

**MANTECA ZONING CODE UPDATE**

**EXISTING/PROPOSED COMPARISON MAPS**

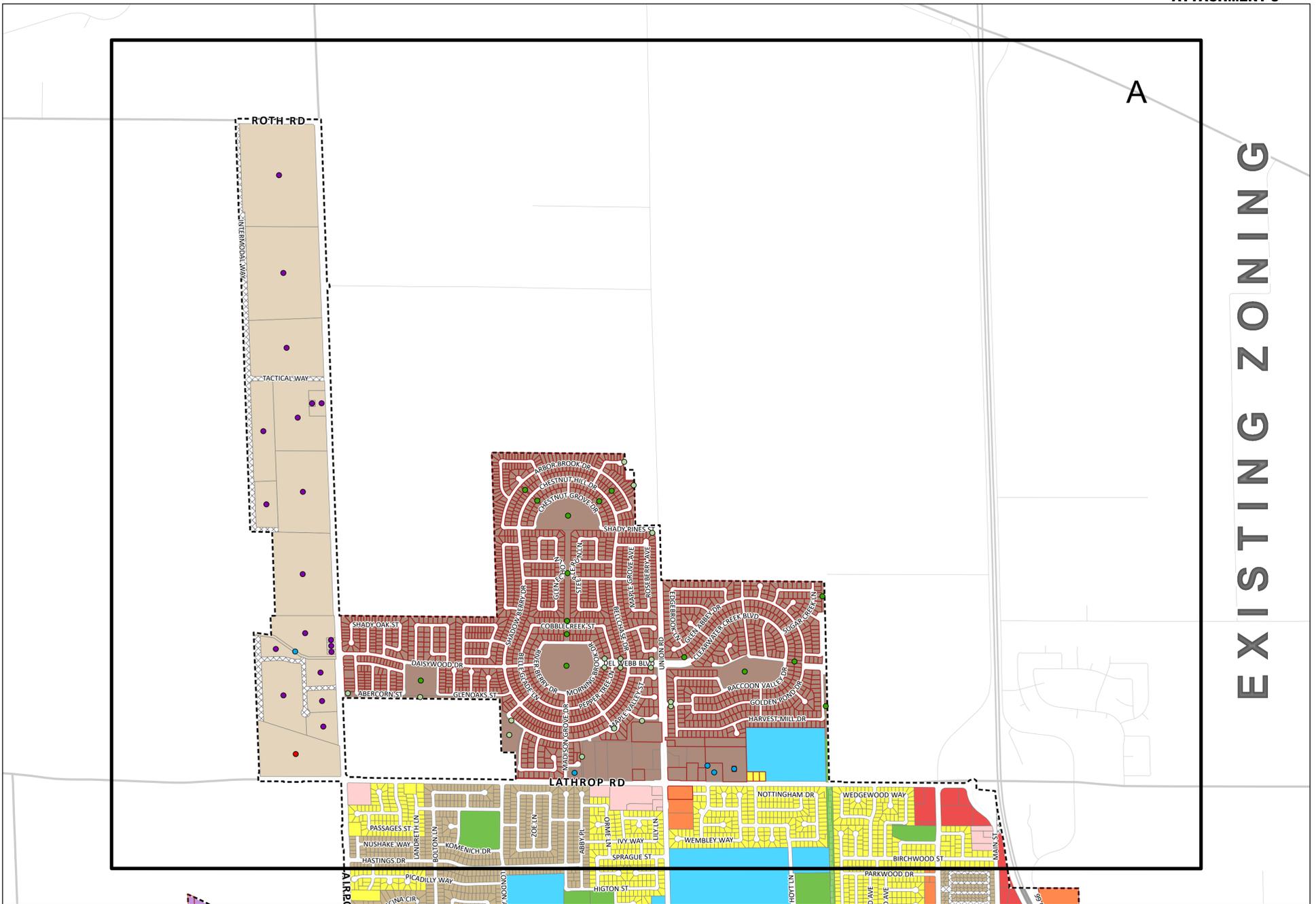
**GRID INDEX**

**Legend**

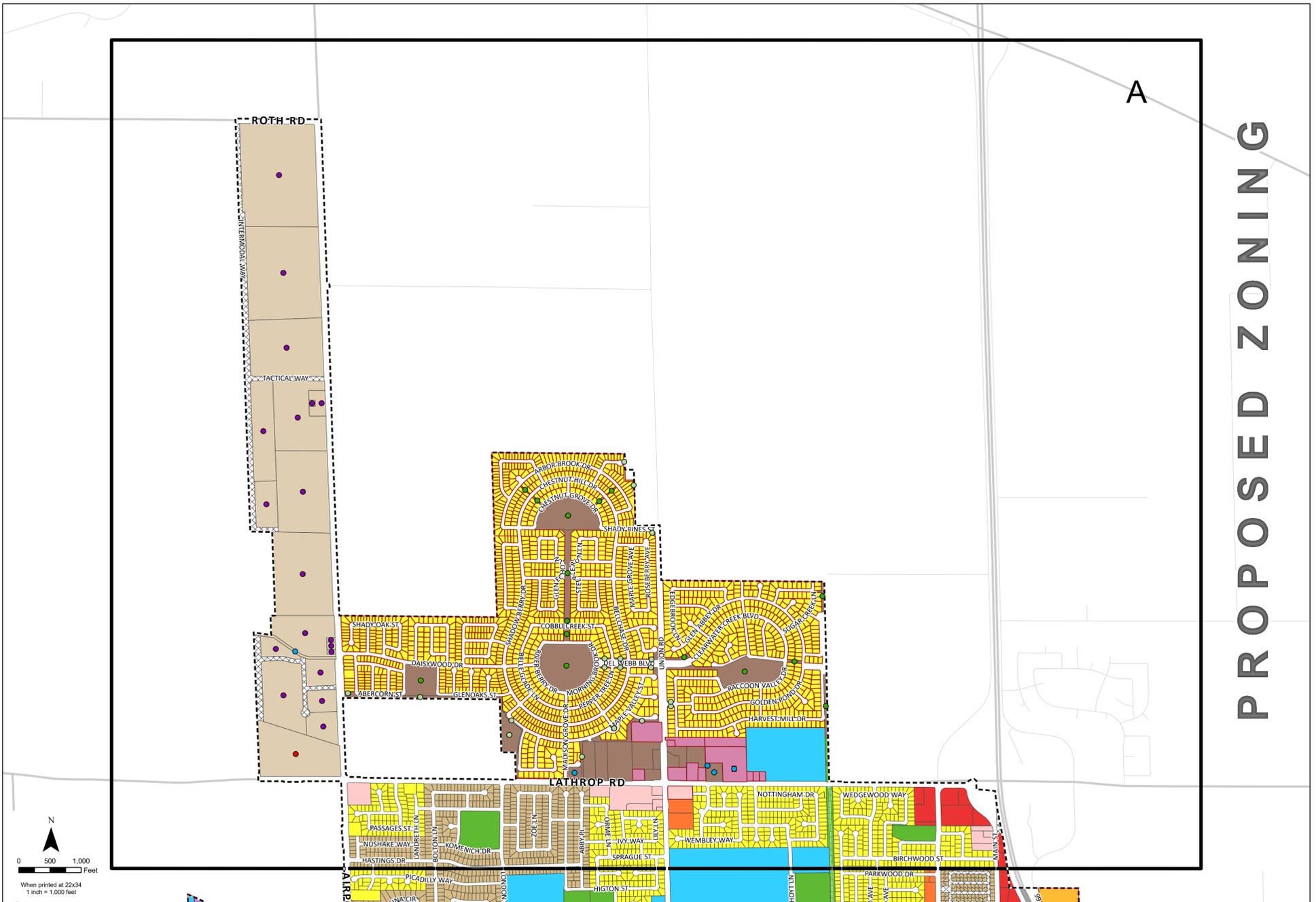
 Manteca City Limits

 Detail Grids

 Areas of Grid Overlap



EXISTING ZONING



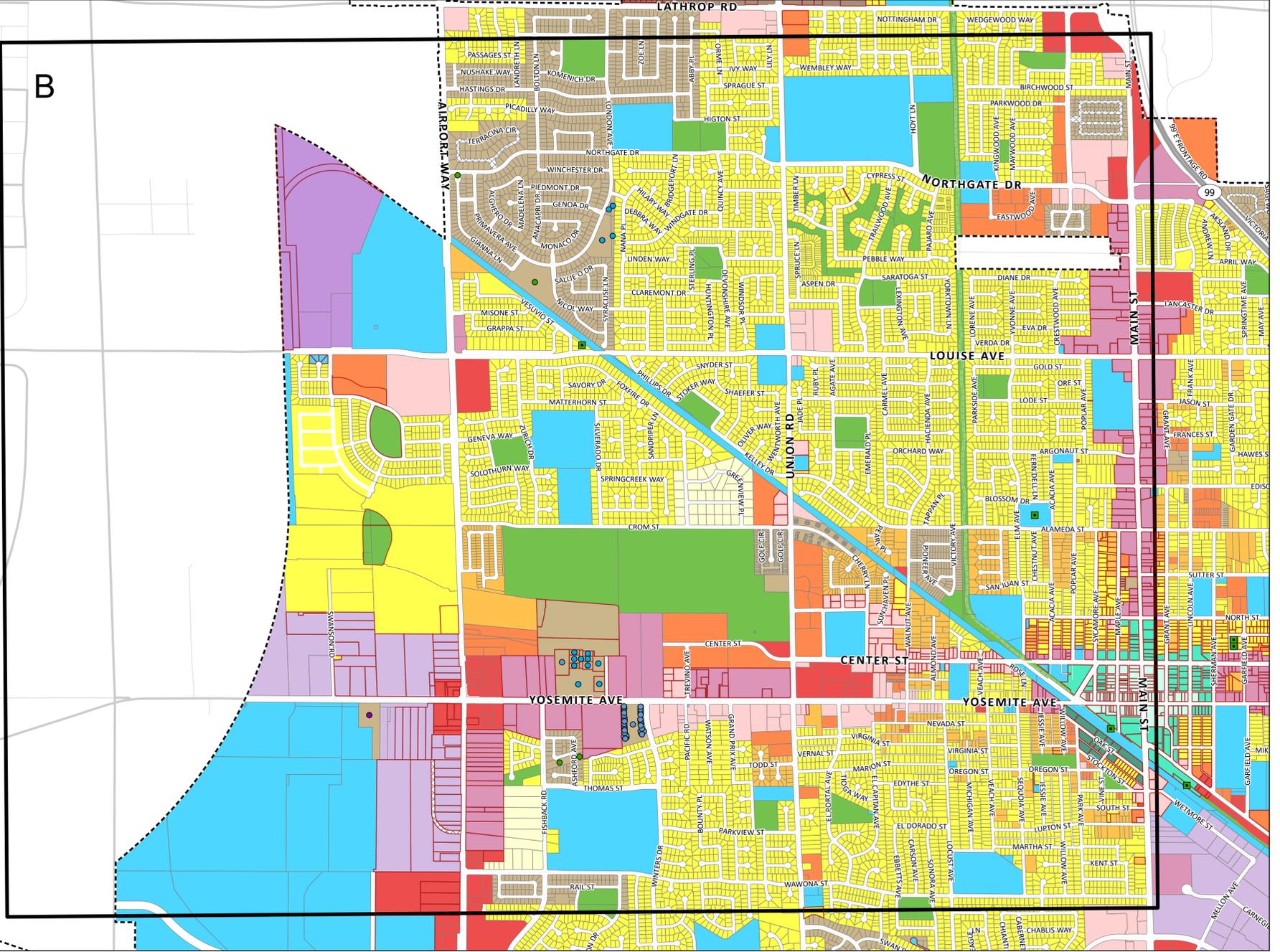
PROPOSED ZONING

<ul style="list-style-type: none"> <li>City Limits</li> <li>Manteca Parcel Boundaries</li> <li>Parcel with a Zoning Change (Existing to Proposed)</li> </ul> <p><b>Agricultural and Residential</b></p> <ul style="list-style-type: none"> <li>AG</li> <li>RE</li> <li>R1</li> <li>R2</li> <li>R3</li> </ul>	<p><b>Commercial, Office, Industrial, Mixed-Use</b></p> <ul style="list-style-type: none"> <li>BIP</li> <li>BP (Proposed Only)</li> <li>CMU</li> <li>CN</li> <li>CG</li> <li>M1</li> <li>M2</li> <li>DMU (Proposed Only)</li> </ul>	<p><b>Public/Quasi-Public</b></p> <ul style="list-style-type: none"> <li>OS</li> <li>P</li> <li>PQP</li> </ul> <p><b>Special Purpose Zoning</b></p> <ul style="list-style-type: none"> <li>MP</li> <li>PD</li> <li>SP</li> </ul>	<p><b>Overlay Zoning Districts</b></p> <ul style="list-style-type: none"> <li>CBD-1 (Existing Only)</li> <li>CBD-2 (Existing Only)</li> <li>CM</li> </ul> <p><b>Parcelized Roadways</b></p> <ul style="list-style-type: none"> <li>ROW</li> </ul> <p><b>Parcel with OS or P General Plan Designation with Inconsistent Zoning</b></p> <ul style="list-style-type: none"> <li>OS</li> <li>P</li> </ul>	<p><b>Parcels Zoned MP, SP, or PD with Inconsistent General Plan Designations</b></p> <ul style="list-style-type: none"> <li>BIP</li> <li>BP</li> <li>C</li> <li>I</li> <li>OS</li> <li>P</li> <li>PQP</li> </ul>
--	---	--	---	---

MANTECA ZONING CODE UPDATE

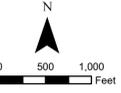
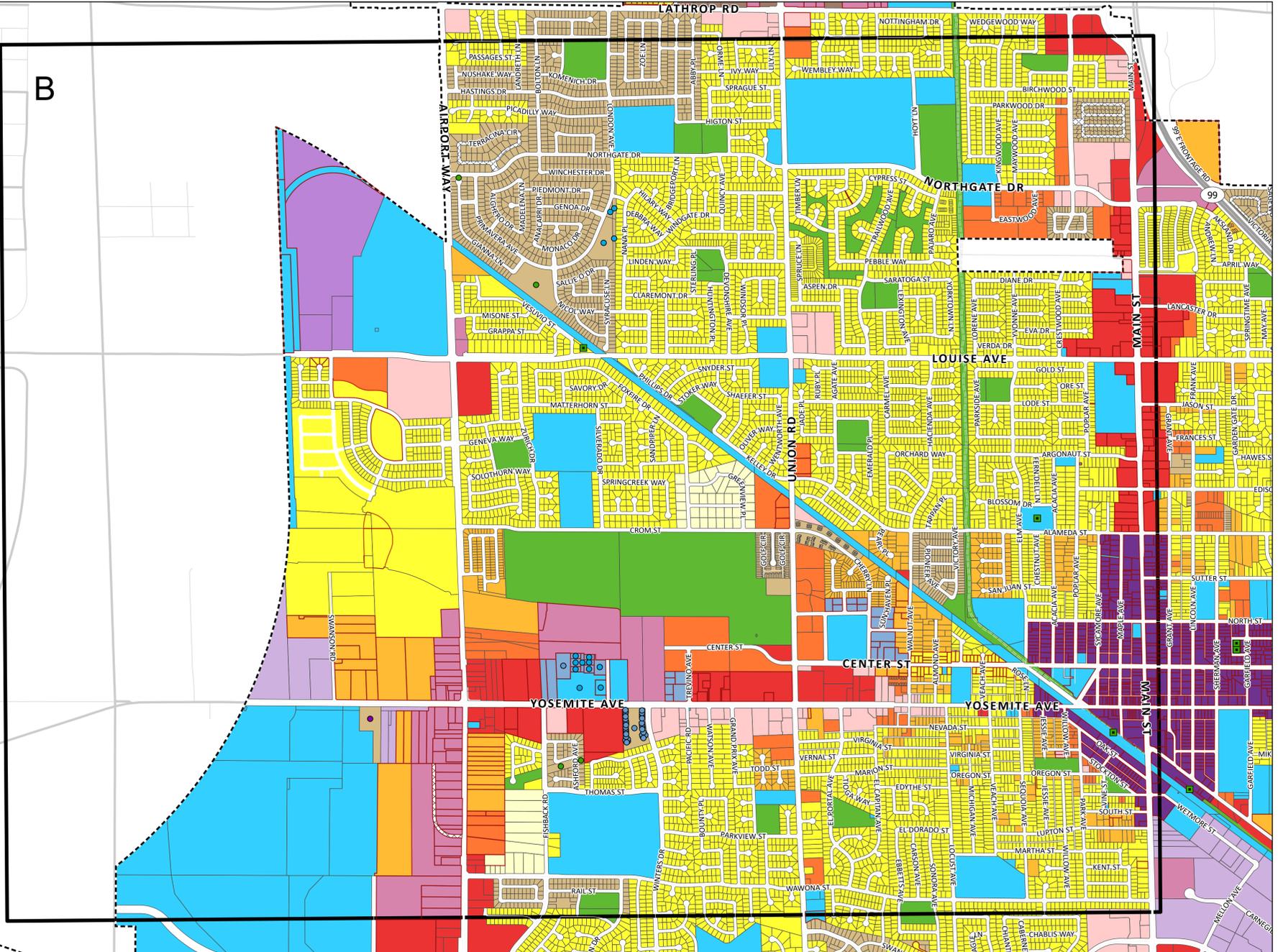
B

EXISTING ZONING



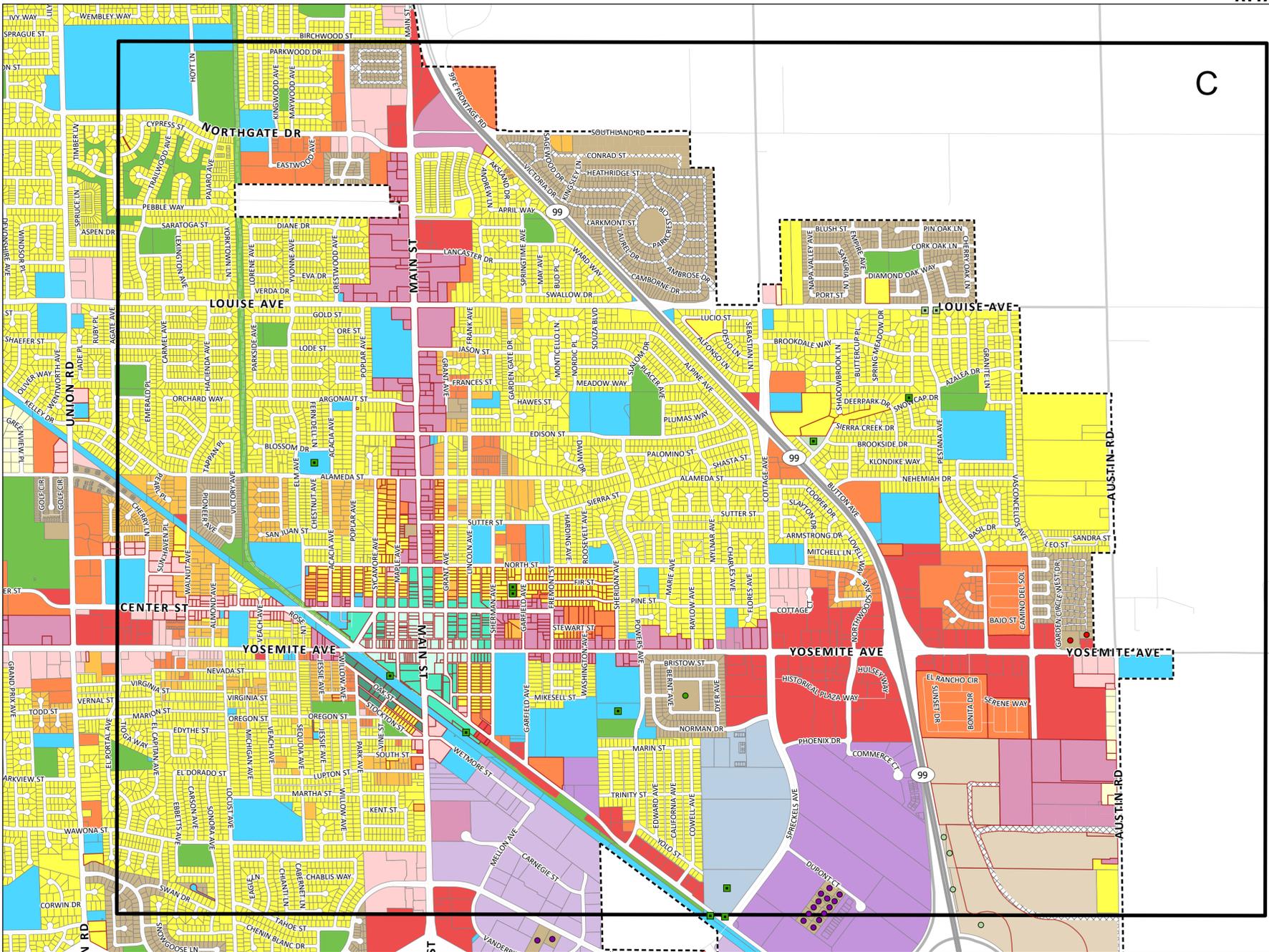
B

PROPOSED ZONING

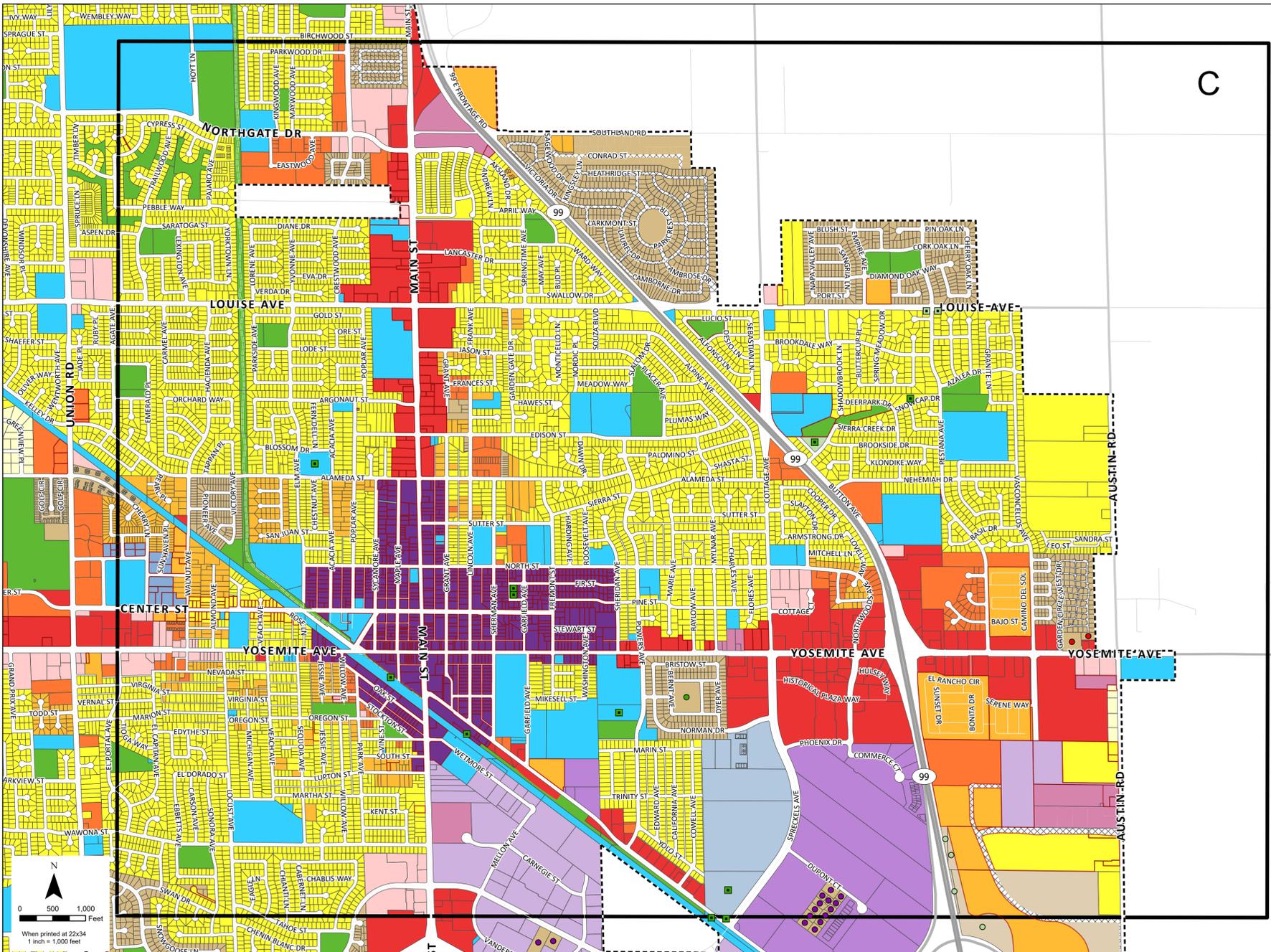


- City Limits
- Manteca Parcel Boundaries
- Parcel with a Zoning Change (Existing to Proposed)
- Agricultural and Residential**
- AG
- RE
- R1
- R2
- R3
- Commercial, Office, Industrial, Mixed-Use**
- BIP
- BP (Proposed Only)
- CMU
- CN
- CG
- M1
- M2
- DMU (Proposed Only)
- Public/Quasi-Public**
- OS
- P
- PQP
- Special Purpose Zoning**
- MP
- PD
- SP
- Overlay Zoning Districts**
- CBD-1 (Existing Only)
- CBD-2 (Existing Only)
- CM
- Parcelized Roadways**
- ROW
- Parcel with OS or P General Plan Designation with Inconsistent Zoning**
- OS
- P
- Parcels Zoned MP, SP, or PD with Inconsistent General Plan Designations**
- BIP
- BP
- C
- I
- OS
- P
- PQP

MANTECA  
ZONING  
CODE  
UPDATE



EXISTING ZONING

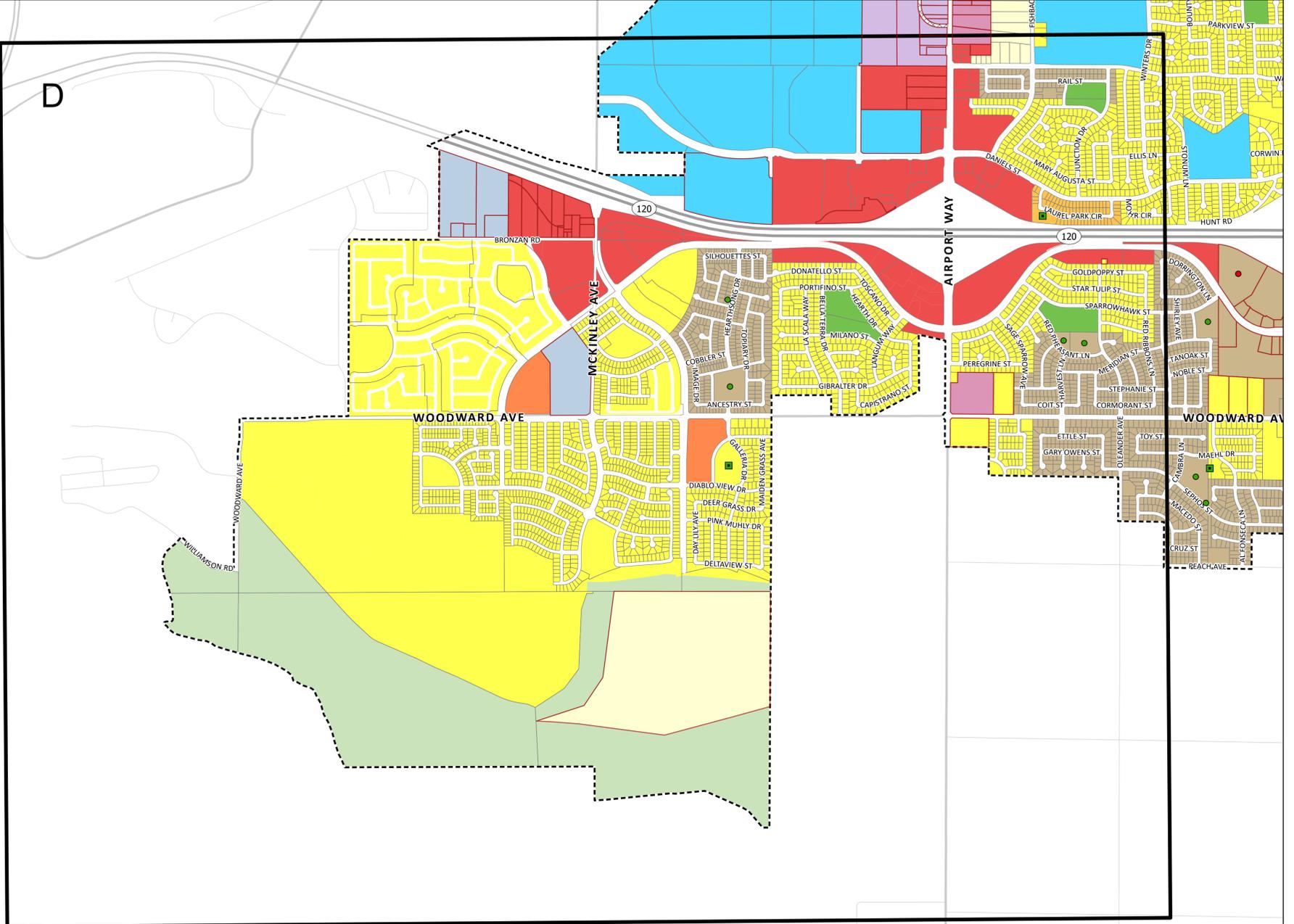


PROPOSED ZONING

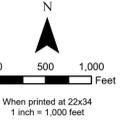
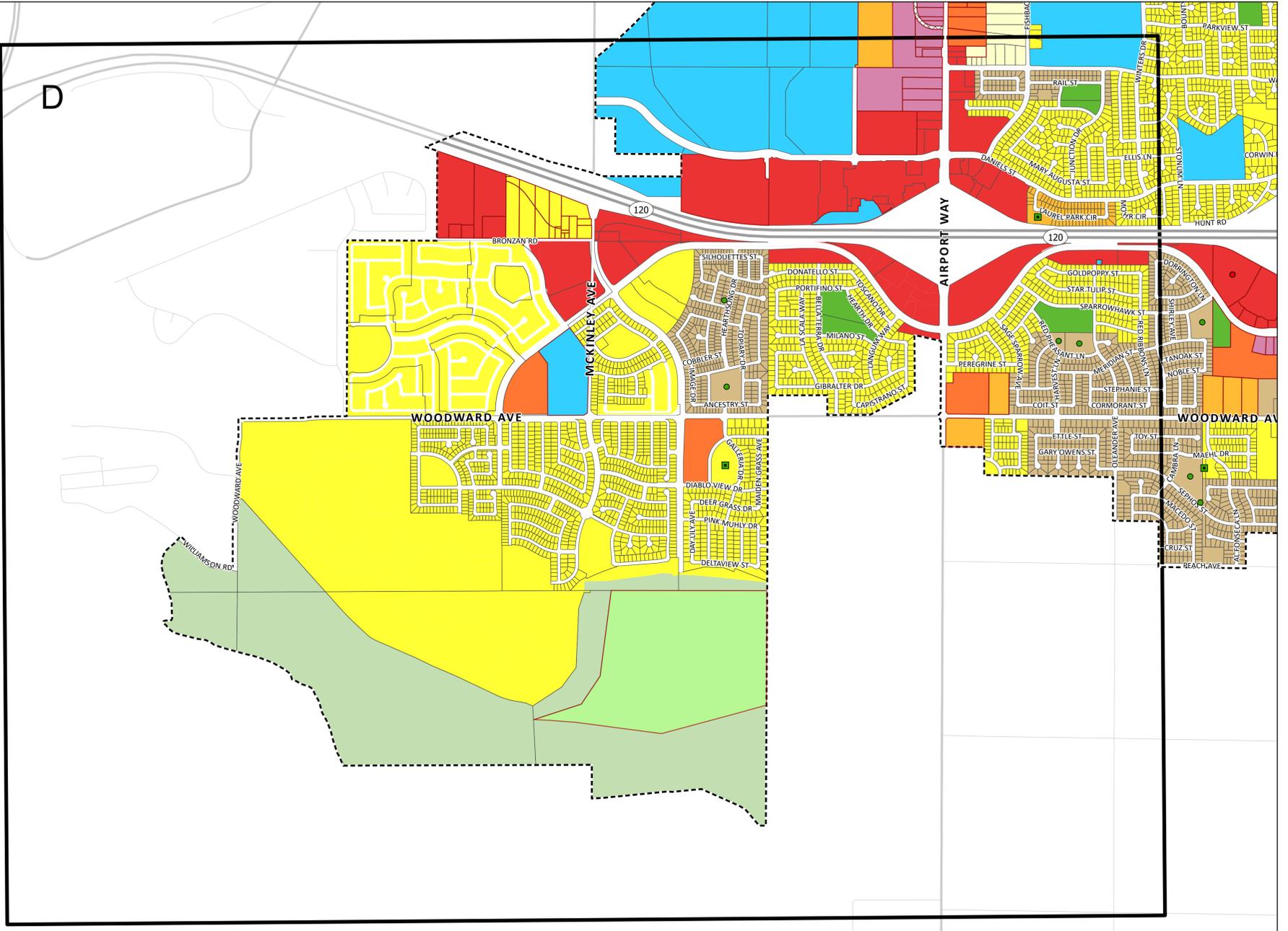
<p><b>City Limits</b></p> <ul style="list-style-type: none"> <li>— Manteca Parcel Boundaries</li> <li>— Parcel with a Zoning Change (Existing to Proposed)</li> </ul> <p><b>Agricultural and Residential</b></p> <ul style="list-style-type: none"> <li>AG</li> <li>RE</li> <li>R1</li> <li>R2</li> <li>R3</li> </ul>	<p><b>Commercial, Office, Industrial, Mixed-Use</b></p> <ul style="list-style-type: none"> <li>BIP</li> <li>BP (Proposed Only)</li> <li>CMU</li> <li>CN</li> <li>CG</li> <li>M1</li> <li>M2</li> <li>DMU (Proposed Only)</li> </ul>	<p><b>Public/Quasi-Public</b></p> <ul style="list-style-type: none"> <li>OS</li> <li>P</li> <li>PQP</li> </ul> <p><b>Special Purpose Zoning</b></p> <ul style="list-style-type: none"> <li>MP</li> <li>PD</li> <li>SP</li> </ul>	<p><b>Overlay Zoning Districts</b></p> <ul style="list-style-type: none"> <li>CBD-1 (Existing Only)</li> <li>CBD-2 (Existing Only)</li> <li>CM</li> </ul> <p><b>Parcelized Roadways</b></p> <ul style="list-style-type: none"> <li>ROW</li> </ul> <p><b>Parcel with OS or P General Plan Designation with Inconsistent Zoning</b></p> <ul style="list-style-type: none"> <li>OS</li> <li>P</li> </ul>	<p><b>Parcels Zoned MP, SP, or PD with Inconsistent General Plan Designations</b></p> <ul style="list-style-type: none"> <li>• BIP</li> <li>• BP</li> <li>• C</li> <li>• I</li> <li>• OS</li> <li>• P</li> <li>• PQP</li> </ul>
---	---	--	---	---

MANTECA ZONING CODE UPDATE

EXISTING ZONING

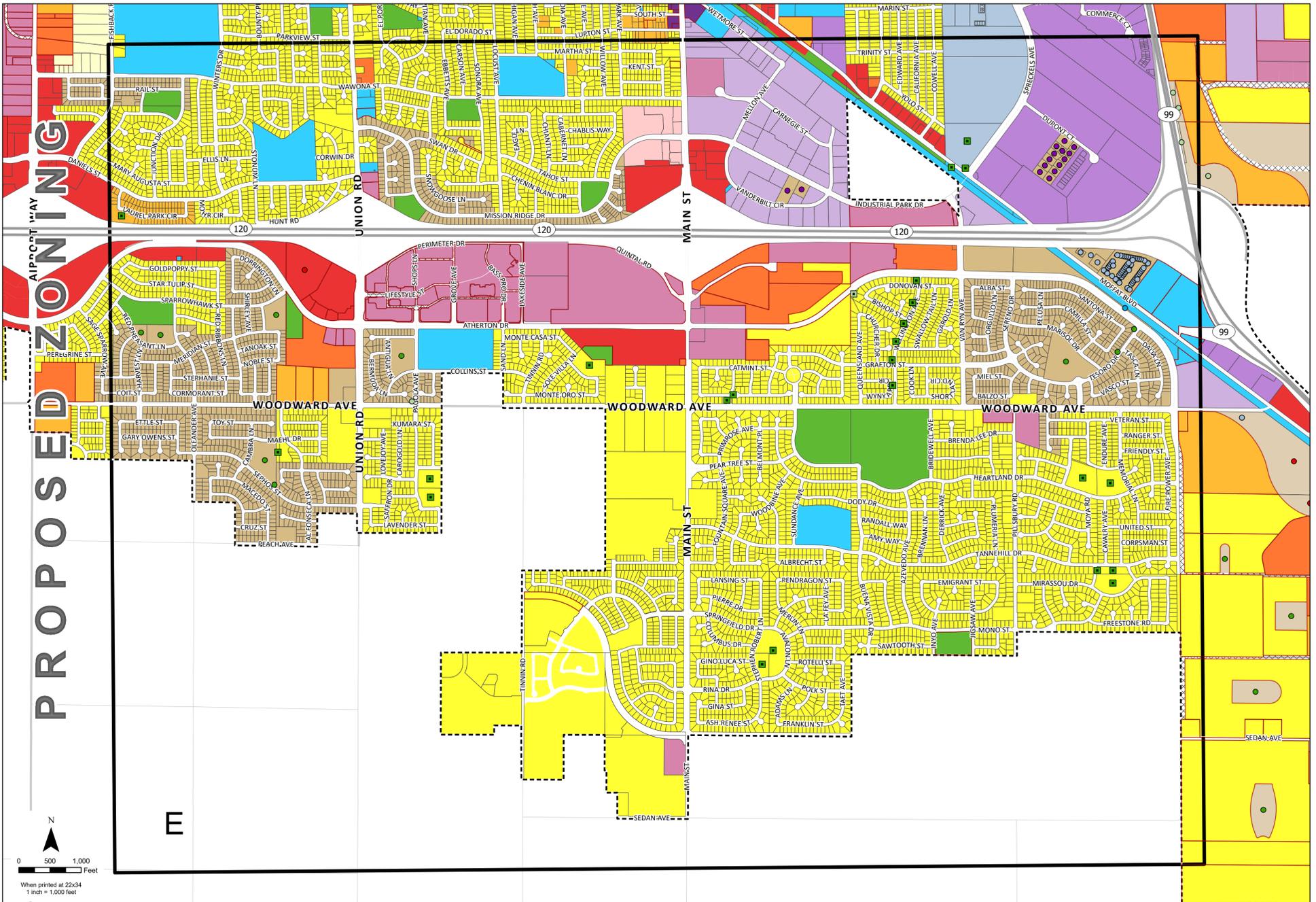
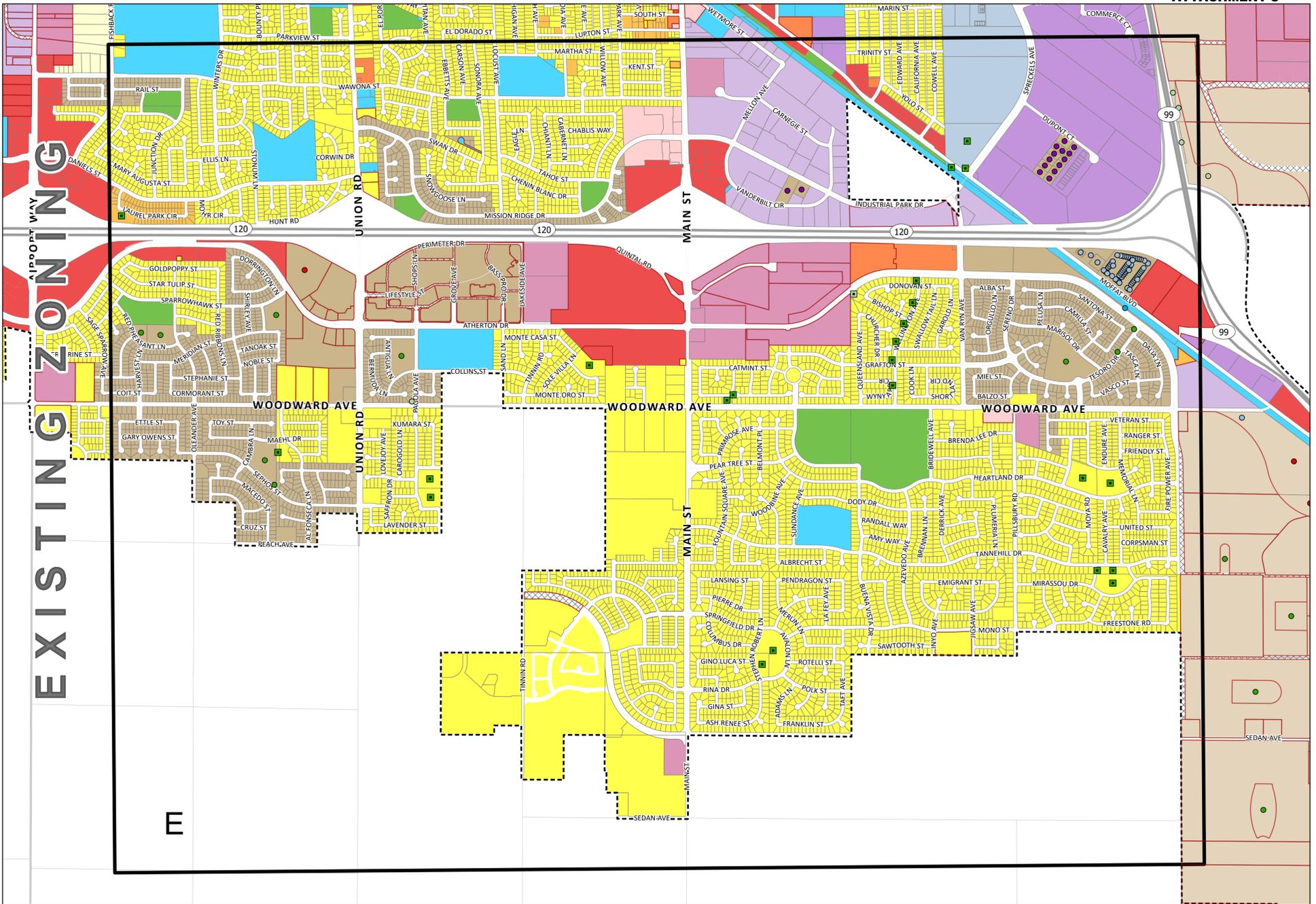


PROPOSED ZONING

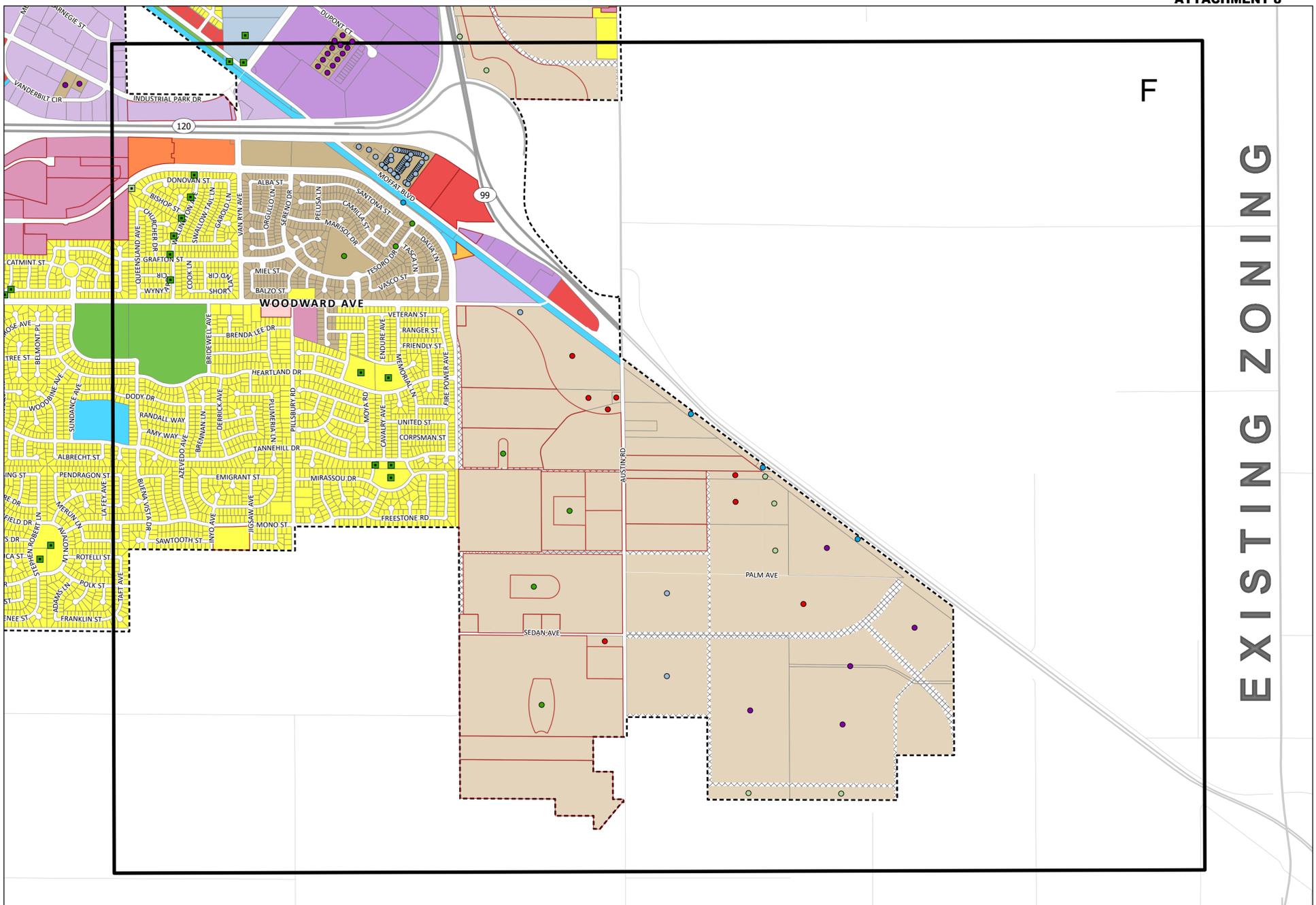


- City Limits
- Manteca Parcel Boundaries
- Parcel with a Zoning Change (Existing to Proposed)
- Agricultural and Residential**
- AG
- RE
- R1
- R2
- R3
- Commercial, Office, Industrial, Mixed-Use**
- BIP
- BP (Proposed Only)
- CMU
- CN
- CG
- M1
- M2
- DMU (Proposed Only)
- Public/Quasi-Public**
- OS
- P
- PQP
- Special Purpose Zoning**
- MP
- PD
- SP
- Overlay Zoning Districts**
- CBD-1 (Existing Only)
- CBD-2 (Existing Only)
- CM
- Parcelized Roadways**
- ROW
- Parcel with OS or P General Plan Designation with Inconsistent Zoning**
- OS
- P
- Parcels Zoned MP, SP, or PD with Inconsistent General Plan Designations**
- BIP
- BP
- C
- I
- OS
- P
- PQP

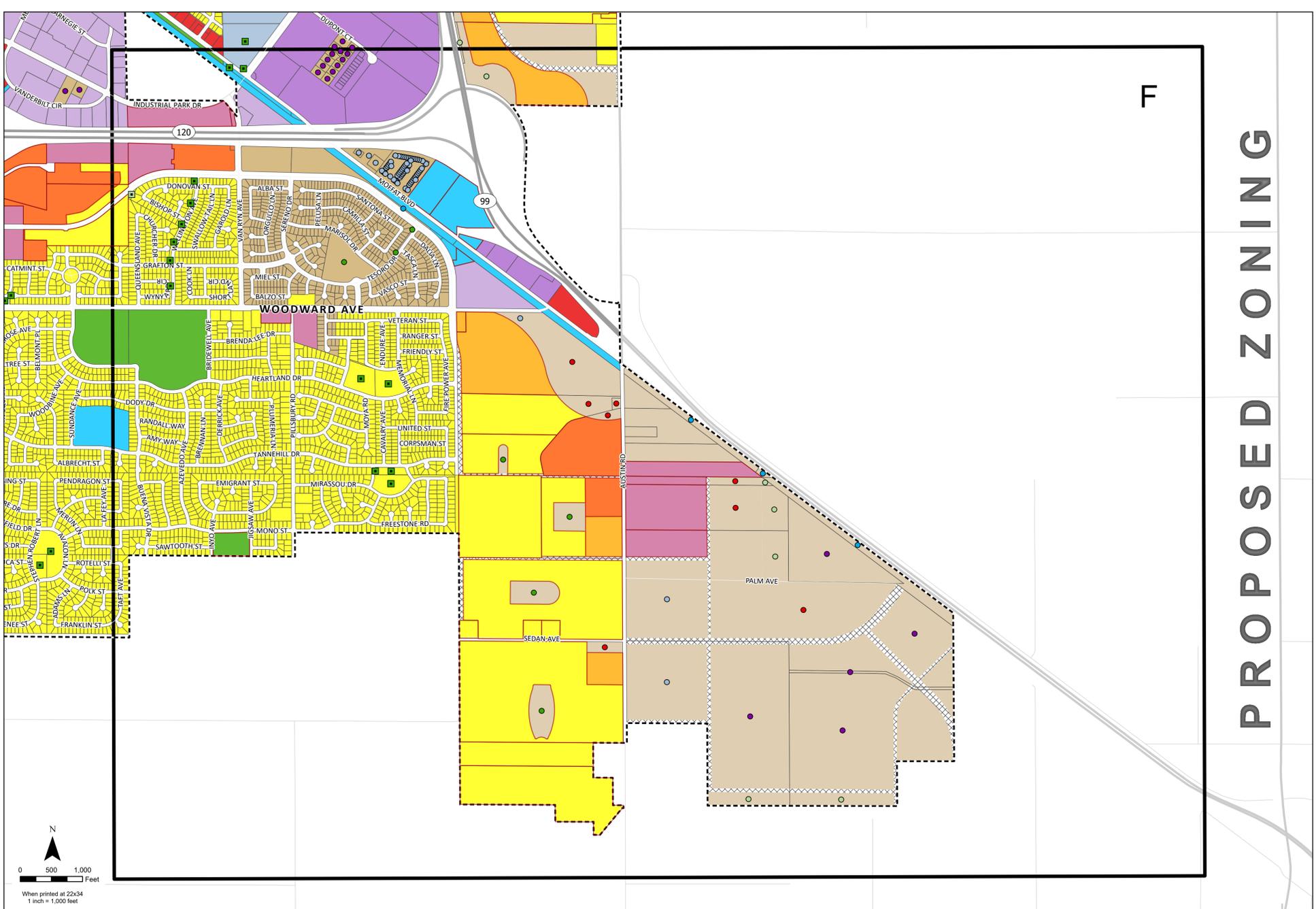
MANTECA ZONING CODE UPDATE



<p><b>City Limits</b></p> <ul style="list-style-type: none"> <li>Manteca Parcel Boundaries</li> <li>Parcel with a Zoning Change (Existing to Proposed)</li> </ul> <p><b>Agricultural and Residential</b></p> <ul style="list-style-type: none"> <li>AG</li> <li>RE</li> <li>R1</li> <li>R2</li> <li>R3</li> </ul>	<p><b>Commercial, Office, Industrial, Mixed-Use</b></p> <ul style="list-style-type: none"> <li>BIP</li> <li>BP (Proposed Only)</li> <li>CMU</li> <li>CN</li> <li>CG</li> <li>M1</li> <li>M2</li> <li>DMU (Proposed Only)</li> </ul>	<p><b>Public/Quasi-Public</b></p> <ul style="list-style-type: none"> <li>OS</li> <li>P</li> <li>PQP</li> </ul> <p><b>Special Purpose Zoning</b></p> <ul style="list-style-type: none"> <li>MP</li> <li>PD</li> <li>SP</li> </ul>	<p><b>Overlay Zoning Districts</b></p> <ul style="list-style-type: none"> <li>CBD-1 (Existing Only)</li> <li>CBD-2 (Existing Only)</li> <li>CM</li> </ul> <p><b>Parcelized Roadways</b></p> <ul style="list-style-type: none"> <li>ROW</li> </ul> <p><b>Parcel with OS or P General Plan Designation with Inconsistent Zoning</b></p> <ul style="list-style-type: none"> <li>OS</li> <li>P</li> </ul>	<p><b>Parcels Zoned MP, SP, or PD with Inconsistent General Plan Designations</b></p> <ul style="list-style-type: none"> <li>BIP</li> <li>BP</li> <li>C</li> <li>I</li> <li>OS</li> <li>P</li> <li>PQP</li> </ul>	<h1 style="text-align: center;">MANTECA ZONING CODE UPDATE</h1> <p style="text-align: right; font-size: small;">prepared by De Novo Planning Group, December 3, 2024</p>
---	---	--	---	---	--



EXISTING ZONING



PROPOSED ZONING

<p><b>City Limits</b></p> <ul style="list-style-type: none"> <li>— Manteca Parcel Boundaries</li> <li>— Parcel with a Zoning Change (Existing to Proposed)</li> </ul> <p><b>Agricultural and Residential</b></p> <ul style="list-style-type: none"> <li>AG</li> <li>RE</li> <li>R1</li> <li>R2</li> <li>R3</li> </ul>	<p><b>Commercial, Office, Industrial, Mixed-Use</b></p> <ul style="list-style-type: none"> <li>BIP</li> <li>BP (Proposed Only)</li> <li>CMU</li> <li>CN</li> <li>CG</li> <li>M1</li> <li>M2</li> <li>DMU (Proposed Only)</li> </ul>	<p><b>Public/Quasi-Public</b></p> <ul style="list-style-type: none"> <li>OS</li> <li>P</li> <li>PQP</li> </ul> <p><b>Special Purpose Zoning</b></p> <ul style="list-style-type: none"> <li>MP</li> <li>PD</li> <li>SP</li> </ul>	<p><b>Overlay Zoning Districts</b></p> <ul style="list-style-type: none"> <li>CBD-1 (Existing Only)</li> <li>CBD-2 (Existing Only)</li> <li>CM</li> </ul> <p><b>Parcelized Roadways</b></p> <ul style="list-style-type: none"> <li>ROW</li> </ul> <p><b>Parcel with OS or P General Plan Designation with Inconsistent Zoning</b></p> <ul style="list-style-type: none"> <li>OS</li> <li>P</li> </ul>	<p><b>Parcels Zoned MP, SP, or PD with Inconsistent General Plan Designations</b></p> <ul style="list-style-type: none"> <li>BIP</li> <li>BP</li> <li>C</li> <li>I</li> <li>OS</li> <li>P</li> <li>PQP</li> </ul>
---	---	--	---	---

MANTECA ZONING CODE UPDATE