

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 16, CHAPTER 16.20, SECTION 16.20.020 (Table 2-2) AND CHAPTER 16.80, SECTION 16.80.200 (MINI-STORAGE FACILITIES) OF THE STOCKTON MUNICIPAL CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKTON AS FOLLOWS:

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SECTION I: FINDINGS AND INTENT

Pursuant to SMC Section 16.116.050(B), the City Council makes the following Mandatory Findings of Fact for All Amendments and Additional Findings for Zoning Map Amendments.

Finding #1: The proposed amendment ensures and maintains internal consistency with general land uses, objectives, policies, programs, and actions of all elements of the General Plan on balance and would not create any inconsistencies with this Development Code.

Evidence: The proposed amendments to Title 16 (Development Code) are consistent with the General Plan and State Law. These changes will conditionally allow limited mini-storage facilities in conformance with development standards outlined in the SMC and are internally consistent with all policy and regulatory documents.

Finding #2: The proposed amendment will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the City.

Evidence: These amendments will not result in physical impact or change to the land use intensities identified in the General Plan Environmental Impact Report (EIR). Amendments will allow discretionary review of projects that demonstrate consistency with the development standards of Title 16. Future proposals based on the amendments will be reviewed on a case-by-case basis for consistency with all Federal, State, and local requirements, in addition to the land use intensities identified in the General Plan EIR.

Finding #3: The proposed amendment complies with the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines.

Evidence: The proposed development code text amendments are consistent with the General Plan Environmental Impact Report (EIR) (SCH No. 2017052062). These amendments will not result in physical impact or change to the land use intensities identified in the General Plan Environmental Impact Report (EIR). The

EIR document provides a programmatic review of the potential impacts associated with implementation of the General Plan. None of the potential changes being considered will impact the analysis or conclusions of the General Plan EIR as the extent of the potential impacts and allowed density considered in the General Plan EIR. Future proposals based on the amendments would be reviewed on a case-by-case basis for consistency with this review and the General Plan EIR.

Finding #4 (Development Code Amendments) The proposed amendment would be internally consistent with other applicable provisions of this Development Code.

Evidence: The proposed mini-storage use is conditionally allowed in the CD zone with approval of a CUP. As conditioned, the proposed mini-storage facility will be in conformance with the development standards outlined in the SMC. Moreover, Site Plan Review and Design Review will take place upon application for a Building Permit. Future proposals based on the amendments will be reviewed on a case-by-case basis for consistency with all Federal, State, and local requirements, in addition to the land use intensities identified in the General Plan EIR.

SECTION II: AMENDMENT OF CODE

Title 16, Chapter 16.20, Section 16.20.020 (Table 2-2) of the Stockton Municipal Code (SMC) is amended to read as follows:

Title 16, Chapter 16.20, Section 16.20.020 (Table 2-2) is amended to read as follows:

16.20.020 Allowable land uses and permit requirements.

A. **Requirements for Primary Uses.** Table 2-2 identifies the primary land uses for each zoning district, except the MX and UC zoning districts. It identifies whether the use is allowed or not allowed, and indicates which land use permit would be required, if necessary, to authorize the use. Building permits or other permits may also be required by the Municipal Code. The land uses identified in Table 2-2 are defined in Division 8 (Glossary).

1. **Permit Requirements for Primary Uses.** The permitting requirements identified in Table 2-2 are:

a. **Permitted (P).** All land uses shown with a “P” in the table are allowed subject to compliance with all applicable provisions of this Development Code. Site plan review (Chapter 16.152) is required for new construction or for a change to a more intensive use, except as provided by Section 16.152.040 (Exemptions).

b. **Land Development Permit (L).** All land uses shown as “L” in the table that require construction of new structures or improvements, the

expansion of an existing facility, or a change to a more intensive use, as determined by the Director, require the approval of a land development permit (Chapter 16.136). If there will be no construction, expansion of an existing facility, or a change to a more intensive use, the use is allowed without a new land development permit.

c. **Administrative Use Permit (A).** All land uses shown with an “A” in the tables are allowed subject to the approval of an administrative use permit (Chapter 16.172). If there is an existing use permit for the use and there will be no new construction or expansion of an existing facility, no new use permit shall be required.

d. **Commission Use Permit (C).** All land uses shown with a “C” in the tables are allowed subject to the approval of a commission use permit (Chapter 16.172). If there is an existing use permit for the use and there will be no new construction or expansion of an existing facility, no new use permit shall be required.

e. **Not Allowed (Empty Box in Table).** All land uses shown with an empty box in the table are not allowed in the applicable zoning district.

f. **Not Allowed, Except Under Special Circumstances (E).** All land uses shown with an “E” on the table are not allowed in the applicable zoning district, except under the special circumstances identified in the specific use standards in Division 3.

2. **Uses With Specific Standards.** All uses, regardless of the type of permit that may be required, shall comply with all applicable provisions of this Development Code. In addition, if there is a section number in the last column of the table (“Specific Use Standards”), the use is also subject to the referenced provisions.

3. **Multiple Uses on a Single Site.** Where a proposed project includes multiple land uses, and more than one type of land use permit is required, the most restrictive land use permit shall apply for all land uses.

4. **Changes to an Approved Project.** Changes to an approved project that required a land use permit shall be subject to the requirements of Chapter 16.104 (Changes to an Approved Project).

5. **Uses Not Listed.** Land uses that are not listed in Table 2-2 are not allowed, except as otherwise provided by Section 16.08.020(E) (Rules of interpretation—Allowable uses of land).

B. Allowable Uses and Permit Requirements for the MX, UC and PT Districts. The uses of land that may be allowed within the MX, UC and PT zoning districts and the land use permit requirements for each allowable use shall be identified in the master development plan applicable to the specific site, in compliance with Chapter 16.140 (Master Development Plans) and the Rough and Ready Island Development Plan for the Port of Stockton, CA for the PT zoning district (as applicable).

C. **Overlay Zoning Districts.** Development located in overlay zoning districts (Aircraft Operations Overlay District, Design Review Overlay District, Channel Area Overlay District, Magnolia Historic Overlay District, and Commercial-Industrial Overlay District) shall be in compliance with Chapter 16.28 (Overlay Zoning District Land Use and Development Standards).

D. **Accessory Uses.** Accessory land uses are subject to the requirements of Section 16.80.020 (Accessory uses and structures).

E. **Temporary Uses.** Temporary uses are subject to the requirements of Chapter 16.164 (Temporary Activity Permits).

F. **Freeway and Highway Oriented Uses.** The following uses, when both located within 1,000 feet of Interstate 5, State Highway Route 4, or State Highway Route 99 and allowable through a Land Development Permit, Administrative Use Permit, or Commission Use Permit, shall be considered a Permitted (P) use unless within the Downtown Core area:

1. Auto/Vehicle Services: Car Washes; and
2. Auto/Vehicle Services: Fueling Stations.

The measurement of distance under this provision shall be made from the outside boundaries of the respective freeway or highway right-of-way to the property line of the proposed use. This provision excludes land zoned MX, UC and PT.

**TABLE 2-2
ALLOWABLE LAND USES AND PERMIT REQUIREMENTS**

LAND USES	PERMIT REQUIREMENT BY ZONING DISTRICT															SPECIFIC USE STANDARDS
AGRICULTURAL AND RESOURCE-RELATED USES																
	R E	R L	R M	R H	C O	C N	C G	C D	C L	C A	I L	I G	P T	P F	O S	
Agricultural activities & facilities	P											P	P		A	16.80.060
Cannabis cultivation											C	C	C		C	16.80.195
Community gardens	P	P	P	P	P	P	P	P	P	P	P	P		L	P	16.80.130
Conservation areas	L	L	L	L	L		L	L	L	L	L	L	L	L	L	
Market gardens/urban farms	L	A	A	A	P	P	P	P	P		P	P			P	16.80.135

LAND USES	PERMIT REQUIREMENT BY ZONING DISTRICT															SPECIFIC USE STANDARDS
Mining											A	A	A	A		
Urban agriculture	P	P	P	P	P	P	P	P	P		P	P			P	16.80.350

BUSINESS AND PROFESSIONAL USES

	R E	R L	R M	R H	C O	C N	C G	C D	C L	C A	I L	I G	P T	P F	O S	
Banks and financial services					P	P	P	P	P	P			P			
Business support services						P	P	P	P	P		P	P			
Offices					P	A	P	P	P	P	A	A	P	L		16.80.240

INDUSTRY, MANUFACTURING & PROCESSING USES

	R E	R L	R M	R H	C O	C N	C G	C D	C L	C A	I L	I G	P T	P F	O S	
Artisan Food and Beverage							A	P	A		P	P	P			16.80.170
Electricity generating plants/facilities other than nuclear											C	C	P	P		16.80.170
Electronics, equipment & appliance manufacturing											P	P	P			16.80.170
Fabric product manufacturing								P			P	P	P			16.80.170
Food and beverage product manufacturing								C			P	P	P			16.80.170
Furniture and fixtures manufacturing											P	P	P			16.80.170
Handcraft industries,								P			P	P	P			16.80.170

LAND USES	PERMIT REQUIREMENT BY ZONING DISTRICT														SPECIFIC USE STANDARDS
small-scale manufacturing															
Laundries and dry cleaning plants											P	P	P		16.80.170
Manufacturing															
Light											P	P	P		16.80.170
Heavy											A	P			16.80.170
Cannabis distribution											C	C	C		16.80.195
Cannabis manufacturer (volatile and non-volatile)											C	C	C		16.80.195
Cannabis, microbusiness											C	C			16.80.195
Cannabis testing laboratory*					P	P	P	P	P		P	P			16.80.195
Metal products fabrication, machine/welding shops											P	P	P		16.80.170
Petroleum storage and distribution												A	P		16.80.170
Printing and publishing								P		L	P	P	P	L	16.80.170
Recycling and waste facilities															
Collection facility							L	L	L		P	P	P	L	16.80.290
Redemption centers															
Major							C	C	C		C	C	C	C	16.80.290
Minor							A	A	A		A	A	A	A	16.80.290

LAND USES	PERMIT REQUIREMENT BY ZONING DISTRICT														SPECIFIC USE STANDARDS
Recycling facility												A	P	A	16.80.290
Scrap and dismantling yards												A	P		16.80.170
Transfer stations												C	P	A	16.80.290
Research & development (R&D)								A		L	P	P	P	L	16.80.170
Storage yards											P	P	P	L	16.80.170
Warehouses											P	P	P		16.80.170
Wholesaling and distribution								P			P	P	P		16.80.170

RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES

	R E	R L	R M	R H	C O	C N	C G	C D	C L	C A	I L	I G	P T	P F	O S	
Activity centers	A	A	A	A	A	A	A	A	A	L			A	L	C	
Adult related establishments							P	P	P							16.80.030
Auditoriums, meeting halls, and theaters						P	P	P	P	L				L		16.24.080(B)(2) 16.24.090(B) 16.24.110(D) 16.24.180(D)
Bridge clubs and nongambling board games					P	P	P	P	P	L						
Card rooms							C	C	C	L						16.80.040 16.80.270
Clubs, lodges, and private meeting halls					P	P	P	P	P	L	P		P	A		

LAND USES	PERMIT REQUIREMENT BY ZONING DISTRICT														SPECIFIC USE STANDARDS
Commercial amusement facilities						A	A	A	A	A	A				
Educational facilities															
Academic schools—Private	A	A	A	A	A	A	A								
Academic schools—Public	P	P	P	P									P		
Colleges and universities—Private		C			C										
Vocational and technical schools					P	P	P	P	P	P	P				
Equipment repair and maintenance training							P	P		A	P		L		
Specialized education and training					A	A	P	P	P	A	P		P	L	
Vehicle repair and maintenance training										A	P	P	P	L	
Truck and heavy equipment education and training											P	P	P	L	
Equestrian facilities	C										A	A		L	C

LAND USES	PERMIT REQUIREMENT BY ZONING DISTRICT														SPECIFIC USE STANDARDS	
Golf courses/country clubs	C	C	C	C	C		A	A			A		P	L	A	
Indoor recreation facilities					P	A	A	A	A	A			P	L		
Libraries and museums		C	C	C	P		P	P	P	P				L	A	
Live entertainment					A	P	P	P	P					P		16.80.180
Marinas							C	C			C		A	A		
Outdoor assembly facilities							A	A	A					L		
Outdoor commercial recreation facilities							C	C	C	C	C			A		
Parks and playgrounds	P	P	P	P	P	P	P	P						P	P	
Pool halls/billiard parlors							C	C	C	L						16.80.040 16.80.270
Private entertainment facilities							C	C	C		C					
Private residential recreation facilities	A	A	A	A												16.80.030 16.80.270
Recreational vehicle parks							A	A			A			L		
Religious facilities	A	A	A	A	P	P	P	P	P	P	P			L		16.80.080
Studios				A	P	P	P	P	P	L	C					

RESIDENTIAL USES

LAND USES	PERMIT REQUIREMENT BY ZONING DISTRICT															SPECIFIC USE STANDARDS
	R E	R L	R M	R H	C O	C N	C G	C D	C L	C A	I L	I G	P T	P F	O S	
Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs)	P	P	P	P	P	P	P	P	P	P				P		16.80.310
Caretaker and employee housing	A				P	P	P	P	P	P	P	L	L	L	L	
Cottage Court		C	P	P		P		P						L		16.80.215
Duplexes		P	P	P				P						L		16.80.215
Mobile home parks		A	A	A			A	A								16.80.210
Multifamily dwellings			P	P	P	P	P	P	C					L		16.80.220
Co-living (dwelling unit facility)				A	A	A	A	A								16.80.225
Organizational houses				A		A	A	A								
Residential care facilities																
Assisted living facilities	A		C	P	P	P	P	P						L		16.80.300
Care homes, 6 or fewer clients		P	P	P				P						P		
Family care homes, 7 or more clients	C			C				C						L		16.80.300
Senior care facilities, 7 or more clients			A	A	A			A						L		16.80.300

LAND USES	PERMIT REQUIREMENT BY ZONING DISTRICT														SPECIFIC USE STANDARDS
Rooming and boarding houses				A				A						L	
Senior residential projects			P	P	P	P	P	P	P					L	16.80.220
Single-family dwellings	P	P	P	P										L	
Townhouses		A	P	P	P	P	P	P						L	16.80.215
Triplexes			P	P		P		A						L	16.80.215
Fourplexes			P	P		P		A							16.80.215

RETAIL TRADE

	R E	R L	R M	R H	C O	C N	C G	C D	C L	C A	I L	I G	P T	P F	O S	
Agricultural chemical sales											A	L	P			16.36.080
Alcoholic beverage sales																
Bars and nightclubs— On-sale						C	C	C	C							16.80.270
Sale of alcohol— Off-sale						C	C	C	C				C	C		16.80.040
With another use—On-sale						L	L	L	L				L	L		
Artisan shops					P	P	P	P	P	L	P					
Auto and vehicle sales— New							L	C	L	P						16.24.120 16.80.070 16.80.330
Auto and vehicle sales— Used							L			A	L					16.24.120 16.80.070 16.80.330

[illegible]

LAND USES	PERMIT REQUIREMENT BY ZONING DISTRICT														SPECIFIC USE STANDARDS
Neighborhood						A	P	P							16.80.330
Community						C	P	P							16.80.330
Regional							P	A	P						16.80.330
Warehouse retail stores							C	P							16.80.330

SERVICES

	R E	R L	R M	R H	C O	C N	C G	C D	C L	C A	I L	I G	P T	P F	O S	
Adult day care facilities					P	P	P	P	P				A	L		
Animal services																
Kennel and boarding facilities	A				A						A	A				
Pet grooming	A				A	P	P	P	P	L						
Training facilities	A				A		L	L		L	L	L				
Veterinary clinics and animal hospitals	A				A	C	P	P	P	P	P					16.80.370
Auto/vehicle services																
Car washes							A	A	A	P	A		P			
Fueling stations						A	L	L	L	P	L	L	P			16.80.320 16.80.340
Inoperable vehicle storage											L	L				

LAND USES	PERMIT REQUIREMENT BY ZONING DISTRICT															SPECIFIC USE STANDARDS
Maintenance/minor repair						A	P	P	P	P	P	P	P			16.80.320
Major repair/body work										P	P	P	P			16.80.340
Parking facilities		C	C	C	A	A	P	P	P	P	P	P	P	L		16.64.080
Vehicle storage								L		P	P	P	P	P	L	
Cannabis retailer storefront					C	C	C	C	C		C	C				16.80.195
Child care facilities																
Child care centers	C	C	C	C	P	P	P	P	P	P			P	P		16.80.100
Large family child care homes	P	P	P	P	P	P	P	P						P		16.80.100
Small family child care homes	P	P	P	P	P	P	P	P						P		
Equipment rental								L	P	A	P		P			
Funeral facilities and services																16.80.165
Cemeteries		C	C	C	C		C	C		C	C	C		C	C	
Mortuaries							C	C		C	A	A		A		
Funeral homes					A	A	A	A		A						
Crematorium							C	C		C	A	A		A		
Health/fitness facilities						P	P	P	P	L						

LAND USES	PERMIT REQUIREMENT BY ZONING DISTRICT														SPECIFIC USE STANDARDS
Lodging facilities															
Bed and breakfast		C	C	C	P	P	P	P						A	16.80.090
Extended-stay facilities							P	P	P						
Hotels and motels					P		P	P	P				P		
Massage establishment															16.80.190
State certified					P	P	P	P	P						
Non-certified						C	C	A	A						
Medical services															
Ambulance service					A		P	P	P	L	P		P	L	
Clinics and laboratories					P	P	P	P	P	L			P	L	
Extended care	C	C	C	P	P		P	P						L	
Health-related					P	P	P		P					A	16.80.190
Hospitals					C		C	C						C	
Medical-related facilities					P	P	P	P	P					P	
Non-storefront cannabis retail operator permit (delivery only)					A	A	A	A	A		A	A			16.80.195
Personal services—Restricted						C	C	A	A						

LAND USES	PERMIT REQUIREMENT BY ZONING DISTRICT														SPECIFIC USE STANDARDS
Personal services— Unrestricted						P	P	P	P				P		
Personal storage facilities (mini-storage)							A	C	L	I	P	P	P		16.80.200
Repair services						P	P								
Sanitary services											C	A	P	L	16.36.080
Social services facilities															
Drug abuse, alcohol recovery/tr eatment facility					A		A	A						A	
Feeding centers								C			C	C		A	
Emergency shelters				C	C		C	C			P	P		P	16.80.155

TRANSPORTATION AND COMMUNICATION USES

	R E	R L	R M	R H	C O	C N	C G	C D	C L	C A	I L	I G	P T	P F	O S	
Broadcasting studios						P	P	P	P	A	P	P	P	L		
Communications facilities																
Minor		E	E	E	P		P	P	P	P	P	P	P	P	P	Ch. 16.44
Major					A		A	A	A	A	A	P	P	A		Ch. 16.44
Transit stations and terminals							C	C			C	C	P	C		
Vehicle and freight terminals											P	P	P			

OTHER USES

LAND USES	PERMIT REQUIREMENT BY ZONING DISTRICT															SPECIFIC USE STANDARDS
	R E	R L	R M	R H	C O	C N	C G	C D	C L	C A	I L	I G	P T	P F	O S	
Live-work space				P	P	P	P	P	P		P					
Major impact facilities												C	C	C		
Motion picture production												P	P			
Multi-use facilities				A	P	P	P	P	P		A	A	P			16.80.230
Public and semipublic utility facilities	A	A	A	A	A	A	P	P	P	L	P	P	P	L		
Public institutions	C	C	C	C	C	C	C	C	C		C	C	L	L		
Signs—Off-premises							E	E	E		E	E	E	E		16.76.110

Key: P = Use permitted

C = Commission use
permit required

L = Land development
permit required
E = Use not allowed,
except under special
circumstances

A = Administrative use
permit required
Empty box = Use not
allowed

Notes:

See Section for an explanation of the table and each land use permit requirement.

A use permit shall be required of any new commercial, industrial, institutional, or accessory use, or major addition that involves the manufacture, storage, handling, or processing of hazardous materials in compliance with Section 16.36.080 (Hazardous materials).

See Division 8 for definitions of the listed land uses.

Home occupations require a home occupation permit (Chapter 16.132).

- * Cannabis laboratories are not allowed to vertically integrate. This use is a stand-alone cannabis business and cannot be combined with any other cannabis business type.

SECTION III: AMENDMENT OF CODE

Title 16, Chapter 16.80, Section 16.80.200 of the Stockton Municipal Code (SMC) is amended to read as follows:

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16.80.200 Mini-storage facilities.

This section provides development and operational standards for the establishment of mini-storage or personal storage facilities in nonresidential zoning districts where they are allowed in compliance with the provisions of Division 2 (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards).

- A. **Parcel Size.** The minimum parcel size shall be 20,000 square feet.
- B. **Setback.** Mini-storage facilities shall be set back 15 feet from the front property line.
- C. **Perimeter Wall.** A solid masonry wall shall be provided around the perimeter of the facility. The wall shall be at least six (6) feet in height when adjacent to nonresidential zones and at least eight (8) feet in height when adjacent to residential zones, except:
1. The walls of the storage structures may serve as the required perimeter walls along interior and rear property lines; and
 2. No air-conditioning or other noise-producing activities, uses, or openings shall be allowed within 10 feet of any property line adjacent to residential zoning districts.
- D. **Landscaping.** Landscaping shall be provided between perimeter walls and adjacent residential and street side property lines to effectively screen the perimeter wall and reduce the visual impact of long, flat wall surfaces.
- E. **Architectural Compatibility.** The facility, including perimeter walls, shall be designed to be architecturally compatible with the surrounding land uses.
- F. **Aisles.** Aisles shall be a minimum of 25 feet in width between structures to provide unobstructed and safe circulation.

G. **Site Paved.** Except for structures and landscaping, the site shall be entirely paved in compliance with the City's standard specifications and plans.

H. **Business Activity.** No business activity of any kind shall be conducted on the site, other than:

1. The rental of storage spaces for inactive storage use;
2. The sale of incidental storage supplies (e.g., packing boxes, wrapping paper);
3. The sale of unclaimed items; and
4. The rental of up to three (3) personal moving vehicles, provided they are screened from the public right-of-way and incidental to the mini-storage facility.

I. **Storage Enclosed.** All storage shall be located within a fully-enclosed structure(s).

J. **Hazardous Material.** Flammable or otherwise hazardous materials shall not be stored on-premises.

K. **Lights.** Lighting shall not reflect on any residentially zoned property.

L. **Manager/Caretaker Quarters.** Residential quarters for a manager or caretaker may be provided in the development.

M. **Parking.** Parking shall be provided in compliance with Chapter 16.64 (Off-Street Parking and Loading Standards).

N. **Fire Sprinklers.** National Fire Protection Association (NFPA) 13 compliant fire sprinklers and waterflow detection shall be required on all covered mini-storage facilities.

O. **Mini-storage facilities in the Commercial, Downtown (CD) zone.** Mini-storage facilities in the CD zone may be permitted with the approval of a Commission Use Permit and are limited to 60-percent of the leasable interior space within an existing building. These facilities may not be constructed as standalone facilities or new construction.

1. **Applicability.** These standards shall apply to mini-storage facilities within the CD zone.
2. **Limit.** No mini-storage facility may be permitted within one-quarter (1/4) mile radius of another mini-storage facility within the CD zone, measured from the edge of the parcel.

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3. Size and location. All mini-storage facilities in the CD zone shall comply with the following standards:
 - a. The entire operation must be enclosed within the interior of an existing building and not occupy more than sixty (60) percent of the leasable space of the entire building.
 - b. Ground floor storage uses cannot exceed seventy (70) percent of the leasable ground floor space.
 - c. To maintain street-level activity intended for the CD zoning district, mini-storage facilities are prohibited from being located along the building's primary entrance or main street-facing frontage.
 4. Stealthiness. Mini-storage facilities in the CD zone are permitted as an accessory use along the main street-facing frontage. Pedestrian entry to the storage facility at the main street-facing frontage is limited to interior access. The building's primary entrance shall remain pedestrian and retail-service oriented, consistent with the General Plan policies for Downtown activity. A variety of techniques shall be used to disguise or mitigate the visual presence of the mini-storage facility, such as blending elements of pedestrian-scale retail storefront components into the façade of the building including reliefs, murals, landscaping, transparent display windows, or windows affording views into retail, office, or lobby space.
 5. Façade Improvements. To create cohesive and well-crafted building facades with human-scale details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area, facility layout, design, exterior building materials and treatment for all structures including, but not limited to, fences, walls, gates, buildings, and landscaping shall be of high quality and aesthetically pleasing when viewed from adjacent properties and the public right-of-way. The Secretary of Interior's Standards for Rehabilitation will apply in cases of historic structures through the preservation of historic materials and surfaces. Façade improvements shall be consistent with the Downtown Commercial Design Guidelines to emphasize a sense of history, unique character, pedestrian orientation, quality development, safety, art and culture.
 - a. Entryways. The entryway to the building shall complement the building style, the relationship of the building to the site access, and shall incorporate pedestrian-scaled details, architectural articulation, and quality craftsmanship. The entrance shall have a clearly defined, highly visible customer entrance with canopies, porticos, recesses/projections, arcades, raised corniced parapets over the doors, peaked roof forms, arches, outdoor patios, display windows, architectural details that are integrated into the building structure and design, or integral planters or wing walls that incorporate landscaped areas and/or places for sitting, as appropriate.
 - b. Breaks in blank walls. A break in a blank building wall may be provided by any of the following:

- Draft
- i. Doors, windows, or other building openings that enhances the architectural character of the building;
 - ii. Building projections or recesses, doorway and window trim or other details that provide architectural articulation and design interest;
 - iii. Varying wall planes, where the wall plane projects or is recessed at least six inches;
 - iv. Non-fabric awnings, canopies, or arcades;
 - v. Substantial variations in building materials. For example, adding brick or stone veneer to a stucco building or changing from vertically oriented board and batten style siding to horizontally-oriented lap siding; or
 - vi. A living wall. At least (twenty) 20 percent of the street-facing building wall surface area is covered in a directly integrated living wall or building integrated vegetation. Plans submitted for living walls and building integrated vegetation must include a long-term maintenance plan that includes documentable evidence of on-going maintenance and operation strategies to ensure the long-term viability of the wall. Living walls and building integrated vegetation must include an integrated water delivery system.
6. Landscaping. Landscaping is regulated by SMC Section 16.72.240 and 16.56.040. Landscaping in the CD zone will be consistent with the Downtown Commercial Design Guidelines.
 7. Parking and Loading. Parking and loading standards are regulated by SMC Chapter 16.64.
 8. Hours of Operation. All Mini-storage use shall be restricted to daytime use from 7 AM to 10 PM as defined by the Stockton Municipal code.
 9. Signage. Onsite signage is regulated by SMC Chapter 16.76. Signage in the CD zone will be consistent with the Downtown Commercial Design Guidelines.

SECTION IV. SEVERABILITY

If any part of this Ordinance is held invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance, and the City Council hereby declares that it would have passed the remainder of this Ordinance if such invalid portion thereof had been deleted.

SECTION V. EFFECTIVE DATE

This Ordinance shall take effect and be in full force thirty (30) days after its passage.

ADOPTED: _____

EFFECTIVE: _____

KEVIN J. LINCOLN II
Mayor of the City of Stockton

ATTEST:

ELIZA R. GARZA, CMC
City Clerk of the City of Stockton

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