

MIRACLE MILE MEETING
Draft Stockton Municipal Code (SMC) Comparison Table
March 4, 2024

Miracle Mile Community Improvement District (MMCID) Ad-Hoc Committee Findings (08-01-2023) included a list of uses in Section 2. The types of uses that the Findings provided are listed below.

Fully Restricted Uses (2.1.1 of the MMCID Ad-Hoc Committee Findings)

- **Convenience marts** [Defined as *Service Station* land use in the proposed updated land use table SMC Section 16.05.020 below.]
- **Liquor Store** [Defined as *Liquor Store* land use in the proposed updated land use table SMC Section 16.05.020 below.]
- **Vape/Smoke Shops**
- **Sexually oriented businesses & Adult Entertainment** [Defined as *Adult Businesses* land use in the proposed updated land use table SMC Section 16.05.020 below.]
- **Pawn Shops** [Defined as *Pawn Shop* land use in the proposed updated land use table SMC Section 16.05.020 below.]
- **Vehicle Storage** [Defined as *Vehicle storage* land use in the proposed updated land use table SMC Section 16.05.020 below.]
- **Auto Sales** [Defined as *Automobile/Vehicle Sales and Leasing* land use in the proposed updated land use table SMC Section 16.05.020 below.]
- **Used Appliance Store**
- **Advanced Paycheck Cashing**
- **All Billboards and signage (including electronic) advertising for goods and services not on the premises** [See SMC Section 16.76.110 (C).]
- **Recycling Centers** [Defined as: *Recycling Collection Facility; Recycling Processing Facility; Redemption Center, Not located within an existing structure; and Redemption Center, Located within an existing structure* land uses in the proposed updated land use table SMC Section 16.05.020 below.]

Restricted by Criteria (2.1.2 of the MMCID Ad-Hoc Committee Findings)

- **Auto Shop & Auto Oriented uses** [Defined as: *Automobile/Vehicle Rental; Automobile/Vehicle Sales and Leasing; Automobile/Vehicle Service and Repair, Minor; and Automobile/Vehicle Repair, Major* land uses in the proposed updated land use table SMC Section 16.05.020 below.]
- **Bars & Nightclubs license** [Defined as *Bars and Nightclubs* land use in the proposed updated land use table SMC Section 16.05.020 below.]
- **Drive Through** [Defined as *Drive-Through Facility* land use in the proposed updated land use table SMC Section 16.05.020 below.]
- **Guns & Ammo Sales**
- **Thrift Shops**

-Protected Services (2.2 of the MMCID Ad-Hoc Committee Findings)

- **Retail/boutiques** [Defined as *General Retail* land use in the proposed updated land use table SMC Section 16.05.020 below.]
- **Personal services** [Defined as *General Personal Services* land use in the proposed updated land use table SMC Section 16.05.020 below.]
- **Professional services** [Defined as *Offices* land use in the proposed updated land use table SMC Section 16.05.020 below.]
- **Nail/hair salons/barbershops** [Defined as *General Personal Services* land use in the proposed updated land use table SMC Section 16.05.020 below.]
- **Café/restaurants** [Defined as *Restaurant* land use in the proposed updated land use table SMC Section 16.05.020 below.]
- **Exterior dining**
- **Wine rooms & wine tasting rooms** [Defined as *Food and Beverage Tasting land use* in the proposed updated land use table SMC Section 16.05.020 below.]
- **Banks/ATMs** [Defined as *Banks and Financial Services* land use in the proposed updated land use table SMC Section 16.05.020 below.]
- **Residential above a business uses**
- **Pet grooming/services**
- **Live/work spaces** (currently a flexible use) [Defined as *Live-work Space* land use in the proposed updated land use table SMC Section 16.05.020 below.]

-Desired Uses (2.3 of the MMCID Ad-Hoc Committee Findings)

- **Restaurants** [Defined as *Restaurant* land use in the proposed updated land use table SMC Section 16.05.020 below.]
- **Loft style living**
- **Home décor retail** [Defined as *General Retail* land use in the proposed updated land use table SMC Section 16.05.020 below.]
- **Art galleries** [Defined as *General Retail* land use in the proposed updated land use table SMC Section 16.05.020 below.]
- **Theater** (performance theater, dinner theater, black box) [Defined as *Cinema/Theaters* land use in the proposed updated land use table SMC Section 16.05.020 below.]
- **National retail chains**
- **Event spaces** [Defined as *Cultural Institutions* land use in the proposed updated land use table SMC Section 16.05.020 below.]
- **Restaurant incubators** (cafeteria style dining for pop-ups and restaurant incubators) [Defined as *Commercial Kitchen* land use in the proposed updated land use table SMC Section 16.05.020 below.]
- **Maker space/ co-op**

-Ancillary Uses (2.4 of the MMCID Ad-Hoc Committee Findings)

- Event and gathering spaces
- Pop-ups
- Vendors

- Outdoor events
- Food trucks (locations shall be limited and approved by the MMCID)

[The listed Ancillary Uses seem to be temporary activities. See SMC Section 16.164 Temporary Activity Permits.]

SMC Table 16.05.020: Allowable Uses and Permit Requirements

"P" = Permitted Use; "L" = Land Development Permit required; "A" = Administrative Use Permit required; "C" = Commission Use Permit required; "-" = Use not allowed

	RL	RM	RH	CN	CG
RESIDENTIAL USES					
Residential Dwelling Unit					
Single-Unit, Detached	P	P	-	-	-
Single-Unit, Attached	P	P	-	-	-
Multi-Unit Dwelling	A	P	P	P	P
Caretaker Unit	-	-	-	P	P
Co-living	-	-	A	A	P
Emergency Shelters	-	-	C	-	C
Family Day Care					
<i>Small</i>	Small and large family day cares are permitted in all zoning districts where residential uses are allowed and are considered residential uses of property.				
<i>Large</i>					
Group Residential	-	-	A	A	A
Live-Work Space	-	-	-	P	P
Mobile Home Park	-	A	A	-	-
Residential Care Facility					
<i>Small</i>	Small residential care facilities constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district				
<i>Large</i>	-	L	L	-	-
Residential Facility, Assisted Living	-	C	P	P	P
PUBLIC/SEMI-PUBLIC, RECREATIONAL, & INSTITUTIONAL USES					
Campgrounds and RV Parks	-	-	-	-	A
Colleges and Trade Schools	-	-	-	P	P
Commercial Entertainment and Recreation					
<i>Card Rooms</i>	-	-	-	-	C
<i>Cinema/Theaters</i>	-	-	-	P	P
<i>Indoor Entertainment and Recreation</i>	-	-	-	P	P

	RL	RM	RH	CN	CG
<i>Outdoor Entertainment</i>	-	-	-	-	A
<i>Outdoor Recreation</i>	-	-	-	-	C
<i>Private Entertainment Facilities</i>	-	-	-	-	C
Community Assembly	C	C	C	P	P
Cultural Institutions	C	C	C	P	P
Day Care Centers	-	C	C	P	P
Government Offices	-	-	-	A	P
Hospitals and Clinics					
<i>Clinics</i>	-	-	-	P	P
<i>Hospitals</i>	-	-	-	-	C
<i>Skilled Nursing Facility</i>	C	C	P	-	P
Instructional Services	-	-	A	P	P
Parking Lots and Structures	C	C	-	A	P
Parks and Recreation Facilities	P	P	P	P	P
Public Safety Facilities	C	C	C	C	C
Schools	P	P	P	A	A
Social Service Facilities	-	-	-	-	A
Vehicle, Truck, and Heavy Equipment Training	-	-	-	-	-
COMMERCIAL, BUSINESS, AND SERVICE USES					
Adult Businesses	-	-	-	-	P
Animal Services					
<i>Animal Shelter and Boarding</i>	-	-	-	-	C
<i>Pet Training and Day Care</i>	-	-	-	-	L
<i>Veterinary Services</i>	-	-	-	C	P
Automobile/Vehicle Sales and Services					
<i>Automobile/Vehicle Rental</i>	-	-	-	-	L
<i>Automobile/Vehicle Sales and Leasing</i>	-	-	-	-	L
<i>Automobile/Vehicle Service and Repair, Minor</i>	-	-	-	A	P
<i>Automobile/Vehicle Repair, Major</i>	-	-	-	-	-
<i>Large Vehicle and Equipment Sales, Service, and Rental</i>	-	-	-	-	A
<i>Service Stations</i>	-	-	-	A	L
<i>Towing and Impound</i>	-	-	-	-	-
<i>Vehicle Washing</i>	-	-	-	-	A

	RL	RM	RH	CN	CG
Banks and Financial Services	-	-	-	P	P
Business Support Services	-	-	-	P	P
Cannabis Retailer					
<i>Storefront</i>	-	-	-	C	C
<i>Non-Storefront</i>	-	-	-	A	A
Commercial Kitchen	-	-	A	P	P
Commissary	-	-	-	-	-
Commissary Kitchen	-	-	-	-	-
Drive-Through Facility	-	-	-	-	L
Eating and Drinking Establishments					
<i>Bars and Nightclubs</i>	-	-	-	C	C
<i>Food and Beverage Tasting</i>	-	-	-	P	P
<i>Restaurant</i>	-	-	A	P	P
Food Truck Park					
<i>Food Truck Pod</i>	-	-	-	L	L
<i>Food Truck Hub</i>	-	-	-	A	A
<i>Food Truck Plaza</i>	-	-	-	C	C
<i>Food Truck Park/Commissary Co-Location</i>	-	-	-	-	C
Funeral Facilities and Services					
<i>Cemeteries</i>	C	C	C	-	C
<i>Mortuaries</i>	-	-	-	-	C
<i>Funeral Homes</i>	-	-	-	A	A
<i>Crematorium</i>	-	-	-	-	C
Hookah or Smoking Lounge	-	-	-	C	C
Hotels and Motels	-	-	-	-	P
Live Entertainment	-	-	-	P	P
Offices	-	-	-	A	P
Parcel Delivery Terminal	-	-	-	P	P
Personal Services					
<i>General Personal Services</i>	-	-	-	P	P
<i>Fortune, Palm, and Card Reader</i>	-	-	-	C	C
<i>Massage Establishment, State Certified</i>	-	-	-	P	P
<i>Massage Establishment, Non-certified</i>	-	-	-	C	C

	RL	RM	RH	CN	CG
<i>Body Piercing Studios</i>	-	-	-	C	C
Repair Services	-	-	-	P	P
Retail Sales					
<i>Building Materials Stores</i>	-	-	-	A	P
<i>Food and Beverage Sales</i>	-	-	A	P	P
<i>Garden Centers</i>	-	-	-	A	P
<i>General Retail</i>	-	-	-	P	P
<i>Liquor Store</i>	-	-	-	C	C
<i>Outdoor Retail Sales</i>	-	-	-	-	A
<i>Pawn Shop</i>	-	-	-	A	A
INDUSTRIAL USES					
Cannabis Distribution	-	-	-	-	-
Cannabis Manufacturer	-	-	-	-	-
Cannabis Microbusiness	-	-	-	-	-
Cannabis Testing Laboratory	-	-	-	P	P
Construction and Material Yards	-	-	-	-	-
Contractor Shops	-	-	-	-	-
Custom Manufacturing	-	-	-	-	-
Food and Beverage Manufacturing					
<i>Small Scale</i>	-	-	-	-	A
<i>Large Scale</i>	-	-	-	-	-
General Industrial	-	-	-	-	-
Light Industrial	-	-	-	-	-
Petroleum Storage and Distribution	-	-	-	-	-
Recycling Facility					
<i>Recycling Collection Facility</i>	-	-	-	-	L
<i>Recycling Processing Facility</i>	-	-	-	-	-
<i>Redemption Center, Not located within an existing structure</i>	-	-	-	-	C
<i>Redemption Center, Located within an existing structure</i>	-	-	-	-	A
Research and Development	-	-	-	-	-
Salvage and Wrecking	-	-	-	-	-
Sanitary Services	-	-	-	-	-

	RL	RM	RH	CN	CG
Warehousing and Storage					
Indoor Warehousing and Storage	-	-	-	-	-
Outdoor	-	-	-	-	-
Personal Storage Facilities (mini-storage)	-	-	-	-	A
Vehicle Storage	-	-	-	-	-
Wholesaling and Distribution	-	-	-	-	-

TRANSPORTATION, COMMUNICATION, AND UTILITY USES					
Airports and Heliports	-	-	-	-	-
Broadcasting Studio	-	-	-	P	P
Light Fleet-based Services	-	-	-	-	P
Marinas	-	-	-	-	C
Public Works and Utilities	-	-	-	-	-
Transit stations and terminals	-	-	-	-	C
Truck Parking	-	-	-	-	-
Vehicle and freight terminals	-	-	-	-	-
AGRICULTURE AND RESOURCE RELATED USES					
Agricultural Activities & Facilities	-	-	-	-	-
Cannabis Cultivation	-	-	-	-	-
Community Garden	P	P	P	P	P
Market Gardens/Urban Farm	A	A	A	P	P
Mineral Extraction	-	-	-	-	-
Nurseries	-	-	-	A	P
Urban Agriculture	P	P	P	P	P