

APPENDICES

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APPENDIX A: STATEMENT OF JUSTIFICATION

Sphere of Influence Amendment

A portion of the proposed annexation extends beyond the existing Stockton Sphere of Influence (SOI) boundary. Approval of the Project will therefore require approval of a SOI amendment. The entire Project lies within the Stockton Urban Service Area boundary and is identified in the City of Stockton 1990 General Plan Policy Document (as amended November 3, 1998) as lying within the "Future Growth Area" of the City.

As stated in that document:

"It is this area that the City intends to direct its future residential/commercial growth through the year 2010 and beyond... The Urban Service Area is a subarea in which the City has prepared a series of infrastructure studies on waste water collection and treatment, transportation, water, storm water drainage and library facilities." (Page I-5.)

The document also shows the Project area to lie entirely within the Planning Area Boundaries for the City of Stockton (Map I-1, page I-6.)

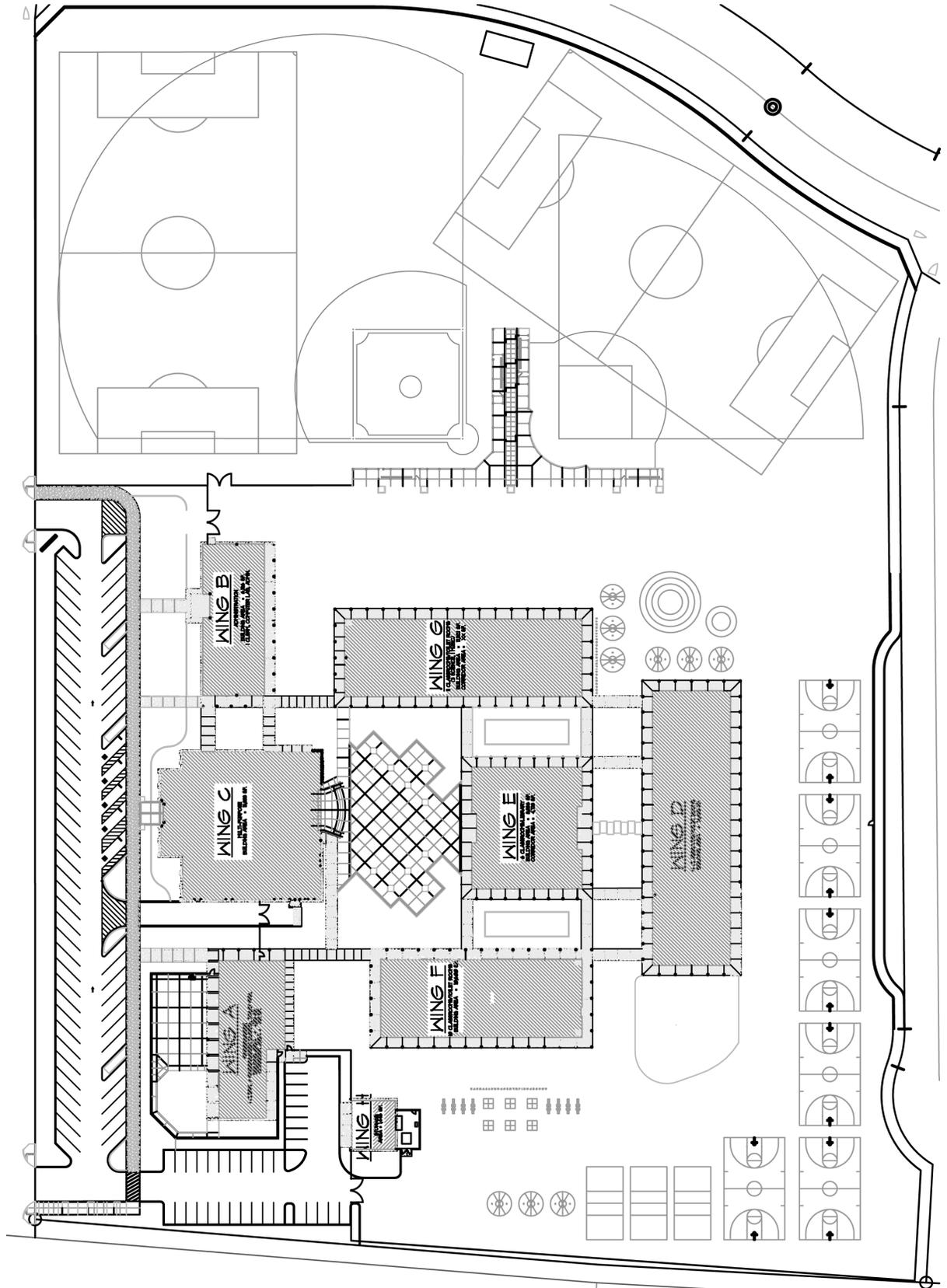
The Project and the proposed annexation are shown on the current draft General Plan Update Map (February 16, 2005, as amended) under review by the City of Stockton as lying within the Urban Service Area boundary of the City and the proposed Sphere of Influence boundary of the City. The proposed land uses of the Project are consistent with the land use designations identified in the proposed General Plan Update.

Pursuant to Government Code Section 56425(e), the following determinations are proposed for this SOI Amendment:

- The present and planned land uses in the SOI Amendment area are consistent with the City of Stockton General Plan, the proposed Draft General Plan and a Master Development Plan;
- The City has planned for the present and probable needs for public services and facilities within the SOI Amendment area and has formalized those plans through a Development Agreement with the project proponent;

- The present capacity of public facilities and adequacy of public services provided by the City has been demonstrated through the City Services Plan; and
- The SOI Amendment area is an integral part of the economic and social community of Stockton and is not in conflict with any other such communities.

APPENDIX B: CONCEPTUAL SCHOOL LAYOUT



APPENDIX C: TECHNICAL REPORTS

The following reports were used in the preparation of the Tidewater Crossing Master Development Plan. An asterisk (*) indicates that the document will be submitted to the City of Stockton under a separate cover.

1. San Joaquin County Council of Governments 1993, "Airport Land Use Plan, as amended in 1993". *Document available through San Joaquin County Council of Governments.*
2. McClintock, Becker & Associates 1990, "FAR Part 150 Airport Noise Compatibility Program: Aircraft Noise Exposure Map Report for Stockton Metropolitan Airport"; Stockton, California. *Document available through San Joaquin County Division of Airports.*
3. McClintock, Becker & Associates 1992, "Final Report - Stockton Metropolitan Airport FAR Part 150 Airport Noise Compatibility Program"; San Joaquin County Department of Aviation. *Document available through San Joaquin County Division of Airports.*
4. Kleinfelder 2006, "Preliminary Geotechnical Services Report Proposed Tidewater Crossing Project; Stockton , California ".*
5. LSA & Associates, Inc. 2006, "Biological Resources Evaluation - Tidewater Crossing".*
6. LSA & Associates, Inc. 2005, "A Cultural and Paleontological Resources Study for the Tidewater Crossing Project; Stockton , San Joaquin County , California ".*
7. Fehr & Peers 2006, "Traffic & Circulation Analysis; Tidewater Crossing Master Plan" .*
8. Domenichelli & Associates Civil Engineering, "The Tidewater Crossing Draft Hydrologic / Hydraulic Analysis and Pre-Design Report" (September 15, 2006).

9. Stantec Consulting Engineers, "Tidewater Crossing Development Water Distribution System Hydraulic Network Analysis" (August, 2007)
10. Pacific Advanced Civil Engineering, Inc. (PACE) "Tidewater Crossing Integrated Water Management Plan" (August, 2007)
11. Pacific Advanced Civil Engineering, Inc. (PACE) "Tidewater Crossing Water Source Use Analysis" (August, 2007)
12. Pacific Advanced Civil Engineering, Inc. (PACE) "Tidewater Crossing Interior Drainage Technical Assessment" Memorandum (August, 2007)

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APPENDIX D: PLANT LIST

CATEGORY	COMMON NAME	BOTANICAL NAME		WATER NEEDS (M=MED., L=LOW, VL= VERY LOW)
S. Airport Way: Blvd.Arterial:				
	Canary Island Pine	<i>Pinus canariensis</i>	✓	L
	Incense Cedar	<i>Calocedrus decurrens</i>	✓	M
	Modesto Ash	<i>Fraxinus velutina</i> 'Modesto'	✓	L
	Yarwood Sycamore	<i>Platanus acerifolia</i> 'Yarwood'	✓	L
Entry Collector, Commercial Collector:				
Median Tree:	Canary Island Date Palm	<i>Phoenix canariensis</i>		L
	Red Horsechestnut	<i>Aesculus x carnea</i>	✓	M
	Southern Live Oak	<i>Quercus virginiana</i> 'Heritage'		M
Street Tree:	Chinese Pistache	<i>Pistacia chinensis</i>	✓	L
	Coast Live Oak	<i>Quercus agrifolia</i>	✓	L
	Yarwood Sycamore	<i>Platanus acerifolia</i> 'Yarwood'	✓	L
	Red Sunset Maple	<i>Acer rubrum</i> 'Red Sunset'	✓	H
Screen/ Backup:	Canary Island Pine	<i>Pinus canariensis</i>	✓	L
	Deodar Cedar	<i>Cedrus deodara</i>	✓	M
	Red Sunset Maple	<i>Acer rubrum</i> 'Red Sunset'	✓	M
	Scarlet Oak	<i>Quercus coccinea</i>	✓	M
Neighborhood Collector:				
Median Tree:	Chinese Flame Tree	<i>Koelreuteria bipinnata</i>	✓	L
	Coast Live Oak	<i>Quercus agrifolia</i>	✓	L
	Flowering Pear	<i>Pyrus calleryana</i> 'New Bradford'	✓	M
	Little-Leaf Linden	<i>Tilia cordata</i>	✓	M
Street Tree:	Purple Robe Locust	<i>Robinia x ambigua</i> 'Purple Robe'	✓	M
	Raywood Ash	<i>Fraxinus augustifolia</i>		M
	Red Sunset Maple	<i>Acer rubrum</i> 'Red Sunset'	✓	M
	Sawleaf Zelkova	<i>Zelkova serrata</i> 'Village Green'	✓	L
Screen/ Backup:	Coast Redwood	<i>Sequoia sempervirens</i> 'Aptos Blue'	✓	H
	Deodar Cedar	<i>Cedrus deodara</i>	✓	M
	Valley Oak	<i>Quercus lobata</i>	✓	L
Residential; Medium Volume Local, Low Volume Local:				
Street Tree:	Autumn Blaze Maple	<i>Acer x freemanii</i> 'Autumn Blaze'	✓	M
	Flowering Cherry	<i>Prunus serrulata</i> 'Mt. Fuji'	✓	M
	Little-leaf Linden	<i>Tilia cordata</i>	✓	L
	Modesto Ash	<i>Fraxinus velutina</i> 'Modesto'	✓	M
	Ornamental Pear	<i>Pyrus calleryana</i> 'Chanticleer'	✓	M

Accent Trees:				
	Chinese Pistache	<i>Pistachia chinensis</i>	✓	L
	Flowering Crabapple	<i>Malus "Prarie Fire"</i>		M
	Japanese Crabapple	<i>Malus floribunda</i>		M
	Purple-leaf Plum	<i>Prunus cerasifera 'Krauter Vesuvius'</i>	✓	M
	Sunset Crape Myrtle	<i>Lagerstroemia x fauriei 'Tuscarora'</i>	✓	L
Parkland/Open Space:				
	California Buckeye	<i>Aesculus californica</i>		M
	California Sycamore	<i>Platanus racemosa</i>	✓	H
	Carob Tree	<i>Ceratonia siliqua</i>		L
	Coast Redwood	<i>Sequoia sempervirens 'Aptos Blue'</i>	✓	H
	Coast Live Oak	<i>Quercus agrifolia</i>	✓	M
	Big Leaf Maple	<i>Acer macrophyllum</i>	✓	H
	Interior Live Oak	<i>Quercus wislizenii</i>	✓	M
	Western Redbud	<i>Cercis occidentalis</i>		L
	Valley Oak	<i>Quercus lobata</i>	✓	M
Local Industrial Street Trees:				
Street Tree:	Autumn Blaze Maple	<i>Acer x freemanii 'Autumn Blaze'</i>	✓	M
	Canary Island Pine	<i>Pinus canariensis</i>	✓	L
	Yarwood Sycamore	<i>Platanus acerifolia 'Yarwood'</i>	✓	L
Parking Lot:	Grecian Laurel	<i>Laurus nobilis</i>		L
	Little-leaf Linden	<i>Tilia cordata</i>	✓	L
	Purple-leaf Plum	<i>Prunus cerasifera 'Krauter Vesuvius'</i>	✓	M
	Sunset Crape Myrtle	<i>Lagerstroemia x fauriei 'Tuscarora'</i>	✓	L
Screen/Backup:	Canary Island Pine	<i>Pinus canariensis</i>	✓	L
	Coast Redwood	<i>Sequoia sempervirens 'Aptos Blue'</i>	✓	H
	Incense Cedar	<i>Calocedrus decurrens</i>	✓	M

APPENDIX E: STANDARDS

1. Residential Dwelling Unit Allocation Table
2. Non-Residential Intensity By Land Use Table
3. Allowable Land Uses and Permit Requirements
4. Development Standards Table
5. Residential Zoning Standards Table

TABLE 3.3 RESIDENTIAL DWELLING UNIT ALLOCATION			
Neighborhoods	Allocated Dwelling Units	Gross Acres	Gross Density
Neighborhood A	226	48.4	4.7
Neighborhood B	177	34.2	5.2
Neighborhood C	298	47.2	6.3
Neighborhood D	163	35.5	4.6
Neighborhood E	165	15.3	10.8
Neighborhood F	74	21.9	3.4
Neighborhood G	185	34.0	5.4
Neighborhood H	164	29.7	5.5
Neighborhood I	131	24.1	5.4
Neighborhood J	127	22.5	5.6
Neighborhood K	84	15.0	5.6
Neighborhood L	150	14.6	10.3
Neighborhood M	264	10.4	25.4
Neighborhood N	139	17.0	8.2
Subtotal	2,347		
Unallocated Dwelling Units	316		
TOTAL UNITS	2,663		

TABLE 3.4 NON-RESIDENTIAL INTENSITY BY LAND USE	
Land Use	Allowed Square Footage
Shopping Center	186,200
Light Industrial	529,300
Warehouse	4,763,300
TOTAL	5,478,800

TIDEWATER CROSSING - Development Standards

This section regulates the permitted and conditionally permitted uses and development standards for such uses within the community. Uses not specifically identified shall be subject to a determination by the Community Development Director that the use is permitted, conditionally permitted or prohibited.

RL (Residential, Low Density), **RM** (Residential, Medium Density), **RH** (Residential, High Density)
CG (Commercial, General), **OS** (Open Space), **IL** (Industrial, Limited)

ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USES	PERMIT REQUIRED BY ZONING DISTRICT						Specific Use Standards
	RL	RM	RH	CG	OS	IL	
AGRICULTURAL AND RESOURCE-RELATED USES							
Agricultural activities and facilities					A		16-365.050
Conservation areas	L	L	L	<u>L</u>	L		
Mining						<u>A</u>	
BUSINESS AND PROFESSIONAL USES							
Banks and financial services				P		<u>P</u>	
Business support services				P		P	
Offices				P		P	16-365.210
INDUSTRY, MANUFACTURING & PROCESSING USES							
Electronics, equipment & appliance manufacturing						P	16-365.140
Fabric product manufacturing						P	16-365.140
Food and beverage product manufacturing						P	16-365.140
Furniture and fixtures manufacturing						P	16-365.140
Handcraft industries, small-scale manufacturing						P	16-365.140
Laundries and dry cleaning plants						P	16-365.140
Manufacturing							
Light						P	16-365.140
Heavy							
Metal products fabrication, machine/welding shops						P	16-365.140
Petroleum storage and distribution							
Printing and publishing						P	16-365.140
Recycling and waste facilities							
Collection facility						P	16-365.140, 260
Redemption centers						<u>P</u>	16-365.140, 260
Recycling facility							
Scrap and dismantling yards							
Transfer stations							
Research and development (R&D)						P	16-365.140
Storage yards						P	16-365.140
Warehouses						P	16-365.140
Wholesaling and distribution						P	16-365.140

Key: P = Use permitted C= Conditionally permitted use L = Land Development Permit required
A = Administrative Use Permit required Empty box = Use not allowed

Note: See Stockton Municipal Code Section 16-220.020 for an explanation of the table and each land use permit requirement. See Article 8 for definitions of the listed land uses. Shaded boxes represent proposed land uses different from the existing City of Stockton permitted uses.

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ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USES	PERMIT REQUIRED BY ZONING DISTRICT						Specific Use Standards
	RL	RM	RH	CG	OS	IL	
RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES							
Activity centers	A	A	A	A	C		
Adult Related Establishments							16-365.030
Auditoriums, meeting halls, and theaters				A			
Bridge clubs and non-gambling board games				P			
Card rooms/pool halls/billiard parlors							16-365.040, 240
Clubs, lodges, and private meeting halls				A			
Commercial amusement facilities				A			
Educational facilities							
Academic schools - Private	A	A	A				
Academic schools - Public	P	P	P		<u>P</u>		
Colleges and Universities - Private							
Equipment repair and maintenance training				P		P	
Specialized education and training				P		P	
Vehicle repair and maintenance training						P	
Equestrian facilities					C	A	
Golf courses/country clubs	C	C	C	A	A	<u>A</u>	
Health/fitness facilities				P		P	
Indoor recreation facilities				A		A	
Libraries and museums	C	C	C	P	A	L	
Live entertainment				A			16-365.150
Marinas							
Outdoor commercial recreation facilities				C		C	
Parks and playgrounds	P	A	A		C		
Private entertainment facilities				C		C	
Private residential recreation facilities	A	A	A				16-365.040, 240
Recreational vehicle parks				A		A	
Religious facilities	A	A	A				16-365.270
Studios				P			

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ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USES	PERMIT REQUIRED BY ZONING DISTRICT						Specific Use Standards
	RL	RM	RH	CG	OS	IL	
RESIDENTIAL USES							
Caretaker and employee housing				L	L	L	
Duplexes	A	P	P				16-230.040
Mobile home parks	A	A	A	A			16-365.170
Multi-family dwellings		A	A	C			16-365.180
Organizational houses			A				
Residential care facilities							
Assisted living facilities		C	A		C		16-365.280
Care homes, 6 or fewer clients	P	P	P				
Family care homes, 7 or more clients			C				16-365.280
Senior care facilities, 7 or more clients		A	A				16-365.280
Rooming and boarding houses			A				
Senior residential project	A	A	A				16-365.180
Single-family dwellings	P	P	P				16-310
Townhouses	A	P	P				16-365.180
Triplexes		P	P				16-365.180

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Note: See Stockton Municipal Code Section 16-220.020 for an explanation of the table and each land use permit requirement. See Article 8 for definitions of the listed land uses. Shaded boxes represent where proposed land uses differ from existing City of Stockton permitted uses. Home occupations require a Home Occupation Permit (Division 16-530).

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ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USES	PERMIT REQUIRED BY ZONING DISTRICT						Specific Use Standards
	RL	RM	RH	CG	OS	IL	
RETAIL TRADE							
Alcoholic beverage sales							
Bars and night clubs - On sale				C			16-365.240
Sale of alcohol - Off-sale				C			16-365.240
With another use - On-sale				A			
Artisan shops				P			
Auto and vehicle sales/leasing/rental - New							16-230.120, 365.310
Auto and vehicle sales/leasing/rental - Used							
Auto parts sales				P			
Building material stores				A		P	16-365.310
Construction, farm & heavy equipment sales						P	16-365.310
Convenience stores				C		C	16-365.110, 240
Furniture, furnishings, and appliance stores				P		P	16-365.310
Mobile home sales						P	16-365.310
Nurseries and garden supply stores				P		P	16-365.310
Outdoor retail sales and activities				A		A	16-365.230
Pet shops				P			
Recreational vehicle & boat sales - New/used						L	16-365.310
Restaurants				P		P	16-365.220
Retail stores				P			16-365.310
Second hand stores/pawn shops							
Shopping centers							
Neighborhood				P			16-365.310
Community				A			16-365.310
Regional							16-365.310
Warehouse retail stores				C		L	16-365.310

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ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USES	PERMIT REQUIRED BY ZONING DISTRICT						Specific Use Standards
	RL	RM	RH	CG	OS	IL	
SERVICES							
Adult day care facilities				P			
Animal services							
Kennels and boarding facilities							
Pet grooming				P			
Training facilities				L		L	
Veterinary clinics and animal hospitals				L		L	16-365.350
Auto/vehicle services							
Car washes				A		A	
Fueling stations				L		L	16-365.300, 320
Inoperable vehicle storage							
Maintenance/minor repair				P		P	16-365.300
Major repair/body work						P	16-365.320
Parking facilities	C	C	C	P		P	16-345.080
Vehicle storage							
Child care facilities							
Child care centers	C	C	C	A	L		16-365.070
Large family child care homes	A	A		A	A		16-365.070
Small family child care homes	P	P	P	P	P		
Equipment rental						P	
Funeral facilities and services							
Cemeteries					C		
Mortuaries and funeral homes							
Lodging facilities							
Bed and breakfast							
Extended-stay facilities							
Single room occupancy facilities (SROs)							
Hotels and motels				A		P	
Medical services							
Ambulance service				P		P	
Clinics and laboratories				P			
Extended care	C	C	A	A			
Hospitals							
Medical-related facilities				P			
<i>Services continue on next page.</i>							

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Note: See Stockton Municipal Code Section 16-220.020 for an explanation of the table and each land use permit requirement. Shaded boxes represent where proposed land uses differ from existing City of Stockton permitted uses. See Article 8 for definitions of the listed land uses.

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ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USES	PERMIT REQUIRED BY ZONING DISTRICT						Specific Use Standards
	RL	RM	RH	CG	OS	IL	

SERVICES

Personal services - Restricted				C			16-365.160
Personal services - Unrestricted				P			
Personal storage facilities (mini-storage)						P	
Repair services				P		P	
Social services facilities							
Drug abuse, alcohol recovery/treatment facility							
Feeding centers							
Homeless shelters							
Transitional housing							

TRANSPORTATION AND COMMUNICATIONS USES

Broadcasting studios						P	16-320
Communications facilities							
Minor	E	E	E	P	P	P	
Major				A		A	
Transit stations and terminals				C		C	
Vehicle and freight terminals						P	

OTHER USES

Live-work space				P		P	16-365.190
Major impact facilities							
Motion picture production						P	
Multi-use facilities				A		A	
Public and semi-public utility facilities	A	A	A	P		P	
Public institutions	C	C	C	C		C	16-360.110
Signs - Off-premise				E		E	

Key: P = Use permitted C = Conditionally Permitted Use L = Land Development Permit required
A = Administrative Use Permit required E = Use not allowed except under special circumstances
Empty box = Use not allowed

Note: See Stockton Municipal Code Section 16-220.020 for an explanation of the table and each land use permit requirement. See Article 8 for definitions of the listed land uses. Shaded boxes represent where proposed land uses differ from existing City of Stockton permitted uses.

TABLE 9.1 DEVELOPMENT STANDARDS							
Development Feature	Requirement by Zoning District						
	RE	RL	RM	RH	CG	IL	PF
Minimum lot size	Minimum area and width for new parcels. For a minimum specific zoning district area size requirement, see SMC §16-210.020 (Zoning Districts Established).						
Area	1 acre	5,000 sq.ft.	1,960 sq.ft.	7,500 sq.ft.	No minimum		
Width	150 ft	45 ft	28 ft	N/A	No minimum		
Density	Number of dwelling units permitted in a residential subdivision or in a multi-family residential project on an acre (net) of land.						
Dwelling units per net acre (minimum - maximum)	1	0 - 8.7	8.8 - 17.4	17.5 - 29	0 - 29	Not applicable	0
Maximum dwelling units per parcel	1	1	1	1 per 1,500 sq.ft.	No minimum		
Setbacks	Minimum setbacks required. See SMC Article 9 for definition. See SMC §16-310.110 for setback measurement, allowed projections into setbacks, and exceptions.						
Front					10 ft	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 Article 3 for specific land uses.		
Sides, street					10 ft	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 Article 3 for specific land uses.		
Site coverage	Maximum percentage of site that may also be covered by structures. See Article 8 for definitions. See SMC §16-310.050 for exceptions.						
Maximum coverage	25%	65%	60%	50%	60%	60%	50%
Height limit	Maximum height for primary structures. See 16-310.100 for height measurement and exceptions.						
Maximum height	35 ft	35 ft	35 ft	35 ft	45 ft	60 ft*	60 ft*
Landscaping	See Division 16-335 (Landscaping Standards)						
Parking and loading	See Division 16-345 (Off-Street Parking and Loading Standards)						
Signs	See Division 16-360 (Sign Standards)						

* Height of structure will be subject to FAA review if exceeding guidelines as stated in Airport Land Use Restrictions section of the San Joaquin County Council of Governments, "Airport Land Use Plan," dated 1993.
 Note: Shaded boxes represent where proposed land uses differ from existing City of Stockton permitted uses.

TABLE 9.2 RESIDENTIAL ZONING STANDARDS

Development Feature	Requirement by Zoning District			
	RE	RL	RM	RH
Front Yard Setback Minimums				
Interior Living Area	20 ft	15 ft	15' ft / 9 ft*	10 ft
Porch	15 ft	7 ft	7 ft	6 ft
Garage	30 ft	18 ft	18 ft / 5 ft**	N/A
Swing-In Garage	15 ft	12.5 ft	N/A	N/A
Side Entry Garage	15 ft	15 ft	N/A	N/A
Side Setback Minimums				
Interior Living Area	13 ft	5 ft	5 ft	5 ft
Non-Enclosed Porch	5 ft	5 ft	5 ft	5 ft
Street Side	20 ft	10 ft	10 ft	10 ft
Detached Garage	5 ft	0 ft***	0 ft***	0 ft***
Zero Lot Line Side Yards	N/A	10 ft	10 ft	N/A
Rear Setback Minimum				
Interior Living Area	20 ft	10 ft	10 ft	10 ft
Street Side	30 ft	15 ft	10 ft	10 ft
Attached/Detached Garage with Front Access	10 ft	10 ft	N/A	N/A
Garage with Rear Access	N/A	5 ft	5 ft	4 ft
Patio Cover	N/A	7 ft	7 ft	N/A
Accessory Structure Rear Setback Minimum	5 ft	5 ft	5 ft	5 ft
Minimum Building Separation	10 ft	10 ft	10 ft	20 ft

* Front living area from public street (external to motor court) 15 feet minimum. Front living area from private street (motor court) 9 feet.

** Garages along private street shall be reduced to 5 feet.

*** One hour firewall required and no opening for the zero building setbacks.

Note: Shaded boxes represent where proposed land uses differ from existing City of Stockton permitted uses.

