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# DEVELOPMENT STANDARDS



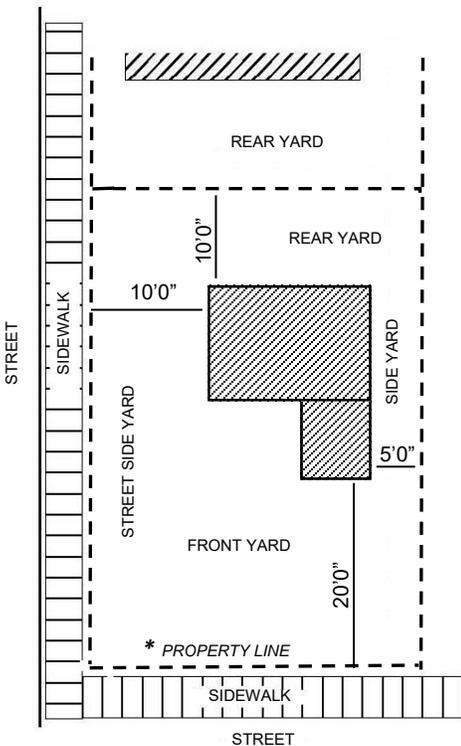
COMMUNITY DEVELOPMENT DEPARTMENT • 345 N. EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8266

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## DEVELOPMENT CODE TABLE 2-3

- Lot Size
- Density
- Setback
- Height Requirements

Following is setback requirements for a single-family residence on a corner lot and a table chart indicating the pertinent area requirements for all zones.



\*Property line varies in distance from back of sidewalk.

Development Feature <i>(See Division 8 for definitions/ glossary)</i>	REQUIREMENT BY ZONING DISTRICT			
	RE	RL	RM	RH
<b>Minimum lot size</b>	<i>Minimum area and width for new parcels. See Division 8 for Lot definitions/glosary. For a minimum specific zoning district area. See Section 16.16.020 (Zoning districts established).</i>			
Area	1 ac	5,000 sq. ft.	7,500 sq. ft.	
Width	150 ft.	50 ft.		
<b>Density</b>	<i>Number of dwellings permitted in a residential subdivision or in a multifamily residential project on an acre (net) of land.</i>			
Dwelling units per net acre (minimum - maximum)	1	0 - 8.7	8.8 - 17.4	17.5 - 29
Maximum # of dwelling units	1 dwelling unit per parcel	1 dwelling unit per parcel	1 dwelling unit per 2,500 sq. ft.	1 dwelling unit per 1,500 sq. ft.
<b>Setbacks</b> Measured from the Property Lines	<i>Minimum setbacks required. See Division 8 for Setback definitions/glossary. See Section 16.36.110 for Setback measurement, allowed projections into setbacks, and exceptions.</i>			
Front	30 ft.	20 ft.	15 ft.	15 ft.
Side(s)	10 ft.	5 ft.		
Sides, street	10 ft.	10 ft.		
Rear	30 ft.	10 ft.		
<b>Site coverage</b>	<i>Maximum percentage of site area that may be covered by structures. See Division 8 for Site definitions/glossary. See Section 16.36.120 for Site coverage measurements and exceptions.</i>			
Maximum coverage	25%	50%		
<b>Height limit</b>	<i>Maximum height for primary structures. See Section 16.36.090 for Height measurement and exceptions</i>			
Maximum height	35 ft.	35 ft.		
<b>Landscaping</b>	See <a href="#">Chapter 16.56</a> (Landscaping standards)			
<b>Parking and Loading</b>	See <a href="#">Chapter 16.64</a> (Off-Street Parking and Loading Standards)			
<b>Signs</b>	See <a href="#">Chapter 16.76</a> (Sign Standards)			

DEVELOPMENT CODE TABLE 2-3

Development Feature <a href="#">(See Division 8 for definitions/glossary)</a>	REQUIREMENT BY ZONING DISTRICT									
	CO	CN	CG	CD	CL	CA	IL	IG	PT	PF
<b>Minimum lot size</b>	<i>Minimum area and width for specific zoning district. See <a href="#">Section 16.16.020</a> (Zoning districts established).</i>									
Area	7,500 sq. ft.	No minimum								
Width	No minimum									
<b>Density</b>	<i>Number of dwellings permitted in a residential subdivision or in a multifamily residential project on an acre (net) of land.</i>									
Dwelling units per net acre (minimum - maximum)	0-29	17.5-29	0-29	0-87	Not applicable					0-87
Maximum # of dwelling units	1 per 1,500 sq. ft.	1 per 1,500 sq. ft.	No minimum							
<b>Setbacks</b> Measured from the Property Lines	<i>Minimum setbacks required. See <a href="#">Division 8 for Setback definition/glossary</a>. See <a href="#">Section 16.36.110</a> for Setback measurement and exceptions.</i>									
Front	10 ft.	None*	10 ft.	None	10 ft.					
Side(s)	5 ft.	None required, except when adjacent to a residential zone, structures shall be set back a distance of 10 feet or as required. See <a href="#">Section 16.80.330</a> for Setbacks for Shopping Centers and large-scale commercial retail uses. In the CA zone, structures shall be set back from a residential zone equal to their height.								
Sides, street	10 ft.	None*	10 ft.	None	10 ft.					
Rear	10 ft.	None required, except when adjacent to a residential zone, structures shall be set back a distance of 10 feet or as required. See <a href="#">Section 16.80.330</a> for Setbacks for Shopping Centers and large-scale commercial retail uses. In the CA zone, structures shall be set back from a residential zone equal to their height.								
<b>Site coverage</b>	<i>Maximum percentage of site area that may be covered by structures. See <a href="#">Division 8 for definitions/glossary</a>. See <a href="#">Section 16.36.120</a> for Site coverage measurements and exceptions.</i>									
Maximum coverage	60%	100%	60%	100%	50%	60%			50%	
<b>Height limit</b>	<i>Maximum height for primary structures. See <a href="#">Section 16.36.090</a> for Height measurement and height limit exceptions.</i>									
Maximum height	45 ft.	35 ft.	45 ft.	No limit	75 ft.	45 ft.	60 ft.	No limit		75 ft.
<b>Landscaping</b>	See <a href="#">Chapter 16.56</a> (Landscaping standards)									
<b>Parking &amp; Loading</b>	See <a href="#">Chapter 16.64</a> (Off-Street Parking and Loading Standards)									
<b>Signs</b>	See <a href="#">Chapter 16.76</a> (Sign Standards)									

\*The front and street side setback for proposed structures in the CN zoning district shall be ten feet if the structure is located within 20 feet of a residential zoning district. If the proposed structure is located more than 20 feet from a residential zoning district, no front or street side setback is required.

Garages and carports require a 20-foot setback from the property line and side entry garages require a 15-foot setback from the property line.

Open Space (OS), Mixed Use (MX) and UC (University/College) Zones - See [Table 2-3](#) of the Development Code for Lot size, density, setback and height requirements.