



**Footnotes:**

- Housing Element Rezone Sites. Sites that are rezoned to accommodate the very low- and low-income regional housing needs allocation (RHNA) pursuant to the Housing Element are subject to Government Code Section 65583.2(h). Such sites have a zoning designation identified in the "Zoning (Program 3 Rezone)" column of Housing Element Appendix A (App-A) and identify 1 or more units in the "Very Low" and/or "Low" columns of App-A. Standards for these sites include:
  - Owner-occupied and rental multifamily residential uses are uses by right for developments in which at least 20 percent of the units are affordable to lower income households. "Use by right" means that the development shall not be required to have a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code; any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act.
  - A minimum density of 20 units per acre is required.
  - Sites zoned to allow mixed uses and nonresidential uses shall allow 100 percent residential use and projects on these sites are required to have residential uses occupy 50 percent or more of the total floor area of a mixed-use project.
  - Sites that are zoned Master Plan (MP), Specific Plan (SP), or Planned Development (PD) shall be subject to the zoning designation that is identified Zoning (Program 3 Rezone) column of App-A or may be developed subject to the underlying zoning, provided that the minimum density of 20 units per acre is met.
- Prior Housing Element Sites. Sites that are identified with a "Yes" in the "4th/5th Cycle Sites – Program 3 Apply" column of App-A and identify 1 or more units in the Very Low and/or Low columns of App-A shall allow at least 20 units per acre and shall allow residential as a use by right for housing developments in which at least 20 percent of the units are affordable to lower income households.
- Parcels that are zoned Agricultural Industrial (AI) or Business Professional (BP) are subject to the Zoning Map that was effective for the parcel prior to the adoption of the Zoning Map on December 17, 2024. This will remain in place until the Zoning Ordinance text amendment is adopted that establishes the Agricultural Industrial (AI) and Business Professional (BP) districts and standards for each district.

# ZONING



Data on this map is intended for general use and informational purposes only. The City of Manteca does not warrant the accuracy, quality, or completeness of data or suitability for any particular purpose. Information on this map is not intended to replace engineering, survey, or other primary research methods.

CITY OF MANTECA  
INFORMATION TECHNOLOGY AND INNOVATION  
GEOGRAPHIC INFORMATION SYSTEMS  
1001 W CENTER ST  
MANTECA, CA 95337  
Zoning Map updated per Ordinance 02025-01 - March 2025  
<https://www.ci.manteca.ca.us/Projects/02025-01-ZoningMap.aspx>

## CITY OF MANTECA

### Agricultural and Residential

- AG (AGRICULTURAL)
- RE (RESIDENTIAL ESTATE)
- R1 (ONE-FAMILY DWELLING)
- R2 (LIMITED MULTIPLE-FAMILY DWELLING)
- R3 (MULTIPLE-FAMILY DWELLING)

### Commercial, Office, Industrial, Mixed-Use

- BIP (BUSINESS INDUSTRIAL PARK)
- BP (BUSINESS PARK)
- CMU (MIXED USE COMMERCIAL)
- CN (NEIGHBORHOOD COMMERCIAL)
- CG (GENERAL COMMERCIAL)
- M1 (LIGHT INDUSTRIAL)

### M2 (HEAVY INDUSTRIAL)

- DMU (MIXED USE DOWNTOWN)
- Public/Quasi-Public
- OS (OPEN SPACE)
- P (PARK)
- PQP (PUBLIC/QUASI-PUBLIC)

### Special Purpose Zoning

- MP (MASTER PLANNED)
- PD (PLANNED DEVELOPMENT)
- SP (SPECIFIC PLAN)
- Parcelized Roadways
- ROW

### PARCELS

- CITY LIMIT

