Extended Care	Religious Facilities
Large Family Child Care Homes	Rooming and Boarding Houses
Mobile Home Parks	Senior Care Facilities, 7 or More Clients
Multi – Family Dwellings	

# RH (RESIDENTIAL, HIGH DENSITY) DISTRICT

## Uses requiring an Commission Use Permit listed in Alphabetical Order

All land uses shown below are allowed subject to the approval of a commission use permit (Chapter [16.168](#)). If there is an existing use permit for the use and there will be no new construction or expansion of an existing facility, no new use permit shall be required.

Bed and Breakfast	Homeless Shelters
Cemeteries	Libraries and Museums
Child Care Centers	Parking Facilities
Family Care Homes, 7 or More Clients	Public Institutions
Golf Courses/Country Club	Transitional Housing

## Uses not allowed, except under Special Circumstances

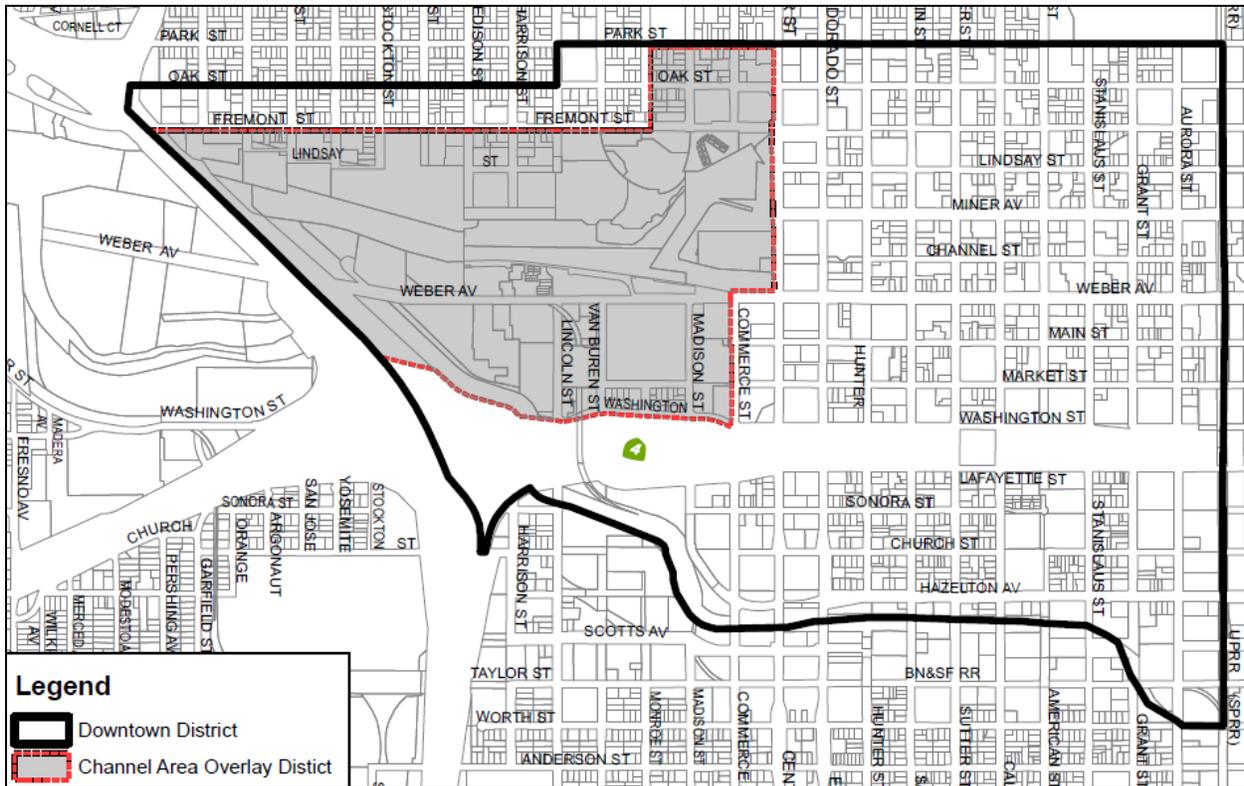
Minor Communications Facilities
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## Residential, High Density (RH) Development Standards

Minimum Lot Size	
Area	7,500 sf
Width	50 ft
Density	
Dwelling units per net acre (minimum-maximum)	17.5 - 29
Maximum # of dwelling units per parcel	1 per 1,500 sf
Setbacks	
Front	15 ft
Side(s)	5 ft
Sides, street	10 ft
Rear	10 ft
Site coverage	
Maximum coverage	50%
Height limit	
Maximum height	35 ft
Landscaping	<a href="#">See Chapter 16.56</a> (Landscaping standards)
Parking and Loading	<a href="#">See Chapter 16.64</a> (Off-street parking and loading standards)

# CHANNEL DISTRICT OVERLAY

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The Channel Area Overlay is generally located along the north and south shores of the Stockton Channel approximately between Weber Point and Louis Park.

## **16.28.040 Channel Area (-CHA) Overlay District**

- A. **Purpose.** The Channel Area (-CHA ) Overlay District is intended to secure and maintain the orderly and harmonious construction of buildings, signs, and other structures within the Stockton Channel Area as defined in [Division 8](#).
- B. **Applicability.** The -CHA Overlay Zoning District may be combined with any zoning district established by Section [16.16.020](#) (Zoning districts established) within the district boundaries. The provisions of this section shall govern the -CHA Overlay District. In the event of any perceived conflict between the provisions of this section and any other provision of this Development Code, this section shall control.
- C. **Use Permit Required.** Within the -CHA Overlay Zoning District, no structure shall be added to, constructed, erected, or enlarged; no use shall be enlarged, extended, or intensified; no new use of premises shall be introduced; and no former use shall be re-established without a Commission use permit in compliance with Chapter [16.168](#) (Use Permits).

# DESIGN REVIEW OVERLAY

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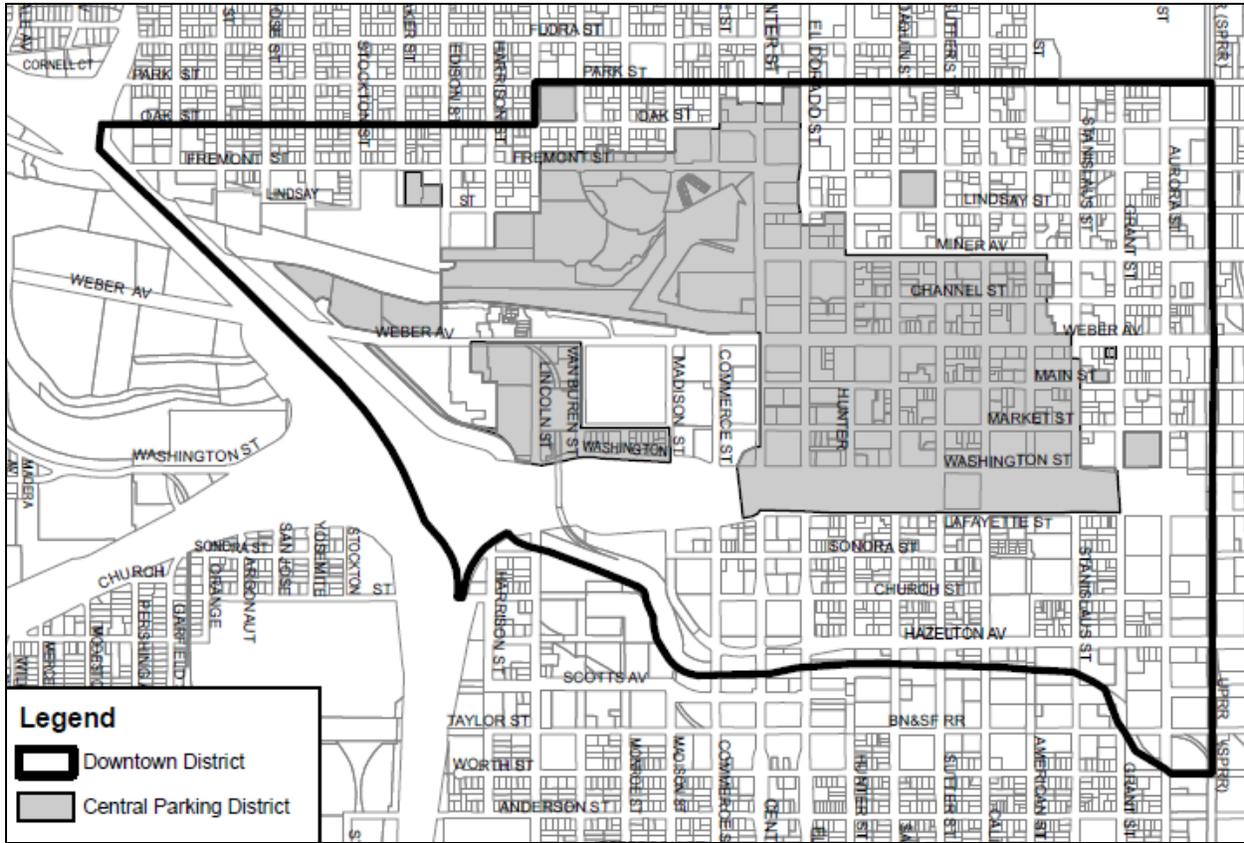
Click [here](#) to see if your property is located within a Design Review Overlay District.

## **16.28.050 Design Review (-DES) Overlay District**

- A. **Purpose.** The Design Review (-DES) Overlay District(s) is intended to promote the orderly and harmonious construction of buildings, signs, and other structures by achieving the following purposes:
1. To protect the community from the adverse effects of poor design and to encourage good design;
  2. To enhance the beauty, livability, and prosperity of the community;
  3. To encourage high quality development;
  4. To discourage poor exterior design, appearance, and inferior quality which can lead to a decline in the local environment and surrounding area;
  5. To encourage originality, creativity, and diversity in design and to avoid monotony;
  6. To ensure the compatibility of multiple-dwelling projects with surrounding neighborhoods, particularly adjoining single family neighborhoods;
  7. To ensure single-family design which is compatible with the character inherent within the surrounding neighborhood.
- B. **Applicability.** The -DES Overlay Zoning District may be combined with any zoning district established by Section [16.16.020](#) (Zoning districts established) within the district boundaries. The provisions of this section shall govern the design of projects within -DES Overlay District. In the event of any perceived conflict between the provisions of this section and any other provision of this Development Code, this section shall control.
- C. **Design Review Required.** Within the -DES Overlay Zoning District, no structure shall be added to, constructed, erected, or enlarged without the project being reviewed for its design in compliance with Chapter [16.120](#) (Design Review) and the City of Stockton Citywide Design Guidelines. (Prior code § 16-240.050)

# CENTRAL PARKING DISTRICT

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## **16.64.050 Adjustments to Off-Street Parking Requirements**

D. **Downtown Parking.** Parking requirements for the Central parking district and Parking Improvement District No. 2001-1 shall be in compliance with Section [16.64.060](#) (Parking assessment districts).

## **16.64.060 Parking Assessment Districts**

A. **Off-Street Parking Exemption.** Whenever public off-street parking facilities have been established by means of a special Parking Assessment District, all uses and structures within the District, as established by the City Council, shall be exempt from the parking requirements of this chapter if the owners/operators of the uses or structures pay the assessment, except as follows:

1. Where the use of a structure that was erected after the levying of the special Parking District Assessment, or after the establishment of public off-street parking facilities creates the need for an unusual or exceptional amount of off-street parking; or
2. Where an alteration, expansion, or change in use of a structure, after levying of a special Parking District Assessment, or the establishment of public off-street parking facilities, creates a need for off-street parking spaces in excess of the

# CENTRAL PARKING DISTRICT

spaces required for the structure or use before the alteration, expansion, or change in use.

- B. Parking Improvement District No. 2001-1.** The boundaries of the City of Stockton Parking Improvement District No. 2001-1 shall be the boundaries of the West End Redevelopment Area (generally bounded by Park Street on the north, Mormon Slough on the west, Sonora Street on the south, and the Union Pacific Railroad tracks on the east).
1. Any property located within these boundaries, except residential land uses, religious facilities, schools, and homeless shelters, shall have the option of providing all off-street parking on-site as required by this chapter or annexing to the City of Stockton Parking Improvement District No. 2001-1 if any of the following occur:
    - a. New construction of a structure on a vacant parcel;
    - b. Remodeling or reconstruction of an existing building or structure to the extent that the cost of remodeling exceeds 50 percent of the assessed value of the property. All remodeling costs within a five (5) year period shall be cumulative to determine if it exceeds 50 percent;
    - c. Additions to the square footage of an existing structure which exceeds 10 percent of the existing square footage or floor area; or
    - d. Change in use of the property that increases the number of required parking spaces in compliance with this chapter.
  2. If a property is annexed into the City of Stockton Parking Improvement District No. 2001-1, it shall no longer be subject to the Central Parking District assessments.
  3. Residential land uses, religious facilities, schools, and homeless shelters that opt to not be part of the district shall meet the parking requirements of this chapter. (Prior code § 16-345.060)

## Central Parking District Special Tax

All parcels (except for residential properties) located within the Central Parking District are subject to a Special Tax as determined by the City of Stockton.

Specific formulas are applied to determine the Special Tax based on four types of property:

1. *Special Use Property* – Any property within the Central Parking District that meets one of the following criteria:
  - o The Parcel is owned or leased to a religious organization, and the structure built on the Parcel is used solely as a place of worship, rectory, convent private school, or homeless shelter.
  - o The Parcel is owned by or leased to a fraternal organization and the structure built on the Parcel is used solely for the activities of the fraternal organization.
  - o The Parcel is owned or leased to a non-profit organization, and the structure built on the Parcel is used solely for the activities of the non-profit organization.

# CENTRAL PARKING DISTRICT

2. *Public Property* – Any property within the Central Parking District that is owned by or leased to the federal government, State of California, City, County, or other public agency.
3. *Undeveloped Property* – All Assessor's Parcels of Taxable Property that are not developed/redeveloped property.
4. *Other Property* – All Taxable Property within the Central Parking District that does not meet the definition of Public Property or Special Use Property.

Depending on the types of property that are subject to the Special Tax, there are various criteria that are applied to determine the formulas for the Special Tax including the following:

- *Parking Deficiency Charge*: If the minimum parking requirements that are established in [Table 3-9](#) of the Development Code are not met, a deficiency charge will be incorporated into the Special Tax formula. The parking deficiency component only applies to Public Property and Other Property. The parking deficiency is determined by the number of off-street parking stalls required for that Parcel on the basis of [Table 3-9](#) of the Development Code subtracted by the number of off-street parking stalls provided by the parcel. The Parking Deficiency for each Parcel shall be determined at the sole discretion of the Director of Housing and Redevelopment.
- *Proximity Charge*: A charge that is determined based on the proximity factor, which is a factor assigned by the Director of Housing and Redevelopment to each Assessor's Parcel to reflect that Parcel's proximity to a parking garage(s) or surface parking lot(s).
- *Square Footage Charge*: The Special charge that is determined by building square footage.
- *Acreage of each parcel*: The Special Tax to be levied on the Acreage of each Parcel.

For more information on Central Parking District Special Taxes and their calculations, contact the Economic Development Department at (209) 937-8530.

# OFF-STREET PARKING REQUIREMENTS (PARCELS OUTSIDE CENTRAL PARKING DISTRICT)

Back to [Table of Contents](#): Back to [Flowchart](#)

Each land use outside of the Central Parking District shall be provided the minimum number of parking spaces required by Development Code Table 3-9 below. Additional spaces may be required through discretionary permits. For further detail regarding off-street parking requirements, please see Chapter [16.64](#) of the Municipal Code. For information regarding parking in the Central Parking District, click [here](#).

**DEVELOPMENT CODE TABLE 3-9  
PARKING REQUIREMENTS (OUTSIDE OF CENTRAL PARKING DISTRICT) BY LAND USE**

Uses	Number of Spaces Required	
<b>BUSINESS AND PROFESSIONAL USES</b>		
	<b>Gross Floor Area Space(s)/sq. ft.</b>	<b>Other/Additional Spaces</b>
All uses listed under "Business and Professional Uses" on Table 2-2	1st 50,000 sq. ft.—1/200	_____
	Portion over 50,000 sq. ft.—1/500	
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES</b>		
	<b>Gross Floor Area Space(s)/sq. ft.</b>	<b>Other/Additional Spaces</b>
All uses listed under "Industry, Manufacturing & Processing Uses" on Table 2-2, except for the following:	Up to 50,000 sq. ft. of floor area—1/500	Offices/sales over 5,000 sq. ft.—1/250 sq. ft.
	50,001 to 100,000 sq. ft.—100 spaces plus 1/1,000 for area over 50,000 sq. ft.	
	100,001 to 500,000 sq. ft.—150 spaces plus 1/2,000 for area over 100,000 sq. ft.	
Laundries and dry cleaning plants	1/1,000	Offices/sales over 5,000 sq.
Research and development (R&D)	1/500	Offices/sales over 5,000 sq.
Storage yards	_____	2/facility + 1/250 sq. ft. of office
Warehouses	1st 500,000 sq. ft. of floor area—1/2,000	Offices/sales over 5,000 sq. ft.—1/250 sq. ft.
	Portion over 500,000—1/4,000	
Wholesaling and distribution	1st 500,000 sq. ft. of floor area—1/2,000	Offices/sales over 5,000 sq. ft.—1/250 sq. ft.
	Portion over 500,000—1/4,000	

# OFF-STREET PARKING REQUIREMENTS (PARCELS OUTSIDE CENTRAL PARKING DISTRICT)

Uses	Number of Spaces Required		
RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES			
	Gross Floor Area Space(s)/ sq. ft.	Fixed Seats (24' = 1 seat)	Other/Additional Spaces
All uses listed under "Recreation, Education, and Public Assembly Uses" on Table 2-2, except for the following:	1/50	OR 1/4	_____
Auditoriums, meeting halls, and theaters			
Cinemas	_____	1/4	4/screen
Bridge clubs and non-gambling board games	_____	_____	4/table
Card rooms/poolhalls/billiard parlors			
Card rooms	_____	_____	4/table
Poolhalls	_____	_____	2/table
Commercial amusement facilities	1/250	_____	_____
Dancehalls—Dance floor areas	1/50	_____	_____
Educational facilities			
Colleges and universities	_____	_____	1/classroom + 1 per full time equivalent student
Public and private elementary and secondary schools	_____	_____	2/classroom
Public and private high schools	_____	_____	2/classroom + 1/6 full time equivalent students
Equipment repair and maintenance training	_____	_____	2/classroom + 1 per full time equivalent students
Specialized education and training	_____	_____	2/classroom + 1 per full time equivalent students
Vehicle repair and maintenance training	_____	_____	2/classroom + 1 per full time equivalent students
Equestrian facilities	_____	_____	1/5 horses
Golf courses/country clubs	_____	_____	6/hole + 1 per clubhouse/ ancillary over 3,000 sq. ft.
Golf driving ranges	_____	_____	1/tee
Indoor recreation facilities			
Bowling alleys	_____	_____	4/lane + ancillary
Skating	1/100 of rink area	_____	_____
Tennis/racquet ball/handball or other courts	_____	_____	3/court + ancillary
Libraries and museums	1/500	_____	_____
Marinas	_____	_____	1/ 2 berths + ancillary
Dry storage	_____	_____	.75/boat space
Outdoor assembly facility	Per use permit	_____	_____
Outdoor commercial recreation facilities	_____	_____	Per use permit
Parks and playgrounds	_____	_____	Per director
Recreational vehicle parks	_____	_____	2 for manager + 4 for employee/guests
Studios	1/250	_____	_____

# OFF-STREET PARKING REQUIREMENTS (PARCELS OUTSIDE CENTRAL PARKING DISTRICT)

Uses	Number of Spaces Required	
<b>RESIDENTIAL</b>		
	<b>Space(s)/Unit or other criteria</b>	<b>Guest Parking</b>
Caretaker and employee housing	1 covered/unit	_____
Duplexes	2 covered/unit	_____
Dwelling group	2 covered/unit	_____
Mobilehome parks	1/mobilehome	1/4 units
Multifamily dwellings	1½/unit	1/4 units
Downtown	1/unit	_____
Organizational houses	1/bed	1/6 beds
Residential care facilities		
All, except care homes (6 or less)	1/5 beds	1/10 beds
Care homes, 6 or more	2/house in enclosed garage	1/10 beds
Rooming and boarding houses	1 per 2 beds	_____
Senior residential projects	1 covered/2 units	1/10 units
Single-family dwellings	2/house in enclosed garage	_____
Townhouses	2 covered/unit	_____
Triplexes	2/unit (at least 1 covered)	_____
<b>RETAIL TRADE</b>		
	<b>Gross Floor Area Space(s)/sq. ft.</b>	<b>Other/Additional Spaces</b>
All uses listed under "Retail Trade" on Table 2-2, except for the following:	1/250	_____
Alcoholic beverage sales		
Bars and nightclubs with dancing or live entertainment	1/150	_____
Auto and vehicle sales—New	1/2,000 sq. ft. of outdoor sales and storage area	
Auto and vehicles sales—Used	1/2,000 sq. ft. of outdoor sales and storage area	
Auto and vehicle leasing/rental	1/2,000 sq. ft. of outdoor sales rental and storage area	
Convenience stores	1/150	_____
Furniture, furnishings, and appliance stores	1st 5,000 sq. ft.—1/500	_____
	Over 5,000 sq. ft.—1/1,000	
Nurseries and garden supply stores	1/250	1/2,000 sq. ft. outdoor sales and storage
Restaurants		
Table service	1/200	_____
Fast food/take out	1/100	_____
With dancing or live entertainment	1/150	
Shopping centers		
Regional (400,000 sq. ft. or more)	1/200 up to 400,000 sq. ft. + 1/250 over 400,000	_____

# OFF-STREET PARKING REQUIREMENTS (PARCELS OUTSIDE CENTRAL PARKING DISTRICT)

Uses	Number of Spaces Required	
	Gross Floor Area Space(s)/sq. ft.	Other/Additional Spaces
<b>SERVICES</b>		
All uses listed under "Service" on Table 2-2, except for the following:	1st 50,000 sq. ft.—1/200	_____
	Over 50,000 sq. ft.—1/500	
Adult day care facilities	1/500	2 spaces for drop off
Animal services		
Kennels and boarding facilities	1/500	1/800 boarding area
Grooming	1/400	_____
Training facilities	1/500	_____
Auto/vehicle services		
Car washes—Full service	_____	3 spaces/wash lane; Separate parking for ancillary uses
Car washes—Self-service	_____	1 space
Fueling stations	1/400	_____
Inoperable vehicle storage	_____	2/facility
Maintenance/minor repair	1/400	_____
Major repair/body work	1/400	_____
Parking facilities, public	_____	None
Vehicle storage, other than marinas	1/200 of office	2/facility
Auto Rental	1/400	1/rental space
Child care		
Child day care centers	_____	1/employee + drop-off space
Large family child care homes	_____	<a href="#">Per Section 16.64.070(B)(1)(b)(7)</a>
Small family child care homes	_____	_____
Equipment rental	1/250	_____
Funeral services		
Cemeteries	_____	Per use permit
Mortuaries	1/50	OR 1/4 fixed seats
Health/fitness facilities	1/250	Ancillary activities as otherwise designated
Lodging facilities		
Bed and breakfast	_____	1/room + 1 for manager
Extended-stay facilities	_____	1/guest room + 4 + ancillary
Single room occupancy facilities (SRO)	_____	1/2-space/guest room
Hotels and motels	_____	1/guest room + 4 + ancillary
Medical services		
Extended care	_____	1/2-space/bed
Hospitals	_____	2/bed
Personal services		
Restricted	1/250	_____
Unrestricted	1/250	_____
Repair services	1/250	_____
Social services facilities	_____	Per use permit
Transitional housing	_____	1/2 beds
Storage facilities		
Personal storage facilities (mini-storage)	_____	4 spaces

# OFF-STREET PARKING REQUIREMENTS (PARCELS OUTSIDE CENTRAL PARKING DISTRICT)

Uses	Number of Spaces Required	
<b>TRANSPORTATION AND COMMUNICATION USES</b>		
	<b>Indoor Gross Floor Area Space(s)/sq. ft.</b>	<b>Other/Additional Spaces</b>
Broadcasting studios	1/200 indoor space	_____
Communication facilities	_____	1 space
Transit stations and terminals	1/250 indoor space	_____
Vehicle and freight terminals	1/250 indoor space	1/bay
<b>OTHER USES</b>		
	<b>Gross Floor Area Space(s)/sq. ft.</b>	<b>Other/Additional Spaces</b>
Live/work facilities	_____	2 covered/unit + 1/unit for customer or guest
Major impact facilities	_____	Per use permit
Motion picture production	1/500 indoor space	Ancillary use requirements
Multi-use facilities	_____	Aggregate of requirements for specific uses in the multi-use
Public institutions	1/200	_____
Public and semi-public utility facilities	_____	1 space
Signs—Off-premises	_____	_____

## **BICYCLE PARKING REQUIREMENTS (Section 16.64.100)**

Bicycle parking facilities in parking lots shall be provided for nonresidential uses in the following manner. These standards shall not apply to parking districts.

### **A. Number of Spaces Required.**

1. **Employee Parking.** A minimum of one (1) employee bicycle parking space for each 25,000 square feet of gross floor area.
2. **Visitor Parking.** A minimum of one (1) visitor/short term parking space for each 50,000 square feet of gross floor area shall be provided.
3. **Customer Parking.** For commercial uses, a minimum of one (1) bicycle parking space shall be provided for each 100 vehicle parking spaces.

### **B. Bicycle Parking Development Standards.** Bicycle parking areas shall be designed and provided in the following manner:

1. **Parking Racks.** Each bicycle parking space shall include a stationary parking device of a design approved by the City;
2. **Parking Layout.**
  - a. **Aisles.** Access aisles to bicycle parking spaces shall be at least five (5) feet in width.
  - b. **Spaces.** Each bicycle space shall be a minimum of two (2) feet in width and six (6) feet in length and have a minimum of seven (7) feet of overhead clearance.
  - c. **Relationship to Structure Entrances.** Bicycle spaces shall be conveniently located and generally within proximity to the main entrance of a structure and shall not interfere with pedestrian access.
  - d. **Relationship to Motor Vehicle Parking.** Bicycle spaces shall be separated from motor vehicle parking spaces or aisles by a fence, wall, or curb, or by at least five (5) feet of open area, marked to prohibit motor vehicle parking.

# OFF-STREET PARKING REQUIREMENTS (PARCELS OUTSIDE CENTRAL PARKING DISTRICT)

3. **Signs.** Where bicycle parking areas are not clearly visible to approaching cyclists, signs shall be provided to indicate the locations of the facilities.

*Please select the links below to go to specific parking sections of the Development Code.*

## [16.64.030 General Parking Regulations](#)

## [16.64.040 Number of Parking Spaces Required](#)

Each land use shall provide at least the minimum number of off-street parking spaces, including disabled access spaces required by Section [16.64.070](#) (Disabled/handicapped parking requirements), below, except where a parking reduction has been granted in compliance with Section [16.64.050](#) (Adjustments to off-street parking requirements). Additional spaces may be required through approval of a discretionary permit.

[16.64.050 Adjustments to Off-Street Parking Requirements](#) – Joint use of parking facilities, reduction or waiver of parking requirements, Downtown Parking, Variance, Nonconforming Uses and Structures.

## [16.64.070 Disabled/Handicapped Parking Requirements](#)

[16.64.110 Off-Street Loading Space Standards](#) - number of loading spaces required and development standards for off-street loading areas. (Note: New construction in the downtown shall provide off-street loading spaces in compliance with this section. The use or reuse of an existing structure shall not require any additional off-street loading spaces. (Prior code § 16-345.110)

# SIGN REGULATIONS

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The location, size, height, number, and other restrictions pertaining to signs in the City are determined by the type of sign and zone in which the sign is to be located. Following is a brief summary of basic sign regulations (number, size, height, setback) for on-premise awning, marquee, projecting, suspended, wall, and window signs by zoning district. Click [here](#) for the Sign Standards section of the Development Code. This section does not include the following signs:

- Billboards/Off-Premise Signs ([16.76.110](#))
- Directional signs ([16.76.100.B](#))
- Directory signs ([16.76.100.C](#))
- Electronic message board and flashing/moving/displays/signs ([16.76.100.D](#))
- Marquee signs ([16.76.100.F](#))
- Monument signs ([16.76.100.E](#))
- Pole signs ([16.76.100.E](#))
- Prohibited signs ([16.76.030](#))
- Special signs ([16.76.100.L](#))
- Temporary signs—signs, banners or other devices that are intended to be displayed for a limited period of time ([16.76.040.D.3](#) and [16.76.040.D.4](#) and [16.76.100.I](#))

A Sign Permit, as well as Design Review, is required for **ALL** signs, (see [Citywide Design Guidelines](#), and Section [16.76.040](#) Sign Permits).

Awning, marquee, projecting, suspended, wall, and window signs located within the Downtown District are permitted in the following zones.

Sign Types	Permitted Zones							
	CD	CG	CO	IG	IL	PF	RM	RH
Awning	X	X	X		X			X
Marquee	X	X						
Projecting	X	X						
Suspended	X	X						
Wall	X	X	X	X	X	X	X	X
Window	X	X	X	X	X	X		

## Awning Sign Standards

1. Awnings with signs shall only be located on structure frontages, including those fronting a parking lot or pedestrian way;
2. Signs on awnings are limited to ground level and second story occupancies only;
3. A clear distance of eight (8) feet shall be maintained from the lowest part of an awning sign to the ground below; and
4. Maximum area for the sign copy of awning signs shall be calculated in conjunction with, and shall be subject to, the requirements for wall signs.



Canopy/Awning Sign Location

# SIGN REGULATIONS

## Marquee Sign Standards

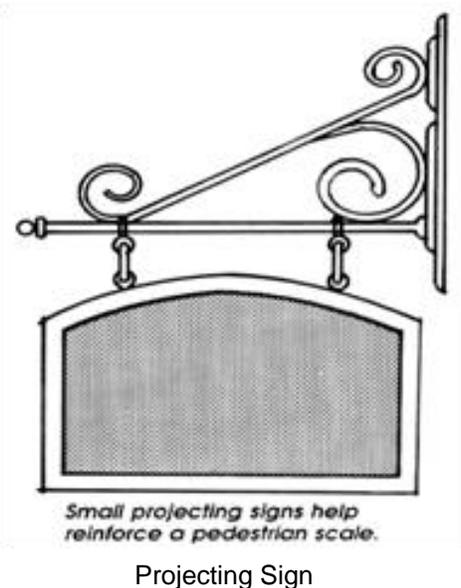
1. Signs shall be mounted only on the front or sides of a marquee, or suspended below;
2. Signs shall not project more than six (6) inches from the face of a marquee;
3. Signs shall not extend above the top of a marquee;
4. A clear distance of 0 feet shall be maintained from the lowest part of a suspended sign to the ground below; and
5. The maximum area for marquee signs shall be calculated in conjunction with, and shall be subject to, the requirements for wall signs.



## Projecting Sign Standards

Projecting signs in the CG and CL zoning districts shall not project over the right-of-way in the Downtown District.

1. Signs shall be located only on the wall frontage with the primary entrance to the structure;
2. A clear distance of 10 feet shall be maintained from the lowest point of the projecting sign to the ground below; for projecting signs over public driveways, alleys, and thoroughfares a clear distance of 15 feet shall be maintained from the lowest point of the projecting sign to the ground;
3. A sign shall be attached to the wall no more than two (2) feet from the nearest point of the sign to the wall;
4. All mounting hardware shall be concealed;
5. No part of a sign shall be located within two (2) feet of a curb;
6. Signs may comprise or be configured as logos, symbols, or figures in addition to, or instead of, written words; and
7. The maximum area of each sign face shall be 24 square feet.

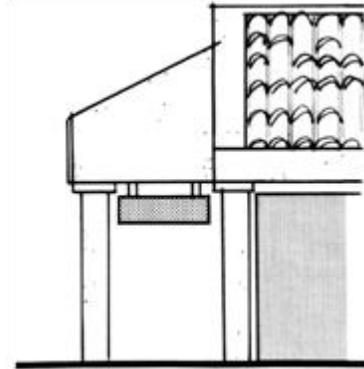


# SIGN REGULATIONS

## Suspended Sign standards

Suspended signs shall not project over the right-of-way in the Downtown District.

1. Signs shall be located near the main entrance to the structure;
2. A clear distance of 10 feet shall be maintained from the lowest point of the suspended sign to the ground below; for suspended signs over public driveways, alleys, and thoroughfares, a clear distance of 15 feet shall be maintained from the lowest point of the projecting sign to the ground;
3. All mounting hardware shall be concealed, unless suspended by a chain no greater than 12 inches in length;
4. Signs may comprise, or be configured as, logos, symbols, or figures in addition to, or instead of, written words;
5. No part of the sign shall be located within two (2) feet of a curb; and
6. The maximum area of each sign face shall be 10 square feet.

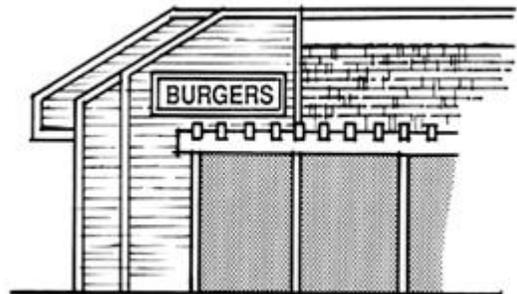


Suspended Sign

## Wall Sign Standards

The following types of signs shall be included in the calculation of wall signs: permanent awning, marquee, and window signs. Wall signs shall:

1. Be located only on structure wall frontages along streets, alleys, parking lots, or other rights-of-way, unless specifically approved by the Director or through a comprehensive sign program;
2. Not project from the surface upon which they are attached more than required for construction purposes and in no case more than 12 inches;
3. Not project above the eave of a roof or parapet; and
4. Not be placed to obstruct any portion of a window, except for signs designed for windows in compliance with the window signs section of the Development Code.



Wall Sign

# SIGN REGULATIONS

## Zoning Requirements for Wall Signs

Wall signs shall be allowed in all zoning districts, subject to the requirements of the section above, and the standards in the following table.

### Sign Requirements in the Downtown District

	CD	CG, IL, and IG	CO and PF	RM and RH (Does not apply to single-family dwellings, duplexes, and triplexes)
<b>Wall, Awning, Marquee, and Window Signs</b>				
Number	<i>storefront</i> - no restriction, plus 1 identification sign	no restriction	no restriction	no restriction
Size	<i>storefront</i> - 2 sq. ft. per linear foot per frontage for ground floor storefronts with direct access to street, alley or parking lot <i>identification</i> - 10 percent of wall area	Max. of 2 sq. ft. of sign area per linear ft. of wall	Max. of 1 sq. ft. of sign area per linear ft. of wall	Max. of 1 sq. ft. of sign area per 2 linear ft. of structure
Additional requirements/ notes	See figure below			Sign copy shall contain only the name, logo, and address of the facility.

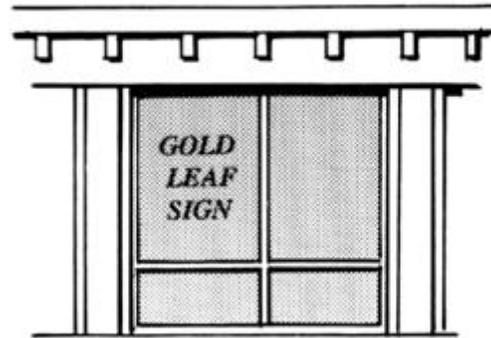


### CD ZONING DISTRICT STRUCTURE IDENTIFICATION SIGN

# SIGN REGULATIONS

## Permanent Window Signs Standards

1. Signs shall be allowed only on windows located on the ground level and second story of a structure frontage;
2. Signs shall not occupy more than 35 percent of the window area of a wall including permanent and temporary signs; and
3. The maximum area for window signs shall be calculated in conjunction with, and in compliance with, the requirements for wall signs (subsection J of this section (Wall signs)).



Window Sign

**Temporary Window Sign Standards.** Temporary window signs shall be subject to the requirements of subsection I of this Section [16.76.100](#) (Temporary signs).

# INFILL DEVELOPMENT STANDARDS

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The City has Infill Development Standards that are intended to encourage and maximize opportunities for infill development projects, which are beneficial to the community, protective of existing neighborhoods, and well designed. The benefits of infill include resource conservation, efficiency of facilities and services, promotion of alternative modes of transportation, and opportunities for diverse housing and mixed use options. Chapter [16.52](#) of the Development Code has been developed to facilitate the seamless infill of potential sites that minimize impacts on the City as a whole and on existing residential neighborhoods (including but not limited to impacts upon neighborhood character, aesthetics, noise and privacy) and on traffic congestion and parking.

Projects shall be subject to the permitting requirements in the table below (Allowable Land Uses and Permit Requirements for Infill Projects) (Table 3-6 of the Development Code) in addition to the land uses allowed in [Table 2-2](#) of the Development Code. In the event of any perceived conflict between the provisions of this section and any other provisions of this Development Code, this section shall control.

## ALLOWABLE LAND USES AND PERMIT REQUIREMENTS FOR INFILL PROJECTS

Land Use	Permit Requirement
Single-family homes on blockfaces in which at least 50 percent of the blockface is occupied by existing single-family homes	P
Single-family homes on blockfaces in which less than 50 percent of the blockface is occupied by existing single-family homes, except that single-family homes shall not be allowed in an industrial zoning district or in an area designated as industrial on the General Plan	A
Retail of less than 2,000 square feet	A
Restaurants of less than 3,000 square feet	A
Offices of less than 5,000 square feet	A
Duplexes and triplexes	A
Townhouses	A
Multifamily	A
Personal services, unrestricted	A
Banks and financial institutions of less than 5,000 square feet	A
Artisan shops	A
Live-work space	P
Multi-use facilities	A
Studios	A

# INFILL DEVELOPMENT STANDARDS

## 16.52.020 Applicability

The provisions of this chapter apply to development in any zoning district within the existing jurisdictional boundaries of the City that meet all of the following criteria:

- A. Vacant and developed property, with or without existing structures, of less than a total of five (5) acres, which consist of:
  - 1. One (1) legal lot; or
  - 2. Two (2) or more contiguous, commonly-owned legal lots that are not separated by a public street;
- B. Bounded on at least three (3) sides by existing urban uses or development;
- C. Served by existing water, sewer, drainage, streets, and schools; and
- D. Qualify for categorical exemption under the California Environmental Quality Act, Section 15332, CEQA, Class 32.

## 16.52.030 Standards and requirements

Infill development shall meet the requirements of this Development Code for the project, except for the following standards and requirements:

### A. **Residential Projects.**

1. **General.** All residential infill projects shall meet the following general requirements:

a. **Density.** Density may be reduced or increased at the discretion of the Director only under the following circumstances:

- i. The decrease or increase is less than 25 percent of the required minimum or maximum density for the zoning district;
- ii. The decrease or increase is compatible with existing development; and
- iii. The decrease or increase will further the aims of this chapter, or as allowed under the density bonus provisions in compliance with Chapter 16.40 (Affordable Housing Incentives/Density Bonus Provisions).

b. **Setback Requirements.**

i. **Primary Structure.**

(A) **Blocks with Existing Structures.** The setbacks for the primary structure shall be no greater than, nor no less than, the minimum and maximum setbacks of the existing primary structures on the blockface on which the infill site is located, and shall be the same or greater than the front setbacks of the buildings on either side of the project.

(B) **Blocks without Existing Structures.** If there are no existing structures on the blockface proposed for an infill project, the setbacks shall be determined by the Review Authority, to be:

- (1) Those of the zoning district in which the project is located;
- (2) Those of the structures on the opposite side of the street; or
- (3) Those specified in the table below.

# INFILL DEVELOPMENT STANDARDS

## SETBACK REQUIREMENTS FOR RESIDENTIAL INFILL PROJECTS

Yard		Setback
Front	Main structure with access to the parking space from the street	10 feet
	Main structure with access to the parking space from the rear of parcel	5 feet
Side		3 feet
Street side		5 feet
Rear		10 feet

ii. **Accessory Structures.**

(A) **Garages/Covered Parking Space.** Garages/covered parking spaces shall meet the requirements for accessory structures, except that:

(1) **Street.**

(a) **Front-Entry Garages/Covered Parking.**

(i) The entrance to the garage/covered parking space shall be set back a minimum of 20 feet from the sidewalk on the street side used for a garage/covered parking vehicle entrance;

(ii) Garages/covered parking spaces shall have an equal or greater front setback than the front setback for the primary structure; and

(b) **Side-Entry Garages.** Side-entry garages shall be set back a minimum of 15 feet from the property line.

(2) **Private Street or Alley.** The setback for garages/covered parking spaces on private streets or alleys may be less than the required setback (20 feet for streets and 10 feet for alleys), provided there is at least 25 feet to back out.

(B) **Other.** Other accessory structures shall meet the front yard and street side yard requirements for primary structures, but shall have no setback requirements for rear and interior side yards.

c. **Site Coverage.** Site coverage shall be within the range of the minimum and maximum site coverage on the existing blockface. On blockfaces without existing structures, the site coverage shall not exceed 70 percent of the site.

d. **Frontage Requirements.** The width of the parcel shall be no greater than nor no less than the minimum and maximum widths of the existing parcels on the same blockface, but in no case shall the width of the parcel be less than 25 feet, except for existing nonconforming lots.

e. **Height Limits.**

# INFILL DEVELOPMENT STANDARDS

- i. **Primary Structure.** The height of the primary structure shall be in compliance with the height requirements for the zoning district (Table 2-3), except that the height may be increased:
    - (A) To the height of the highest residential structure on the blockface;  
or
    - (B) By 25 percent if it is in keeping with the character of the blockface as determined by the Review Authority.
  - ii. **Accessory Structures.** The height of an accessory structure may exceed 15 feet if it is in keeping with the character of the neighborhood and the primary structure as determined by the Director, but no higher than the height of the primary structure.
  - f. **Parking Requirements.** The number of parking spaces required shall be in compliance with Chapter 16.64 (Off-Street Parking and Loading Standards), except that a waiver of the parking requirements may be granted by the Review Authority, if:
    - i. Existing physical constraints on the site limit the amount of parking that can be provided; and
    - ii. The granting of the waiver would further the purpose of the revitalization of the area.
  - g. **Driveways.** Residential driveways shall be subject to the following:
    - i. **Individual Driveways.** Residential driveways shall be in compliance with Section 16.36.030(C)(2) (Driveways—Residential).
    - ii. **Common Driveways.** Common driveways for less than eight (8) residential units shall be at least 25 feet in width. A reduction in the width of the driveway may be granted by the City Engineer, provided:
      - (A) The common driveway is at least 20 feet in width; and
      - (B) At least 25 feet is provided for backing out from individual driveways.
2. **Single-Family Projects.** In addition to the above requirements, covenants, conditions, and restrictions (CC&Rs) shall be required for all single-family subdivisions of five (5) or more lots.
3. **Multifamily Projects.** In addition to the above requirements, multifamily projects shall be subject to the following:
- a. **Development Standards.**
    - i. **Usable Open Space.** For each dwelling unit, 100 square feet of usable open space for each dwelling unit shall be provided for active or passive outdoor activity. This requirement may be provided in one (1) central area or adjacent to each living unit. The area may include an open patio, swimming pool, lounge deck, lawn, game court, or similar type uses. Required front, rear, and side yards along streets, driveways, parking areas, and walkways may not be used to satisfy any part of this requirement.
    - ii. **Landscaping.**
      - (A) **Requirements.** All front, rear, and side yards along the street side shall be landscaped in compliance with

# INFILL DEVELOPMENT STANDARDS

Section 16.56.040(Landscape standards). The landscaping shall be maintained by the owners, developers, and/or successors-in-interest.

## (B) Plans.

(1) A comprehensive landscape and irrigation plan shall be submitted with the site plan for approval by the Director; and

(2) If there are common areas, a landscape and maintenance plan shall be provided.

iii. **Fencing.** Any necessary fencing shall be provided in compliance with the use permit for the project.

iv. **Lighting.** Safety and security lighting shall be provided for parking areas and the lighting for parking areas and buildings shall not reflect on adjacent residential properties and shall be confined to ground lighting wherever possible.

v. **Refuse Disposal.** The refuse collection areas shall be clearly designated on the site plan. Refuse areas shall be clearly accessible for pickup and shall be effectively screened from public view in compliance with Section 16.36.130 (Solid waste/recyclable materials storage). Waste disposal pickup bins (dumpsters) shall not occupy any required parking spaces nor intrude into required access driveways.

vi. **Parking.** The development of the parking areas and driveways shall be in compliance with Section 1680.220(H) (Multifamily development—Parking).

b. **Management/Maintenance Agreement.** A management/maintenance agreement shall be required for all multifamily projects.

## B. Nonresidential, Multi-Use, and Live-Work Projects.

1. **Density.** The density for residential units in multi-use and live-work projects shall not exceed the General Plan density, except that:

a. A 10 percent increase may be approved by the Director;

b. A 25 percent increase may be allowed if the project is within one quarter (1/4) mile of a transit stop and approved by the Review Authority; or

c. A density bonus increase may be allowed for projects meeting the provisions for a density bonus in compliance with Chapter 16.40 (Affordable Housing Incentives/Density Bonus Provisions).

2. **Setback Requirements.**

a. **Primary Structure.**

i. **Blockfaces with Existing Structures.**

(A) **Commercial and Multi-Use Projects.** The primary structure for a commercial project in a commercial zoning district or multi-use project in any zoning district may be located at the property line provided:

(1) There is at least 20 feet between that structure and any off-site residential structure; and

(2) The location of the building is in compliance with the requirements for traffic sight areas (Section 16.36.140).

# INFILL DEVELOPMENT STANDARDS

- (B) **Other Projects.** For all other nonresidential projects, the setbacks for the primary structure shall be no greater than, nor no less than, the minimum and maximum setbacks of the existing structures on the blockface on which the infill site is located, and shall be the same or greater than the front setbacks of the buildings on either side of the project.
    - ii. **Blockfaces without Existing Structures.** If there are no existing structures on the blockface proposed for an infill project, the setbacks shall be determined by the Review Authority, to be:
      - (A) Those of the zoning district in which the project is located; or
      - (B) Those of the structures on the opposite side of the street.
    - b. **Accessory Structures.** Accessory structures shall be in compliance with Section 16.80.020 (Accessory uses and structures).
- 3. **Site Coverage.** Site coverage shall be no greater than nor no less than the minimum and maximum site coverage of the existing parcels on the blockface. On blockfaces without existing structures, the site coverage shall not exceed 70 percent of the site.
- 4. **Frontage Requirements.** The width of parcels shall be no greater than nor no less than the minimum and maximum widths of the existing parcels on the same blockface, but in no case shall the width of the parcel be less than 25 feet, except for existing legal nonconforming lots.
- 5. **Height Limits.**
  - a. **Primary Structure.** The height of the primary structure shall be in compliance with the height requirements for the zoning district (Table 2-3), except that the height may be increased:
    - i. To the height of the highest structure on the blockface; or
    - ii. By 25 percent if it is in keeping with the character of the blockface as determined by the Review Authority.
  - b. **Accessory Structures.** The height of an accessory structure shall be in compliance with Section 16.80.020 (Accessory uses and structures).
- 6. **Parking Requirements.** The number of parking spaces required shall be in compliance with Chapter 16.64 (Off-Street Parking and Loading Standards), except a waiver of the parking requirements may be granted by the Review Authority, if:
  - a. Existing physical constraints on the site limit the amount of parking that can be provided; and
  - b. The granting of the waiver would further the purpose of the revitalization of the area.
- 7. **Landscaping.** Landscaping shall be provided in compliance with Chapter 16.56 (Landscaping Standards). If there are common areas, a landscape and maintenance plan shall be provided.

## INFILL DEVELOPMENT STANDARDS

8. **Driveways.** Nonresidential driveways shall be subject to the standards for urban driveways in compliance with Section 16.36.030(C)(3) (Driveways—Nonresidential).

9. **Multi-Use Projects.** Multi-use projects shall comply with the requirements in Section 16.80.230 (Multi-use projects). (Ord. 023-07 C.S. §§ 38, 39; prior code § 16-330.030)

### **16.52.040 Design review**

The design of all buildings/structures shall be subject to the review and approval of the Review Authority, and shall be consistent with any City's design guidelines.

# APPLICATION PROCESSING AND REVIEW

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This section provides a brief summary of application processing and review at the City of Stockton's Planning Division. For more detailed information, links to the pertinent Development Code section are provided.

## PRE-APPLICATION MEETING

A pre-application meeting is required for any application for new development or redevelopment which is required to go before the Planning Commission and any subdivision map, to ensure that the applicant is aware of issues and requirements related to the project. Additional applications may require a pre-application conference at the discretion of the Director. Other departments and public agencies may be invited to attend a pre-application conference.

## FILING AN APPLICATION

An application for a land use permit, entitlement, amendment (e.g., General Plan, Development Code, and Zoning Map) and other matters pertaining to this Development Code shall be filed with the Community Development Department. See [Chapter 16.84 Filing Application](#)

## UNIVERSAL PLANNING APPLICATION

Use this form for most of Planning's applications. Only **ONE** application form is needed for multiple permits. (1-15-09)

See [instructions](#) on completing the universal application form

See [submittal requirements](#) for each entitlement.

See [Chapter 16.88](#) for further discussion on review procedures.

See [Universal Planning Application](#)

## SITE PLAN REVIEW

Site Plan Review is a review procedure for proposed projects that require a Building Permit or will result in the change of an existing use or change in occupancy. The purpose of Site Plan Review is to expedite the building permit process by ensuring that the proposed project complies with the applicable requirements of the General Plan, Municipal Code, Development Code, Uniform Building Code, and the City's Standard Specifications and Plans. The Community Development Director is the review authority, and site plan review is required prior to issuance of a building permit, commencement of work on a non-residential new structure or improvement of a structure, or a change in use or occupancy.

It is expected that the following would not need Site Plan Review:

- Single Family Residential, duplexes, and triplexes;
- Building Permits that do not result in a change in the existing footprint of an existing building (including improvements to the interior of a building and re-roofing, painting, and maintenance items) and do not involve a change in use or occupancy;
- Projects with approved development applications; and
- Stand alone fences and walls no more than six feet in height.

# APPLICATION PROCESSING AND REVIEW

See Chapter [16.152](#) *Site Plan Review*

See [Site Plan Review Brochure](#)

## DESIGN REVIEW

Design Review is a review procedure for proposed projects that are subject to the City's [Design Guidelines](#). The Guidelines provide a reference point as to the City's expectations for quality development. They present minimum design criteria for the achievement of functional and attractive developments that fit within the context of their surroundings and do not clash with neighboring buildings or impact adjacent uses. In general, the guidelines are intended to ensure that new or modified development preserves or improves the positive characteristics of the City's image while avoiding negative impacts, especially as related to residential neighborhoods. The Architectural Review Committee is the review authority for all nondiscretionary projects and depending on the discretionary permits review level, the Planning Commission or City Council is the review authority for all discretionary projects.

See Chapter [16.120](#) *Design Review*

See [Design Review Brochure](#)

## LAND DEVELOPMENT PERMITS

The Land Development Permit provides a review of projects for the appropriate and efficient development and layout of a site. The Community Development Director is the Review Authority for Land Development Permits. The Community Development Director may defer action and refer the application directly to the Planning Commission. See Chapter [16.136](#) *Land Developments Permits*

## USE PERMITS

A use permit is a permit issued by the City for land uses that, although allowed in a specific zoning district, have the potential to adversely affect other land uses, transportation and parking, or other facilities in the vicinity. The use permit contains conditions to eliminate, or minimize to an acceptable level, any potentially adverse effects of the use. Uses requiring use permits are identified on Table 2-2 (Allowable Land Uses and Permit Requirements). Use permits include the following types:

- **Commission Use Permits.** Permits for uses that have the potential for a significant impact on surrounding areas, either because of the size of the project or the nature of the use. Commission use permits are subject to review by the Planning Commission and are identified by a "C" on Table 2-2 (Allowable Land Uses and Permit Requirements).
- **Administrative Use Permits.** Permits for uses that have the potential for a slight, although definite, impact on surrounding areas. Administrative use permits are subject to review by the Director and are identified by an "A" on Table 2-2 (Allowable Land Uses and Permit Requirements).

See Chapter [16.168](#) *Use Permits*

See [Use Permit Brochure](#)

# APPLICATION PROCESSING AND REVIEW

## TENTATIVE SUBDIVISION MAP/TENTATIVE PARCEL MAP

A Tentative Map/Tentative Parcel Map is a legal document that is in the form of a map that is used to show how a piece of property is to be subdivided for the purpose of sale, lease, or financing. It shows the design and improvements of the proposed subdivision, and also shows the existing condition in and around the project. A Tentative Map divides property into 5 or more parcels. A Tentative Parcel Map divides property into fewer than 5 parcels.

See Tentative Map/Tentative Parcel map [brochure](#)

## CEQA CLEARANCE

Before the Review Authority makes a decision on an application(s) for a discretionary permit, a related environmental determination is required in compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's CEQA Guidelines. The Review Authority shall determine if the application is exempt from CEQA or subject to CEQA.

*For further information on making a decision on an Environmental Determination, See Chapters [16.88.040](#) and [16.84.050](#) (B) (1) (a)*

*Click Here [CEQA Process Flow Chart](#)*

## PUBLIC NOTICES

Public Notice is notice to the public or persons affected. Public notices are usually published in newspapers. Government agencies or legislative bodies are required to make public notices in certain rulemaking proceedings. The purpose of issuing a public notice is to allow members of the public to make their opinion on proposals before making a bill to a rule. See *Chapter [16.88.030](#) Public Hearing Notices*

## PLANNING COMMISSION PUBLIC HEARING PROCEDURES

The Planning Commission performs the following duties and functions, including:

- a. The preparation, review, and revision, as necessary, of the General Plan and recommendation to the Council of any adoption, amendment, or repeal of the General Plan or portions of the General Plan;
- b. The review of, and determination on, applications for development projects filed with the Department, including use permits, variances, and tentative maps (five (5) or more parcels);
- c. The review and recommendation to the Council for final determinations on Development Agreements, Development Code amendments, master development plans, specific plans, precise road plans, Zoning Map amendments, environmental documents, and other applicable policy or ordinance matters related to the City's planning process;
- d. Serve as the appellate body for decisions by the Director;
- e. Interpret the text of the General Plan and this Development Code;
- f. Interpret the General Plan land use designations as they relate to the text of the General Plan;
- g. Review environmental documents to determine that there has been adequate environmental review under the provisions of the CEQA and the City's CEQA

# APPLICATION PROCESSING AND REVIEW

Guidelines for all discretionary permits and entitlements under the Commission's consideration;

- h. Appoint, with approval by the Council, members of the Cultural Heritage Board and review and recommend to the Council the recommendations of the Cultural Heritage Board for landmarks, historic preservation districts, and historic sites;
- i. Review redevelopment plans for conformity to the General Plan and for recommendation to the Council;
- j. Annually review the City's Capital Improvement Program for its conformity with the General Plan, in compliance with State law ([Government Code](#) Article 7, commencing with Section 65400); and
- k. Other matters deemed appropriate by the Council or Commission.

The above listed functions shall be performed in compliance with Section [16.84.020](#) (Review authority for land use and zoning decisions), the California Environmental Quality Act (CEQA), and the City's CEQA Guidelines.

## GENERAL PLAN AMENDMENTS

The City has adopted a long-ranged General Plan for the physical development of the city. A General Plan amendment may include revisions to the actions; goals, land use designations, policies, text, or land use/circulations diagrams. See *Chapter [16.116](#) Amendments*

## ZONING AMENDMENTS

An application request for a rezone to the City of Stockton Zoning Map is required to revise the existing Zoning for a parcel (s) from one zoning district to another. The City Council is the Review Authority for rezone actions, based on recommendation of the planning commission.

See *Chapter [16.116](#) Amendments*

See [Rezone Brochure](#)

# APPLICATION PROCESSING AND REVIEW

The table below identifies the Review Authority ([Director](#), [Commission](#), or [Council](#)) responsible for reviewing and making decisions on each type of application, land use permit, and other entitlements required by this Development Code. Table 4-1 on the following page identifies which Review Authority is responsible for:

- A. **Decision.** Making a decision;
- B. **Recommendation.** Making a recommendation on the application request to another Review Authority; or
- C. **Appeal.** Reviewing the decision of the Review Authority about an application request.

## REVIEW AUTHORITY

Type of Permit or Decision	Director	Planning Commission	City Council	Reference
Administrative exception	Decision	Appeal	Appeal	Chapter <a href="#">16.112</a>
Certificates of appropriateness	Decision*	Appeal	Appeal	Section <a href="#">16.220.060</a>
Design review	***	Decision***	Decision***	Chapter <a href="#">16.120</a>
Design review districts	—	Recommendation	Decision	Chapter <a href="#">16.124</a>
Development agreements	—	Recommendation	Decision	Chapter <a href="#">16.128</a>
Development Code amendments	—	Recommendation	Decision	Chapter <a href="#">16.116</a>
General Plan amendments	—	Recommendation	Decision	Chapter <a href="#">16.116</a>
Home occupation permits	Decision	Appeal	Appeal	Chapter <a href="#">16.132</a>
Interpretations of Regulations	Decision	Appeal	Appeal	Chapter <a href="#">16.08</a>
Land development permits	Decision	Appeal	Appeal	Chapter <a href="#">16.136</a>
Planned development permits	—	Decision**	Appeal	Chapter <a href="#">16.144</a>
Precise road plans	—	Recommendation**	Decision	Chapter <a href="#">16.148</a>
Site plan review	Issuance	—	—	Chapter <a href="#">16.152</a>
Temporary activity permits	Decision	Appeal	Appeal	Chapter <a href="#">16.164</a>
Tentative maps and time extension	—	Decision	Appeal	Chapter <a href="#">16.188</a>
Tentative parcel maps and time extension	Decision	Appeal	Appeal	Chapter <a href="#">16.188</a>
Use permits—Administrative	Decision	Appeal	Appeal	Chapter <a href="#">16.168</a>
Use permit—Commission	—	Decision	Appeal	Chapter <a href="#">16.168</a>
Variances	—	Decision	Appeal	Chapter <a href="#">16.172</a>
Waiver	Decision	Appeal	Appeal	Chapter <a href="#">16.176</a>
Zoning Map amendments	—	Recommendation	Decision	Chapter <a href="#">16.116</a>

**Notes:** Decisions of the Director may be appealed to the Commission. The Director may defer action and refer the matter to the Commission. Decisions of the Commission may be appealed to the Council.

\* Recommendation from [Cultural Heritage Board](#)

\*\* Recommendation from [Development Review Committee](#)

\*\*\* Decision of [Architectural Review Committee](#) (ARC)

\*\*\* Decision varies based on application (i.e., Architectural Review Committee, Commission, Council, Redevelopment Commission)

# HISTORIC DESIGNATIONS

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## CERTIFICATES OF APPROPRIATENESS

A Certificate of Appropriateness is a permit to allow the construction, demolition, or alteration of any property that is designated as a City of Stockton Landmark or is located in a designated Historic Preservation District. A Certificate helps ensure the preservation of the historic character and architectural integrity of these buildings and sites. To check if your property is located as historic, please visit the City's [historic resources survey](#). (While this is not a comprehensive survey of all potential historic surveys downtown, this is a good starting point)

### When is a Certificate Required?

A Certificate of Appropriateness is required for any new construction, exterior alterations, expansion, demolitions, relocations, or removals of any artifact, natural feature, site, or structure within a Historic Preservation District or to any designated Historic Landmark, as well as any removal, alteration, expansion, or addition of lights, signs, landscaping, street trees, or other frontage improvements in a Historic Preservation District or property of a Landmark. There are no Historic Preservation Districts located within the Downtown District.

The Certificate of Appropriateness is required in addition to any other permit that may be required for the proposed project.

### Are there any Exemptions to the Requirement to obtain a Certificate of Appropriateness?

Yes, there are exemptions. Certificates are not required for interior changes to a structure or minor changes, including landscaping which does not alter the style of the site or structure or adversely impact the general architectural and/or cultural features of the property, electronic security systems; interior fire and life safety devices and/or systems, and other conditions the Director determines to be minor. In addition, Certificates are not required if the Director determines that an emergency or hazardous conditions exists that needs to be corrected to ensure public health, safety, and welfare.

### Filing an application for a Certificate of Appropriateness

A completed Certificate of Appropriateness Application and any applicable fees must be filed with the Planning Division of the Community Development Department. Each application should include, in addition to the application form:

- Photographs of the structure/site showing the structure in general and the location of the proposed alteration(s).
- A sketch of the proposed alteration(s) or pictures/brochures of similar projects.
- A site plan showing any structures and the location of any proposed alterations or site changes.

### CEQA Clearance

Certificates are subject to the California Environmental Quality Act (CEQA) although an exemption is appropriate in most cases.

# HISTORIC DESIGNATIONS

## Processing Timeframe

Depending on whether the work being proposed is to a Landmark or other building, a Certificate may take between three to six weeks to obtain. The Alterations Review Committee of the Cultural Heritage Board reviews the request and meets as needed, and a decision can often be reached within a couple of weeks. For Landmarks or controversial items that require review by the entire Board, it frequently takes a month, depending on when the application is submitted. The Cultural Heritage Board meets the first Wednesday of each month.

An approved Certificate of Appropriateness is valid for twelve months. One extension may be requested, but any extension must be in compliance with the requirements that are applicable at the time of the extension request.

## HISTORIC DISTRICTS

Historic Districts are a group of buildings, properties or sites that have been designated by the City Council based on varying levels of historic or architectural significance. Proceedings to establish change boundaries of, or repeal historic districts may be initiated by the Council, Commission, or Cultural Heritage Board, or by the filing of an application by any person or entity. For information relating to criteria and procedures for designating Historic Preservation Districts see Development Code Section [16.220.080](#).

[\*List of Historic Districts\*](#)

## HISTORIC LANDMARKS

Historic Landmarks are designated based on Archaeological interest, Architectural craftsmanship, style, type, historic event, heritage, visual feature, relationship to another Landmark, significant person and natural environment. To nominate a Landmark, Site or Structure, fill out a Nomination for Designation Form below. For more information relating to criteria and procedures for designating Historic Landmarks see Development Code Section [16.220.070](#).

[\*Nomination for Designation Form\*](#)

[\*List of Historic Landmarks\*](#)

## HISTORIC DEMOLITION OR RELOCATION PERMIT

Any person who intends to demolish or relocate a historic resource must receive approval of a historic demolition or relocation permit and a permit for a replacement structure or project. These permits apply to a structure or other site features that:

- Is a City Landmark or is a contributing structure located in a Historic District. The request shall be referred to the Director and an environmental document shall be prepared in compliance with subsection D of this Development Code [section](#).
- Was constructed or in place at least 50 years before the date of application for demolition or relocation, and that structure is not currently listed on any local, State or Federal register, the request shall be referred to the Director for a preliminary determination of whether the potentially historic resource may be demolished.

# HISTORIC DESIGNATIONS

Exemptions for Historic Demolition Permits or Relocation Permits exist for structures that are less than 50 years of age and structures that are deemed as unsafe or a public nuisance. In these instances, a demolition/relocation permit shall be processed in compliance with Sections [15.04.250](#) through [15.04.270](#) of the Municipal Code.

For more information relating to filing, processing, and reviewing a Historic Demolition Permit or Relocation Permit, findings that must be made for demolition or relocation, and potential conditions that may be applied, see Development Code Section [16.220.105](#).

# BUILDING PERMITS

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The Building Division is responsible for the enforcement of codes, laws, ordinances, and regulations pertaining to building construction and remodeling within the City of Stockton. Enforcement is accomplished by accepting applications, checking plans, processing building permits, performing inspections, and responding to complaints.

See [Building Permit Process](#)

See [Building Permit Application](#)

## Current Building Codes

The City of Stockton Building Division requires all new plan review and permit applications to comply with the 2010 California Building Standards Codes. This includes the Building, Electrical, Mechanical, Plumbing, Energy, Fire, and the New Green Building Code.

Projects are reviewed for compliance with the following construction codes:

[Stockton Municipal Code, Title 15](#)

[California State Codes](#): Building, Mechanical, Electrical, Plumbing, Energy, and Fire

**California Building Codes are available for viewing online at [www.bsc.ca.gov](http://www.bsc.ca.gov)**

- 2010 California Building Code – as amended per [Title 15](#) of the Stockton Municipal Code
- 2010 California Residential Code with Appendix I & K
- 2010 California Existing Building Code
- **2010 California Historical Building Code**
- 2010 California Mechanical Code
- 2010 California Plumbing Code
- 2010 California Electrical Code – [as amended per Stockton Municipal Code , Title 15](#)
- 2010 California Fire Code – [as amended per Stockton Municipal Code, Title 15](#)
- 2010 California Energy Code
- 2010 California Green Building Code - [as amended per Stockton Municipal Code, Title 15](#)

# ENGINEERING PERMITS

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## Encroachment Permits

Encroachment shall mean going over, upon or under or using any public right-of-way or natural water course in any manner other than its intended use. Any work performed in the public right-of-way requires an encroachment permit. For example: installation or repair of sidewalk, curb and/or gutter, driveway approach, installation of sidewalk under drain, installation of sewer lateral, and any construction or staging requiring traffic or pedestrian control.

### To Obtain an Encroachment Permit

- Complete and submit Encroachment Permit Application
- Provide proper insurance Documents
- Provide site specific Traffic/Pedestrian Control Plans
- Ensure all contractors and sub-contractors have City Business License
- Pay Encroachment Permit fees and security deposit
- Submit the required documents to: City of Stockton Permit Center, 345 N. El Dorado Street, Stockton, CA 95202

## Transportation Permits

Transportation permits are required when transporting large vehicles through the City. Examples of uses requiring a transportation permit include:

- Oversized vehicles
- Moving modular homes or structures
- Moving construction equipment; and
- Any other transportation that exceeds the city standards.

The cost of the permits is \$16.00 for a single trip. If the hauler is making two or more trips with the same vehicle to the same location, the moves can be combined on a single permit. The permit fee must reflect multiple trips. For example, two trips and a permit fee of \$32.00. Annual permits are available for \$90.

## Standards and Specifications

The following Standards and Specifications, and Standard Drawings have been adopted by the City of Stockton as a guide for standardization of Public Works installments within the City. These Standards and Specifications, and Standard Drawings are not intended to be a substitute for professional engineering knowledge, experience or judgment. Any deviations from what is contained in the following documents must be approved by the City Engineer.

See [Standards, Specifications, and Standard Drawings](#)

# ENGINEERING PERMITS

## **Revocable Permit for Sidewalk Café**

On November 14, 2000, the Stockton City Council adopted Ordinance No. 028-00, which recognizes the use of a portion of the public sidewalk immediately adjacent the building as a sidewalk dining/seating area in conjunction with a café or restaurant. As a sidewalk dining/seating area has been observed at your site (noted above), enclosed is a Revocable Permit application package to assist you in complying with the provision of the ordinance for this newly allowed use. This Revocable Permit must be obtained to allow the continued use of the sidewalk area as an extension of your dining/seating area.

[Revocable Permit for Sidewalk Café](#)