

CHAPTER THREE: MASTER DEVELOPMENT PLAN

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Tidewater Crossing Land Use Plan
Land Use Policies
Permitted Land Uses

Chapter Three: Master Development Plan

3.1 INTRODUCTION

Tidewater Crossing is a master planned community comprised of a maximum of 2,663 dwelling units on 909± acres. The community consists of a mix of residential, commercial and industrial land uses conveniently linked together by a variety of transportation modes for ease of access and internal mobility. The residents of Tidewater Crossing will be able to enjoy neighborhood parks, open space, and trail systems along French Camp Slough.

The subdivision layout pattern depicted on various exhibits within this chapter is conceptual. The actual subdivision layout is subject to the findings of the internal traffic analysis, a component of the Traffic Impact Analysis.

3.2 TIDEWATER CROSSING LAND USE CONCEPT

Tidewater Crossing incorporates a range of residential densities into a pedestrian-friendly development organized around a Village Center that will include both residential and commercial uses. The lot sizes and housing densities reflect the City's desire for diverse and compact development focused around a Village Center, with services, transit, and open space readily accessible to all residents. Parks, linear open space greenways and trail systems will link neighborhoods. Storm water management features including lakes and swales will be integrated into the open space system. (See Figure 3.1 Land Use Diagram.)

The Tidewater Crossing Community is anchored by a commercial Village Center, a walkable commercial area, which includes public uses and high density residential uses. The community includes housing in a range of densities and unit types to assure ownership opportunities to a wide variety of residents. Parks and open space will be readily accessible to all residents.

Residential land uses occupy approximately 370± acres, and accommodate a maximum of 2,660 dwelling units, 2,347 of which have been allocated to specific neighborhoods (refer to Table 3.3 and Chapter 3.7.1). The project's two single-family neighborhoods are separated by Airport Way into two neighborhoods referred to as the eastern and western neighborhoods. Each neighborhood is fully amenitized and each

FIGURE 3.1 TIDEWATER CROSSING LAND USE DIAGRAM

17 X 17

REMOVE

FIGURE 3.2 TIDEWATER CROSSING ILLUSTRATIVE DIAGRAM

11 X 17

REMOVE

FIGURE 3.3 TIDEWATER CROSSING 1990 GENERAL PLAN AMENDMENT

11 X 17

REMOVE

FIGURE 3.4 TIDEWATER CROSSING 2035 GENERAL PLAN AMENDMENT

17 X 17

REMOVE

FIGURE 3.5 TIDEWATER CROSSING PREZONING

17 X 17

REMOVE

includes elements traditionally found in a neighborhood setting. One K-8 school, under the jurisdiction of the Manteca Unified School District, will serve the needs of the Tidewater Crossing Community. The school site is over 19 acres, and is located adjacent to a community park. A second K-8 school site within Tidewater Crossing is being evaluated by the Manteca Unified School District. Each school is centrally located within the community to provide easy access.

The French Camp Slough Corridor comprises the backbone of the open space system. The community is linked to the Corridor via greenways and trails. The open space system and park network is designed to maximize accessibility and amenity value to residents.

The eastern portion of the Tidewater Community is comprised of a large industrial park capable of providing warehousing, logistics and light manufacturing uses. (See Table 3.1, *Land Use Summary*.)

TABLE 3.1 LAND USE SUMMARY	
LAND USE	GROSS ACRES
Low Density Residential	265.3
Medium Density Residential	94.1
High Density Residential	10.4
Commercial	16.6
Schools	19.4
Industrial	224.3
Public Parks	24.3
Open Space	11.0
Existing Slough & Easement	62.0
Flood Control	93.1
Weber Slough Diversion	2.3
Basins/Lakes	16.0
Pump/Lift/PG&E Substation	5.8
Existing Railroad ROW	8.0
Public Road ROW	56.5
Total	909.1

3.3 OBJECTIVES

The Tidewater Crossing Community is designed to enable its residents to meet their daily needs locally, including the opportunity to live and work in the same community. Residents will enjoy neighborhood parks, and use the linear open space greenways and trail systems for walking and cycling to destinations within and outside the community. The community includes housing in a range of densities and unit types to assure ownership opportunities to a wide variety of residents.

3.4 GOALS

The goals that guided the development of the Tidewater Crossing Master Development Plan include:

- Create a community designed to enhance social interaction.
- Minimize impacts to existing neighborhoods.
- Recognize the historic/cultural resources within the community of French Camp, and minimize conflicts with incompatible neighboring uses.
- Promote the use of open space to provide a convenient and safe destination for families to congregate and for children to play and explore.
- Protect and enhance the economic viability of the Stockton Metropolitan Airport.
- Minimize land use and operational conflicts between existing and planned residential uses and proposed industrial uses.
- Provide a jobs/housing relationship, which can result in the reduction of commuting distances between residential concentrations and employment opportunities.

3.5 LAND USE CATEGORIES

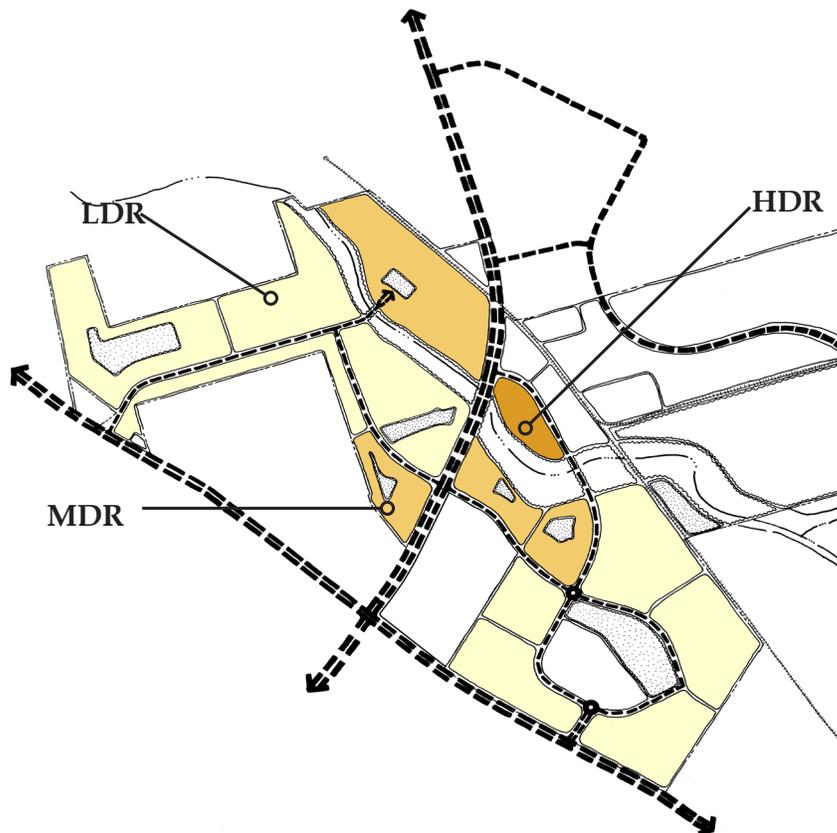
3.5.1 Residential Land Use

The various lot sizes and housing densities will generate a housing product that is affordable to individuals and families. Residential areas will include Low-Density, Medium-Density, and High-Density neighborhoods. (Refer to Figure 3.6.) The following sections describe the different types, lot sizes, and housing densities for the various neighborhoods. The overlay distinction of “planned developments” is also explained.

Low-Density Residential Development

The 265± gross acres of low-density residential development (LDR) will contain an estimated 1,331 units of single-family housing. Residential estates (RE) are permitted in the LDR area, however no areas are specifically designated as such. The low-density neighborhoods within Tidewater Crossing are Neighborhoods A, B, D, F, G, H, I, J, and K. Proposed lots will be a minimum of 5,000 square feet with an average master planned density of 7.2 dwelling units per net acre. Actual densities may be lower, taking into account site constraints (streets, parks, open space, etc.). Low-density homes in Neighborhoods G, H, I, J, and K encircle an elementary school and a community park. Connections between the neighborhoods and the park will be assured where feasible, following consultation with and review by the City of Stockton Police Department. Homes adjacent to the railroad in Neighborhoods G and H have been designed with a masonry wall and sufficient depth appropriate to mitigate for sound as specified in the Tidewater Crossing Environmental Impact Report. Habitable residential buildings adjacent to any railroad track shall be located a minimum of 85 feet from the outer rail of the track. Neighborhoods A, B, D, and F will be located between

FIGURE 3.6 RESIDENTIAL AREAS



Examples of Low-Density Neighborhoods



the Union Pacific Railroad, East French Camp Road, and South Airport Way.

Medium-Density Residential Development

Medium-density residences (MDR) will occupy approximately 94± gross acres of land in Neighborhoods C, E, L, and N, as depicted in Figure 3.7. The 752 medium-density residences will be comprised of either clustered homes or traditional single-family homes on small lots. Traditional single-family lots will vary from 2,450 to 3,600 square feet in size. Medium-density residential neighborhoods will have an approximate density of 8.0 dwelling units per net acre. The homes will be oriented around small parks and green areas.



The City of Stockton Municipal Code provides the following standards for all residential projects with lot sizes smaller than 5,000 square feet.



1. Housing types and number. The type of housing in a planned development may include a variety of housing types, including single-family dwellings, duplexes, triplexes, small-lot homes, and multi-family.
2. Parking requirements. Parking shall comply with the required parking standards in Division 16-345 (Off-street Parking and Loading Standards). Projects consisting of both residential and nonresidential uses may deviate from parking standards.
3. Common open space requirements. Common open space will be provided at a ratio of three acres per 1,000 residents of a medium-density neighborhood (e.g., greenbelts, riparian corridors, and pedestrian trails.)



Additionally, the open space area shall contain one amenity, such as recreation facilities, community meeting halls, parks and play fields, tot lots, swimming pools, enhanced right-of-way treatments, special identity architectural elements, water features, and similar amenities of a permanent nature.



Examples of Medium-Density Neighborhoods

To compensate for the smaller lot sizes, the City requires three acres of common open space to be provided per 1,000 residents. According to the policy proposed by the City of Stockton in June 2007, these areas

can include “greenbelts, riparian corridors, amenity footprints, and pedestrian trails.”

High-Density Residential Development

The high-density housing will be located in Neighborhood M (refer to Figure 3.6, Residential Areas). The housing density within Neighborhood M will be much greater than other neighborhoods at approximately 25.4 dwelling units per net acre. The 264 multi-family units will be located on approximately 10± net acres next to the commercial center and will include views of French Camp Slough. It is anticipated that these units will be garden apartments or condominium-type apartments.

FIGURE 3.7 MEDIUM DENSITY RESIDENTIAL NEIGHBORHOODS





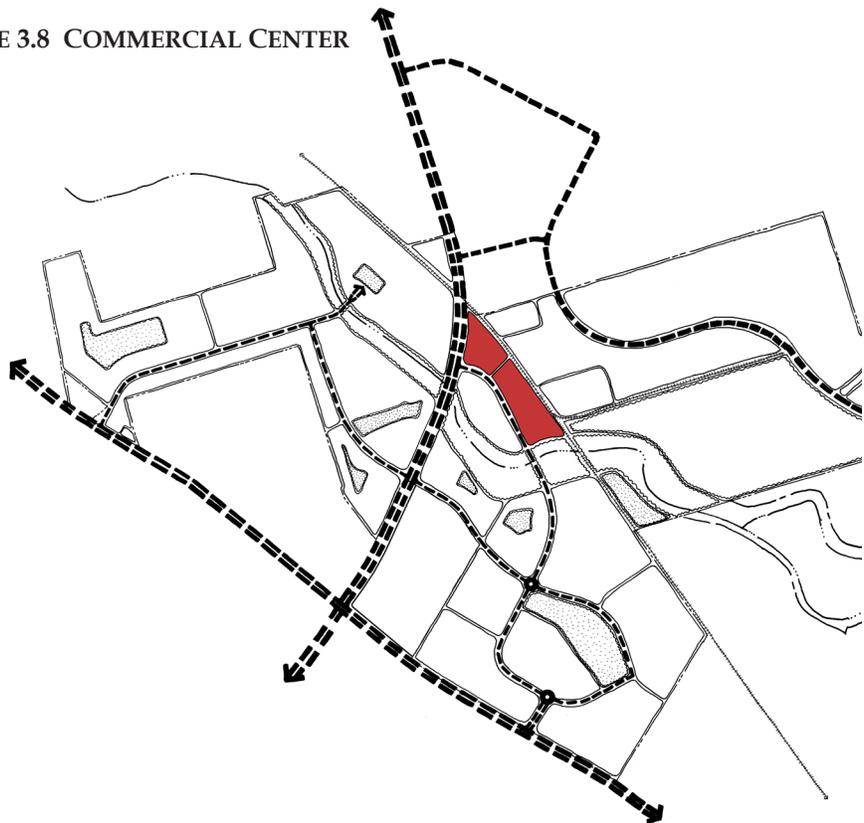
Examples of Commercial Areas

3.5.2 Commercial Land Use

The Tidewater Crossing community includes commercial development within Retail/Commercial A and Retail/Commercial B. The Environmental Impact Report analyzed the impact associated with 186,200 square feet of commercial. This Master Development Plan proposes 186,200-square feet of commercial space on 16.6± acres (~0.25 floor to area ratio). The City of Stockton's maximum building density (floor to area ratio or FAR) is 0.40; the FAR for the Tidewater Crossing commercial center is below the City's maximum.

The commercial center will provide a variety of services for residents, such as bookstores, grocery stores, personal services, and financial institutions. Medical and dental offices may also be built within the commercial center. It is anticipated that the retail/commercial center will provide approximately 370 jobs. (See Figure 3.8, Commercial Center.)

FIGURE 3.8 COMMERCIAL CENTER



3.5.3 Industrial Land Use

The Tidewater Crossing project area will have approximately 224 acres of light industrial and warehouse development (refer to Figure 3.9, *Industrial Center Concept Plan*). The Environmental Impact Report analyzed the impact associated with approximately 5.29 million square feet of industrial development. The plan proposes access into the Industrial Plan Area from the north via Stimson Street and an extension of R.A. Bridgeford Street from the Airport into the Industrial Park. Additionally, the industrial area can also be accessed from the east via a frontage road along the west side of State Route 99. While these access points are preferred, additional access alternatives have been considered (see Chapter 5.3 and Figure 5.5-A). The Stockton 2035 General Plan proposes a future interchange along State Route 99 and intersecting with an east/west roadway associated with the industrial park. The time frame associated with the construction of the interchange is still to be determined. The northeast corner of the development will be ideal for large warehouses. Proximity to the Stockton Metropolitan Airport, State Route 99, and the Union Pacific Railroad will ensure that businesses are easily able to transfer and distribute goods stored in these sites. Assuming a FAR of 0.45, the industrial portion of Tidewater Crossing will generate approximately 4,240 jobs. (See Figure 3.9, *Industrial Center Concept Plan*.)



Examples of Industrial Areas

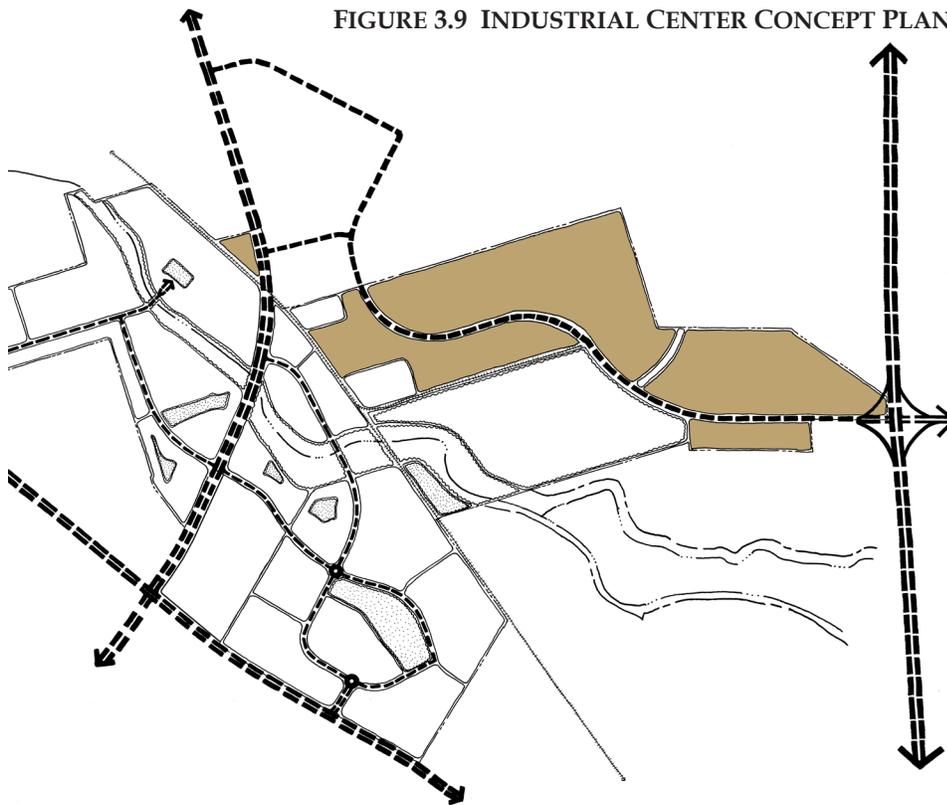
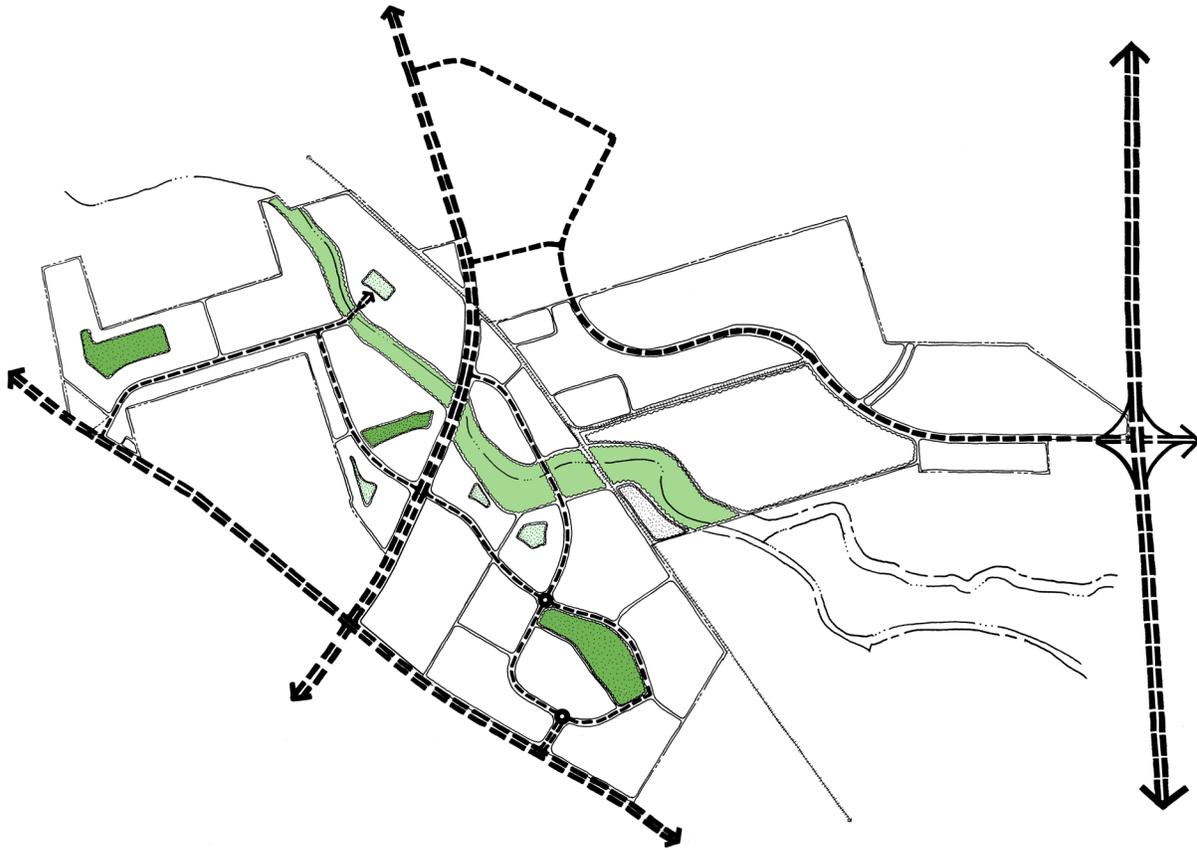


FIGURE 3.10 PARKS AND OPEN SPACE IN TIDEWATER CROSSING



3.5.4 Parks, Recreation, & Open Space

French Camp Slough Open Space

French Camp Slough meanders through Tidewater Crossing and has some environmentally sensitive wildlife habitat areas and a thin band of riparian vegetation. The slough area will be developed as a linear open space corridor. Where appropriate, the slough corridor will be enhanced with the addition of native riparian plant materials to create a transition between the residential development and the slough area. A narrow band of ornamental landscaping, where appropriate, will front on the residential lots. Meandering pedestrian trails, nature walks, and bike paths link single-family residential areas with the slough and open space corridor. Where French Camp Slough is crossed by Airport Way, pedestrians, such as school children and bicyclists will be directed from the pedestrian trails to the nearest intersections for safe crossing.

Neighborhood Parks / Community Parks

Neighborhood parks will provide a variety of recreational amenities within residential neighborhoods. Two neighborhood parks will be located in the single-family residential areas along the western community; another neighborhood park will be in the center of the eastern neighborhood. Additionally, a large community park will be located next to the elementary school.

Table 3.2 shows the distribution of parks and open space within Tidewater Crossing. Connections between the neighborhoods and the park will be assured where feasible, following consultation and review by the City of Stockton Police Department.

FIGURE 3.11 NEIGHBORHOOD PARK AND LAKE/DETENTION BASIN



TABLE 3.2 PARKS & OPEN SPACE	
Parks & OS	Acreage
Parks	24.3
*Bike Trail (on top of levees)	3.0
*Lakes outside of PD Nbhds	7.0
*Usable Slough Space	14.2
Total	48.5
<i>*Open space amenities that qualify towards park space requirement</i>	

3.6 LAND USE POLICIES

Policy 3.1: Provide a balance of residential land uses, retail/commercial uses, community services, and systematically constructed infrastructure that adequately and responsibly support the overall development.

3.6.1 Residential Land Use Policies

Policy 3.2: Provide a centrally located mixed-use commercial center that establishes the community's identity.

Policy 3.3: Residential uses shall be divided into three land use classifications, in accordance with the 2035 General Plan: low-, medium-, and high-density. Each of the density categories shall contain a mix of lot types and dimensions in order to allow for a variety of housing types.

Policy 3.4: The highest density neighborhoods within the Tidewater Crossing Master Development Plan Area will be located near major community amenities, services, and major transportation connectors.

Policy 3.5 Prior to the issuance of any building permit within any Medium Density Residential

Neighborhood of this master development plan, a layout plan illustrating the configuration and location of each product type within the neighborhood, and architectural plans illustrating the exterior elevation of each product type shall be submitted for review and approval by the City's Architectural Review Committee.

3.6.2 Commercial Land Use Policies

Policy 3.6: Encourage the development of community- and neighborhood-serving retail, service, and office uses within the commercial center to better serve residents in the surrounding area and contribute to the identity and character of the area.

Policy 3.7: Provide pedestrian and bicycle linkages to the commercial center and provide for the possibility of future transit service in an effort to reduce the number and length of daily vehicle trips from the Tidewater Crossing Master Development Plan Area.

3.6.3 Park Policies

Policy 3.8: Establish a comprehensive, integrated park and open space system that meets the recreational needs of future residents, and gives structure and identity to the overall development.

Policy 3.9: Provide park facilities to satisfy a full range of recreational activities from intense active sports to passive open space enjoyment.

Policy 3.10: Establish a hierarchy of open spaces that gives structure and identity to Tidewater Crossing.

Policy 3.11: Parks should be located strategically at

entrances and along key travel routes to provide attractive visual features that will give a distinctive identity to the surrounding community.

Policy 3.12: A convenient network of pedestrian and bicycle trails, including bike lanes and sidewalks, should link Tidewater Crossing parks, greenbelts, schools, commercial centers, and major open space areas to each other and to the surrounding community.

3.7 LAND USE TABLE

3.7.1 Residential Dwelling Unit Allocation

A total of 2,663 dwelling units are allocated to the plan area, as established by the Master Development Plan and analyzed in the project Environmental Impact Report. As reflected in *Table 3.3 Residential Dwelling Unit Allocation*, a total of 2,083 single-family dwelling units and 264 multi-family dwelling units have been designated within the Plan Area resulting in 316 “unallocated units”.

It is the intent of this Master Development Plan to permit flexibility in adjusting the unit mix to reflect market demand and to allow the 316 “unallocated” units to potentially be absorbed within the Plan Area. To further this intent, the number of units within any single-family village may be permitted to increase or decrease by up to ten percent (10%). The increase or decrease in lots must be consistent with goals and policies of this Master Development Plan, City of Stockton General Plan and the project development agreement. Additionally, an increase or decrease in dwelling unit allocation must not result in impacts beyond those identified in the project Environmental Impact Report. Should increases in dwelling unit allocation result in impacts beyond the EIR’s analysis, amendments will be required to the EIR, its analysis and the MDP.” Refer to page 11-8 section 11.1.5 regarding amendment procedures to the MDP.

3.7.2 Residential Dwelling Unit Transfer

The Project Developer or successor-in-interest shall be entitled to transfer dwelling units among neighborhoods to the extent that the unit transfer does not exceed the maximum density of the zoning designation. Should increases in dwelling unit allocation result in impacts beyond

the EIR's analysis, amendments will be required to the EIR, its analysis and the MDP." Refer to page 11-9 section 11.1.5 regarding amendment procedures to the MDP.

3.7.3 Non-Residential Intensity

The Tidewater Crossing Community includes approximately 5.5 million square feet of land zoned for non-residential land uses (i.e., industrial and commercial). *Table 3.4 Non-Residential Intensity by Land Use*, provides non-residential intensity by land use as established by the Master Development Plan and analyzed in the project Environmental Impact Report.

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

3.8 PERMITTED LAND USES

The tables on the following pages describe the permitted land uses within Tidewater Crossing. Shaded boxes represent where proposed land uses differ from existing City of Stockton permitted uses.

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						P	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		P		
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	A	
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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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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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>							

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. 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.

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)
OS (Open Space), **CG** (Commercial, General) , **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	

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.

