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Chapter 17.61 RIVER ISLANDS ZONING DISTRICTS

17.61.010 River Islands districts—Purposes and application.

The zoning districts in this chapter are designed to provide the opportunity for a wide variety of residential, employment-generating and other commercial uses that are compatible with the West Lathrop Specific Plan and the West Lathrop Specific Plan 2020 Amendment for Phase 2 of River Islands. The following regulations are supplemented by the entire text of the West Lathrop Specific Plan and the West Lathrop Specific Plan 2020 Amendment for Phase 2 of River Islands and are always combined with the RI (River Islands) combining zone. Except as otherwise noted, these zoning districts are limited to the River Islands Planning districts located on the Stewart Tract as more specifically defined in the West Lathrop Specific Plan and the West Lathrop Specific Plan 2020 Amendment for Phase 2. The River Islands zoning districts shall be as shown on the Stewart Tract Zoning Map which is made a part of the official city of Lathrop Zone Plan pursuant to Chapter 17.12 of the Lathrop Municipal Code, and is on file with the city clerk and available at the department of community development. (Ord. 03-215 § 1)

17.61.020 ~~CN-RI: neighborhood commercial~~TOD-RI: transit oriented development zoning district.

A. Application. The ~~CN-RI~~TOD-RI zoning district is intended to provide a mix of multi-family residential uses, office and retail establishments that are complementary to the proposed transit station adjacent to the regional commercial and transit oriented development zoning districts. ~~variety of commercial uses that will include convenience-oriented retail stores, offices and service establishments. Such a variety of uses will need special attention as to their design to ensure proper integration and compatibility. The urban design concept review shall establish a precise mix of uses in accordance with the general categories described in this section.~~ A transit oriented neighborhood development plan shall be prepared for the TOD-RI zoning district that will establish specific uses, design standards, architectural themes, and development layout prior to the issuance of a building permit in this district.

B. Use Types Permitted in the ~~CN-RI~~TOD-RI Zoning District. Multi-family residential uses with a density of 6 – 40 dwelling units per acre, single family attached residential uses, ~~C~~convenience retail, retail sales, personal services, hotels/motels, restaurants and food services, medical offices, offices, civic uses, schools, parks/open space, transit stations, commercial parking lots, conditional uses and other uses consistent with the scale and character of the district.

C. Permitted and Conditionally Permitted Uses. Permitted and conditionally permitted uses shall be those set forth in Section ~~17.44.020 of the Lathrop Zoning Code, as listed~~ Section 17.61.210, in-Table 17.61.1. Such permitted and conditionally permitted uses shall be located in areas covered by an urban design concept.

D. Development Standards. Specific development standards for the ~~neighborhood commercial (CN-RI)~~transit oriented development (TOD-RI) district shall be ~~established as part of the urban design concept review as set forth below:~~ further detailed in Neighborhood Development Plans as required under Section 17.61.120. The Neighborhood Development Plan shall include but not

limited to development standards for density, floor area ratios, lot coverage, building height, setbacks, lot width and depth, sign regulations, off-street parking, and standards for landscaping and irrigation.

~~1. Intensity: Maximum FAR shall not exceed the intensities permitted for Non-Residential Intensity/ Coverage in the Lathrop General Plan and the West Lathrop Specific Plan River Islands Development Standards.~~

~~2. Lot Coverage: Maximum lot coverage shall not exceed the lot coverages for Non-Residential Intensity/ Coverage in the Lathrop General Plan and the West Lathrop Specific Plan River Islands Development Standards.~~

~~3. Building Height: Maximum building height shall not exceed the maximum building height set forth in the West Lathrop Specific Plan River Islands Development Standards.~~

~~4. Setbacks: Setbacks shall be as specified in the West Lathrop Specific Plan River Islands Development Standards and urban design concept.~~

~~5. Lot Width and Depth: All lot depths and widths and distances shall be as specified in the West Lathrop Specific Plan River Islands Development Standards and urban design concept.~~

~~6. Sign Regulations: All signage shall be as specified in the urban design concept.~~

~~7. Off Street Parking and Loading Regulations: All off street parking and loading requirements (such as type and number of parking stalls) shall generally follow Section 17.84.100 and Chapter 17.76, respectively, and may be modified by the required urban design concept review by city staff, prior to issuance of development or building permits.~~

~~8. Landscaping and Irrigation Regulations: All landscaping and irrigation standards shall generally follow those required by Chapter 17.92 and may be modified by the required urban design concept review by city staff prior to issuance of development or building permits. (Ord. 03-215 § 1)~~

17.61.030 MU-RI: mixed use zoning district.

A. Application. The MU-RI zoning district is intended to provide a mix of retail, services, restaurants, entertainment, offices, higher density residential and civic uses. Such a variety of uses will need special attention as to their design to ensure proper integration and compatibility. The urban design concept review shall establish a precise mix of uses in accordance with the general categories described in this section.

B. Use Types Permitted in the MU-RI Zoning District. Retail, personal services, food and food services, offices, medical services, single-family residential, multi-family residential, civic uses, religious facilities, schools, public and private parks and open space, conditional uses, such as entertainment-related and community oriented uses, medical clinics, and other uses consistent with the scale and character of the district.

C. Permitted and Conditionally Permitted Uses. Permitted and conditionally permitted uses shall be those listed in [Section 17.61.210](#), Table 17.61.1 and in areas covered by an urban design concept.

D. Development Standards. Specific development standards for the mixed use (MU-RI) district shall be further detailed in Neighborhood Development plans as required under Section 17.61.120. The Neighborhood Development Plan shall include but not limited to development standards for density, floor area ratios, lot coverage, building height, setbacks, lot width and depth, sign regulations, off-street parking, and standards for landscaping and irrigation. ~~established as part of the urban design concept review and as set forth below:~~

~~1. Density: Maximum density shall not exceed the densities permitted for Residential Low (RL-RI) Density and Residential High Density (RH-RI) in the Lathrop General Plan and the West Lathrop Specific Plan River Islands Development Standards.~~

~~2. Intensity: Maximum FAR shall not exceed the intensities permitted for Non-Residential Intensity/Coverage in the Lathrop General Plan and the West Lathrop Specific Plan River Islands Development Standards.~~

~~3. Lot Coverage: Maximum lot coverage shall not exceed the lot coverages for Residential Density/Coverage and Non-Residential Intensity/Coverage in the Lathrop General Plan and the West Lathrop Specific Plan River Islands Development Standards.~~

~~4. Building Height: Maximum building height shall not exceed the maximum building height set forth in the West Lathrop Specific Plan River Islands Development Standards.~~

~~5. Setbacks: Setbacks shall be as specified in the West Lathrop Specific Plan River Islands Development Standards and urban design concept.~~

~~6. Lot Width and Depth: All lot depths and widths and distances shall be as specified in the West Lathrop Specific Plan River Islands Development Standards and urban design concept.~~

~~7. Sign Regulations: All signage shall be as specified in the urban design concept.~~

~~8. Off-Street Parking and Loading Regulations: All off-street parking and loading requirements (such as type and number of parking stalls) shall generally follow Section 17.84.100 and Chapter 17.76, respectively, and may be modified by the required urban design concept review by city staff, prior to issuance of development or building permits.~~

~~9. Landscaping and Irrigation Regulations: All landscaping and irrigation standards shall generally follow those required by Chapter 17.92 and may be modified by the required urban design concept review by city staff prior to issuance of development or building permits. (Ord. 03-215 §1)~~

17.61.040 CR-RI: regional commercial zoning district.

A. Application. The CR-RI zoning district is intended to provide primarily office and employment-generating uses.

B. Use Types Permitted in the CR-RI Zoning District. Office buildings, research and development, support retail, restaurants, service commercial, medical facilities, medical office buildings, animal campus, educational and institutional facilities, hotels, conditional uses, such as hospitals, and other uses consistent with the scale and character of the district.

C. Permitted and Conditionally Permitted Uses. Permitted and conditionally permitted uses shall be those listed in [Section 17.61.210](#), Table 17.61.1 and in areas covered by an urban design concept.

D. Development Standards. Specific development standards for the regional-commercial (CR-RI) district shall be [further detailed in Neighborhood Development Plans as required under Section 17.61.120](#). [The Neighborhood Development Plans shall include but not limited to development standards for density, floor area ratios, lot coverage, building height, setbacks, lot width and depth, sign regulations, off-street parking, and standards for landscaping and irrigation.](#) ~~established as part of the urban design concept review and as set forth below:~~

~~1. Intensity: Maximum FAR shall not exceed the intensities permitted for Non-Residential Intensity/Coverage in the Lathrop General Plan and the West Lathrop Specific Plan River Islands Development Standards.~~

~~2. Lot Coverage: Maximum lot coverage shall not exceed the lot coverages permitted for Non-Residential Intensity/Coverage in the Lathrop General Plan and the West Lathrop Specific Plan River Islands Development Standards.~~

~~3. Building Height: Maximum building height shall not exceed the maximum building height set forth in the Specific Plan River Islands Development Standards.~~

~~4. Setbacks: Setbacks shall be as specified in the West Lathrop Specific Plan River Islands Development Standards and urban design concept.~~

~~5. Lot Width and Depth: All lot depths and widths and distances shall be as specified in the West Lathrop Specific Plan River Islands Development Standards and urban design concept.~~

~~6. Sign Regulations: All signage shall be as specified in the urban design concept.~~

~~7. Off-Street Parking and Loading Regulations: All off-street parking and loading requirements (such as type and number of parking stalls) shall generally follow Section 17.84.100 and Chapter 17.76, respectively, and may be modified by the required urban design concept review by city staff, prior to issuance of development or building permits.~~

~~8. Landscaping and Irrigation Regulations: All landscaping and irrigation standards shall generally follow those required by Chapter 17.92 and may be modified by the required urban design concept review by city staff prior to issuance of development or building permits. (Ord. 03-215 §1)~~

17.61.050 RL-RI: residential-low density zoning district.

A. Application. The Residential Low (RL-RI) zoning district is intended to provide for and protect neighborhoods comprised of single-family dwellings, two-family residences, duplexes, water-oriented residential uses and residential use types compatible with single-family neighborhood communities.

B. Use Types Permitted in the RL-RI Zoning District. ~~Animal-keeping residential, d~~Duplex, garage/yard sale, home business, ~~multi-family residence,~~ single-family residence [\(attached and](#)

detached), conditional uses, such as ~~small family day care~~ child care facility, religious facilities assembly uses, schools, and other uses consistent with the scale and character of the district.

C. Permitted and Conditionally Permitted Uses. Permitted and conditionally permitted uses shall be those listed in Section 17.61.210, Table 17.61.1 and in areas covered by an urban design concept.

D. Development Standards. Specific development standards for the residential low density (RL-RI) zoning district shall be further detailed in Neighborhood Development Plans as required under Section 17.61.120. The Neighborhood Development Plan shall include but not limited to development standards for density, floor area ratios, lot coverage, building height, setbacks, lot width and depth, sign regulations, off-street parking, and standards for landscaping and irrigation. ~~established as part of the urban design concept review and as set forth below:~~

~~1. Density: Maximum density shall not exceed the densities permitted for Residential Low (RL-RI) Density in the Lathrop General Plan and the West Lathrop Specific Plan River Islands Development Standards.~~

~~2. Lot Coverage: Maximum lot coverage shall not exceed the lot coverages permitted for Residential Intensity/Coverage in the Lathrop General Plan and the West Lathrop Specific Plan River Islands Development Standards.~~

~~3. Building Height: Maximum building height shall not exceed the maximum building height set forth in the West Lathrop Specific Plan River Islands Development Standards.~~

~~4. Setbacks: Setbacks shall be as specified in the West Lathrop Specific Plan River Islands Development Standards and urban design concept.~~

~~5. Lot Width and Depth: All lot depths and widths and distances shall be as specified in the West Lathrop Specific Plan River Islands Development Standards and urban design concept.~~

~~6. Sign Regulations: All signage shall be as specified in the urban design concept.~~

~~7. Off-Street Parking and Loading Regulations: All off-street parking and loading requirements (such as type and number of parking stalls) shall generally follow Section 17.84.100 and Chapter 17.76, respectively, and may be modified by the required urban design concept review by city staff, prior to issuance of development or building permits.~~

~~8. Landscaping and Irrigation Regulations: All landscaping and irrigation standards shall generally follow those required by Chapter 17.92 and may be modified by the required urban design concept review by city staff prior to issuance of development or building permits. (Ord. 03-215 § 1)~~

17.61.060 RM-RI: residential-medium density zoning district.

A. Application. The Residential Medium (RM-RI) zoning district is intended to provide for and protect neighborhoods comprised of single-family dwellings, two-family residences, multi-family residences, water-oriented residential uses and residential use types compatible with medium density neighborhoods.

B. Use Types Permitted in the RM-RI Zoning District. ~~Animal keeping residential, d~~Duplex, garage/yard sale, home business, multi-family residence, single-family residence, conditional uses, such as ~~small family day care~~child care facility, ~~religious facilities~~assembly uses, schools, and other uses consistent with the scale and character of the district.

C. Permitted and Conditionally Permitted Uses. Permitted and conditionally permitted uses shall be those listed in [Section 17.61.210](#), Table 17.61.1 and in areas covered by an urban design concept.

D. Development Standards. Specific development standards for the residential medium density (RM-RI) zoning district shall be [further detailed in Neighborhood Development Plans as required under Section 17.61.120](#). [The Neighborhood Development Plan shall include but not limited to development standards for density, floor area ratios, lot coverage, building height, setbacks, lot width and depth, sign regulations, off-street parking, and standards for landscaping and irrigation.](#) ~~established as part of the urban design concept review and as set forth below:~~

~~1. Density: Maximum density shall not exceed the densities permitted for Residential-Medium (RM-RI) density in the Lathrop General Plan and the West Lathrop Specific Plan River Islands Development Standards.~~

~~2. Lot Coverage: Maximum lot coverage shall not exceed the lot coverages permitted for Residential Intensity/Coverage in the Lathrop General Plan and the West Lathrop Specific Plan River Islands Development Standards.~~

~~3. Building Height: Maximum building height shall not exceed the maximum building height set forth in the West Lathrop Specific Plan River Islands Development Standards.~~

~~4. Setbacks: Setbacks shall be as specified in the West Lathrop Specific Plan River Islands Development Standards and urban design concept.~~

~~5. Lot Width and Depth: All lot depths and widths and distances shall be as specified in the West Lathrop Specific Plan River Islands Development Standards and urban design concept.~~

~~6. Sign Regulations: All signage shall be as specified in the urban design concept.~~

~~7. Off-Street Parking and Loading Regulations: All off-street parking and loading requirements (such as type and number of parking stalls) shall generally follow Section 17.84.100 and Chapter 17.76, respectively, and may be modified by the required urban design concept review by city staff, prior to issuance of development or building permits.~~

~~8. Landscaping and Irrigation Regulations: All landscaping and irrigation standards shall generally follow those required by Chapter 17.92 and may be modified by the required urban design concept review by city staff prior to issuance of development or building permits. (Ord. 03-215 § 1)~~

17.61.070 RH-RI: residential-high density zoning district.

A. Application. The Residential High (RH-RI) Density zoning district is intended to provide for and protect neighborhoods comprised of single-family dwellings, two-family residences, multi-

family residences, water-oriented residential uses and residential use types compatible with higher density neighborhoods.

B. Use Types Permitted in the RH-RI Zoning District. ~~Animal-keeping residential, d~~Duplex, garage/yard sale, home business, multi-family residence, ~~single-family residence~~, conditional uses, such as child care facility, ~~small-family day care, religious facilities~~assembly uses, schools, and other uses consistent with the scale and character of the district.

C. Permitted and Conditionally Permitted Uses. Permitted and conditionally permitted uses shall be those listed in Section 17.61.210, Table 17.61.1 and in areas covered by an urban design concept.

D. Development Standards. Specific development standards for the Residential-High Density (RH-RI) zoning district shall be further detailed in Neighborhood Development Plans as required under Section 17.61.120. The Neighborhood Development Plan shall include but not limited to development standards for density, floor area ratios, lot coverage, building height, setbacks, lot width and depth, sign regulations, off-street parking, and standards for landscaping and irrigation. ~~established as part of the urban design concept review and as set forth below:~~

~~1. Density: Maximum density shall not exceed the densities permitted for Residential High (RH-RI) density in the Lathrop General Plan and the West Lathrop Specific Plan River Islands Development Standards.~~

~~2. Lot Coverage: Maximum lot coverage shall not exceed the lot coverages permitted for Residential Intensity/Coverage in the Lathrop General Plan and the West Lathrop Specific Plan River Islands Development Standards.~~

~~3. Building Height: Maximum building height shall not exceed the maximum building height set forth in the West Lathrop Specific Plan River Islands Development Standards.~~

~~4. Setbacks: Setbacks shall be as specified in the West Lathrop Specific Plan River Islands Development Standards and urban design concept.~~

~~5. Lot Width and Depth: All lot depths and widths and distances shall be as specified in the West Lathrop Specific Plan River Islands Development Standards and urban design concept.~~

~~6. Sign Regulations: All signage shall be as specified in the urban design concept.~~

~~7. Off Street Parking and Loading Regulations: All off street parking and loading requirements (such as type and number of parking stalls) shall generally follow Section 17.84.100 and Chapter 17.76, respectively, and may be modified by the required urban design concept review by city staff, prior to issuance of development or building permits.~~

~~8. Landscaping and Irrigation Regulations: All landscaping and irrigation standards shall generally follow those required by Chapter 17.92 and may be modified by the required urban design concept review by city staff prior to issuance of development or building permits. (Ord. 03-215 § 1)~~

17.61.080 RCO-RI: resource conservation and open space zoning district.

A. Application. The resource conservation and open space zoning district is intended to provide for habitat restoration and preservation-related activities within Paradise Cut.

B. Use Types Permitted in the RCO Zoning District. Lake, waterways, conditional uses including recreation parks, wildlife preserves, schools, public and quasi-public, utility and service structures and facilities and other uses consistent with the scale and character of the district.

C. Permitted and Conditionally Permitted Uses. Permitted and conditionally permitted uses shall be those described in Chapter 17.20, as listed in [Section 17.61.210](#), Table 17.61.1, except that uses listed in Section 17.20.040 (conditional uses) shall be permitted uses herein subject to securing site plan approval. Such permitted and conditionally permitted uses shall be located in areas covered by an urban design concept.

D. Development Standards. Specific development standards for the resource conservation and open space (RCO) zoning district shall be established as part of the urban design concept review. (Ord. 03-215 § 1)

17.61.090 OS/P-RI: open space and public use district

A. Purpose and application. The open space and public use zoning district is intended to provide for open space preservation and public uses in areas of the River Islands Phase 2 development and outside of Paradise Cut.

B. Use Types Permitted in the OS/P-RI Zoning District. Lakes, waterways, natural open space, levees and other flood protection facilities, recreational uses such as parks, wildlife preserves, schools, public and quasi-public uses, utility and service structures and facilities and other uses consistent with the scale and character of the district.

C. Permitted and Conditionally Permitted Uses. Permitted and conditionally permitted uses shall be those described in Section 17.61.210, Table 17.61.1, except that uses listed in Section 17.20.040 (conditional uses) shall be permitted uses herein submit to securing a site plan approval. Such permitted and conditionally permitted uses shall be located in areas covered by an urban design concept and subsequent neighborhood development plans and/or architectural guidelines and development standards.

D. Development Standards. Specific development standards for the OS/P-RI zoning district shall be further detailed in Neighborhood Development Plans as required under Section 17.61.120. The Neighborhood Development Plan shall include but not limited to development standards for density, floor area ratios, lot coverage, building height, setbacks, lot width and depth, sign regulations, off-street parking, and standards for landscaping and irrigation.

17.61.100 Review process.

The review process for all applications on the River Islands portion of the Stewart Tract shall be those described in the West Lathrop Specific Plan [and the West Lathrop Specific Plan 2020 Amendment for Phase 2 of River Islands](#) and as set forth below. If any process or application is not

included in the West Lathrop Specific Plan [or the West Lathrop Specific Plan 2020 Amendment for Phase 2 of River Islands](#), then the process found in this chapter shall apply. (Ord. 03-215 § 1)

17.61.110 Preliminary development plan.

A. Intent. ~~A preliminary development plan shall constitute a preliminary development plan as required by Chapter 2, River Islands Development Approvals, of the West Lathrop Specific Plan.~~ The preliminary development plan shall establish regulations for the use, development, improvement and maintenance of the property within the applicable River Islands Planning District.

B. Scope. The minimum area to be addressed in the preliminary development plan is the River Islands Planning District as defined in the West Lathrop Specific Plan.

C. General. The preliminary development plan shall be prepared by the Master Developer and processed concurrently with or prior to approval of a tentative subdivision map or vesting tentative subdivision map pursuant to the Subdivision Map Act and Chapter 16.12 of the Lathrop Municipal Code.

D. Application. The preliminary development plan shall include all of the following information and materials for the entire Planning District:

1. Statement of Proposed Uses. A written description of the proposed uses, including permitted, conditional and accessory uses.

2. Preliminary Development Plan Diagram. A schematic plan covering the entire Planning District in which the proposed development lies and illustrating how the proposed development implements urban design concept guidelines in accordance with this chapter. The preliminary development plan shall be a schematic plan, at 1 inch = 200 feet, covering the entire Planning District in which the proposed development lies. It shall illustrate how the urban design guidelines shall be met. The preliminary development plan shall depict all proposed lots for low, medium and high density housing, all streets and all parks, open space, trails or other public facilities and non-residential areas.

3. Table of Site Area, Densities, Intensities of Use. To demonstrate compliance with the West Lathrop Specific Plan and urban design concept, the preliminary development plan shall be accompanied by a table that indicates gross and net area of site of each zoning district within each Planning District that is the subject of the preliminary development plan. For residential uses, the table shall indicate the numbers of lots and acres by housing type, the number of low, medium and high density residential units, and the maximum densities in each zoning district comprising the Planning District. For non-residential development, the table shall indicate the maximum intensities for non-residential development and maximum non-residential square footage. The table also shall include minimum densities and intensities where necessary to demonstrate compliance with the West Lathrop Specific Plan River Islands Development Standards and urban design concept.

4. Neighborhood Structure Diagram. A diagram illustrating the neighborhood center, key circulation facilities, neighborhood boundary and neighborhood open space areas proposed within the Planning District.

5. Open Space System Diagram. A diagram illustrating the open space features incorporated into the Planning District including private and public open space, the water edge, central green, neighborhood green, golf greens, natural greens and open space and trail corridors.
6. Circulation System Diagram. A diagram illustrating the circulation system for the Planning District including arterial roads, collector streets, local streets and major intersections.
7. Lotting Plan. A diagram illustrating the lotting pattern for residential and non-residential uses for proposed neighborhoods within the Planning District.
8. General Plan, Specific Plan and Urban Design Concept Consistency. A written statement addressing consistency with all applicable elements of the General Plan, West Lathrop Specific Plan and urban design concept.
9. Other Information. Other information as required by the Department of Community Development or the Stewart Tract Design Review Board as necessary for the substantive and environmental review of the proposed project. (Ord. 03-215 § 1)

17.61.120 Neighborhood development plan.

- A. Intent. ~~A neighborhood development plan shall constitute a neighborhood development plan as required by Chapter 2, River Islands Development Approvals, of the West Lathrop Specific Plan.~~ The preliminary neighborhood development plan shall establish the final specific requirements for the use, development, improvement and maintenance of the property within the applicable River Islands Planning District.
- B. Scope. The minimum area to be addressed in the neighborhood development plan is property subject to approval of a final map pursuant to the Subdivision Map Act and Chapter 16.12 of the Lathrop Municipal Code.
- C. General. The neighborhood development plan shall be prepared by the developer and processed concurrently with or prior to approval of a final map pursuant to the Subdivision Map Act and Chapter 16.12 of the Lathrop Municipal Code.
- D. Application. The neighborhood development plan shall include all of the following information and materials for the entire area subject to a final map:
 1. Statement of Compatibility with Preliminary Development Plan. A written statement demonstrating compatibility of the neighborhood development plan with the preliminary development plan.
 2. Statement of Proposed Uses. A written statement of proposed uses, including permitted, conditional and accessory uses.
 3. Neighborhood Development Plan. A detailed neighborhood development plan for all or a portion of the Planning District which is the subject of a final map showing the location and arrangement of existing and proposed land uses within the project area; existing and proposed circulation system; existing structures and proposed general building areas; contours; parking areas; driveways and loading areas in general; limits of grading.

4. Plans, Elevations, Sections. Plans, elevations and sections that depict all site plan, architectural and landscape architectural elements of proposed development.

5. Table of Site Area, Densities, Intensities of Use. To demonstrate compliance with the West Lathrop Specific Plan, urban design concept, and the preliminary development plan, the neighborhood development plan shall be accompanied by a table that indicates gross and net area of site of each zoning district within the area covered by the neighborhood development plan. For residential uses, the table shall indicate the numbers of lots and acres by housing type, the number of low, medium and high density residential units, and the maximum densities in each zoning district comprising the neighborhood development plan area. For non-residential development, the table shall indicate the maximum intensities for non-residential development and maximum non-residential square footage. The table also shall include minimum densities and intensities where necessary to demonstrate compliance with the West Lathrop Specific Plan River Islands Development Standards and urban design concept.

6. Preliminary Landscaping Plan. A preliminary landscaping plan implementing the open space system diagram.

7. Other Information. Other information as required by the Department of Community Development or the Stewart Tract Design Review ~~Board~~ Committee as necessary for the substantive and environmental review of the proposed project. (Ord. 03-215 § 1)

17.61.130 Site plan for non-residential uses.

A. Intent. ~~A site plan shall constitute a site plan for non-residential uses as provided for by Chapter 2, River Islands Development Approvals of the West Lathrop Specific Plan.~~ The site plan shall establish the final specific requirements for the use, development, improvement and maintenance of the property for non-residential uses (commercial), high density residential (apartments), mixed-use developments, and residential developments involving private access driveways ~~within the applicable River Islands Planning District.~~

B. Scope. The minimum area to be addressed in the site plan is property subject to an approved urban design concept and tentative map or vesting tentative map under the Subdivision Map Act and Chapter 16.12 of the Lathrop Municipal Code.

C. General. The site plan shall be prepared by the developer and may be submitted in any area comprised of non-residential uses for which there is an approved urban design concept and tentative map or vesting tentative map pursuant to the Subdivision Map Act and Chapter 16.12 of the Lathrop Municipal Code.

D. Application. The site plan shall include all of the following information and materials:

1. Statement of Consistency with the Urban Design Concept or the Urban Design Concept 2020 Amendment for Phase 2 of River Islands. A written statement demonstrating consistency with the prevailing urban design concept ~~and, where applicable, the neighborhood development plan.~~

2. Statement of Proposed Uses. A written statement of proposed uses, including permitted, conditional and accessory uses.

3. Site Plan. A detailed site plan showing the location and arrangement of existing and proposed non-residential land uses within the project area; existing and proposed circulation systems; existing structures and proposed general building areas; contours; parking areas; driveways and loading areas in general; limits of grading.

4. Plans, Elevations, Sections. If the application is for an area that is not covered by an existing neighborhood development plan, the applicant shall include as part of the site plan, site and building plans, elevations and sections that depict all architectural and landscape architectural elements of proposed development.

5. Statement of Consistency with ~~Architectural Design Guidelines~~ the applicable neighborhood development plan and architectural design guidelines. A statement that the design of all structures and landscape features is consistent with the Stewart Tract Design Review ~~Board's~~ Committee's Architectural Design Guidelines and Neighborhood Development Plan.

6. Other Information. Other information as required by the Department of Community Development or the Stewart Tract Design Review ~~Board~~ Committee as necessary for the substantive and environmental review of the proposed project. (Ord. 03-215 § 1)

17.61.140 Action.

A. Preliminary Development Plan Approval. A preliminary development plan is subject to planning commission and city council approval.

1. Process. A preliminary development plan must be approved by the city council before any tentative map or vesting tentative map is approved in the Planning District(s).

2. Findings. The planning commission and city council shall make the following findings:

- a. The preliminary development plan meets the purpose and intent of this chapter;
- b. The preliminary development plan is consistent with the Lathrop General Plan;
- c. The preliminary development plan is consistent with the West Lathrop Specific Plan;
- d. The preliminary development plan is consistent with the urban design concept;

B. Neighborhood Development Plan Approval. A neighborhood development plan is subject to review by the Stewart Tract Design Review ~~Board~~ Committee and planning commission approval.

1. Process. A neighborhood development plan must be approved by the planning commission before a final map may be approved for the property subject to the neighborhood development plan.

2. Findings. The planning commission and city council shall make the following findings:

- a. The neighborhood development plan meets the purpose and intent of this chapter;
- b. The neighborhood development plan is consistent with the Lathrop General Plan;

- c. The neighborhood development plan is consistent with the West Lathrop Specific Plan;
 - d. The neighborhood development plan is consistent with the urban design concept, urban, architectural and landscape guidelines for the applicable Planning District;
 - e. The neighborhood development plan is consistent with the preliminary development plan.
- C. Site Plan. A site plan is subject to review by the Stewart Tract Design Review ~~Board~~Committee and planning commission approval.
- 1. Process. A site plan must be approved by the planning commission ~~before a final map may be approved for the property subject to the site plan.~~
 - 2. Findings. The planning commission ~~and city council~~ shall make the following findings:
 - a. The site plan meets the purpose and intent of this chapter;
 - b. The site plan is consistent with the Lathrop General Plan;
 - c. The site plan is consistent with the West Lathrop Specific Plan or the West Lathrop Specific Plan 2020 Amendment for Phase 2 of River Islands;
 - d. The site plan is consistent with the urban design concept or the Urban Design Concept 2020 Amendment for Phase 2 of River Islands, and applicable neighborhood development plan, architectural, ~~urban, architectural and landscape~~ design guidelines for the applicable Planning District;
 - e. The site plan is consistent with the preliminary development plan. (Ord. 03-215 § 1)

17.61.150 Amendments.

The director of community development or the city manager's designee by administrative action and/or the planning commission by means of an amendment to this chapter may approve minor amendments to an adopted preliminary development plan, or neighborhood development plan, or site plan upon a finding that the amendment substantially complies with and does not materially change the provisions or intent of this chapter for the site. All other amendments to this chapter shall be pursuant to Chapter 17.124, Amendments. (Ord. 10-298 § 1; Ord. 03-215 § 1)

17.61.160 Establishment of Stewart Tract design review committee.

The Stewart Tract design review committee (STDRC) is hereby established in accordance with the requirements of the West Lathrop Specific Plan (WLSP) dated October 1, 2002 and adopted by the city council on January 28, 2003 and amended from time to time. The provisions of the ordinance codified in Sections 17.61.160 and 17.61.170 supersede any prior ordinance, resolution or other action of the city council to establish the STDRC, its requirements or its procedures. The prior established Stewart Tract design review board (STDRB) as referenced in the initially adopted versions of the WLSP and River Islands Urban Design Concept (UDC) is hereby abolished and all references in this code to the STDRB shall be removed and be of no force and effect.

The STDRC is an advisory body appointed by the River Islands Project Master Developer and shall be comprised of three members with prior experience in land planning, architecture, construction or similar disciplines. (Ord. 14-335 § 1; Ord. 13-326 § 1)

17.61.170 Purposes and responsibilities of the STDRC.

The purpose of the STDRC is to advise the River Islands Master Developer, subsequent builders and developers within the River Islands Project, and the city in the implementation of the design objectives of the WLSP and of the various development plans, design guidelines and design standards adopted pursuant to the WLSP, including the UDC and Neighborhood Design Plans. As described in the WLSP and UDC, the STDRC is intended to be a design advisor to the River Islands Master Developer and the city, and to provide design guidance to builders and developers prior to making application to the city of Lathrop for new development permits and proposals within the Stewart Tract development area, including the River Islands project area and the Southeast Stewart Tract area, as defined in the WLSP.

The responsibilities of the STDRC are defined in the WLSP. These responsibilities include:

A. Preparation of architectural design guidelines and standards (ADGS) for each River Islands Planning District which may be subsequently considered for adoption by the Lathrop planning commission ~~(WLSP, page VI-58)~~.

B. Review development proposals (both discretionary and non-discretionary) in conjunction with the River Islands Master Developer prior to submittal for processing and action by the community development director, the Lathrop planning commission and/or city council as appropriate. Such development proposals may include, but not be limited to:

1. New or modified River Islands Urban Design Concepts (UDCs) and Neighborhood Design Plans (NDPs) for their conformance with the WLSP [and the West Lathrop Specific Plan 2020 Amendment for Phase 2 of River Islands, as applicable](#) and related design requirements; and

2. Applications for new development within the River Islands project area for conformance with the WLSP [and the West Lathrop Specific Plan 2020 Amendment for Phase 2 of River Islands, as applicable](#) and the applicable adopted UDC, NDP and ADGS ~~as applicable~~, including:

- a. Preliminary development plans,
- b. Tentative subdivision maps,
- c. Conditional use permits,
- d. Nonresidential building and site plans,
- e. Residential master plans,
- f. Residential building permits, new homes;

3. New development proposals with the Southeast Stewart Tract area for conformance with the design guidelines and standards for the Southeast Stewart Tract area described in the WLSF;
4. Additions to existing residences, remodeling and accessory structures (swimming pools, gazebos, garden sheds) shall not require STDRC review. (Ord. 14-335 § 1; Ord. 13-326 § 1)

C. Review and recommend exceptions to development standards in the applicable adopted UDC, NDP and ADGS.

17.61.180 Meetings.

The STDRC shall meet periodically at a time and place to be determined by the River Islands Master Developer to consider matters within its area of responsibility as described herein.

Notice of STDRC meetings shall be provided to the Lathrop community development ~~department (CDD)~~ director (CDD). The CDD ~~director~~ or designee may attend STDRC meetings at the discretion of the city.

A quorum shall consist of a minimum of two STDRC members. (Ord. 14-335 § 1; Ord. 13-326 § 1)

17.61.190 STDRC review.

Applicants for new development within River Islands or the Southeast Stewart Tract area that requires STDRC review as described in Section 17.61.170 shall request STDRC review from the River Islands Master Developer.

The STDRC shall review the new development project application for consistency with the applicable design requirements and guidelines and make a written statement of its consistency findings and design recommendations with reference to relevant drawings and project description information. Said statement shall be submitted to the CDD with the application(s) for city review and approval.

The CDD shall consider the recommendations of the STDRC in its review of project applications that are subject to administrative review but that do not require planning commission approval.

The CDD shall consider the recommendations of the STDRC in its review of project applications that require review and approval by the Lathrop planning commission or city council and incorporate the recommendations of the STDRC into its staff reports and recommendations to those bodies as appropriate. (Ord. 14-335 § 1; Ord. 13-326 § 1)

17.61.200 STDRC design review fees.

Any costs associated with the STDRC review shall be borne by the River Islands Master Developer. The River Islands Master Developer may at its discretion recover any or all of the costs of STDRC review from design review applicants. (Ord. 14-335 § 1; Ord. 13-326 § 1)

17.61.210 River Islands Zoning Districts and Permitted Uses

TABLE 17.61.1

Stewart Tract—River Islands Zoning Districts and Permitted Uses ¹

Land Use ²	RL-RI	RM-RI	RH-RI ²	MU	CR	TOD CN	RCO	<u>OS/P</u>
AGRICULTURAL USES								
<u>Agricultural Uses may continue pursuant to Chapter 17.52.</u>								
Raising of field crops (including cotton), vegetables, horticultural specialties and rangelands	-	-	-	-	€		P	
Raising of fruit and nut trees, vines and cotton on land for which Swainson’s Hawk Mitigation has been paid	-	-	-	-	P		P	
Raising of fruit and nut trees, vines and cotton on land for which Swainson’s Hawk Mitigation has not been paid	-	-	-	-	-	-	-	
Raising of livestock	-	-	-	-	€	-	-	
Breeding, hatching, raising and fattening of fowl and/or rabbits	-	-	-	-	€	-	-	
Barns, stables and other farm-type out-buildings	-	-	-	-	€	-	-	
Coops for fowl; bee-keeping structures	-	-	-	-	€	-	-	
RESIDENTIAL USES								
SF detached	P	P	P	P				
SF attached (<u>duplex, triplex</u>)	P	P	P	P				
<u>SF attached (townhome, condominium)</u>	<u>P</u>	<u>P</u>		<u>P</u>		<u>P</u>		
MF attached	P	P	P	P	€	<u>P</u>		
Mobile homes <u>Manufactured Housing</u>	PA	PC		<u>P</u>		<u>P</u>		
Second housing units <u>Accessory dwelling units</u>	PA	PA	PA	<u>P</u>		<u>P</u>		
Apartments/hotels <u>Hotels/motels, and other lodging</u>			C	P	<u>P</u>	<u>P</u>		

Land Use ²	RL-RI	RM-RI	RH-RI ²	MU	CR	TOD CN	RCO	<u>OS/P</u>
Small family day care <u>facility</u> home (eight or fewer children)	P	P	P	P		<u>P</u>		
Large family day care <u>facility</u> home (nine to fourteen children)	<u>PA</u>	<u>PA</u>	<u>PA</u>	<u>PA</u>		<u>PA</u>		
<u>Childcare facility</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		
<u>Emergency shelters in accordance with the provisions of Chapter 17.74</u>			<u>P</u>					
<u>Single room occupancy uses, in accordance with the provisions of Chapter 17.73</u>			<u>C</u>					
Private garages and carports when not on the same lot as a residential unit	PA	PA	PA	PA	-	-	-	
Recreation rooms and hobby rooms or shops when not on the same lot as a residential unit	C	C	C	C	-	-	-	
Residential care <u>facility</u> home, small	P	P	P	P		<u>P</u>		
Residential care <u>facility</u> home, large	<u>C</u>	C	<u>C</u>	<u>C</u>		<u>C</u>		
Storehouses; garden structures; greenhouses	PA	PA	PA	PA		<u>PA</u>		
Fenced or enclosed private swimming pools or tennis courts	PA	PA	PA	PA		<u>PA</u>		
Home occupations	PA	PA	PA	PA		<u>PA</u>		
Model home display areas	PA	PA	PA	PA		<u>PA</u>		
COMMERCIAL USES								
Adult entertainment	-	-	-	C	-	-	-	
Apparel				P	PC	P		
Arcades				C	<u>C</u>	C		
Art and antiques				P	<u>P</u>	<u>P</u>		
Arts and crafts schools/colleges				CP	C	<u>C</u>		
Art galleries	C	C	C	P	PC	P		
Art supply				P	<u>P</u>	P		
Auction rooms	-	-	-	P	-	-	-	

Land Use ²	RL-RI	RM-RI	RH-RI ²	MU	CR	TOD CN	RCO	<u>OS/P</u>
Auto and motorcycle dealerships				C	C			
Automobile and tractor repair and maintenance				C	C			
Automobile supply (no repair or installation)				<u>P</u> C	<u>P</u>	P		
Bakery goods				P	P	P		
Banks and other lending institutions				P	P	P		
Banquet facility				P	<u>P</u> C	<u>P</u>		
Bars, cocktail lounges, nightclubs				C	<u>C</u>	<u>C</u>		
Barbershops and beauty shops				P	<u>P</u>	P		
Bicycle shops				P	<u>P</u>	P		
Billiard and pool halls				P	<u>P</u>			
Blacksmiths	-	-	-	P	-	-	-	
Blueprint, and photocopy, <u>and mailing</u>				P	<u>PC</u>	<u>P</u>		
Boat sales and services				<u>CP</u>	<u>C</u>	C		
Book binderies	-	-	-	P	-	-	-	
Books and rental libraries				P	<u>P</u>	P		
Bowling alleys				<u>PA</u> C	<u>PA</u>	PA		
Business, professional and trade schools and colleges				<u>CP</u>	C	<u>C</u>		
Cafeterias	-	-	-	P	P	-	-	
Camera equipment and supplies				P	<u>P</u>	P		
Candy and confectionaries				P	<u>P</u>	P		
Card rooms				C	<u>C</u>	<u>C</u>		
Carpenters/cabinetmakers	-	-	-	P	-	-	-	
Carpeting and flooring				P	<u>P</u>	<u>P</u>		
Catering				P	<u>P</u> C	<u>P</u>		
Christmas tree or pumpkin <u>Seasonal</u> sales				PA	<u>PA</u>	<u>PA</u>		
Clothing cleaning (Pick-up and delivery, dry cleaning within)				P	P	P		

Land Use ²	RL-RI	RM-RI	RH-RI ²	MU	CR	TOD CN	RCO	<u>OS/P</u>
enclosed machines ; self-serve laundromats)								
Clothing and costume rental				P	<u>P</u>	<u>P</u>		
Convenience stores (max. 5,000 square feet)				P	<u>PC</u>	P		
Commercial small business offices (not more than 8,000 square feet)				P	P	P		
Copying and mailing businesses	-	-	-	P	P	P	-	
Dairy products	-	-	-	P	-	P	-	
Dance halls	-	-	-	C	-	-	-	
Day spas				P	<u>P</u>	<u>P</u>		
Department stores				P	<u>PC</u>	<u>P</u>		
Drapery	-	-	-	P	-	P	-	
Drive-through restaurants, pharmacies and dry cleaning establishments				<u>PC</u>	<u>PC</u>	<u>PC</u>		
Drugs Pharmacy				P	<u>P</u>	P		
Dry goods	-	-	-	P	-	P	-	
Electrical <u>S</u> small appliance repair				P	<u>P</u>	P		
Employment agencies				P	P	P		
Exterminators	-	-	-	C	-	-	-	
Factory outlets				C	<u>C</u>	<u>C</u>		
Farmers' markets				<u>PA</u> C	<u>PA</u>	<u>PA</u>		
Florists				P	P	P		
Food market; delicatessen				P	P	P		
Furniture stores				P	<u>P</u>	<u>P</u>		
Garden supplies and nurseries (provided that all equipment, supplies, merchandise other than plants and mulch shall be kept within completely enclosed building <u>indoors</u>)				P		P		
Gifts, novelties and souvenirs				P	<u>P</u>	P		
Glass installation	-	-	-	P	-	-	-	
<u>Gun Sales and</u> Gunsmith				P		<u>P</u>		

Land Use ²	RL-RI	RM-RI	RH-RI ²	MU	CR	TOD ^{CR}	RCO	<u>OS/P</u>
Gymnasium and health studios				C	C	<u>C</u>		
Hardware				P	<u>P</u>	P		
Health foods				P	<u>P</u>	P		
Hobby supplies				P	<u>P</u>	P		
Home furnishings				P	<u>P</u>	<u>P</u>		
Home improvement supplies				P	<u>P</u>	<u>P</u>		
Hospitals and sanitariums	-	-	-	C	C	-	-	
Hotels and motels	-	-	-	PA	PA	-	-	
Household repair shops				P		P		
Ice dispensers (outdoor)				P	<u>P</u>	P		
Inns (temporary accommodations with accessory recreation and commercial facilities)	-	-	-	PA	PA	-	-	
Interior decoration				P	<u>P</u>	<u>P</u>		
Jewelry				P	<u>P</u>	<u>P</u>		
Kennels				C	C ^P	<u>C</u>		
Kiosks (<u>sales and marketing</u>)				C	C	<u>C</u>		
Leather goods and luggage				P	<u>P</u>	<u>P</u>		
Liquor (packaged)				C	<u>C</u>	<u>C</u>		
Locksmith				P	<u>P</u>	P		
Massage (with city license)				C	<u>C</u>	<u>C</u>		
Medical and orthopedic supplies	-	-	-	P	-	-	-	
Meeting halls	-	-	-	P	-	-	-	
Messenger offices	-	-	-	P	-	-	-	
Millinery	-	-	-	P	-	-	-	
Musical instruments & supplies				P	<u>P</u>	<u>P</u>		
Music and dance studios				C ^P	<u>C</u>	<u>C</u>		
News and magazine stands				P	P	P		
Office and business machines stores				P	P	<u>P</u>		
Outdoor cafes				P	P	P		
Paint and wallpaper				P	<u>P</u>	<u>P</u>		

Land Use ²	RL-RI	RM-RI	RH-RI ²	MU	CR	TOD CN	RCO	<u>OS/P</u>
Pet and bird stores and pet grooming (but not pet no boarding)				P	<u>P</u>	<u>P</u>		
Pawn shops				C	<u>C</u>	<u>C</u>		
Photographic supplies				P	<u>P</u>	<u>P</u>		
Photographic studios				P	P	<u>P</u>		
Picture framing				P	<u>P</u>	<u>P</u>		
Post/delivery offices				P	P	P		
Pressing of wearing apparel	-	-	-	P	P	P	-	
Printing	-	-	-	P	P	P	-	
Private clubs and lounges				<u>CPA</u>	<u>C</u>	<u>CPA</u>		
Publishers	-	-	-	P	-	-	-	
<u>Private access lagoons</u>					<u>C</u>	<u>C</u>		
Public and private non-profit charitable institutions				P	<u>P</u>	<u>P</u>		
Radio, television and film broadcasting/studios				P	P	<u>P</u>		
Radio, television and audio-visual equipment sales and repair				P	<u>P</u>	<u>P</u>		
Reading rooms				P	<u>P</u>	<u>P</u>		
Retail stores larger than 75,000 square feet				C	C	<u>C</u>		
Restaurants, including cafes				P	P	P		
Scientific instrument stores				P	<u>P</u>	<u>P</u>		
Secretarial services				P	P	<u>P</u>		
Self-service laundry and dry cleaning	-	-	-	P	-	P	-	
Self-service carwash				C	<u>C</u>	<u>C</u>		
Service station, excluding automotive repair services not included in the definition of “service station”, provided that all operations, except the sale of gasoline, shall be conducted in a building enclosed on three sides				C	C	C		
Self storage facilities				C	C	<u>C</u>		

Land Use ²	RL-RI	RM-RI	RH-RI ²	MU	CR	TOD CN	RCO	<u>OS/P</u>
Shoes				P	<u>P</u>	P		
Shoe repair				P	<u>P</u>	P		
Skating rinks				<u>CP</u>	<u>C</u>	<u>C</u>		
Small animal hospitals and clinics; veterinarian offices				C	<u>CP</u>	C		
Soda fountains	-	-	-	P	P	P	-	
Sporting goods (excluding incidental boat sales, resales and camper sales)				P	<u>P</u>	<u>P</u>		
Sports arenas within buildings				C	C	<u>C</u>		
Stamps and coins				P	<u>P</u>	<u>P</u>		
Stationers	-	-	-	P	P	P	-	
Storage buildings incidental to a permitted use				PA	PA	PA		
Supermarkets				<u>CP</u>	<u>P</u>	<u>C</u>		
Tailoring and dressmaking				P	<u>P</u>	P		
Taxidermists				P	<u>P</u>	<u>P</u>		
Theaters and auditoriums, including movie theaters and performing arts				<u>CPA</u>	C	<u>C</u>		
Thrift shops; second hand stores				<u>PC</u>	<u>P</u>	<u>P</u>		
Theme parks				C	C	<u>C</u>		
Tobacconists				P	<u>P</u>	<u>P</u>		
Tool or cutlery sharpening or grinding				P	<u>P</u>	P		
Toys				P	<u>P</u>	<u>P</u>		
Transit stations				C	C	C		
Travel agents <u>agencies</u>				P	P	P		
Upholsterers				P	<u>P</u>	<u>P</u>		
Variety stores				P	<u>P</u>	P		
Vending machines within enclosed areas				P	P	P		
Video stores (subject to the limitation of Chapter 5.08)				P	<u>P</u>	P		
Warehouse style retail					C			
Wedding chapels	-	-	-	P	-	-	-	

Land Use ²	RL-RI	RM-RI	RH-RI ²	MU	CR	TOD ^{CN}	RCO	<u>OS/P</u>
OFFICE USES								
Professional offices, business and administrative offices		C	C	P	P	P		
Research & development offices				P	P	<u>P</u>		
Financial services				P	P	<u>P</u>		
INDUSTRIAL USES								
Warehousing					X			
Light industrial and related uses					X			
Heavy industrial and related uses					X			
MEDICAL USES								
Elderly care facilities; assisted living facilities; nursing homes and rest homes except as provided under Section 17.34.040	-	-	-	C	C	C	-	
<u>Hospital</u>				<u>C</u>	<u>C</u>	<u>C</u>		
Medical clinic				C	C	CP		
Medical or dental office building				P	P	P		
Medical and orthopedic appliance stores				P	<u>P</u>	<u>P</u>		
CIVIC/COMMUNITY USES								
Bus depots; T transit stations (with storage elsewhere)				C	C	C		
City offices				P	PA	PA		
Administrative centers and courts				P	P	<u>P</u>		
Community center	C	C	C	CP	CP	<u>C</u>		
Convention centers				C	C	<u>C</u>		
Fire station	C	C	C	C	C	C		
Libraries	C	C	C	C	C	<u>C</u>		
Mortuaries, columbariums and crematoriums				C	C	<u>C</u>		
Police station	C	C	C	C	C	<u>C</u>		
Post office				CP	C	<u>C</u>		

Land Use ²	RL-RI	RM-RI	RH-RI ²	MU	CR	TOD <u>CPA</u>	RCO	<u>OS/P</u>
Religious facilities and schools <u>Assembly uses</u>	C	C	C	C	C	<u>CPA</u>		
Private schools and other educational facilities	C	C	C	C	C	<u>CPA</u>		
Public schools and other educational facilities	C	C	C	C	C	<u>CPA</u>		
Public and private charitable institutions	C	C	C	C	C	<u>C</u>		
Substance abuse recovery facility for six or fewer persons	P	P	P	-	-	-	-	
State authorized, certified or licensed family care facility, foster home or group home serving six or fewer persons	P (sm) C (lg)	P (sm) C (lg)	P (sm) C (lg)	-	-	-	-	
PARKS & OPEN SPACE								
Boat dock—individual	P	P	P	P	P	P	-	
Boat dock—group	C	C	C	C	C	C	-	
Boat rental facility	C	C	C	C	C	P	-	
Gas dock and associated gasoline storage facilities	-	-	-	C	-	C	-	
Pony rings, race tracks, riding stables <u>Equestrian facilities</u>							C	<u>C</u>
<u>Multi-use and nature trails</u>								<u>P</u>
Public and private parks and playgrounds and such buildings, structures and facilities appropriate to such uses	P	P	P	P	P	PA	C	
Public or private golf courses	PA	PA	PA	-	PA	-	-	
Private recreation facilities; other	C	C	C	C	C	<u>C</u>		<u>C</u>
Wildlife Preserves					C		PA	<u>P</u>
OTHER								
Incidental and accessory structures and uses located on the same site as permitted use	PA	PA	PA	PA	PA	PA		
Expansion or remodeling of an existing nonconforming use of a structure or land, up to 50% of the value of the structure, or	C	C	C	C	C	C	C	

Land Use ²	RL-RI	RM-RI	RH-RI ²	MU	CR	TOD CN	RCO	<u>OS/P</u>
reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures; nonconforming uses occupying a structure with assessed valuation of less than two hundred dollars (\$200) and nonconforming fences, walls and hedges								
Expansion, remodeling or additions to a conditional use not considered an incidental or accessory use as defined in Section 17.04.080	C	C	C	C	C	C	C	
Incidental and accessory structures and uses located on the same site as a conditional use	C	C	C	C	C	C	C	<u>C</u>
Gas/electrical transmission lines subject to provisions of Section 17.108.080; electrical substations; gas regulator stations	P	PA	PA	PA	PA	PA	<u>PA</u> C	<u>PA</u>
Communications equipment buildings	P	PA	PA	PA	PA	PA	<u>PA</u> C	<u>PA</u>
Enclosed temporary materials storage yards	PA	PA	PA	PA	PA	PA		<u>PA</u>
Flood control, water pumping stations/reservoirs; elevated pressure tanks; irrigation ditches/ canals; settling and water conservation recharge basins; drainage ponds; streets & roads as necessary for access to permitted uses	P	P	P	P	P	P	P	<u>P</u>
Parking lots and garages improved in conformity with the standards prescribed for off-street parking facilities			C	<u>CP</u>	<u>CP</u>	C		

Land Use ²	RL-RI	RM-RI	RH-RI ²	MU	CR	TOD CN	RCO	<u>OS/P</u>
Underground storage tanks for petroleum or oils				P	<u>P</u>	<u>P</u>		
Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020	PA	PA	PA	PA	PA	PA	PA	

1 P = Permitted uses; PA = Permitted but administrative approval required; C = Conditional use permit required; ~~s, administrative approval required~~; ~~X~~ Blank = Prohibited use

2. Other uses may be added to Table 17.61.1 by the Planning Commission according to the procedure in Section 17.16.020.

~~2—Single family detached dwellings are limited to:~~

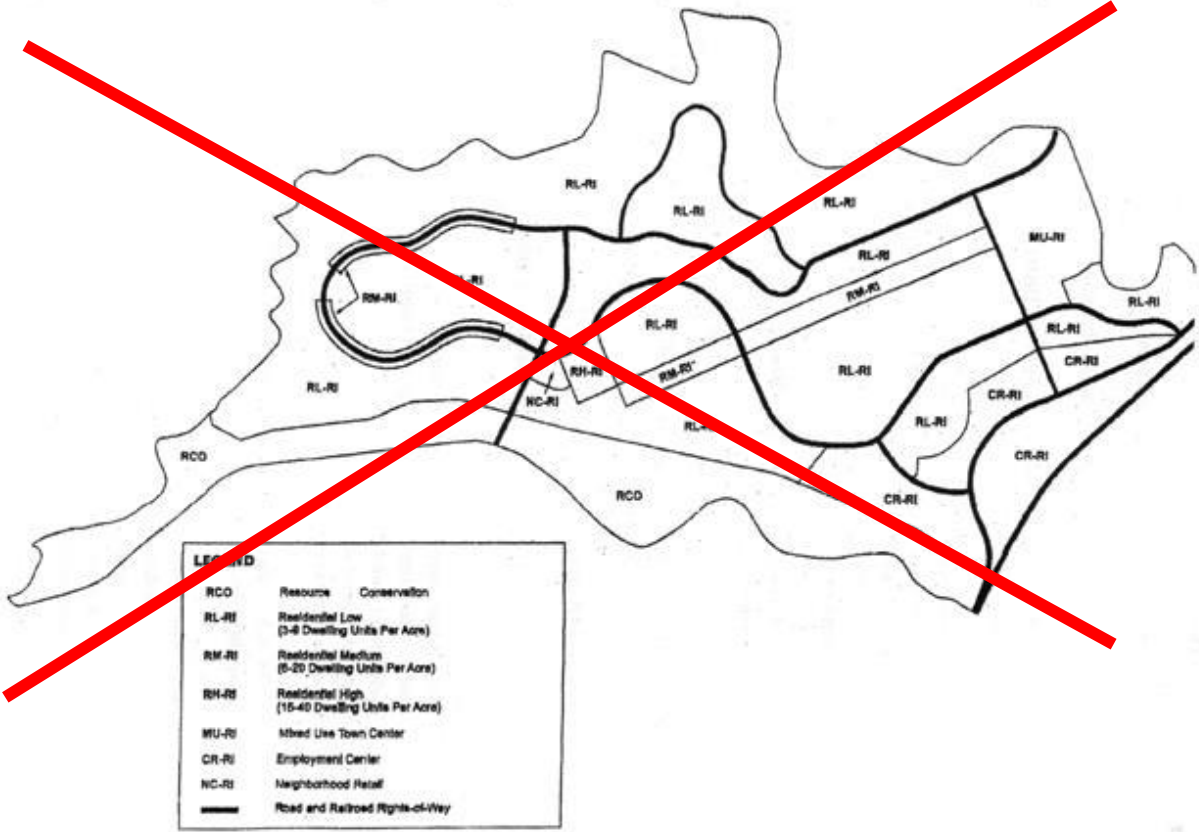
~~— a. — A single family home replacing an existing single family unit on a one-for-one basis;~~

~~— b. — A single family home on an existing lot of 8,000 square feet or less, or~~

~~— c. — Single family dwellings that are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households.~~

~~None of the above applies when the box is blank.~~

(Ord. 20-411 § 1; Ord. 16-365 § 1)



Source: Data provided by The SVA Group 2002

Land Use Designations and Zoning at the Project Site under the Amended Lathrop General Plan, Amended Lathrop Zoning Ordinance, and Amended West Lathrop Specific Plan

River Islands at Lathrop
CITY OF LATHROP

