

# DOWNTOWN AREA

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## Potential Entertainment District

**Issue:** Keep sub-areas to maintain maritime uses in the Commercial Downtown (CD) zones.  
**Potential Solutions:** Keep sub-areas to maintain maritime uses in the Commercial Downtown (CD) zones.

### Inside the Core District

-Rezone the existing Commercial, Downtown (CD) zones that are not located in the Entertainment District or the proposed Business District to Commercial, Neighborhood (CN).  
 -Keep zoning in the Downtown Core that is not CD as a Buffer for 1 and 2.

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## Potential Robert J. Cabral Station Transit Oriented Development (TOD) Area

Robert J. Cabral Station

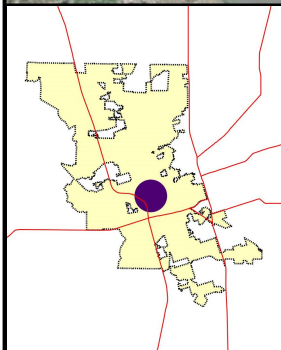
2

## Potential Business District

**Issue:** Incompatibility of some commercial and industrial uses within the potential Downtown Business District area.  
**Potential Solutions:** Rezone Commercial, General (CG) and Industrial, Limited (IL) zones away from the area as they allow more intense uses and less density than the Commercial, Downtown (CD) zoning of the area.

### Outside the Core District

-Rezone the existing Commercial, Downtown (CD) zones away from the areas outside the Downtown Core.



### Legend

- Downtown Core Boundary
- Potential Downtown District Boundaries
- Potential Robert J. Cabral Transit Oriented Design (TOD) Area
- Proposed Adjusted Channel Overlay District Boundaries

### AREA MAP & AERIAL PHOTO

- Areas of Consideration
- Commercial, Downtown (CD) Zone
- Commercial, General (CG) Zone
- Commercial, Neighborhood (CN)
- Industrial, Limited (LI) Zone
- Public Facilities (PF) Zone

### MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

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Map created by: AKL

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Aerial Photo: Esri, Maxar, Earthstar Geographics, and the GIS User Community

