

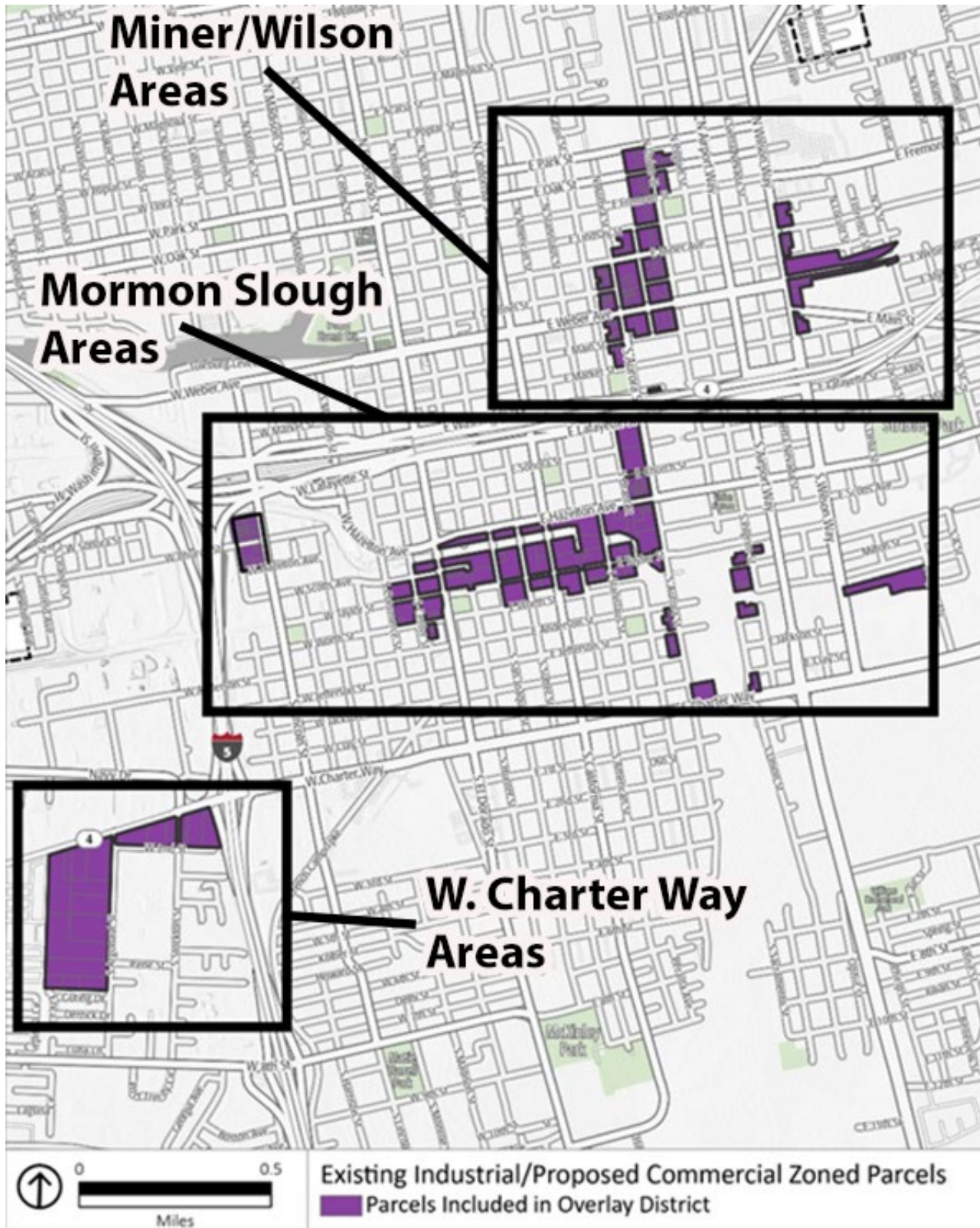
Note: Red= Commercial, Brown/Yellow=Residential

Channel Area Overlay- Marine Commercial Subarea (Subarea in Blue)



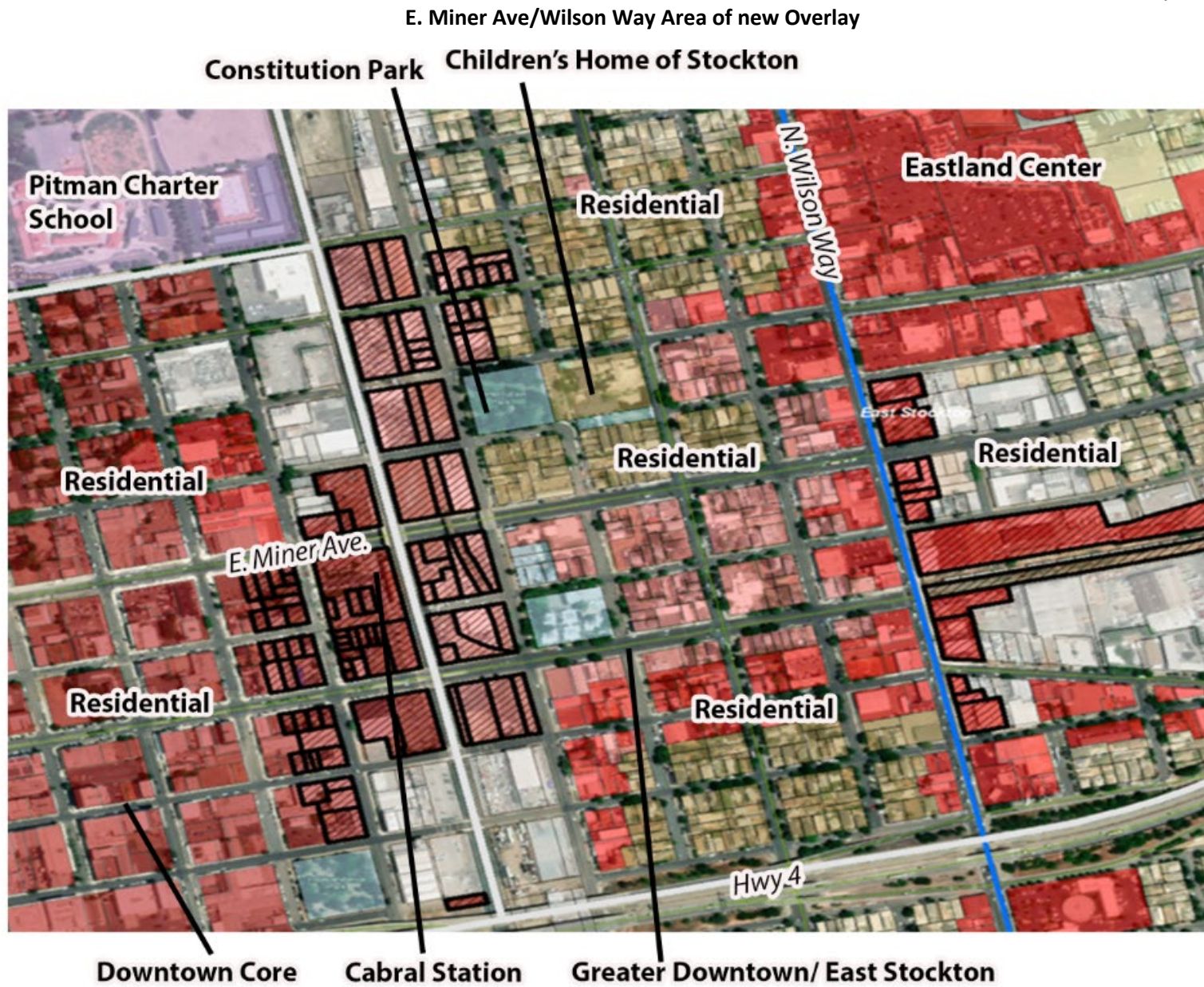
Note: Red= Commercial, Brown/Yellow=Residential

NEW COMMERCIAL-INDUSTRIAL OVERLAY



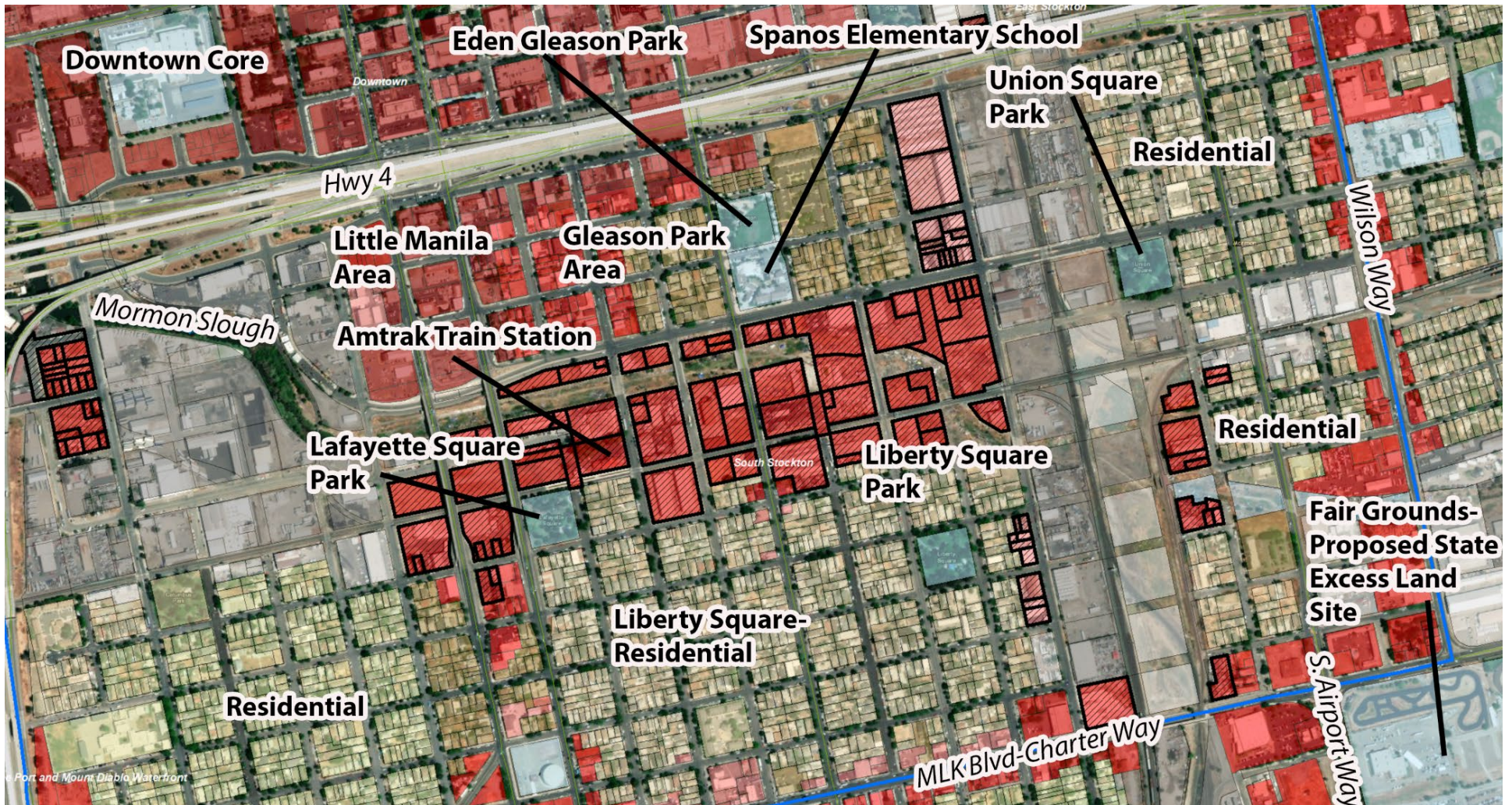
Commercial -Industrial Overlay District

Note: broken into three sub-areas for the purposes of this report.



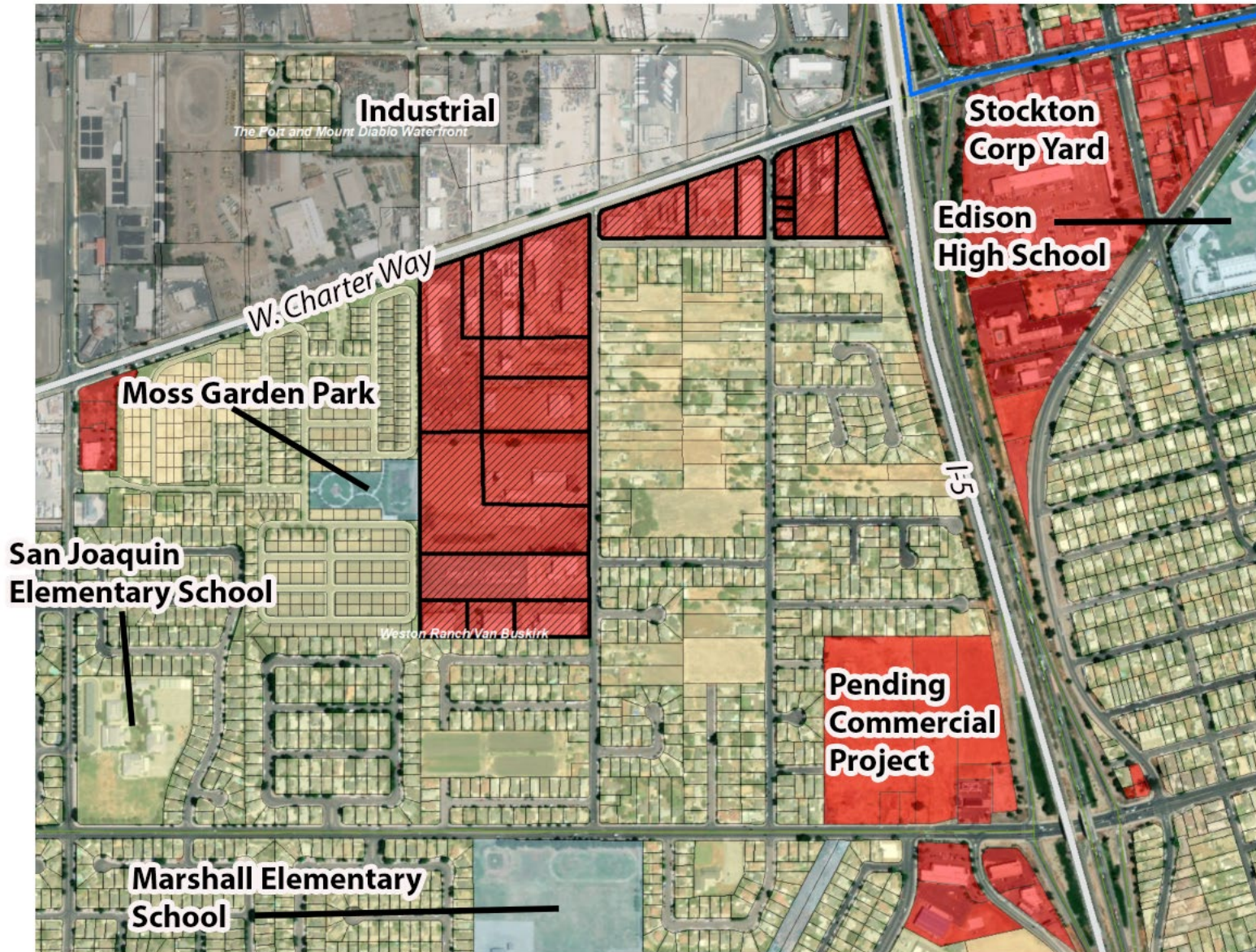
Note: Red= Commercial, Brown/Yellow=Residential, Bold/Black Hatched=Series 3 Commercial-Industrial Overlay Properties

Mormon Slough Area of New Commercial-Industrial Overlay




Note: Red= Commercial, Brown/Yellow=Residential, Bold/Black Hatched=Series 3 Commercial-Industrial Overlay Properties



W. Charter Way Area of New Commercial-Industrial Overlay







Note: Red= Commercial, Brown/Yellow=Residential, Bold/Black Hatched=Series 3 Commercial-Industrial Overlay Properties



INDUSTRIAL USES THAT ARE NO LONGER PERMITTED IN THE OVERLAY AREAS



LAND USES	DESCRIPTION*	OPERATIONAL CHARACTERISTICS	EXAMPLE
Agricultural activities & facilities	<p>The production, keeping, or maintenance for sale, lease, or personal use, of plants and animals useful to man, including the following: 1. Animal Production/Keeping. The keeping or raising of farm animals (including cattle, goats, horses, sheep), fowl, poultry, fish, and other animals not commonly regarded as household pets. Does not include wild animals as defined in Section 6.04.020 of the Municipal Code, which are not permitted; swine, including pot-bellied pigs, which are not permitted; or cats, dogs, and other household pets. 2. Crop Production. The production of harvestable products that are planted, grown, and cultivated in the soil. 3. Accessory Uses and Structures. A use or structure that is in addition to, secondary and incidental to, and commonly associated with the primary use or structure, including barns, silos, coops, sheds, and farm labor housing.</p>	<ul style="list-style-type: none"> • Noise • Large Truck Deliveries • Could Produce Toxic Substances • Environmental odors and air pollutants • Possible degradation of groundwater and sources of drinking water • Could interfere with the use and enjoyment of neighboring properties • Cold storage 	



LAND USES	DESCRIPTION*	OPERATIONAL CHARACTERISTICS	EXAMPLE
Agricultural chemical sales	No Definition in Stockton Municipal Code	<ul style="list-style-type: none"> • Noise • Large Truck Deliveries • Could Produce Toxic Substances • Environmental odors and air pollutants • Possible degradation of groundwater and sources of drinking water • Could interfere with the use and enjoyment of neighboring properties • Cold storage 	
Cannabis distribution	Shall have the same meaning as set forth in Business and Professions Code Section 26001(r) as the same may be amended from time to time.	<ul style="list-style-type: none"> • Noise • Large Truck Deliveries • Environmental odors and air pollutants • Possible degradation of groundwater and sources of drinking water • Could interfere with the use and enjoyment of neighboring properties 	

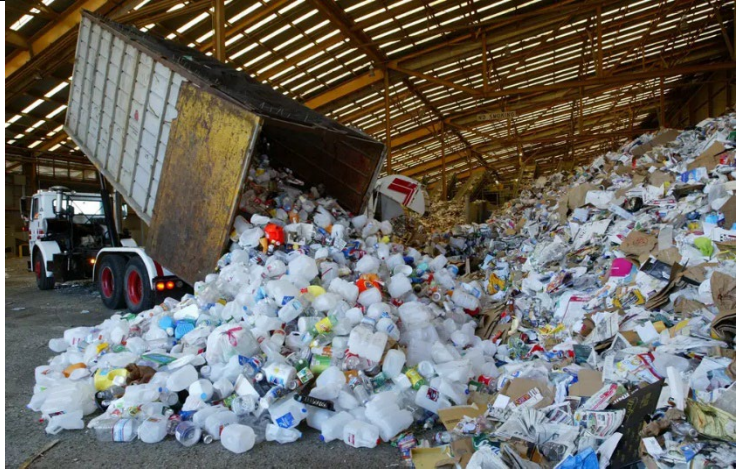

LAND USES	DESCRIPTION*	OPERATIONAL CHARACTERISTICS	EXAMPLE
Construction, farm & heavy equipment sales	Retail establishments selling or renting heavy construction equipment, including cranes, earth moving equipment, tractors, truck trailers detached from their tractor, harvesters, heavy trucks, etc.	<ul style="list-style-type: none"> • Noise • Large Truck Deliveries • Potential Toxic Substances • Could interfere with the use and enjoyment of neighboring properties 	
Electricity generating plants/facilities other than nuclear	Plants and facilities used for the generation, storage, and transmission of electric energy.	<ul style="list-style-type: none"> • Noise • Large Truck Deliveries • Could Produce Toxic Substances • Environmental odors and air pollutants • Possible degradation of groundwater and sources of drinking water • Could interfere with the use and enjoyment of neighboring properties 	



LAND USES	DESCRIPTION*	OPERATIONAL CHARACTERISTICS	EXAMPLE
Equestrian facilities	Commercial horse, donkey, and mule facilities including horse ranches, boarding stables, riding schools and academies, horse exhibition facilities (for shows or other competitive events), pack stations, and barns, stables, corrals, and paddocks accessory and incidental to these uses.	<ul style="list-style-type: none"> • Noise • Large Truck Deliveries • Environmental odors and air pollutants • Possible degradation of groundwater and sources of drinking water • Could interfere with the use and enjoyment of neighboring properties 	
Inoperable vehicle storage	Facility for the storage of vehicles with no functioning means of propulsion.	<ul style="list-style-type: none"> • Noise • Large Truck Deliveries • Could Produce Toxic Substances • Environmental odors and air pollutants • Possible degradation of groundwater and sources of drinking water • Could interfere with the use and enjoyment of neighboring properties 	



LAND USES	DESCRIPTION*	OPERATIONAL CHARACTERISTICS	EXAMPLE
Laundries and dry-cleaning plants	Industrial service establishments engaged primarily in high volume laundry and garment services, including: power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; carpet and upholstery cleaners. Does not include coin-operated laundries, dry cleaning pick-up stores, or dry cleaners without dry cleaning equipment ("Personal Services, Unrestricted").	<ul style="list-style-type: none"> • Noise • Large Truck Deliveries • Could Produce Toxic Substances • Environmental odors and air pollutants • Possible degradation of groundwater and sources of drinking water • Could interfere with the use and enjoyment of neighboring properties 	
Manufacturing Heavy	Manufacturing establishments converting raw materials into a product whose intensive nature and scale of operation would have an impact on surrounding land uses. Includes: Canning and Kindred Food Products Manufacturing. Facilities engaged in the canning, curing, and processing of raw agricultural and seafood products, and the conversion of raw agricultural and seafood products to finished food products whose production cause adverse impact to the surrounding environment. Includes: meat, poultry, and seafood canning, curing, byproduct processing; fish canning and curing, meat products, sauerkraut, vinegar, yeast, rendering or refining of fats and oils, and sugar processing; and	<ul style="list-style-type: none"> • Noise • Large Truck Deliveries • Could Produce Toxic Substances • Environmental odors and air pollutants • Possible degradation of groundwater and sources of drinking water • Could interfere with the use and enjoyment of neighboring properties 	

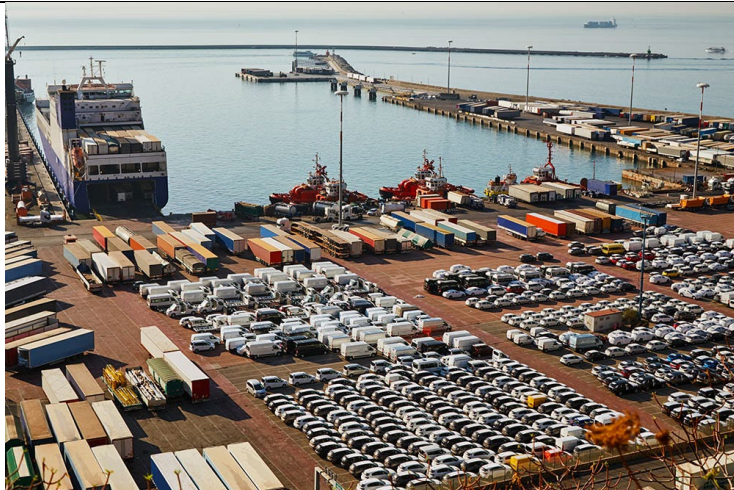
LAND USES	DESCRIPTION*	OPERATIONAL CHARACTERISTICS	EXAMPLE
	miscellaneous food items prepared from raw products.		
Major impact facilities	Facilities for land intensive activities that need to be located away from residences or concentrations of people due to the magnitude or nature of the operation's impacts on the surrounding environment. Includes airports, heliports, sanitary landfills including composting facilities, hazardous waste disposal sites, junk yards, nuclear power generating plants/facilities, and correctional institutions.	<ul style="list-style-type: none"> Noise Large Truck Deliveries Could Produce Toxic Substances Environmental odors and air pollutants Possible degradation of groundwater and sources of drinking water Could interfere with the use and enjoyment of neighboring properties 	
Mining	The extraction of minerals from the earth, including solids, such as coal, ores, and aggregates; liquids, such as crude petroleum; and gases, such as natural gases and geothermal gases.	<ul style="list-style-type: none"> Noise Large Truck Deliveries Could Produce Toxic Substances Environmental odors and air pollutants Possible degradation of groundwater and sources of drinking water Could interfere with the use and enjoyment of neighboring properties 	

LAND USES	DESCRIPTION*	OPERATIONAL CHARACTERISTICS	EXAMPLE
Personal storage facilities (mini storage)-	<p>A structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.</p>	<ul style="list-style-type: none"> • Noise • Large Truck Deliveries • Could Produce Toxic Substances • Environmental odors and air pollutants • Possible degradation of groundwater and sources of drinking water • Could interfere with the use and enjoyment of neighboring properties • Cold Storage • PERMITTED IN SOME COMMERCIAL-INDUSTRIAL OVERLAY AREAS. 	
Petroleum storage and distribution	<p>Wholesale and retail establishments engaged in the storage, and sale of gasoline, oil, butane, propane, and liquefied petroleum gas (LPG) and similar products to retailers and consumers. Does not include the sale of gasoline at a service station ("Auto and vehicle services—Service stations").</p>	<ul style="list-style-type: none"> • Noise • Large Truck Deliveries • Could Produce Toxic Substances • Environmental odors and air pollutants • Possible degradation of groundwater and sources of drinking water • Could interfere with the use and enjoyment of neighboring properties 	

LAND USES	DESCRIPTION*	OPERATIONAL CHARACTERISTICS	EXAMPLE
Recycling facility	A structure or enclosed space used for the collection and/or processing of recyclable materials, including scrap aluminum, paper, pulp, and nonferrous materials, for shipment, or to an end-user's specifications, by such means as baling, briquetting, cleaning, compacting, crushing, flattening, grinding, mechanical sorting, remanufacturing, and shredding. Can be the sole business on the site. Does not include hazardous or contaminated waste ("Major impact facilities").	<ul style="list-style-type: none"> • Noise • Large Truck Deliveries • Could Produce Toxic Substances • Environmental odors and air pollutants • Possible degradation of groundwater and sources of drinking water • Could interfere with the use and enjoyment of neighboring properties • Cold Storage 	
Sanitary services	Facilities for the cleaning of hazardous and biohazardous materials. Includes the cleaning of portable toilets, tankers, and containers.	<ul style="list-style-type: none"> • Noise • Large Truck Deliveries • Could Produce Toxic Substances • Environmental odors and air pollutants • Possible degradation of groundwater and sources of drinking water • Could interfere with the use and enjoyment of neighboring properties 	

LAND USES	DESCRIPTION*	OPERATIONAL CHARACTERISTICS	EXAMPLE
Scrap and dismantling yards	<p>Outdoor establishments primarily engaged in assembling, breaking up, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap, and the incidental wholesale or retail sales of parts from those vehicles. Includes light and heavy processing facilities for recycling and recycling of ferrous materials. Does not include: pawnshops, and other secondhand stores ("Secondhand stores/pawnshops"); the sale of operative used cars ("Auto and vehicle sales/leasing/rental—Used"); or landfills or other waste disposal sites ("Major impact facilities").</p>	<ul style="list-style-type: none"> • Noise • Large Truck Deliveries • Could Produce Toxic Substances • Environmental odors and air pollutants • Possible degradation of groundwater and sources of drinking water • Could interfere with the use and enjoyment of neighboring properties 	
Storage yards	<p>The outdoor storage of various materials and/or equipment as the primary use of the site. Includes contractor's storage yards, equipment storage yards, etc. Does not include recycling facilities, auto wrecking, etc. ("Recycling and waste facilities).</p>	<ul style="list-style-type: none"> • Noise • Large Truck Deliveries • Could Produce Toxic Substances • Environmental odors and air pollutants • Possible degradation of groundwater and sources of drinking water • Could interfere with the use and enjoyment of neighboring properties • Cold Storage 	

LAND USES	DESCRIPTION*	OPERATIONAL CHARACTERISTICS	EXAMPLE
Truck and heavy equipment education and training	Facilities for instructing and training students in a variety of truck, construction and heavy equipment vehicles.	<ul style="list-style-type: none"> • Noise • Large Truck Deliveries • Could Produce Toxic Substances • Environmental odors and air pollutants • Possible degradation of groundwater and sources of drinking water • Could interfere with the use and enjoyment of neighboring properties 	
Transfer stations	Facility for the separation of recyclable items from solid waste, with the remaining solid waste taken to the landfill. May include recycling facilities, above.	<ul style="list-style-type: none"> • Noise • Large Truck Deliveries • Could Produce Toxic Substances • Environmental odors and air pollutants • Possible degradation of groundwater and sources of drinking water • Could interfere with the use and enjoyment of neighboring properties 	

LAND USES	DESCRIPTION*	OPERATIONAL CHARACTERISTICS	EXAMPLE
Vehicle and freight terminals	<p>Transportation establishments furnishing services incidental to air, motor freight, and rail transportation including: freight forwarding services transportation arrangement services freight terminal facilities truck repair joint terminal and service facilities truck terminals packing, crating, inspection, and weighing services trucking facilities, including transfer and storage postal service bulk mailing distribution centers</p>	<ul style="list-style-type: none"> • Noise • Large Truck Deliveries • Could Produce Toxic Substances • Environmental odors and air pollutants • Possible degradation of groundwater and sources of drinking water • Could interfere with the use and enjoyment of neighboring properties 	

*Descriptions take from Stockton Municipal Code