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ALLOWABLE LAND USES & PERMIT REQUIREMENTS



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This handout provides instructions on how to determine whether a land use (e.g., business) is permitted at specific location. If seeking a Business License, please use this form **PRIOR TO** submitting a license application. If you have a question about this handout, please use the contact information above.

STEP 1: OPEN INTERNET WEB BROWSER: Visit <https://stocktonca.mapgeo.io> (see Figure 1)

STEP 2: ENTER ADDRESS: Use “Search” or “Property Quick Search” to locate property (Note: street number and name work best, exclude street prefix and suffix. Eg. “345 El Dorado” not “345 N El Dorado St”). Click on the correct address so it is highlighted with a red border.

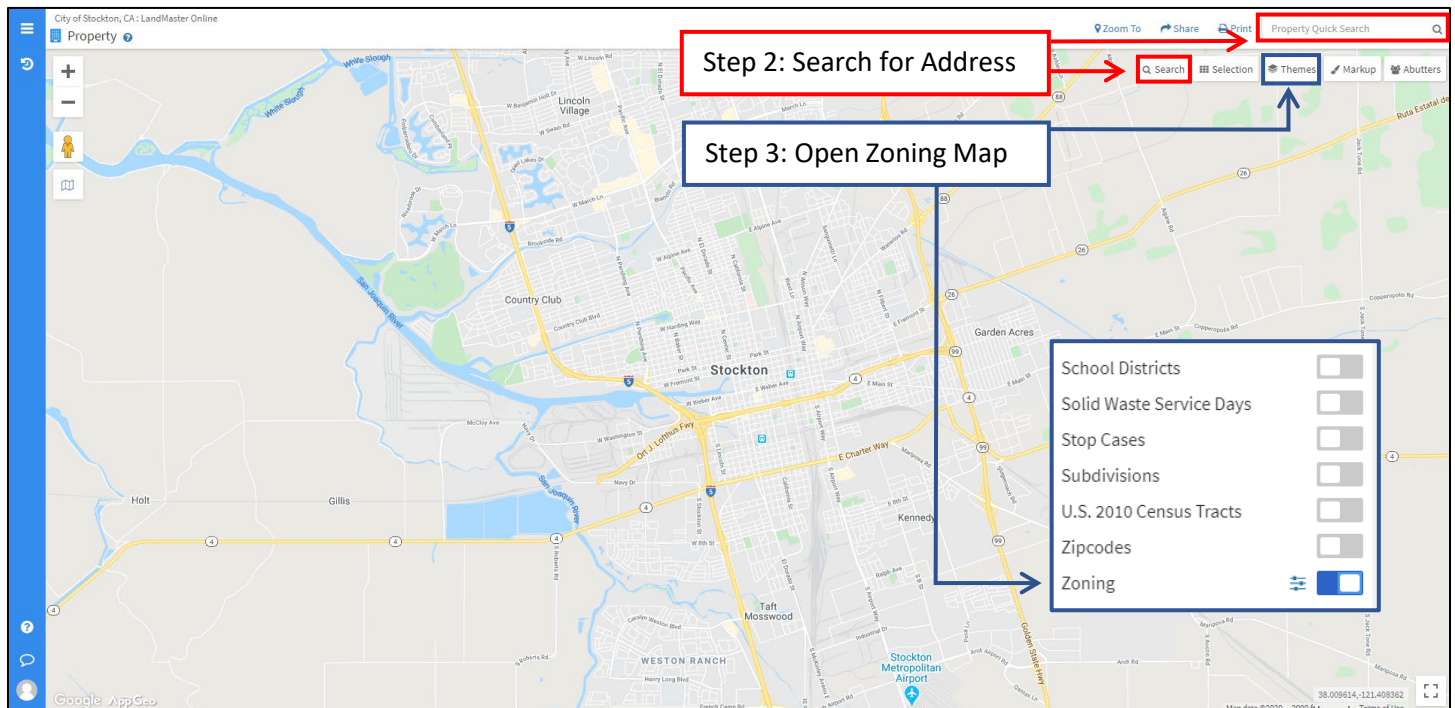


FIGURE 1

STEP 3: OPEN ZONING MAP: Click “Themes” and turn on the Zoning layer (see Figure 1). Identify property zoning by either: (a) placing cursor over property; or (b) locate within property profile on left side of screen.

STEP 4: DETERMINE IF LAND USE IS ALLOWED: Allowable land uses are identified by zone at Stockton Municipal Code (SMC) §16.20.020, Table 2-2 ([click here to access](#)). Note: the top row identifies zoning districts; the left column identifies land uses (see Figure 2).

A. **IDENTIFY LAND USE:** Use the left “Land Uses” column to identify the use. Once located, verify the definition at SMC §16.240.020 matches what you propose ([click here to access](#)).

**TABLE 2-2
ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

LAND USES	PERMIT REQUIREMENT BY ZONING DISTRICT													SPECIFIC USE STANDARDS		
	RE	RL	RM	RH	CO	CN	CG	CD	CL	CA	IL	IG	PT		PF	OS
AGRICULTURAL AND RESOURCE-RELATED USES																
Agricultural activities & facilities	P											P	P		A	16.80.060
Cannabis cultivation											C	C	C		C	16.80.195
Conservation areas							L	L	L	L	L	L	L	L	L	
Mining											A	A	A	A		
BUSINESS AND PROFESSIONAL USES																
Banks and financial services					P	P	P	P	P	P			P			
Business support services												P	P			
Offices								P	P	P		A	P	L		16.80.240
INDUSTRY, MANUFACTURING & PROCESSING USES																
Electricity generating plants/facilities other than nuclear											C	C	P	P		16.80.170
Electronics, equipment & appliance manufacturing											P	P	P			16.80.170
Fabric product manufacturing							P				P	P	P			16.80.170
Food and beverage product manufacturing							P				P	P	P			16.80.170
Furniture and fixtures manufacturing											P	P	P			16.80.170
Handcraft industries, small-scale manufacturing							P				P	P	P			16.80.170
Laundries and dry cleaning plants											P	P	P			16.80.170
Manufacturing																

FIGURE 2

STEP 5: **PERMIT REQUIREMENTS:** Allowable land uses are identified by zone at Stockton Municipal Code (SMC) §16.20.020, Table 2-2 ([click here to access](#)). Note: the top row identifies zoning districts; the left column identifies land uses (see Figure 2).

- A. **PROHIBITED:** If the cell is empty, the use is prohibited in that zone.
- B. **“P”** = land uses permitted by-right subject to compliance with all applicable provisions of SMC Title 16 (Development Code). Permitted uses may require a Site Plan Review and/or Design Review.
- C. **“L”** = land uses require a Land Development Permit when related to new construction, the expansion of an existing facility, or a change to a more intensive use, as determined by the Director (SMC Chapter 16.136; [click here](#))
- D. **“A”** = land uses require an Administrative Use Permit (SMC Chapter 16.172; [click here for brochure](#)).
- E. **“C”** = land uses require a Commission Use Permit (SMC Chapter 16.172; [click here for brochure](#)).
- F. **MX, UC and PT DISTRICTS.** Permit requirements for each allowable use are located within each respective Master Development Plan. Contact staff at (209) 937-8266 or planning@stocktonca.gov to obtain a copy.

ATTENTION: BUSINESS LICENSE TAX APPLICANTS

- Enter the address from STEP 2 above at Line 2 (Business Address) of the Business License Tax Application.
- Enter the land use from STEP 4 above at Line 6 (Detail Description of Business Activity) of the Business License Tax Application. If a planning permit is required and has been issued, enter the permit number at Line 6 too.
- Planning **will not** approve license applications unless the land use is permitted by-right and/or the required permit (e.g., Site Plan Review, Land Development Permit, Use Permit) has been obtained.
- Direct all questions about this form to (209) 937-8266 or planning@stocktonca.gov

This document is for reference only and is not intended to allow or deny any uses; the information presented is subject to change.