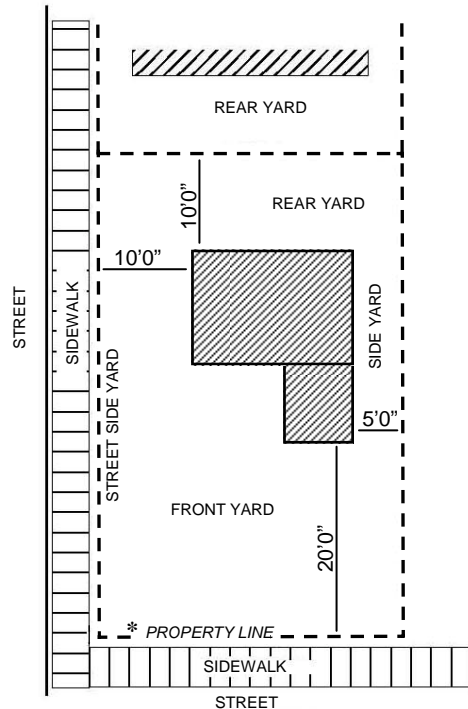


Lot Size, Density, Setback, Height Requirements

Following is a sketch of the single family lot setback requirements and a chart indicating the pertinent area requirements for all zones.

On residential lots, only setbacks from the main residence are given. Please contact City Planning (937-8266), or Building (937-8561) for requirements for detached structures.



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

General Provisions

1. All setbacks are measured from the property lines.
2. Garages, carports require a 20 foot setback.

APRIL 2005



City of Stockton
Permit Center
345 N. El Dorado Street
Stockton, CA 95202



Community Development Department
Planning Division
345 N. El Dorado Street
Stockton, CA 95202-1997
(209) 937-8266
(209) 937-8893 FAX
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**TABLE 2-3
ZONING DISTRICT DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District															
	RE	RL	RM	RH	CO	CN	CG	CD	CL	CA	IL	IG	PT	PF	OS	MX, UC
Minimum lot size	<i>Minimum area and width for new parcels. For a minimum specific zoning district area size requirement, see 16-210.020 (Zoning Districts Established)</i>															
Area	1 ac	5,000 sf	7,500 sf	7,500 sf	No minimum										5 acres	
Width	150 ft	50 ft			No minimum											
Density	<i>Number of dwellings permitted in a residential subdivision or in a multi-family 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	0 - 29	17.5-29	0 - 29	0 - 87	Not applicable					0 - 87	Not applicable	
Maximum # of dwelling units per parcel	1	1	1 per 2,500 sf	1 per 1,500 sf	1 per 1,500 sf	1 per 1,500 sf	No minimum									
Setbacks	<i>Minimum setbacks required. See Article 8 for definitions. See 16-310.110 for setback measurement, allowed projections into setbacks, and exceptions.</i>															
Front	30 ft	20 ft	15 ft	15 ft	10 ft	None*	10 ft	None	10 ft					20 ft		
Side(s)	10 ft	5 ft			5 ft	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. In the CA zone, structures shall be set back from a residential zone equal to their height.										20 ft
Sides, street	10 ft	10 ft			10 ft	None*	10 ft	None	10 ft					20 ft		
Rear	30 ft	10 ft			10 ft	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. In the CA zone, structures shall be set back from a residential zone equal to their height.										20 ft
Site coverage	<i>Maximum percentage of site area that may be covered by structures. See Article 8 for definitions. See 16-310.120 for exceptions.</i>															
Maximum coverage	25%	50%			60%	100%	60%	100%	50%	60%			50%	1%		
Height limit	<i>Maximum height for primary structures. See 16-310.090 for height measurement and exceptions.</i>															
Maximum height	35 ft	35 ft			45 ft	35 ft	45 ft	No limit	75 ft	45 ft	60 ft	No limit		75 ft	35 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)															

Per Master Development Plan

*If adjacent to residential zoning districts, the setback shall be none if the structure in the CN zoning district is at least 20 feet from the residential zoning district, otherwise the setback shall be 10 feet