

**Resolution "Exhibit A" Zoning Code Amendment - Table
17.22.020-1, Allowed Uses And Required Entitlements For
Manteca's Base Zoning Districts**

Title 17 ZONING

Article II ZONING DISTRICTS, ALLOWED USES, AND DEVELOPMENT STANDARDS

Chapter 17.22 ALLOWED LAND USES AND REQUIREMENTS

17.22.020 Allowed Uses and Required Entitlements

Table 17.22.020-1 (Allowed Uses and Required Entitlements for Manteca's Base Zoning Districts) below identifies allowed uses and corresponding requirements for planning entitlements for all Base Zoning Districts within the City of Manteca other than Special Purpose Zoning Districts [see Chapter 17.28 (Special Purpose Zoning Districts)]. Definitions for the land uses listed herein (use classifications) are provided in Chapter 17.24 (Allowed Use Definitions). See additional use requirements in Article IV (Standards for Specific Land Uses). In the table below, an "A" indicates that the land use is permitted by right, a "C" indicates that the land use is permitted in the designated Zoning District upon issuance of a Conditional Use Permit [pursuant to Section 17.10.130 (Conditional Use Permit)], an "M" indicates that the land use is permitted in the designated Zoning District upon issuance of a Minor Use Permit, and an "N" indicates that the use is not allowed.

Except as otherwise provided for in this Title, uses not shown in the table are not permitted. Zoning district names for the Zoning District symbols used in the table are as follows:

- A Agricultural Zoning District
- R-E Residential Estate Zoning District
- R-1 One-Family Dwelling Zoning District
- R-2 Limited Multiple-Family Dwelling Zoning District
- R-3 Multiple-Family Dwelling Zoning District
- CMU Mixed Use Commercial Zoning District
- BIP Business Industrial Park Zoning District
- CN Neighborhood Commercial Zoning District
- CG General Commercial Zoning District
- CM Commercial Manufacturing Zoning District
- M1 Light Industrial Zoning District
- M2 Heavy Industrial Zoning District
- OS Open Space Zoning District
- P Park Zoning District
- PQP Public/Quasi-Public Zoning District

TABLE 17.22.020-1

ALLOWED USES AND REQUIRED ENTITLEMENTS FOR MANTECA'S BASE ZONING DISTRICTS

Land-Use/Zoning-District	A	R-E	R-1	R-2	R-3	CMU	BIP	CN	CG	CM	M1	M2	OS	P	PQP
Land Use/Zoning District	A	R-E	R-1	R-2	R-3	CMU	BIP	CN	CG	CM	M1	M2	OS	P	PQP
Residential Uses															
Adult Day Care Home	N	A	A	A	A	M	N	C	C	C	CN	N	N	N	N
Caretaker Housing	A	A	A	A	A	C	N	N	N	N	CN	C	N	N	C
Dwelling, Multi-Family	N	N	N	A	A	A	N	N	N	N	N	N	N	N	N
Dwelling, Second Unit ¹	A	A	A	A	A	N	N	N	N	N	N	N	N	N	N
Dwelling, Single-Family	A	A	A	M	M	N	N	N	N	N	N	N	N	N	N
Dwelling, Two-Family	N	N	N	A	A	N	N	N	N	N	N	N	N	N	N
Dwelling, Three- and Four-Family	N	N	N	A	A	A	N	N	N	N	N	N	N	N	N
Emergency Shelter ²	N	N	N	N	N	N	N	C	A	A	CN	N	N	N	N
Employee Housing, Large	A	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Employee Housing, Small	A	A	A	A	A	A	N	N	N	N	N	N	N	N	N
Family Day Care Home, Large ¹⁹	A	A	A	A	A	N	N	N	N	N	N	N	N	N	N
Family Day Care Home, Small	A	A	A	A	A	N	N	N	N	N	N	N	N	N	N
Group Residential	N	N	N	A	A	A	N	N	N	N	N	N	N	N	N
Home Occupations ³	A	A	A	A	A	A	N	N	N	N	N	N	N	N	N
Live-Work Facility	N	N	N	N	N	M	N	N	N	N	N	N	N	N	N
Mobile Home Park	N	N	N	C	C	N	N	N	N	N	N	N	N	N	N
Residential Care Facility	N	N	N	C	C	C	N	N	N	N	N	N	N	N	N
Residential Care Home	A	A	A	A	A	A	N	N	N	N	N	N	N	N	N
Single-Room Occupancy (SRO) Facility	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N
Supportive Housing	A	A	A	A	A	A	N	N	A	A	N	N	N	N	N
Transitional Housing	A	A	A	A	A	A	N	N	A	A	CN	N	N	N	N
Land Use/Zoning District	A	R-E	R-1	R-2	R-3	CMU	BIP	CN	CG	CM	M1	M2	OS	P	PQP
Agricultural and Animal-Related Uses															
Agricultural Tourism	A	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Animal Husbandry	A	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Animal Keeping, Domestic Pet	A	A	A	A	A	A	N	N	N	N	N	N	N	N	N
Animal Keeping, Exotic Animals	A	A	A	A	A	A	N	N	N	N	N	N	N	N	N
Animal Keeping, Livestock Animals ⁴	A	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Animal Keeping, Insects	A	A	A	A	A	N	N	N	N	N	N	N	N	N	N
Animal Keeping, Poultry/Rabbits ⁵	A	A	N	N	N	N	N	N	N	N	N	N	N	N	N
Animal Sales and Grooming	N	N	N	N	N	A	N	A	A	A	M	N	N	N	N
Crop Production	A	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Equestrian Facility, Commercial	A	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Kennel, Commercial ⁶	C	N	N	N	N	N	N	N	C	C	C	C	N	N	N
Veterinary Facility ⁷	N	N	N	N	N	A	N	C	A	A	C	N	N	N	N

Land Use/Zoning District	A	R-E	R-1	R-2	R-3	CMU	BIP	CN	CG	CM	M1	M2	OS	P	PQP
Recreation, Resource Preservation, Open Space, Education, and Public Assembly Uses															
Assembly Uses	C	C	C	C	C	C	N	N	C	N	N	N	N	C	C
Cemetery/Mausoleum	C	C	C	C	C	N	N	N	N	N	N	N	N	N	C
Church/Place of Worship	C	C	C	C	C	A	C	A	A	M	C	N	N	N	A
Community Garden	A	A	A	A	A	M	N	N	N	N	N	N	A	A	A
Golf Course/Clubhouse ⁸	N	N	N	N	N	N	N	N	N	N	N	N	N	A	A
Indoor Amusement/ Entertainment Facility	N	N	N	N	N	C	C	C	C	C	C	N	N	N	N
Indoor Fitness and Sports Facility	N	N	N	N	N	A	C	N	A	A	C	C	N	C	C
Library and Museum	C	C	C	C	C	C	N	N	M	N	N	N	N	M	A
Outdoor Commercial Recreation	N	N	N	N	N	C	N	N	N	N	N	N	N	A	A
Outdoor Community Recreation	A	A	A	A	A	A	A	A	A	A	N	N	A	A	A
Park and Public Plaza	A	A	A	A	A	C	C	C	C	N	N	N	A	A	A
Recreational Vehicle Park	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P
Resource Protection and Restoration	C	C	C	C	C	N	N	N	N	N	N	N	A	A	A
Resource-Related Recreation	C	N	N	N	N	N	N	N	N	N	N	N	A	A	A
School, Academic-Private	N	N	A	A	A	A	M	A	M	A	M	N	N	N	A
School, Equipment/ Machinery/Vehicle Training	N	N	N	N	N	N	C	N	C	A	A	C	N	N	N
School, Specialized Education and Training/Studio	N	N	N	N	N	A	C	A	A	A	C	N	N	N	C
Theater/Auditorium	N	N	N	N	N	A	N	N	A	A	N	N	N	N	N
Land Use/Zoning District	A	R-E	R-1	R-2	R-3	CMU	BIP	CN	CG	CM	M1	M2	OS	P	PQP
Utility, Transportation, Public Facility, and Communication Uses															
Airport	N	N	N	N	N	N	N	N	N	N	N	C	N	N	C
Ambulance Service	N	N	N	N	N	C	N	C	C	A	A	C	N	N	N
Broadcasting and Recording Studio	N	N	N	N	N	C	A	C	C	A	A	N	N	N	N
Fuel Storage and Distribution	N	N	N	N	N	N	N	N	N	N	C	A	N	N	N
Heliport	N	N	N	N	N	C	C	C	C	C	C	C	N	N	C
Park and Ride Facility	N	N	N	N	C	A	A	C	A	A	A	A	N	N	A
Parking Facility	N	N	N	C	C	A	C	C	A	A	C	C	N	N	A
Public Safety Facility	C	C	C	C	C	A	A	A	A	A	A	A	A	A	A
Transit Facility	N	N	N	N	N	N	C	C	A	A	C	A	N	N	A
Transit Station/Terminal	N	N	N	N	N	C	C	C	C	C	C	C	N	N	A
Utility Facility and Infrastructure	A	A	A	A	A	A	A	A	A	A	A	A	N	N	A
Wireless Telecommunication Facility – Major ⁹	C	C	C	C	C	C	C	C	C	C	C	C	N	C	C
Wireless Telecommunication Facility – Minor ⁹	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Land Use/Zoning District	A	R-E	R-1	R-2	R-3	CMU	BIP	CN	CG	CM	M1	M2	OS	P	PQP
Retail, Service, and Office Uses															
Adult Day Health Care Center	N	N	N	N	N	C	N	N	C	N	N	N	N	N	N

Adult-Oriented Business ¹⁰	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N
Alcoholic Beverage Sales	N	N	N	N	N	A	N	C	A	A	C	N	N	N	N
Bar/Nightclub	N	N	N	N	N	C	N	N	C	N	N	N	N	N	N
Bed and Breakfast Inn	N	N	N	N	C	A	N	N	N	N	N	N	N	N	N
Brew Pub	N	N	N	N	N	N	N	N	N	A	N	N	N	N	N
Building Materials Store/ Yard	N	N	N	N	N	N	N	N	A	A	A	A	N	N	N
Business Support Services ¹¹	N	N	N	N	N	A	A	M	A	A	M	N	N	N	N
Cannabis Retailers ²⁰	N	N	N	N	N	C	C	C	C	C	C	N	N	N	N
Child Day Care Center ¹²	C	C	C	C	C	A	C	A	A	N	N	N	N	N	N
Convenience Store	N	N	N	N	N	A	N	A	A	N	N	N	N	N	N
Drive-In and Drive-Through Use ¹³	N	N	N	N	N	M	N	M	M	N	N	N	N	N	N
Equipment Sales and Rental	N	N	N	N	N	N	N	N	M	A	A	A	N	N	N
Grocery Store/ Supermarket	N	N	N	N	N	A	N	A	A	N	N	N	N	N	N
Home Improvement Supplies	N	N	N	N	N	A	N	A	A	A	M	N	N	N	N
Hotel and Motel ¹⁴	N	N	N	N	N	A	N	N	A	N	N	N	N	N	N
Maintenance and Repair of Small Equipment	N	N	N	N	N	A	N	N	A	A	A	M	N	N	N
Massage Therapy ¹⁵	N	N	N	N	N	A	N	A	A	N	N	N	N	N	N
Medical Services, Extended Care	N	N	N	C	C	C	N	N	C	N	N	N	N	N	N
Medical Services, General	N	N	N	N	N	A	N	A	A	N	N	N	N	N	N
Medical Services, Hospital	C	C	C	C	C	C	N	C	C	N	N	N	N	N	N
Mortuary/Funeral Home	N	N	N	N	N	A	N	C	A	N	N	N	N	N	N
Neighborhood Market	N	N	N	N	N	A	N	A	A	A	N	N	N	N	N
Office, Business and Professional	N	N	N	N	N	A	A	A	A	C	NM	N	N	N	N
Personal Services	N	N	N	N	N	A	N	A	A	A	N	N	N	N	N
Restaurant	N	N	N	N	N	A	M	A	A	A	N	N	N	N	N
Retail, General	N	N	N	N	N	A	N	A	A	A	N	N	N	N	N
Tasting Room	N	N	N	N	N	N	N	N	N	A	N	N	N	N	N
Tobacco Related Uses ¹⁸	N	N	N	N	N	C	N	N	C	C	N	N	N	N	N
Land Use/Zoning District	A	R-E	R-1	R-2	R-3	CMU	BIP	CN	CG	CM	M1	M2	OS	P	PQP
Automobile and Vehicle Uses															
Auto and Vehicle Rental	N	N	N	N	N	M	N	N	M	M	M	N	N	N	N
Auto and Vehicle Sales	N	N	N	N	N	C	N	C	M	M	M	N	N	N	N
Auto and Vehicle Storage	N	N	N	N	N	N	N	N	N	M	M	A	N	N	N
Auto Parts Sales	N	N	N	N	N	A	N	A	A	A	M	N	N	N	N
Auto Vehicle Dismantling	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N
Car Washing and Detailing	N	N	N	N	N	A	N	M	A	A	C	N	N	N	N
Fueling Station	N	N	N	N	N	M	N	M	M	M	N	N	N	N	N
Vehicle Services—Major	N	N	N	N	N	N	M	N	M	M	A	N	N	N	N
Vehicle Services—Minor	N	N	N	N	N	M	M	M	M	A	A	N	N	N	N
Land Use/Zoning District	A	R-E	R-1	R-2	R-3	CMU	BIP	CN	CG	CM	M1	M2	OS	P	PQP
Industrial, Manufacturing, and Processing Uses															

Agricultural Products -Processing	A	N	N	N	N	N	N	N	N	N	M	M	A	N	N	N
Agriculture Related, Ancillary	A	N	A	A	A	N	N									
Business and Business Office, Ancillary	N	M	C	N	N	N										
Commercial, Ancillary	N	M	C	N	N	N										
Freight Yard/Truck Terminal	N	N	N	N	N	N	N	N	N	N	M	A	A	N	N	N
Manufacturing, Major ¹⁶	N	N	N	N	N	N	N	N	N	C	C	A	N	N	N	
Manufacturing, Minor	N	N	N	N	N	N	M	N	N	A	A	A	N	N	N	
Manufacturing, Small Scale	N	N	N	N	N	M	A	M	A	A	A	M	N	N	N	
Recycling Facility – Collection ¹⁷	N	N	N	N	N	C	C	C	C	C	C	C	N	N	N	
Recycling Facility – Processing	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	
Recycling Facility – Scrap and Dismantling	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	
Research and Development	N	N	N	N	N	N	A	N	M	A	A	M	N	N	N	
Storage, Personal Storage Facility	N	N	N	N	N	N	C	C	C	C	A	A	N	N	N	
Storage, Warehouse	N	N	N	N	N	N	C	N	N	A	A	A	N	N	N	
Storage, Yard	N	N	N	N	N	N	N	N	N	A	A	A	N	N	N	
Wholesaling and Distribution	N	N	N	N	N	N	C	N	N	A	A	A	N	N	N	

Notes:

1. See additional regulations for Second Dwelling Units in Chapter [17.82](#).
2. See additional regulations for Emergency Shelters in Chapter [17.76](#).
3. See additional regulations for Home Occupations in Chapter [17.78](#).
4. Minimum 2 acres for the first horse, then 1 additional acre for each additional horse. Stables and paddocks shall be located on the rear half of the lot a minimum of 20 feet to any lot line and a minimum of 40 feet from any dwelling on the same or adjoining property.
5. Minimum of 1,000 square feet per animal.
6. 200-foot minimum setback from all property lines.
7. Where veterinary facilities include any outdoor uses, such facilities shall maintain a minimum 50-foot setback from any residential district, restaurant, or hotel or motel. However, this minimum separation standard may be reduced where an applicant produces a noise analysis by a qualified acoustical professional to demonstrate that the proposed noise source will meet all of the City’s adopted noise standards for nearby residences.
8. Minimum 20-foot setback; 25-foot setback when adjacent to a residential Zoning District.
9. See additional regulations for Wireless Telecommunication Facilities in Chapter [17.88](#).
10. See additional regulations for Adult-Oriented Businesses in Chapter [17.70](#).
11. Business occupying more than 25,000 square feet shall require approval of a Minor Use Permit to ensure that potential impacts associated with the larger business (e.g., noise, odor) are mitigated to a less than significant level.
12. Minimum 10,000 square feet of lot area.
13. See additional regulations for Drive-In and Drive-Through Facilities in Chapter [17.74](#).
14. Minimum lot size of 20,000 square feet.
15. See additional regulations for Massage Therapy in Chapter [17.86](#).
16. 1,000-foot minimum setback from any residential Zoning District.
17. Facilities located within 150 feet of a property zoned or used residential shall operate only during the hours of 9:00 a.m. and 5:00 p.m.
18. 100-foot minimum distance from any school.
19. See additional regulations for Family Day Care Home, Large under Section [17.10.030](#) Zoning conformance approval.
20. Cannabis Retailers must also obtain a Cannabis Business Permit pursuant to Chapter [5.64](#).