

City of Stockton, CA
Friday, June 7, 2024

Title 16. Development Code

Division 3. Site Planning and General Development Regulations

Chapter 16.36. GENERAL DEVELOPMENT AND USE STANDARDS

§ 16.36.090. Height measurement and height limit exceptions.

All structures shall meet the following standards relating to height, except for fences and walls, which shall comply with Chapter **16.48** (Fences, Hedges, and Walls).

- A. **Maximum Height.** The height of structures shall not exceed the standard established by the applicable zoning district in Table 2-3 (Zoning District Development Standards). Maximum height shall be measured as the vertical distance from the finish grade to an imaginary plane located the allowed distance above, and parallel to, the finish grade, or as provided by the **California Building Standards Code**.

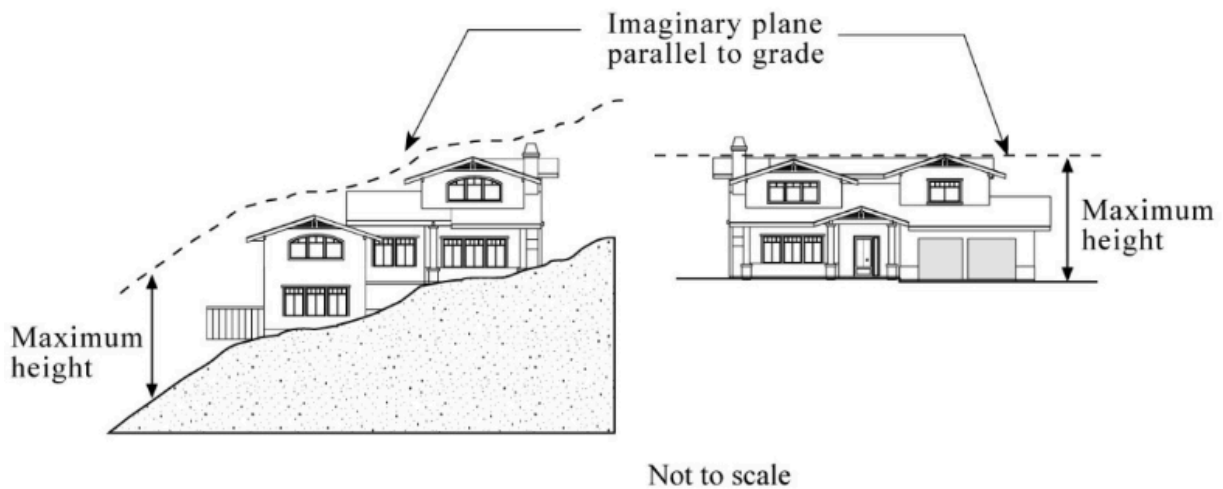


FIGURE 3-3 HEIGHT MEASUREMENT

- B. **Exceptions to Height Limits.** The Director may approve exceptions to the height limits of this Development Code:
1. **Roof-Mounted Structures.** Roof-mounted structures for the housing of elevators, stairways, tanks, ventilating fans, wind power equipment, chimneys, flag poles, towers, skylights, smokestacks, wireless masts, or similar equipment required to operate and maintain the structure, shall be allowed, up to a maximum of 15 feet above the structure height. The structures shall be screened in compliance with Section **16.36.100(B)** (Screening and buffering—Mechanical equipment, loading docks, and refuse areas). The total square footage of all

structures above the heights allowed in the zoning districts shall not occupy more than 25 percent of the total roof area of the structure. In no case shall a roof-mounted structure be allowed for the purpose of providing or creating additional floor space.

2. **Communications Facilities.** Communication facilities, including antennae (television, radio, cellular, etc.), poles, towers, and necessary mechanical appurtenances, may be authorized to exceed the height limit established for the applicable zoning district, subject to the provisions of Chapter **16.44** (Communications Facilities).
3. **Parapet Walls.** Fire or parapet walls in nonresidential zoning districts may extend up to four feet above the allowable height limit of the structure.

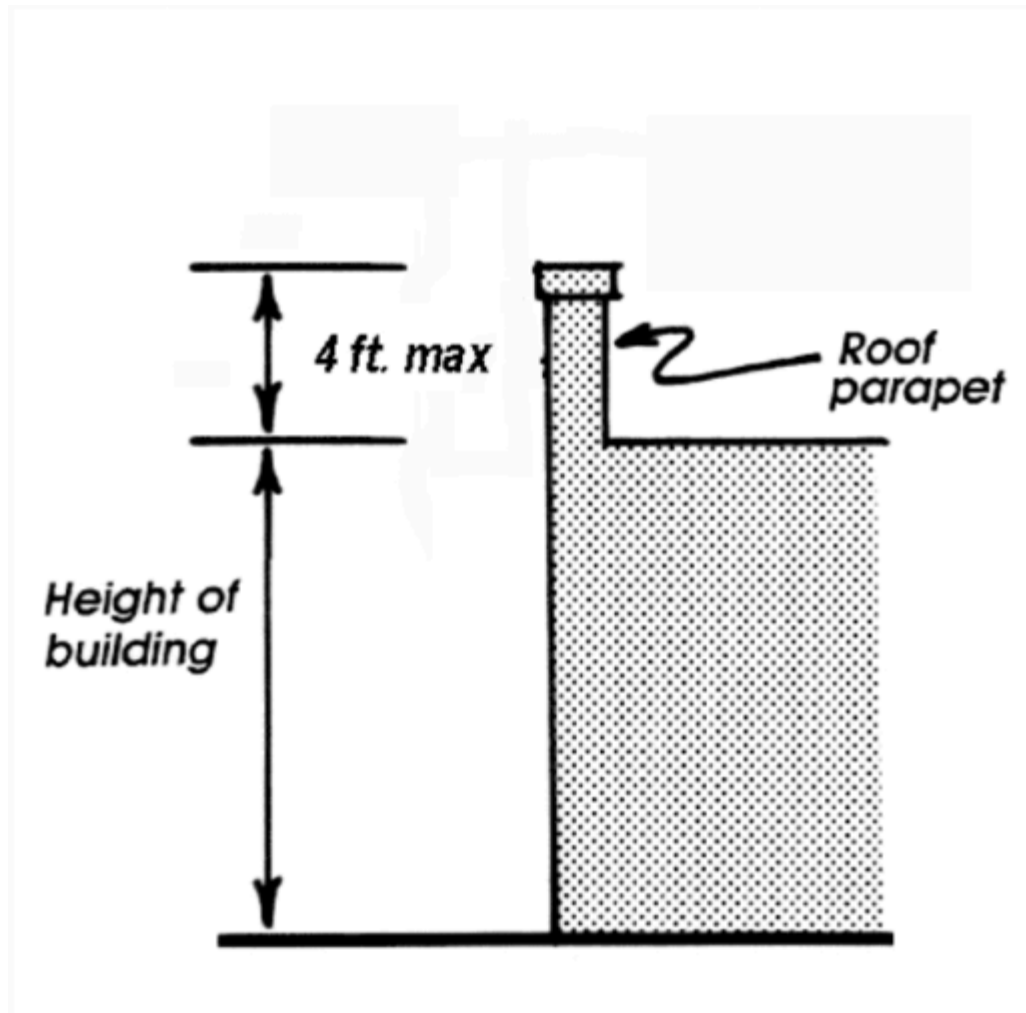


FIGURE 3-4 PARAPET WALL HEIGHT

4. **Institutional Uses.** Public and private institutional uses, including government buildings, hospitals, schools, and other similar structures, as determined by the Director, may be built to a maximum of 75 feet, including roof-mounted structures, provided the front, side, and rear setback requirements shall each be increased by one additional foot for each one foot that the structure exceeds the height limit established for the applicable zoning district.
5. **Residential Units.** Residential units may be built to a maximum of 45 feet in height provided both side yards are each increased by one additional foot for each one foot that the height of the structure exceeds 35 feet.
6. **Flagpoles.** Freestanding flagpoles shall be allowed:
 - a. **Nonresidential.** To 60 feet for nonresidential land uses.

- b. **Residential.** To a maximum height of 15 feet in the setback area in compliance with Section **16.80.020** (Allowed use and structures); flagpoles located within the building envelope may be to the height allowed in the zoning district.

(Prior code § 16-310.090; Ord. 023-07 C.S. § 19; Ord. 015-09 C.S., eff. 12-3-09; Ord. 2020-12-01-1502 C.S. § 5)