This handout provides instructions on how to determine whether a land use (e.g., business) is permitted at specific location. If seeking a Business License, please use this form PRIOR TO submitting a license application. If you have a question about this handout, please use the contact information above.

STEP 1: OPEN INTERNET WEB BROWSER: Visit https://stocktonca.mapgeo.io (see Figure 1)

STEP 2: ENTER ADDRESS: Use “Search” or “Property Quick Search” to locate property (Note: street number and name work best, exclude street prefix and suffix. Eg. “345 El Dorado” not “345 N El Dorado St”). Click on the correct address so it is highlighted with a red border.

STEP 3: OPEN ZONING MAP: Click “Themes” and turn on the Zoning layer (see Figure 1). Identify property zoning by either: (a) placing cursor over property; or (b) locate within property profile on left side of screen.

STEP 4: DETERMINE IF LAND USE IS ALLOWED: Allowable land uses are identified by zone at Stockton Municipal Code (SMC) §16.20.020, Table 2-2 (click here to access). Note: the top row identifies zoning districts; the left column identifies land uses (see Figure 2).

A. IDENTIFY LAND USE: Use the left “Land Uses” column to identify the use. Once located, verify the definition at SMC §16.240.020 matches what you propose (click here to access).
PERMIT REQUIREMENTS: Allowable land uses are identified by zone at Stockton Municipal Code (SMC) §16.20.020, Table 2-2 (click here to access). Note: the top row identifies zoning districts; the left column identifies land uses (see Figure 2).

A. **PROHIBITED**: If the cell is empty, the use is prohibited in that zone.

B. **“P”** = land uses permitted by-right subject to compliance with all applicable provisions of SMC Title 16 (Development Code). Permitted uses may require a Site Plan Review and/or Design Review.

C. **“L”** = land uses require a Land Development Permit when related to new construction, the expansion of an existing facility, or a change to a more intensive use, as determined by the Director (SMC Chapter 16.136; click here)

D. **“A”** = land uses require an Administrative Use Permit (SMC Chapter 16.172; click here for brochure).

E. **“C”** = land uses require a Commission Use Permit (SMC Chapter 16.172; click here for brochure).

F. **MX, UC and PT DISTRICTS**: Permit requirements for each allowable use are located within each respective Master Development Plan. Contact staff at (209) 937-8266 or planning@stocktonca.gov to obtain a copy.

**ATTENTION: BUSINESS LICENSE TAX APPLICANTS**

- Enter the address from STEP 2 above at Line 2 (Business Address) of the Business License Tax Application.

- Enter the land use from STEP 4 above at Line 6 (Detail Description of Business Activity) of the Business License Tax Application. If a planning permit is required and has been issued, enter the permit number at Line 6 too.

- Planning will not approve license applications unless the land use is permitted by-right and/or the required permit (e.g., Site Plan Review, Land Development Permit, Use Permit) has been obtained.

- Direct all questions about this form to (209) 937-8266 or planning@stocktonca.gov

This document is for reference only and is not intended to allow or deny any uses; the information presented is subject to change.