

ORDINANCE NO. 015-04C.S.

**AN ORDINANCE AMENDING THE STOCKTON MUNICIPAL CODE BY REPEALING CHAPTER 16 (PLANNING AND ZONING CODE) AND ADOPTING A NEW CHAPTER 16 (DEVELOPMENT CODE) OF THE STOCKTON MUNICIPAL CODE (CA 3-00)**

WHEREAS, the City Council initiated this Code Amendment (CA3-00) to completely revise Chapter 16 (Planning and Zoning Code) of the Stockton Municipal Code and hired consultants to provide a new Chapter 16 (Development Code), which would be easier to understand, use, and administer; and

WHEREAS, approval of this Code Amendment, which is on file with the City Clerk, and conversion table for zoning districts ("bridge") (attached as Exhibit "A"), is based on the following findings:

1. The proposed Code Amendment, as amended, conforms with the goals, policies, and implementation programs of the City of Stockton General Plan Policy document (last amended January 13, 2004) on the whole. Specifically, this Code Amendment is consistent with various Land Use goals and policies and Land Use Implementation Program No. 4; various Housing goals and policies and Housing Implementation Programs for Governmental Constraints No. 4; various Natural and Cultural Resources goals and policies and Implementation Program No. 2; various Safety goals and policies and Implementation Program No. 6; and various Noise goals and policies and Implementation Program Nos. 1 and 2.

2. The proposed Code Amendment would provide a clearer and more easily understandable Code, which contains and updates rules, regulations, and standards related to development for the City of Stockton.

3. The proposed Code Amendment would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the City of Stockton.

4. The City of Stockton has reviewed the Initial Study/Proposed Negative Declaration (IS19-00), as amended, and independently concluded that IS19-00 has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) and the State and City Guidelines for the Implementation of CEQA, that it adequately addresses the effects of the proposed Code Amendment, and that the Code

Amendment is not expected to generate any substantial adverse environmental impacts, and has, therefore, approved the Initial Study/Proposed Negative Declaration (IS19-00).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

**SECTION I. AMENDMENT OF CODE.**

Chapter 16 (Planning and Zoning Code) is hereby repealed in its entirety and a new Chapter 16 (Development Code), which is on file with the City Clerk, is hereby adopted except for Section 16-355.060(d), entitled School Dedication, which is deleted .

**SECTION II. ZONING DISTRICT CONVERSION.**

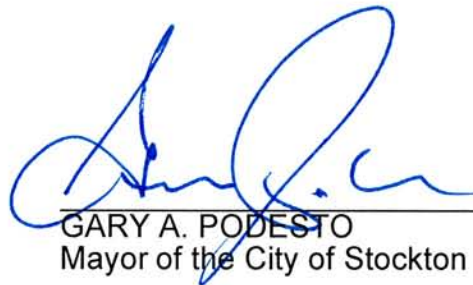
A conversion of the zoning districts in Chapter 16 (Planning and Zoning Code) to the zoning districts in Chapter 16 (Development Code) is attached hereto as Exhibit "A" and incorporated herein by reference.

**SECTION III. EFFECTIVE DATE.**

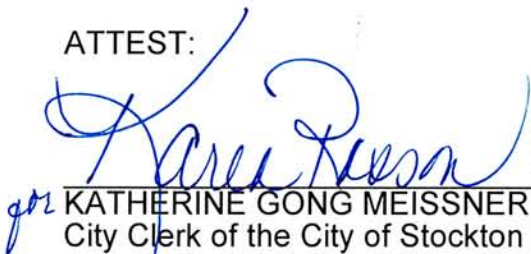
This ordinance shall take effect and be in full force thirty (30) days after its passage.

ADOPTED: **JUL 27 2004**

EFFECTIVE: **AUG 26 2004**

  
GARY A. PODESTO  
Mayor of the City of Stockton

ATTEST:

  
KATHERINE GONG MEISSNER  
City Clerk of the City of Stockton



## ZONING DISTRICTS

### Conversion Table for Zoning Districts

This table identifies the zoning district designations in the Planning and Zoning Code (left column) and their new designation in the Development Code (right column).

Planning and Zoning Code	Development Code
R-E (Residential Estates)	RE (Residential, Estates)
R-1 (Single Family District)	RL (Residential, Low Density)
R-2 (Two Family District)	RM (Residential, Medium Density)
R-3 (Apartment District)	RH (Residential, High Density)
C-R (Commercial Residential District)	CO (Commercial, Office)
C-F (Freeway Interchange District)	CG (Commercial, General)
C-1 (Neighborhood Retail District)	CN (Commercial, General)
C-2 (General Business District)	CG (Commercial, General)
C-A (Commercial Auto District)	CA (Commercial, Auto)
C-3 (Central Business District)	CD (Commercial, Downtown)
C-4 (Commercial Shopping Center District)	CL (Commercial, Large-Scale)
C-M (Commercial Manufacturing District) with Commercial General Plan designation and High Density General Plan Designation (except APN 151-080-14 (IL) and 165-040-15 (PF)) plus APN's 147-061-15; 147-062-11; 147-072-09, 10, 11, 13; 173-060-05; and 175-130-43.	CG (Commercial, General)
C-M (Commercial Manufacturing District) with Industrial General Plan designation and Low/Medium Density General Plan designation (except APN's 147-061-15; 147-062-11; 147-072-09, 10, 11, 13; 173-060-05; and 175-130-43 (CG)) plus APN 151-080-14.	IL (Industrial, Limited)
C-M (Commercial Manufacturing District) for APN 165-040-15	PF (Public Facilities)
M-P (Industrial Performance District)	IG (Industrial, General)
E-P (Enterprise Performance District)	IG (Industrial, General)
M-1 (Light Industrial District)	IL (Industrial, Limited)
M-2 (Heavy Industrial District) except APN's 145-02-04, 07, 08, 09, and 14; 145-03-01, 09, and 10 (PT).	IG (Industrial, General)
M-2 (Heavy Industrial District) for APN's 145-02-04, 07, 08, 09, 14; 145-03-01, 09, and 10.	PT (Port)
A-1 (Agricultural District) for APN's 98-150-03, 04, 05, and 06.	CG (Commercial, General)
A-1 (Agricultural District) for APN's 071-140-16; 098-070-06; 100-320-07; 116-110-01, 02, and 03; and 116-210-39.	PF (Public Facilities)
A-1 (Agricultural District) for APN's 71-160-15 and 164-020-01.	OS (Open Space)
P-L (Public Lands District) except APNs 162-030-01, 02, 03, and 04 (PT)	PF (Public Facilities)
P-L (Public Lands District) for APN's 162-030-01, 02, 03, and 04.	PT (Port)
MX (Mixed Use District)	MX (Mixed Use)
----	UC (University/College)

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FINAL

EXHIBIT "A"