

## Why Update the Development Code?

The City's new General Plan, Envision Stockton 2040, represents a substantial change in direction for future development, shifting from emphasizing growth in "outfill" areas at the periphery of the City to focusing on new construction and redevelopment in existing "infill" neighborhoods.

The Development Code Update is necessary to reflect this change in policy direction in the land use and development controls that apply to properties. The objective of the project is to translate the General Plan vision related to land use and development controls into a user-friendly, legally adequate, and effective set of regulations that are relevant to today's concerns and produce an updated Development Code that is understandable and easy to use.

## What is a Development Code?

While the General Plan sets forth a wide-ranging and long-term vision for the City, the Development Code, Title 16 of the City's Municipal Code, specifies how each individual property can be used to achieve that vision. Development codes are the body of rules and regulations that control what is built on the ground, and what uses occupy buildings and sites. They translate community visions and broad policies into rules and regulations that shape growth and development.

Development codes include the following:

- **Use Regulations:** Development codes specify which uses are permitted, which uses are required to meet specified standards or limitations, and which uses are prohibited.
- **Development and Design Standards:** Development codes include development and design standards to control the height, bulk, location, and appearance of structures on sites to reflect the desired physical characteristics of the community. Common standards include height limitations, setback requirements, and sign standards.
- **Permit Requirements and Procedures:** Development codes contain detailed procedures for the administration of the code, including processes and standards for required permits.

## Does the Development Code Affect Me?

Development codes affect everyone - including homeowners, renters, business owners, and development industry professionals. Development Codes touch on issues such as:

- What types of businesses can be located in commercial and employment areas;
- How tall a building can be;
- If a homeowner can construct additional structures, such as an accessory dwelling unit, sheds, or patio covers, on their property;
- How many parking spaces must be provided for development; and
- What type of permit is required for new construction projects?

For additional information, please contact the [Community Development Department](#).

## General Plan Vision

The Design Standards are intended to support the Development Code zoning standards and to further implement the General Plan. Specifically to:

- Focus on new development in existing areas.
- Concentrate higher-intensity mixed uses and high-density residential uses in the Downtown.
- Promote live/work/play environment along the waterfront to further boost downtown's vitality.

- Promote more walkable, bikeable, and connected commercial and mixed uses along major corridors.
- Provide more opportunities for grocery stores, medical clinics, and other needs in underserved areas.

## What Are Development and Design Standards?

Development Code and Design Standards address features such as:

1. Site Design (building placement, open space, location of parking and driveways, access, screening, etc.) (Refer to No. 1 in image)
2. Building Form (height, massing, scale, roof variations, etc.) (Refer to No. 2 in the image)
3. Façade Design and Articulation (vertical and horizontal breaks, windows, balconies, etc.) (Refer to No. 3 in the image)
4. Street Frontage (ground floor treatment, porches, stoops, landscaping, etc.) (Refer to No. 4 in image)

