

DIVISION 7. OTHER ZONES

CHAPTER 9-700

OTHER ZONES: INTENT AND ORGANIZATION

Sections:

9-700.1	Title and Intent.
9-700.2	Organization.

9-700.1 TITLE AND INTENT.

Division 7 constitutes the Other Zones. The purpose of this Division is to prescribe use, lot, and structure regulations for zones other than residential, commercial, or industrial zones within San Joaquin County, consistent with the Community Development portion of the General Plan. The names and intents of the Other Zones are as follows:

(a) **P-F Zone.** The Public Facilities (P-F) Zone is intended to provide for the establishment of major correctional, medical, and infrastructure facilities; publicly owned recreation facilities and areas and similar facilities and areas; educational facilities meeting State requirements for primary, secondary, and higher education; police and fire protection facilities; public facilities and supporting uses in areas where they are most likely to benefit the County's residents. This zone is intended to implement the Public Facilities land use category of the General Plan.

(b) **M-X Zone.** The Mixed-Use (M-X) Zone is intended to provide for activity centers containing a variety of compatible and integrated land uses under a coherent plan. The concurrent filing of a Special Purpose Plan or Specific Plan shall be required of areas to be zoned Mixed-Use. This zone is intended to implement the Mixed- Use land use category of the General Plan.

(c) **AP-X Zone.** The Airport Multi-Use Zone is intended to provide for the establishment of a variety of commercial and industrial land uses which are compatible with and supportive of airport operations on or adjacent to the Stockton Metropolitan Airport property and which may be coordinated under a Special Purpose Plan.

(Ord. 3675; Ord. 3990 § I (part), 1998; Ord. 4139 § 1 (part), 2002)

9-700.2 ORGANIZATION.

Division 7 consists of the following chapters:

- (a) 9-700 Other Zones: Intent and Organization;
 - (b) 9-705 Other Zones: Use Regulations; and
 - (c) 9-710 Other Zones: Lot and Structure Regulations.
- (Ord. 3675; Ord. 3990 § I (part), 1998; Ord. 4139 § 1 (part), 2002)

CHAPTER 9-705

OTHER ZONES: USE REGULATIONS

Sections:

- 9-705.1 Intent.**
- 9-705.2 Permitted Use Types.**
- 9-705.3 Accessory Uses and Structures.**
- 9-705.4 Temporary Uses and Structures.**
- 9-705.5 Special Use Regulations in the Mixed-Use Zone.**
- 9-705.6 Special Use Regulations in the Public Facilities Zone.**
- 9-705.7 Special Use Regulations in the Airport Multi-Use Zone.**
- 9-705.8 Special Use Regulations in Other Zones.**

Tables:

- 9-705.2 Uses in Other Zones.**
- 9-705.4 Temporary Uses & Structures in Other Zones.**

9-705.1 INTENT.

The intent of this Chapter is to specify the range of uses and structures allowed in Other Zones, consistent with the policies of the General Plan. (Ord. 3675; Ord. 3990 § 2 (part), 1998; Ord. 4139 § 1 (part), 2002)

9-705.2 PERMITTED USE TYPES.

Permitted, not permitted, and conditionally permitted use types are set forth in Table 9-705.2. Use types are described in Chapter 9-115. (Ord. 3675; Ord. 3990 § 2 (part), 1998; Ord. 4139 § 1 (part), 2002)

9-705.3 ACCESSORY USES AND STRUCTURES.

Accessory uses or structures may be permitted with an Improvement Plan, provided:

- (a) The proposed accessory use or structure involves less than a twenty-five percent (25%) increase in floor area covered by the existing principal use type; and
- (b) The proposed accessory use or structure involves less than a ten percent (10%) increase in the overall site area covered by the existing use type; and

(c) The proposed accessory use or structure, in the opinion of the Director, will not have a substantial, adverse effect on adjacent property; and

(d) The proposed accessory use or structure will comply with existing requirements of agencies having jurisdiction and any other appropriate regulatory agency; or

(e) Where conditions in Subsections (a) through (d) of this Section are not met, the level of review for the accessory use or structure shall be the same as the level of review required for the primary use or structure. (Ord. 3675; Ord. 3872 § 20, 1996; Ord. 3990 § 2 (part), 1998; Ord. 4139 § 1 (part), 2002)

9-705.4 TEMPORARY USES AND STRUCTURES.

Permitted, not permitted, and conditionally permitted temporary uses and structures are set forth in Table 9-705.4. Temporary uses or structures not specifically listed in Table 9-705.4 may be allowed, subject to an Improvement Plan pursuant to Chapter 9-884. (Ord. 3675; 3739; Ord. 3990 § 2 (part), 1998; Ord. 4139 § 1 (part), 2002)

9-705.5 SPECIAL USE REGULATIONS IN THE MIXED-USE ZONE.

In addition to the provisions of Sections 9-705.1 through 9-705.4, the following Special Use Regulations shall apply in the Mixed-Use Zone:

(a) In addition to the following requirements, the design guidelines, standards, and specific requirements contained in the Design Guidelines Manual shall apply.

(1) The floor area ratio of all building and structures on a specific single lot shall not exceed 4:1, except public buildings which shall not exceed 6:1.

(2) Streets within the mixed-use project shall consist of either local residential or local commercial streets, except:

(A) An entrance street to the mixed-use project may be a divided and landscaped boulevard.

(B) Existing streets in developed areas.

(3) Streets shall have frequent intersections, consisting of blocks that are no more than one thousand four hundred (1,400) feet in length and normally no more than six hundred (600) feet in length.

(4) Street trees shall be required at a minimum of thirty (30) foot intervals.

(5) There shall be at least one (1) central public space in the mixed-use project.

(6) There shall be at least one (1) linear foot of seating capacity per thirty (30) square feet of public space.

(7) At least twenty percent (20%) of the total square footage in the project shall be devoted to residential uses.

(8) There shall be at least one (1) main retail block in which at least seventy-five percent (75%) of the ground floor linear frontage is retail.

(9) The blocks adjacent to the main retail block(s) shall contain either:

(A) Ground floor frontage in which at least fifty percent (50%) of the linear block shall be devoted to any combination of:

(1) Retail uses.

(2) Entertainment services, except radio and television studios.

(3) Eating and drinking establishments.

(B) Public open space.

(10) Surface parking lots are not permitted on the main retail block(s) or adjacent retail in parking structures, underground, behind structures, or in the interior of a block.

(11) The face of all buildings shall be adjacent to the sidewalk, except:

(A) In areas that are predominately residential (more than seventy-five percent (75%) of the block), set backs may be no more than ten (10) feet; the set back of each block face must be consistent.

(B) Public buildings.

(C) In existing areas, buildings will follow the existing setback.

(b) Each mixed use project shall develop its own specific, detailed design guidelines.

(c) Specific requirements of the mixed-use zone may be modified or waived by the Director if it is demonstrated that the alternative will produce a superior project.

(Ord. 3675; Ord. 3990, § 2 (part), 1998; Ord. 4139, § 1 (part), 2002)

9-705.6 SPECIAL USE REGULATIONS IN THE PUBLIC FACILITIES ZONE.

In addition to the provisions of Sections 9-705.2 through 9-705.4, the following Special Use Regulations shall apply in the Public Facilities Zone:

(a) **Accessory Uses and Structures.** Only accessory residential structures for the owner-operator and/or employees who work on the site shall be permitted.

(b) **Stockton Metropolitan Airport.** In addition to the uses permitted in Table 9-705.2 for the P-F zone, additional uses may be permitted at the Stockton Metropolitan Airport subject to approval of a Special Purpose Plan and if the Community Development Department Director finds that the use is an aviation related use consistent with FAA Grant Assurances, as amended from time to time.

(Ord. 3739; Ord. 3990, § 2 (part), 1998; Ord. 4092, § 1, 2000; Ord. 4139, § 1 (part), 2002)

9-705.7 SPECIAL USE REGULATIONS IN THE AIRPORT MULTI-USE ZONE.

In addition to the provisions of Sections 9-705.2 through 9-705.4, the following Special Use Regulations shall apply in the Airport Multi-Use Zone:

(a) **Agricultural Processing: Food Manufacturing Use Type.** The Agricultural Processing: Food Manufacturing use type is permitted in the AP-X Zone subject to an Improvement Plan, provided wastewater generation is limited to domestic waste only and the use is consistent with the Stockton Metropolitan Airport Special Purpose Plan.

(b) **Educational Services: General.** The Educational Services: General use type is permitted in the AP-X Zone subject to an Improvement Plan that is consistent with the Stockton Metropolitan Airport Special Purpose Plan, but schools for primary and secondary education are not permitted.

(c) **Retail Sales and Service.** The Retail Sales and Service use type is permitted in the AP-X Zone as provided in Table 9-705.2, but retail establishments which individually contain fifty thousand (50,000) square feet or more ground floor area or which, as a collective unit of stores, contain one hundred thousand (100,000) square feet or more ground floor area and which are planned as an integrated shopping center are not permitted. Aviation-related uses, however, that exceed these

thresholds may be permitted subject to an Improvement Plan that is consistent with the Stockton Metropolitan Airport Special Purpose Plan.

(Ord. 3990, § 2 (part), 1998; Ord. 4139, § 1 (part), 2002)

9-705.8 SPECIAL USE REGULATIONS IN OTHER ZONES.

In addition to the provisions of Sections 9-705.2 through 9-705.4, the following Special Use Regulations shall apply to the Other Zones:

(a) **Commercial and Industrial Uses.** Unless the permit type is more restrictive, a Site Approval is required for any commercial or industrial use that is:

- (1) Six thousand (6,000) square feet or greater in ground floor area;
- (2) Occupies ten (10) or more acres of site area;
- (3) Not served by a public wastewater treatment plant, public water system, and a public drainage system.

(b) **Improvement Plan for Areas with Special Purpose Plan.** An Improvement Plan shall replace the permit type specified in Table 9-705.2 for a given use if a Special Purpose Plan has been adopted for the site on which said use is to be located and the use is consistent with the Special Purpose Plan.

(c) **Permit Type Required for Change in Existing Use.** Any change in an existing use to a new use which requires either a Use Permit, a Site Approval, or an Improvement Plan shall be permitted without a Use Permit, Site Approval, or Improvement Plan, provided the Review Authority finds that the proposed use is less detrimental to, or will have no greater impact in, the zone than the existing use.

(d) **Public Display of Fireworks.** An Improvement Plan shall be required for all public displays of fireworks and are subject to the following regulations:

(1) An Improvement Plan shall be approved a minimum of two (2) weeks prior to the proposed public display of fireworks. An approved Operational Fire permit shall be submitted with every Improvement Plan.

(2) All property owners of parcels adjacent to the parcel(s) approved by the Improvement Plan shall be notified of the details of the public display of fireworks which shall include the date of the event, time of event, and length of time for the fireworks

display. The Community Development Department shall notify property owners in writing a minimum of one (1) week prior to the public display of fireworks date.

(3) The Community Development Department shall notify the appropriate Municipal Advisory Council in writing a minimum of one (1) week prior to the public display of fireworks date if a public display of fireworks is proposed on a parcel located within a Municipal Advisory Council district.

(Ord. 4035, § 6, 1999; Ord. 4139, § 1 (part), 2002; Ord. No. 4399, § 6, 9-14-2010; Ord. No. 4508, § 2, 6-6-2018)

TABLE 9-705.2 USES IN OTHER ZONES

Legend:			
P Permitted Use			
PI Permitted Use With Improvement Plan			
S Use Permitted Subject to Site Approval			
SP Use Permitted Subject to Special Purpose Plan			
U Use Permitted Subject to Use Permit			
- Use Not Permitted			
(M) Permit Type for Mountain House Community			
Use Types	Other Zones		
	P-F	M-X	AP-X
Residential Use Types			
Family Residential			
Single-Family	-	PI	-
Two-Family	-	PI	-
Small Multi-Family	-	PI	-
Large Multi-Family	-	S	-
Farm Employee Housing	-	-	-
Small	-	-	-
Large	-	-	-
Group Care			
Small	-	P	-
Large	-; S(M)	SP; -(M)	-
Adult Day Care	-; S(M)	S; -(M)	-
Farm Related	-	-	-
Group Residential	-; S(M)	PI; U(M)	-
Mobile Home Park	-	-	-
Emergency Shelters			
Small	-	P	-
Large	-	-	-
Single-Room Occupancy	-	-	-
Nonresidential Use Types			
Administrative Offices	-	PI	SP
Administrative Support Services	-	PI	SP
Adult Entertainment	-	U; S(M)	-
Aerial Services			
Farm	-	-	SP
Heliport	-	-	SP
Agricultural Organizations	-	PI-(M)	SP
Agricultural Processing			
Preparation Services	-	-	SP

TABLE 9-705.2

Legend: P Permitted Use PI Permitted Use With Improvement Plan S Use Permitted Subject to Site Approval SP Use Permitted Subject to Special Purpose Plan U Use Permitted Subject to Use Permit - Use Not Permitted			
(M) Permit Type for Mountain House Community			
Use Types	Other Zones		
	P-F	M-X	AP-X
Food Manufacturing	-	-	SP
Agricultural Sales			
Feed & Grain		-	-
Agricultural Chemicals	-	-	SP
Agricultural Warehousing	-	-	SP
Agricultural Wastes	-	-	-
Animal Feeding & Sales	-	-	-
Animal Raising			
Exotic Animals	-	-	-
General	-	-	-
Hogs	-	-	-
Small Animals	-	-	-
Family Food Production	-	-	-
Educational Animal Project	-	-	-
Zoo	U	-	-
Petting Zoo	- U(M)	- U(M)	-
Animal Specialty Services			
Farm	-	-	-
Pet	-	PI S(M)	-
Kennels	-	-	-
Kennels, Small Breeding	-	-	-
Auction Sales			
Indoor	-	PI S(M)	SP
Outdoor	-	-	-
Automotive Sales and Services			
Automotive Rentals	-	PI; (M)	SP
Automotive Repairs, Light	-	-	SP
Automotive Repairs, Heavy	-	-	SP
Automotive Sales	-	-	-

Legend:			
P Permitted Use			
PI Permitted Use With Improvement Plan			
S Use Permitted Subject to Site Approval			
SP Use Permitted Subject to Special Purpose Plan			
U Use Permitted Subject to Use Permit			
- Use Not Permitted			
(M) Permit Type for Mountain House Community			
Use Types	Other Zones		
	P-F	M-X	AP-X
Cleaning	-	-	SP
Inoperable Vehicle Storage	-	-	-
Operable Vehicle Storage	-	-	SP
Parking	- PI(M)	SP S(M)	SP
Building Maintenance Services	-	PI -(M)	SP
Child Care Services			
Family Day Care Homes	P	P	-
Child Care Centers	PI S(M)	SP S(M)	SP
Communication Services			
Type I	PI	PI	SP
Type II	U	U	SP
Type III	U	U	SP
Type IV	PI	PI	SP
Community Assembly	PI	PI S(M)	-
Construction Sales	-	-	SP
Construction Services			
Light	-	-	SP
Heavy	-	-	-
Crop Production	P	P	P
Cultural & Library Services	PI	PI	SP
Custom Manufacturing	- S(M)	SP -(M)	SP
Dairies	-	-	-
Eating Establishments			
Convenience	-	PI	SP
Full Service	-	PI	SP
Educational Services			

TABLE 9-705.2

Legend:			
P Permitted Use			
PI Permitted Use With Improvement Plan			
S Use Permitted Subject to Site Approval			
SP Use Permitted Subject to Special Purpose Plan			
U Use Permitted Subject to Use Permit			
- Use Not Permitted			
(M) Permit Type for Mountain House Community			
Use Types	Other Zones		
	P-F	M-X	AP-X
Commercial	- S(M)	PI S(M)	
General	S	S	SP
Equipment Sales & Repair			
Farm Machinery, Sales	-	-	SP
Farm Machinery, Repair	-	-	SP
Heavy Equipment, Sales	-	-	-
Heavy Equipment, Repair	-	-	-
Leisure	-	-	SP
Aircraft	-	-	SP
Explosive Handling	U -(M)	-	-
Farm Services	-	-	-
Funeral & Interment Services			
Cemeteries	S	-	-
Interring & Cremating	S	-	-
Undertaking	-	S	-
Gasoline Sales			
Service	-	SP -(M)	SP
Combination	-	SP -(M)	SP
General Industrial			
Limited	-	-	SP
Intermediate	-	-	SP
Heavy	-	-	-
Hazardous Industrial	-	-	-
High Technology Industry	-	S -(M)	SP
Laundry Services	-	-	-
Liquor Sales			
On-Premises	-	PI	SP

Legend:			
P Permitted Use			
PI Permitted Use With Improvement Plan			
S Use Permitted Subject to Site Approval			
SP Use Permitted Subject to Special Purpose Plan			
U Use Permitted Subject to Use Permit			
- Use Not Permitted			
(M) Permit Type for Mountain House Community			
Use Types	Other Zones		
	P-F	M-X	AP-X
Off-Premises	-	PI	SP
Lodging Services			
Bed & Breakfast	-	PI -(M)	-
Motel	-	PI S(M)	SP
Major Impact Services	U	-	SP
Medical Services	U	PI	SP
Nursery Sales & Services			
Wholesale	-	-	SP
Retail	-	S	SP
Landscaping Services	-	-	SP
Personal Storage	-	-	SP
Petroleum & Gas Extraction	U	U	SP
Produce Sales			
Produce Stand	-	-	-
Agricultural Store, Small	-	-	-
Agricultural Store, Large	-	-	-
Professional Services	-	PI	SP
Public Services			
Administrative	PI	PI	SP
Essential	U	PI S(M)	SP
Quarry Operations	-	-	-
Recreation			
Campgrounds	S	-	-
Indoor Participant	- S(M)	PI S(M)	SP
Indoor Spectator	- S(M)	PI U(M)	-
Marinas	-	PI -(M)	-
Outdoor Entertainment	- S(M)	SP -(M)	-
Outdoor Sports Club	-	-	-
Parks	S	PI S(M)	SP

TABLE 9-705.2

Legend:			
P Permitted Use			
PI Permitted Use With Improvement Plan			
S Use Permitted Subject to Site Approval			
SP Use Permitted Subject to Special Purpose Plan			
U Use Permitted Subject to Use Permit			
- Use Not Permitted			
(M) Permit Type for Mountain House Community			
Use Types	Other Zones		
	P-F	M-X	AP-X
Resorts	-	-	-
Recycling Services			
Consumer	-	PI	SP
Scrap Operations	-	-	-
Limited Agricultural Recycling	-	-	
Religious Assembly			
Neighborhood	S	PI S(M)	-
Community	S	S U(M)	-
Regional	U	-	-
Research & Laboratory Services	-	S -(M)	SP
Retail Sales & Services			
Primary	-	PI	SP
Intermediate	-	PI	SP
General	-	S	SP
Signs, Off-Premises	-	-	-
Stables			
Neighborhood	-	-	-
Commercial	-	-	-
Transportation Services	-	S -(M)	SP
Truck Sales and Services			
Parking	-	-	SP
Cleaning	-	-	SP
Stops	-	-	-
Repairs	-	-	SP
Sales	-	-	-
Terminals	-	-	SP
LNG truck fueling stations	-	-	-
Utility Services			
Minor	P	P	P
Major	S	-	SP
Water Storage	-	-	-

Legend: P Permitted Use PI Permitted Use With Improvement Plan S Use Permitted Subject to Site Approval SP Use Permitted Subject to Special Purpose Plan U Use Permitted Subject to Use Permit - Use Not Permitted			
(M) Permit Type for Mountain House Community			
Use Types	Other Zones		
	P-F	M-X	AP-X
Wholesaling & Distribution			
Light	-	-	SP
Heavy	-	-	SP
Wineries and Wine Cellars			
Wine Cellar, Off-Site	-	-	-
Winery, All Sizes	-	-	-

(Ord. 3675; 3697; 3756; Ord. 3843, § 6, 1995; Ord. 3911, § 7, 1997; Ord. 3931, § 8, 1997; Ord. 3990, § 2 (part), 1998; Ord. 3399, § 8, 1998; Ord. 4013, § 7, 1999; Ord. 4035, § 7, 1999; Ord. 4059, § 12, 2000; Ord. 4115, § 8, 2001; Ord. 4127, § 6, 2001; Ord. 4134, § 6, 2002; Ord. 4139, § 1 (part), 2002; Ord. 4155, § 6, 2002; Ord. 4246, § 1, 2005; Ord. 4337, § 1, 2007; Ord. 4368, §§ 19, 20, 2009; Ord. No. 4385, § 14, 1-12-2010; Ord. No. 4440, § 7, 8-13-2013; Ord. No. 4471, § 18, 12-15-2015)

TABLE 9-705.4 TEMPORARY USES & STRUCTURES IN OTHER ZONES

Legend: AX Permitted Subject to Agricultural Excavation Permit P Permitted Use PI Permitted Use With Improvement Plan S Use Permitted Subject to Site Approval U Use Permitted Subject to Use Permit - Use Not Permitted MP Permitted Subject to Mobile Home Permit (M) Permit Type Unique to Mountain House Community			
Temporary Use or Structure	Other Zone P-F	Other Zone M-X	Other Zone AP-X
Agricultural Excavation	AX	-	-
Auction, Agricultural Machinery	S	-	-
Auction, Livestock	S -(M)	-	-
Batch Plant	-	-	-
Boutique Sales (Limit: 2 consecutive days, twice per year)	P -(M)	P	-
Carnival/Circus	S	S	-
Caretaker Mobile Home	MP	MP	MP
Christmas Tree Sales	-	PI	SP
Commercial Coach	PI	PI	SP
Corporation Yard	PI S(M)	PI S(M)	SP
Farmer's Market	PI	PI	SP
Garage Sale (Limit: 2 consecutive days, twice per year)	PI P(M)	PI P(M)	-
Halloween Pumpkin Sales	-	PI	SP
Motion Picture Filming	P	P	P
Produce Stand	-	-	-
Public Display of Fireworks*	IP	IP	IP
Special Outdoor Event	-	S PI(M)	SP
Special Indoor Event	PI	PI	SP
Subdivision Sales Office	-	PI	SP
Temporary Building Incidental to Construction Works	P	P	P
Temporary Mobilehome	MP -(M)	MP -(M)	-
Tent Revival	S	S U(M)	-

(Ord. 3675; 3697; Ord. 3832, § 16, 1995; Ord. 3843, § 16, 1995; Ord. 3990, § 2 (part), 1998; Ord. 4059, § 13, 2000; Ord. 4139, § 1 (part), 2002; Ord. No. 4385, § 15, 1-12-2010; Ord. No. 4508, § 2, 6-6-2018)

CHAPTER 9-710

OTHER ZONES: LOT AND STRUCTURE REGULATIONS

Sections:

- 9-710.1 Intent.**
9-710.2 Lot Area.
9-710.3 Lot Width.
9-710.4 Yard Dimensions.
9-710.5 Height.
9-710.6 Building Coverage.

Tables:

- 9-710.2 Standards for Minimum Lot Area & Width, Yard Dimensions, Height, and Building Coverage.**

9-710.1 INTENT.

The intent of this Chapter is to regulate the size and width of individual lots, but not zones; the location and height of structures on lots; and the physical character and intensity of lot usage within the Other Zones consistent with the policies and principles of the General Plan.

(Ord. 3675; Ord. 3990, § 3 (part), 1998; Ord. 4139, § 1 (part), 2002)

9-710.2 LOT AREA.

Lots within the Other Zones shall have the minimum areas set forth in Table 9-710.2.

(Ord. 3675; Ord. 3990, § 3 (part), 1998; Ord. 4139, § 1 (part), 2002)

9-710.3 LOT WIDTH.

Lots within the Other Zones shall not have a width less than that set forth in Table 9-710.2.

(Ord. 3675; Ord. 3990, § 3 (part), 1998; Ord. 4139, § 1 (part), 2002)

9-710.4 YARD DIMENSIONS.

Yards on lots within the Other Zones shall have the minimum dimensions set forth in Table 9-710.2, except as modified in the Public Facilities Zone as follows:

(a) **Reduction of Required Yards.** Required yards may be reduced as follows:

(1) If more than fifty percent (50%) of the block on which the lot sits is developed, the required

yard shall be the average of the existing applicable yard dimensions of the block. In no case, however, shall a street side yard be less than ten (10) feet in width.

(2) If the subject lot is less than seventy-five (75) feet in width, the street side yard may be reduced to ten (10) feet in width.

(b) **Increase in Required Yards.** Required yards shall be increased or enlarged as follows:

(1) If a side yard abuts property developed with conforming residential uses, property zoned residentially, or property shown on the General Plan Map for residential development, such side yard shall be increased to twenty (20) feet in width.

(2) If a rear yard abuts property developed with conforming residential uses, property zoned residentially, or property shown on the General Plan Map for residential development, such rear yard shall be increased to twenty (20) feet in width.

(c) **Structures within Required Yards.** The following structures may be located in or extend within required yards, subject to the provisions specified:

(1) Architectural features, subject to the provisions of Chapter 9-1010;

(2) Screening, including fences and gates, subject to the provisions of Chapter 9-1020;

(3) Additions to nonconforming structures, subject to the provisions of Chapter 9-235; and

(4) Structures adjacent to and associated with railroad spurs.

(Ord. 3675; 3697; Ord. 3832, § 17, 1995; Ord. 3872, § 8, 1995; Ord. 3990, § 3 (part), 1998; Ord. 4139, § 1 (part), 2002; Ord. 4368, § 21, 2009; Ord. No. 4399, § 7, 9-14-2010)

9-710.5 HEIGHT.

Buildings and structures within the Other Zones shall not exceed the heights set forth in Table 9-710.3, except as permitted by Chapter 9-1005. Buildings and structures in the Other Zones shall also be subject to the following limitations on height:

(a) Within airport imaginary surface zones, buildings and structures shall comply with the height restrictions specified in Chapter 9-1610.

(b) In the Mixed-Use Zone, public buildings shall not exceed ninety (90) feet.

(c) In the Airport Multi-Use Zone, buildings and structures shall comply with the height requirements specified in any applicable Special Purpose Plan.

(d) Screening devices, including fences, gates, and gateposts, shall comply with the requirements specified in Chapter 9-1020.

(Ord. 3675; Ord. 3990, § 3 (part), 1998; Ord. 4139, § 1 (part), 2002)

9-710.6 BUILDING COVERAGE.

The percentage of the total area of any lot which may be occupied by buildings in the other zones shall not exceed that set forth in Table 9-710.2.

(Ord. 3675; 3739; Ord. 3990, § 3 (part), 1998; Ord. 4139, § 1 (part), 2002)

TABLE 9-710.2 STANDARDS FOR MINIMUM LOT AREA & WIDTH, YARD DIMENSIONS, HEIGHT, AND BUILDING COVERAGE¹

	Other Zone P-F	Other Zone M-X	Other Zone AP-X
Lot Area (square feet)	none	none	10,000
Lot Width (feet)	100	none	100
Yard Dimensions (feet) ²			
Front	20	none	na ⁴
Street Side	20	none	na ⁴
Side	none	none	na ⁴
Rear	none	none	na ⁴
Height (feet)	45	60	na ⁵
Building Coverage (%)	60	100	60
Depth: Width Ratio	na ³	na	3:1

- 1 See Sections 9-710.2 through 9-710.6, or any applicable Special Purpose Plan, for exceptions and modifications.
 - 2 Setbacks for yards shall be measured from the planned ultimate right-of-way width of the roadway, as shown on the General Plan or applicable Specific Plan or Special Purpose Plan.
 - 3 Not applicable.
 - 4 The setbacks for yards within the AP-X zone shall be as specified in the Stockton Metropolitan Airport Special Purpose Plan.
 - 5 The maximum height within the AP-X zone shall be as specified in the Stockton Metropolitan Airport Special Purpose Plan.
- (Ord. 3675; 3739; Ord. 3990, § 3 (part), 1998; Ord. 4139, § 1 (part), 2002)