



MANTECA ZONING CODE UPDATE WORKSHOP

August 21,
2025

PRESENTATION OVERVIEW



UPDATE DRIVERS

TIMELINE

ZONING CODE STRUCTURE

ZONING CODE UPDATE

UPDATES TO NOTE

NEXT STEPS

Q & A

UPDATE DRIVERS



2043

GENERAL PLAN

**MANTECA
MUNICIPAL CODE**

**GUIDING POLICY
DOCUMENTS**



CEQA



UPDATE DRIVERS



What drives the zoning code update?

- General Plan Goals, Policies, Implementing Programs
- Housing Element / State Housing Law
- City Council Directives
- Best Planning Practices



TIMELINE



2043 General
Plan Update

MARCH
2024

6th Cycle Housing
Element

OCTOBER
2024

Partial Update to the
Land Use Table

MAY
2025

PC Zoning Code Update
Public Hearing

OCTOBER 2025

Zoning Code Update Public
Review & Comments

SEPTEMBER
2025

Zoning Code
Adoption

DECEMBER
2025

SEPTEMBER
2024

Initiation of Zoning
Text/Map
Administrative Review

DECEMBER
2024

Citywide Rezone

AUGUST
2025

PC
Zoning Code Update
Workshop

SEPTEMBER
2025

Staff Review of Public
Review & Comments

NOVEMBER
2025

CC Zoning Code Update
Public Hearing

ZONING CODE STRUCTURE

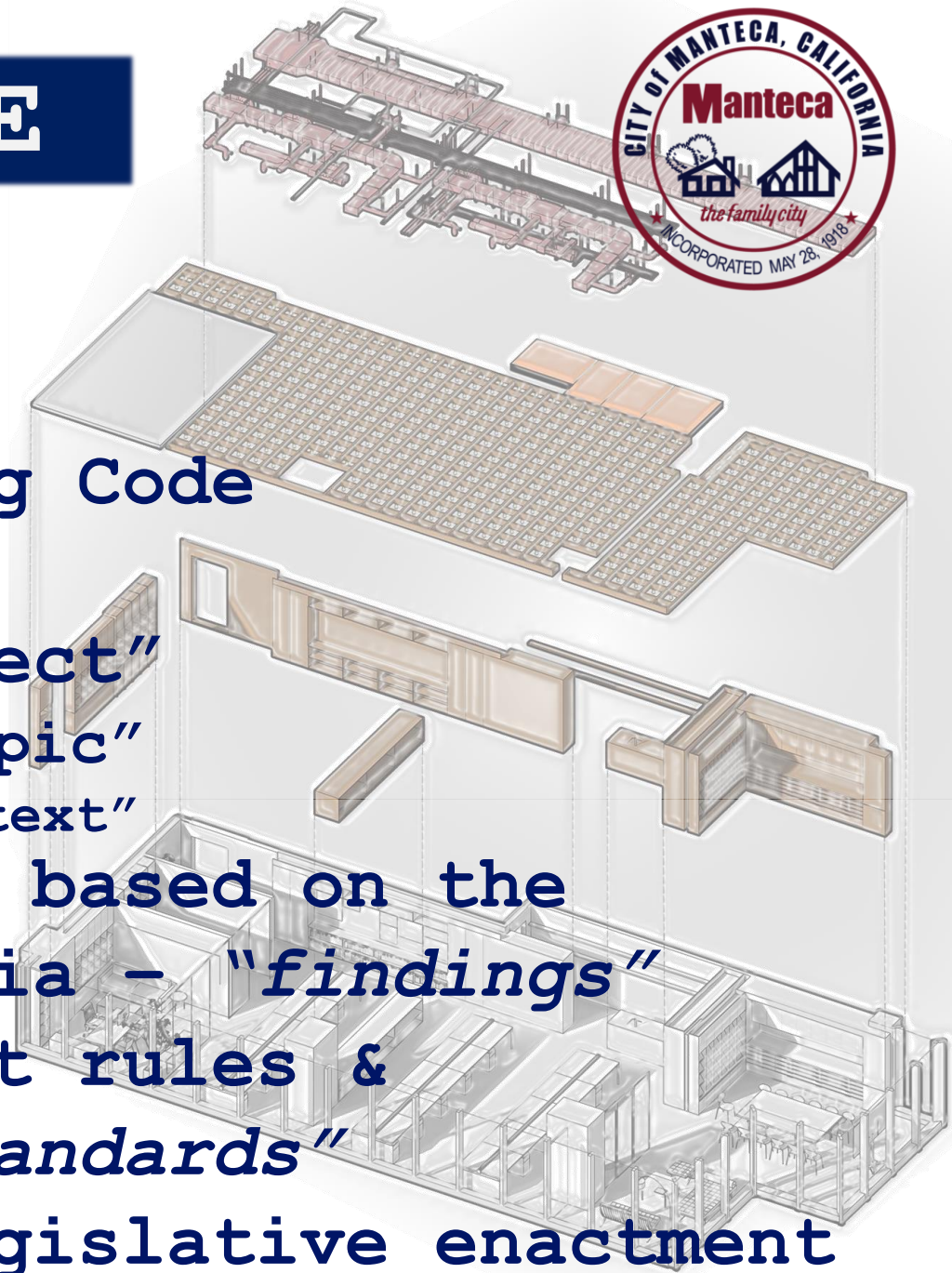
How is the zoning code structured?

- Euclidean Restrictive Zoning Code
- Zoning Code Format
 - Articles: "general subject"

Types of requirements

- Chapters: "specific topic"
- Sections: "specific text"

- Discretionary: requirements based on the judgement of special criteria – "*findings*"
- Regulatory: local government rules & regulations – "*objective standards*"
- Statutory: State/Federal legislative enactment



ZONING CODE UPDATE



Article I – Zoning Code Establishment, Administration, and Entitlements

- Edit, format, and update to text, procedures, and nomenclatures

Examples:

- Community Development Director → Development Services Director / Minor Plan Modification → Minor Permit Modification
- Update entitlement findings

ZONING CODE UPDATE



Article II – Zoning Districts, Allowed Uses, and Development Standards

- Edit, format, and update to text, zone districts, uses, and definitions

Examples:

- General Plan & Zoning density requirements
- Update land use type with new uses and definitions
- Update residential standards (lot size, setbacks, etc.)
- Deletion of Central Business District section

ZONING CODE UPDATE



Article III – Site Planning Standards

- Edit, format, and update to text and nomenclatures

Examples:

- Update site design standards (landscaping, parking, accessory structures, etc.)
- Addition of Chapter 17.60 Standards for Housing Element Site
- Addition of Chapter 17.62 Architectural Design Standards

ZONING CODE UPDATE



Article IV – Standards for Specific Land Uses

- Edit, format, and update to text and nomenclatures

Examples:

- Update to Chapter 17.74 Drive-in and Drive-through Facilities
- Update to Chapter 17.78 Home Occupation Permits
- Addition of Chapter 17.96 Accessory Commercial Uses (Pending direction of BW)

ZONING CODE UPDATE



Article V – Glossary of Terms

- Deletion, revision, and addition to terms

UPDATES TO NOTE

Residential Development

§ 17.26.040 Standards for Small-Lot Single-Family Development.

In residential Zoning Districts, new lots smaller than 6,000 square feet may be created and single-family homes constructed on those lots when the development complies with the following development standards listed in Table 17.26.020-2 (Small-Lot Single-Family Development Standards). Additionally, small-lot single-family residential development shall comply with any currently adopted small-lot single-family design standards and guidelines.

TABLE 17.26.020-2 SMALL-LOT SINGLE-FAMILY DEVELOPMENT STANDARDS	
Development Standard	Measurement
Lot Dimensions (minimum dimensions of lot)	
• Lot Width (min)	35 ft
• Lot Depth	70 ft
Setback (minimum distance between structure and property line in feet)	
• Front Yard	15 ft
• Front Yard, to Garage	20 ft
• Front Yard to Porch	10 ft
• Side Yards	5 ft/0 ft
• Street Side Yard	10 ft
• Rear Yard	10 ft
Building Height (maximum)	
• Building Height	30 ft

(Ord. 1501 § 1, 2011)

DEVELOPMENT STANDARDS FOR MANTECA'S BASE ZONING DISTRICTS														
Development Standard/Zoning District	AG	RE	R-1	R-2	R-3	CMU	DMU	CN	CG	CM	BIP	M-1	M-2	AI
Allowed Density														
• Minimum Density (du/ac)	0	0.5	2.1	8.1	20.1	20.1	20.1	n/a	20.1 ¹⁶			n/a		
• Maximum Density (du/ac)	2.0	2.0	8.0	20.0	30.0	30.0	30.0	n/a	30.0			n/a		
Lot Size (area requirements for new lots)														
Minimum Area	1.0 acre	0.5 acres	6,000 sq. ft.	2,000 sq. ft.	1,500 sq. ft.	1.5 acres	n/a	1.5 acres				n/a		
Maximum Area	n/a	2 acres	10,000 sq. ft.	4,500 sq. ft.	2,000 sq. ft.	n/a	n/a	3 acres				n/a		
Lot Dimensions (minimum for all new lots)														
Depth	300 ft.	200 ft.	100 ft.	55 ft.	50 ft.	n/a								
Width	100 ft.	100 ft.	60 ft.	35 ft.	25 ft.	n/a								
Setback (min. distance between structure and property line in feet) ²														
• Front Yard	50 ft	50 ft	20 ft ¹⁷	15 ft	10 ft	10 ft	0 ft	0 ft ³	0 ft ³	0 ft ³	25 ft ³	0 ft ^{2,3}	0 ft ^{2,3}	30 ft ^{2,3}
• Front Yard to Porch	n/a	n/a	10 ft	10 ft	10 ft	n/a	n/a	n/a ³	n/a ³	n/a ³	n/a ³	n/a ³	n/a ³	n/a ³
• Side Yard	15 ft	15 ft	5 ft	5 ft	5 ft	10 ft ¹⁰	0 ft ⁶	0 ft ^{2,3}	0 ft ^{2,3}	0 ft ^{2,3}	No min. ³	0 ft ^{2,3}	0 ft ^{2,3}	10 ft ^{2,3}

§ 17.26.040 Development Standards Modification or Deviation.

Any modification or deviation from the base zoning development standards shall occur in conformance with the applicable provisions of the following:

- Minor Zone Modification (Section 17.10.100)
- Variance (Section 17.10.120)
- Planned Development (Section 17.10.140)

NEXT STEPS



- ☐ Conduct a 30-day public review period
- ☐ Receive and review comments
- ☐ Bring forward an ordinance for adoption





Q

&

A