

## What is the Midtown?

The Midtown is an older area of Stockton near Downtown and is bordered by Harding Way on the north, El Dorado Street on the west, Miner Avenue on the south, and the Union Pacific Railroad tracks on the east. The Midtown is made up of four different neighborhoods and these neighborhoods are known as the Magnolia Historic District, Fremont Park, University Park, and Railroad Square.

## Why is the Midtown important?

As a historical part of the City, the Midtown contains many beautiful homes that represent the City's architecture from the 19<sup>th</sup> century. The area is in a state of revival. It is important to maintain Stockton's heritage and improve the area so that it can become a vibrant part of the Stockton of today.

## What programs are available to help purchase a home in the Midtown?

At this moment in time, there are no specific programs specifically for the Midtown. The City of Stockton, however, does have some programs for first-time homebuyers, through Housing and Re-development, subject to income requirements.

## What incentives are there to purchase property?

Midtown and Magnolia Historic Districts receive a 50 percent reduction in certain planning permit fees, such as Use Permits and Variance or Waiver Requests. Commercial projects in the Magnolia Historic District receive a 50 percent reduction in both building permit and plan check fees for projects reusing historical structures.



## Are any special permits required for the Midtown area?

New projects and changes to the exterior of buildings within the Midtown require Design Review by the City's Community Development Department. City staff will review the proposal for compliance with the Stockton Citywide Design Guidelines. In addition, any project in the Magnolia Historic District or to a Landmark building will require a Certificate of Appropriateness which is reviewed by the Cultural Heritage Board who makes a recommendation to the Community Director for a final decision. If either design review or a Certificate is required and an additional permit is required, the appropriate review authority (Community Development Director, Planning Commission, or City Council) will review the project as part of the review procedure for the permit.

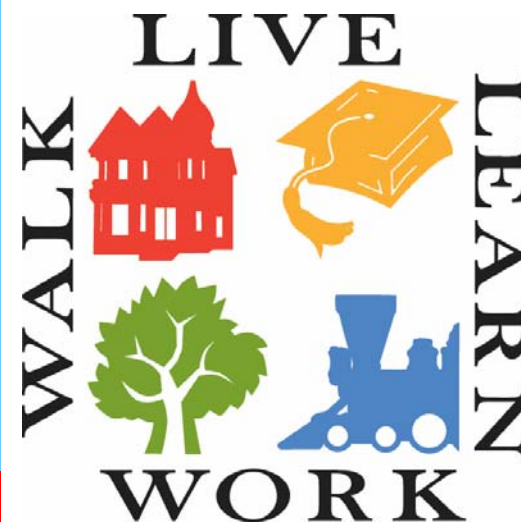
## If a permit or other approval is required, what is the procedure?

In order to use property for some uses, a permit (e.g. Use Permit, Land Development Permit, etc.) or other approval (e.g. General Plan Amendment, Rezoning, Variance, etc.) may be required in order to be able to use that property for that particular use. Such approvals require the appropriate application be filed with the applicable fee at the Community Development Department, 345 North El Dorado Street, Stockton. Each application has its own requirements and procedures. Please check with the Planning Division of the Community Development Department for information on what is needed and how to proceed. Brochures for some applications are available at the Design Center.

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## Midtown Frequently Asked Questions



### Midtown Design Center for Building Restoration & Economic Development

315 N. San Joaquin Street  
Stockton, CA 95202  
(209) 466-6811

City of Stockton  
Midtown Action Team  
(209) 937-8212

[www.stocktongov.com/midtown](http://www.stocktongov.com/midtown)

## Can I conduct a business in my home?

You may establish a home-based business in your personal residence by obtaining a Home Occupation Permit. Home businesses established through a Home Occupation Permit are typically home offices for service-type businesses that do not have employees, clients, or products, services and storage of merchandise at the residence. The Home Occupation Permit is designed for residents who want to conduct a type of business from their home that does not impact the residential nature of the neighborhood.

Live-work space is permitted in the commercially zoned areas of Midtown and in areas zoned Limited Industrial. Live-work spaces are allowed in the Magnolia Historic District with a Land Development Permit. However, live-work spaces are not permitted in residential zones or the General Industrial zone.

Multi-use buildings allow for a variety of uses within one building which may include such things as an office on the 1<sup>st</sup> floor of the home and residential living on the 2<sup>nd</sup> floor if the proper permit is obtained.

## What land uses are allowed in the Magnolia District and what permits are required?

Because the Magnolia Historic District is within an overlay zone, a unique set of land uses have been designated. The following tables provide a helpful guide for land use within the Magnolia District. This District offers the exceptional opportunity to combine your business and residence in a single location.

Land Uses	Permit Requirement	Specific Use Standards
<b>Nonresidential Uses:</b>		
Artisan Shops	C	
Art Galleries	C	
Auto/Vehicle Services - Parking	C	
Banks and Financial Services	C	
Bed and Breakfast Inns	C	16-350.060
Broadcasting Studios	C	
Child Care Facilities		
Child Day Care Centers	C	16-365.070
Large Family Child Care Homes	A	16-365.070
Small Family Child Care Homes	P	
Clubs, Lodges, and Private Meeting Halls	C	
Handcraft Industries, Small-Scale Manufacturing	C	
Libraries and Museums	C	
Live-Work Space	L	
Multi-use facilities	C	16-365.190
Offices	C	16-365.210
<b>Personal Services, limited to:</b>		
Beauty Parlors and Barber Shops	C	
Dry Cleaning Pick-up Stores	C	
Nail Salons	C	
Shoe Repair Shops	C	
Tailors and Seamstresses	C	
Travel Agents	C	
Printing and Publishing	C	
Public and Semi-Public Utility Facilities	C	
Religious Places of Worship	C	16-365.270
Restaurants – Table Service	C	16-365.220

Key: **P**= Use Permitted, **L**= Land Development Permit Required, **A**= Administrative Use Permit required, **C**= Commission Use Permit Required

Land Uses	Permit Requirement	Specific Use Standards
<b>Residential Uses:</b>		
Caretaker and employee housing	A	
Duplexes	C	
Family Care homes, 6 or fewer	P	
Family Care homes, 7 or more	C	
Multi-Family Dwellings	C	16-365.180
Senior Residential Projects	C	16-365.180
Single-family dwellings	P	
Townhouses	C	
<b>Retail Stores, limited to:</b>		
Antiques	C	
Bakeries (retail only)	C	
Bicycle Shops	C	
Boutique Stores	C	
Bookstores	C	
Clothing and Accessories	C	
Florists	C	
General Store	C	
Gift Shops	C	
Grocery and Produce Stores	C	
Jewelry	C	
Luggage and Leather Goods	C	
Musical Instruments, Parts, and Accessories	C	
Specialty Shops	C	
Stationery	C	
Studios	C	

**Note:** More information on each land use is available through the City of Stockton Permit Center, 345 N. El Dorado Street, Stockton.