



Draft AI Zone Ordinance

Title 9 - DEVELOPMENT TITLE
 DIVISION 6. AGRICULTURAL ZONES

DIVISION 6. AGRICULTURAL ZONES

CHAPTER 9-600 AGRICULTURAL ZONES: INTENT AND ORGANIZATION

9-600.1 TITLE AND INTENT.

Division 6 constitutes the agricultural zones. The intent of this Division is to prescribe use, lot, and structure regulations for agricultural zones within San Joaquin County, consistent with the Land Use portion of the General Plan. The names and intents of the agricultural zones are as follows:

- (a) **AG Zone.** The General Agriculture (AG) Zone is established to preserve agricultural lands for the continuation of commercial agricultural enterprises. This zone is intended to implement the General Agriculture land use category of the General Plan.
- (b) **AI Zone.** The Agriculture-Industrial zone is established to provide limited dry uses that complement both agricultural and industrial businesses on parcels not considered ideal locations for farming due to size, location, irregular shape, or classification of farmland. This zone is intended to implement the Agriculture-Industrial land use category of the General Plan.
- ~~(bc)~~ **AL Zone.** The Limited Agriculture (AL) Zone is intended to recognize and preserve areas that contain existing concentrations of small-scale agricultural operations and dwellings. This zone is intended to implement the Limited Agriculture land use category of the General Plan.
- ~~(ed)~~ **AU Zone.** The Agriculture-Urban Reserve (AU) Zone is intended to retain in agriculture those areas planned for future urban development in order to facilitate compact, orderly urban development and to assure the proper timing and economical provision of services and utilities. This zone also is intended to implement the Agriculture-Urban Reserve land use category of the General Plan.
- ~~(d)~~ **ARM Zone.** The goal of the Agricultural Resource Management (ARM) zone is to assure the long term viability of commercial agricultural properties. This zone is intended to provide areas for the continued practice of commercial agriculture and to protect lands that are best suited for permanent agriculture from encroachment by incompatible land uses. The ARM zone is also intended to implement General Plan policies relating the preservation of agricultural land and the principles of compatibility found in the Williamson Act statute.

~~One of the primary objectives of the ARM zone is to permit only those uses and activities that will not compromise the viability of surrounding agricultural operations. The magnitude of any compatible, accessory recreational activities shall be proportionate to the size of the parcel. Any nature preserve buffer area needed to separate or reduce conflicting activities shall be located on site. The Agricultural Resource Management (ARM) zone shall be applied to land that is under Williamson Act, land that is under Farmland Security zone contract and land in the primary delta.~~

(Ord. 3675; Ord. 4106, § 4, 2001)

9-600.2 ORGANIZATION.

Division 6 consists of the following chapters:

- (a) 9-600 Agricultural Zones: Intent and Organization;

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- (b) 9-605 Agricultural Zones: Use Regulations; and
 - (c) 9-610 Agricultural Zones: Lot and Structure Regulations.

(Ord. 3675)

CHAPTER 9-605 AGRICULTURAL ZONES: USE REGULATIONS

Tables:

9-605.1 INTENT.

The intent of this Chapter is to specify the range of uses and structures allowed within agricultural zones, consistent with the policies and principles of the General Plan.

(Ord. 3675)

9-605.2 PERMITTED USE TYPES.

Permitted, not permitted, and conditionally permitted use types are set forth in Table 9-605.2. Use types are described in Chapter 9-115.

(Ord. 3675)

9-605.3 EXPANSION OF USES AND STRUCTURES.

Uses or structures that require discretionary review may be expanded with an Improvement Plan, provided the following conditions are met:

- (a) The proposed expansion of a structure involves less than a twenty-five percent (25%) increase in floor area covered by the existing use; and
- (b) The proposed expansion involves less than a ten percent (10%) increase in the overall site area covered by the existing use; and
- (c) The proposed expansion, by interpretation of the Director, will not have a substantial, adverse effect on adjacent property; and
- (d) The proposed expansion will comply with existing requirements of agencies having jurisdiction and any other appropriate regulatory agency; or
- (e) Where conditions in Subsections (a) through (d) of this Section are not met, the level of review for the expansion shall be the same as the level of review required in Table 9-605.2.

(Ord. 3675; Ord. 3872, § 19, 1996)

9-605.4 ACCESSORY USES AND STRUCTURES.

Accessory uses and structures permitted, not permitted, and conditionally permitted are set forth in Table 9-605.3. Accessory uses and structures not specifically listed in Table 9-605.3 may be allowed by the Director, subject to approval of an Improvement Plan pursuant to Chapter 9-884 or a discretionary application, as specified by the Director.

(Ord. 3938, § 5, 1997)

9-605.5 TEMPORARY USES AND STRUCTURES.

Permitted, not permitted, and conditionally permitted temporary uses and structures are set forth in Table 9-605.4. Temporary uses and structures not specifically listed in Table 9-605.4 may be allowed, subject to approval of an Improvement Plan pursuant to Chapter 9-884.

(Ord. 3675; 3739; Ord. 3938, § 6, 1997)

9-605.6 SPECIAL USE REGULATIONS.

In addition to the provisions of Sections 9-605.2 through 9-605.5, the following Special Use Regulations shall apply to the uses or use types specified below:

(bb) Truck Parking and Truck Sales Uses in the AI Zone. The following special use regulations shall apply:

(1) Truck Sales and Services-Parking and Sales may be permitted in the AI zone subject to the following standards:

- a. Truck Parking may be permitted with an Improvement Plan provided the number of combined truck and trailers is twenty-five (25) or less and any proposed office space is less than 1,000 square feet in size. For projects exceeding either of these limits, a Site Approval application shall be required.
- b. Truck Sales may be permitted with an Improvement Plan provided the maximum building space proposed with the facility is 12,500 square feet or less. For projects exceeding this limit, a Site Approval application shall be required.
- c. When both Truck Parking and Truck Sales uses are proposed on the same site, the level of review shall be determined by the Zoning Administrator and Director of Public Works or his/her designee.
- d. A minimum ten (10) foot wide setback shall be maintained between the project parcel and adjacent properties. If a residence is located on an adjacent parcel within 100 feet of the project site property line, the setback distance shall be increased to twenty (20) feet from the property line.
- e. A minimum six (6) to eight (8) foot tall screen shall be installed along the property line adjacent to truck or trailer parking. Screening may consist of a masonry wall or any solid fencing approved by the Zoning Administrator.
- f. All maneuvering areas shall be surfaced with all-weather material, as defined and approved by the San Joaquin County Fire Chief's Association. Storage areas for trucks and trailers may be surfaced with gravel or a higher classification surfacing material.

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(Supp. No. 104, 3-21, Rev.)

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- g. The first twenty (20) feet of any driveway shall be surfaced with asphalt concrete or Portland cement concrete to ensure public roadways will be free from debris.
 - h. Traffic Impact Mitigation Fees and Regional Transportation Impact Fees shall be required. This fee is due and payable prior to issuance of a grading or building permit and prior to operation.
 - i. Water Supply Impact Mitigation (WIMF) Fees shall be required if the project is located within the established WIMF boundary. This fee is due and payable prior to issuance of a grading or building permit and prior to operation.
 - j. An encroachment permit shall be required for all work within the County, City, or Caltrans right of way. Any driveway approaches shall be improved in accordance with the requirements of the County, City or Caltrans standards prior to operating.
 - k. Storm drainage facilities shall be in accordance with San Joaquin County Development Standards.
 - l. If the project site falls within a NPDES Phase 1 or Phase 2 regulated area, the project shall comply with the National Pollutant Discharge Elimination System requirements. Calculations and plans shall be submitted and approved by the Department of Public Works – Water Resources Division prior to issuance of a building permit, grading permit, and improvements shall be completed prior to operating.

(Ord. 3675; 3697; 3715; 3739; 3756; Ord. 3891, § 2, 1996; Ord. 3911, § 5, 1997; amended during 8/97 supplement; Ord. 3970, § 1, 1998; Ord. 3998, § 2, 1998; Ord. 3399, § 5, 1998; Ord. 4106, § 8, 2001; Ord. 4181, § 2, 2002; Ord. 4255, § 5, 2005; Ord. No. 4385, § 11, 1-12-2010; Ord. No. 4399, § 5, 9-14-2010; Ord. No. 4404, § 1, 12-14-2010; Ord. No. 4486, § 3, 9-13-2016; Ord. No. 4508, § 2, 6-6-2018; Ord. No. 4531, § 4, 5-21-2019; Ord. No. 4531, § 4, 5-21-2019; Ord. No. 4568, § 4, 1-26-2021)

TABLE 9-605.2 USES IN AGRICULTURAL ZONES

Legend: P Permitted Use PI Permitted Use With Improvement Plan QX Use Permitted Subject to Quarry Excavation Permit S Use Permitted Subject to Site Approval U Use Permitted Subject to Use Permit - Use Not Permitted Note: In areas designated as Open Space/Resource Conservation on the General Plan, all uses or use types shall require Site Approval, unless another discretionary approval is specified by this Title. *See Sections 9-605.6(c)(h)(k)(t)(u)(w)(x) and (z) for Special Use Regulations in an Agricultural Zone					
Use Types	Agricultural Zones				
	AG	AL	AU	ARM	AI
Residential Use Types					
Family Residential					
Single-Family	P	P	P	P	<u>P</u>
Two-Family	-	-	-	-	
Small Multi-Family	-	-	-	-	
Large Multi-Family	-	-	-	-	
Farm Employee Housing	-	-	-	-	
Small	P	P	P	P	<u>P</u>
Large	U	U	-	U	<u>U</u>
Group Care					
Small	P	P	P	-	<u>P</u>
Large	-	-	-	-	
Adult Day Care	-	-	-	-	
Farm Related	U	-	-	-	<u>U</u>
Group Residential	-	-	-	-	
Mobile Home Park	-	-	-	-	
Emergency Shelters					
Small	P	P	P	-	<u>P</u>
Large	-	-	-	-	
Single-Room Occupancy	-	-	-	-	
Veterans Supportive Housing	-	-	-	-	
Nonresidential Use Types					
Administrative Offices	-	-	-	-	
Administrative Support Services	-	-	-	-	
Adult Entertainment	-	-	-	-	
Aerial Services					
Farm	S	-	-	S	<u>S</u>
Heliport	S	-	-	-	<u>S</u>
Agricultural Organizations	U	U	-	-	<u>U</u>

Nonresidential Use Types					
Agricultural Processing					
Preparation Services	S	U	-	S	<u>S</u>
Food Manufacturing	U	-	-	U	<u>U</u>
Agricultural Sales					
Feed and Grain	S	U	-	S	<u>S</u>
Agricultural Chemicals	S	U	-	S	<u>S</u>
Agricultural Warehousing	S	S	-	S	<u>S</u>
Agricultural Wastes	S	-	-	S	<u>S</u>
Animal Feeding and Sales	S	-	-	S	<u>S</u>
Animal Raising					
Exotic Animals	S	U	S	S	<u>S</u>
General	P	P	P	P	<u>P</u>
Hogs	U	U	U	U	<u>U</u>
Small Animals	S	U	S	S	<u>S</u>
Family Food Production	P	P	P	P	<u>P</u>
Educational Animal Project	P	P	P	P	<u>P</u>
Zoo	-	-	-	-	-
Petting Zoo	U	U	U	-	<u>U</u>
Animal Specialty Services					
Farm	PI	S	-	PI	<u>PI</u>
Pet	-	-	-	-	-
Kennel	U	U	-	U	<u>U</u>
Kennels, Small Breeding	S	S	S	S	<u>S</u>
Auction Sales					
Indoor	-	-	-	-	-
Outdoor	-	-	-	-	-
Automotive Sales and Services					
Automotive Rentals	-	-	-	-	-
Automotive Repairs, Light	-	-	-	-	-
Automotive Repairs, Heavy	-	-	-	-	-
Automotive Sales	-	-	-	-	-
Cleaning	-	-	-	-	-
Inoperable Vehicle Storage	-	-	-	-	-
Operable Vehicle Storage	-	-	-	-	-
Parking	-	-	-	-	-
Building Maintenance Services	-	-	-	-	-
Child Care Services					
Family Day Care Homes	P	P	P	P	<u>P</u>
-	S	S	S	-	<u>S</u>
Commercial Cannabis					
Cultivation*	U/SP	-	-	-	<u>U/SP</u>
Distribution*	U/SP	-	-	-	<u>U/SP</u>

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Manufacturing*	U/SP	-	-	-	<u>U/SP</u>
Retail Sales	-	-	-	-	-
Laboratory Testing	-	-	-	-	-
Communication Services					
Type I	PI	PI	PI	PI	<u>PI</u>
Type II	S	S	S	S	<u>S</u>
Type III	S	S	-	S	<u>S</u>
Type IV	S	-	-	-	<u>S</u>
Community Assembly	-	-	-	-	-
Construction Sales	-	-	-	-	-
Construction Services					
Light	-	-	-	-	-
Heavy	-	-	-	-	-
Crop Production	P	P	P	P	<u>P</u>
Cultural & Library Services	-	-	-	-	-
Custom Agricultural Manufacturing	S	-	-	-	<u>S</u>
Custom Manufacturing	-	-	-	-	-
Dairies*	S	S	S	S	<u>S</u>
Eating Establishments					
Convenience	-	-	-	-	-
Full Service	-	-	-	-	-
Educational Services					
Commercial	-	-	-	-	-
General	S	S	S	-	<u>S</u>
Equipment Sales & Repair					
Farm Machinery, Sales*	S	-	-	-	<u>S</u>
Farm Machinery, Repair	S	S	-	S	<u>S</u>
Heavy Equipment	-	-	-	-	-
Leisure	-	-	-	-	-
Aircraft	-	-	-	-	-
Explosives Handling*	U	-	-	-	<u>U</u>
Farm Services	S	S	S	S	<u>S</u>
Funeral & Interment Services					
Cemeteries	U	-	U	-	<u>U</u>
Interring & Cremating	U	-	-	-	<u>U</u>
Undertaking	-	-	-	-	-
Gasoline Sales					
Service	-	-	-	-	-
Combination	-	-	-	-	-
General Industrial					
Limited	-	-	-	-	-
Intermediate	-	-	-	-	-
Heavy	-	-	-	-	-

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Hazardous Industrial	-	-	-	-	:-
High Technology Industry	-	-	-	-	:-
Laundry Services	-	-	-	-	:-
Liquor Sales					
On-Premises	-	-	-	-	:-
Off-Premises	-	-	-	-	:-
Lodging Services					
Bed & Breakfast	S	S	S	-	<u>S</u>
Motel	-	-	-	-	:-
Major Impact Services	U	-	-	-	<u>U</u>
Medical Services	-	-	-	-	:-
Nursery Sales & Services					
Wholesale	PI	PI	PI	PI	<u>PI</u>
Retail	-	-	-	-	:-
Landscaping Services	S	S	S	-	<u>S</u>
Personal Storage	-	-	-	-	:-
Petroleum & Gas Extraction	PI	PI	S	PI	<u>PI</u>
Produce Sales					
Farm Produce Stands	P	P	P	P	<u>P</u>
Agricultural Store, Small	S	S	S	S	<u>S</u>
Agricultural Store, Large	U	U	U	U	<u>U</u>
Professional Services	-	-	-	-	:-
Public Services					
Administrative	-	-	-	-	:-
Essential	S	S	S	-	:-
Quarry Operations	QX	-	QX	QX	<u>QX</u>
Recreation					
Nature Preserve	U	U	-	U	<u>U</u>
Campgrounds	U	U	U	-	<u>U</u>
Indoor Participant	-	-	-	-	:-
Indoor Spectator	-	-	-	-	:-
Marinas	U	-	-	-	<u>U</u>
Outdoor Entertainment	-	-	-	-	:-
Outdoor Sports Clubs	S	-	-	S	<u>S</u>
Parks	U	U	U	-	<u>U</u>
Resorts	S	S	-	-	<u>U</u>
Recycling Services					
Consumer	-	-	-	-	:-
Scrap Operations	-	-	-	-	:-
Limited Agricultural Recycling	SA	-	-	-	<u>S</u>
Religious Assembly					
Neighborhood	U	U	U	-	<u>U</u>
Community	U	U	U	-	<u>U</u>

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Regional	U	U	U	-	<u>U</u>
Research & Laboratory Services	-	-	-	-	-
Retail Sales & Services					
Primary	-	-	-	-	-
Intermediate	-	-	-	-	-
General	-	-	-	-	-
Signs, Off-Premises, *see special use regulations for Off-premises directional signs	P	P	P	-	<u>P</u>
Stables					
Neighborhood	S	U	S	\$	<u>S</u>
Commercial	U	U	U	-	<u>U</u>
Transportation Services	-	-	-	-	-
Truck Sales and Services					
Parking [‡]	-	<u>U*</u>	-	-	<u>PI/S*</u>
Cleaning	-	-	-	-	-
Stops	-	-	-	-	-
Repairs	-	-	-	-	-
Sales	-	-	-	-	<u>PI/S*</u>
Terminals	-	-	-	-	-
LNG truck fueling stations	-	-	-	-	-
Utility Services					
Minor	P	P	P	P	<u>P</u>
Major	S	S	S	\$	<u>S</u>
Veterans Organizations*	S	S	S	-	<u>S</u>
Water Storage	U	-	-	U	<u>U</u>
Wholesaling & Distribution					
Light	-	-	-	-	-
Heavy	-	-	-	-	-
Wineries and Wine Cellars					
Wine Cellar, Off-Site	S	-	-	\$	<u>S</u>
Winery, Large and Medium*	U*	-	-	U	<u>U</u>
Winery, Boutique and Small	S	S	-	\$	<u>S</u>

(Ord. 3675; 3697; 3715; 3756; Ord. 3843, § 5, 1995; Ord. 3872, § 11, 1996; Ord. 3911, § 6, 1997; Ord. 3931, § 7, 1997; Ord. 3399, § 6, 1998; Ord. 4013, § 6, 1999; Ord. 4059, § 10, 2000; Ord. 4106, § 5, 2001; Ord. 4115, § 6, 2001; Ord. 4127, § 5, 2001; Ord. 4134, § 5, 2002; Ord. 4155, § 5, 2002; Ord. 4181, § 5, 2002; Ord. 4255, § 4, 2005; Ord. 4367, § 1, 2009; Ord. 4368, §§ 15, 16, 2009; Ord. No. 4385, § 10, 1-12-2010; Ord. No. 4404, § 2, 12-14-2010; Ord. No. 4420, § 2, 12-13-2011; Ord. No. 4440, § 6, 8-13-2013; Ord. No. 4471, § 17, 12-15-2015; Ord. No. 4531, § 4, 5-21-2019; Ord. No. 4540, § 5, 10-8-2019)

TABLE; 9-605.3 ACCESSORY USES & STRUCTURES IN AGRICULTURAL ZONES

Legend:					
P Permitted Use					
PI Permitted Use With Improvement Plan					
S Use Permitted Subject to Site Approval					
U Use Permitted Subject to Use Permit					
- Use Not Permitted					
Accessory Use or Structure	Agricultural Zones				
	AG	AL	AU	ARM	AI
Accessory Dwelling Unit	P	P	P	-	<u>P</u>
Antennae, Radio/TV Dish	P	P	P	P	<u>P</u>
Barn	P	P	P	P	<u>P</u>
Biomass Energy Production For Use On Premises	S	S	S	S	<u>S</u>
Boathouse, Private: One per Lot	P	P	P	P	<u>P</u>
Commercial Coach	P	P	P	-	<u>P</u>
Coop	P	P	P	P	<u>P</u>
Distilled Spirits Storage, Large Winery	P	-	-	-	<u>P</u>
Dock, Private: One per Lot	P	P	P	P	<u>P</u>
Firewood Sales: Grown On-site or Within a Five (5) Mile Radius of the Premises	P	P	P	P	<u>P</u>
Garage, Private: For up to Three (3) Vehicles	P	P	P	P	<u>P</u>
Greenhouse, Private	P	P	P	P	<u>P</u>
Guesthouse	P	P	P	P	<u>P</u>
Horse Raising	P	P	P	P	<u>P</u>
Packing Shed, Private	P	P	P	P	<u>P</u>
Pet Grooming	PI	PI	-	-	<u>PI</u>
Pet Training	P	P	-	P	<u>P</u>
Pump/Pumphouse	P	P	P	P	<u>P</u>
Second Unit Dwelling	P	P	P	P	<u>P</u>
Silo	P	P	P	P	<u>P</u>
Stable, Private	P	P	P	P	<u>P</u>
Storage Building, Private	P	P	P	P	<u>P</u>
Swimming Pool & Equipment	P	P	P	P	<u>P</u>
Truck Parking, Agricultural	S	S	S	S	<u>S</u>
Water Storage Facility	P	P	P	P	<u>P</u>
Wind Machine, Private	P	P	P	P	<u>P</u>
Wine Tasting Room at a Wine Cellar, Off-Site	P	-	-	P	<u>P</u>
Wine Tasting Room at a Winery, All Sizes	P	-	-	P	<u>P</u>
Workshop/Hobby Shop	P	P	P	P	<u>P</u>

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(Ord. 3675; 3697; Ord. 3998, § 1, 1998; Ord. No. 3999, § 6, 10-27-1998; Ord. 4106 § 6, 2001; Ord. 4115 § 7, 2001; Ord. 4368, § 17, 2009; Ord. No. 4385, § 12, 1-12-2010; Ord. No. 4486, § 2, 9-13-2016; Ord. No. 4568, § 5, 1-26-2021)

TABLE 9-605.4

TEMPORARY USES & STRUCTURES IN AGRICULTURAL ZONES

Legend: AX Permitted Subject to Agricultural Excavation Permit P Permitted Use PI Permitted Use With Improvement Plan S Use Permitted Subject to Site Approval U Use Permitted Subject to Use Permit - Use Not Permitted MP Permitted Subject to Mobile Home Permit (M) Permit Type Unique to Mountain House Community					
Temporary Use or Structure	Agricultural Zone				
	AG	AL	AU	ARM	AI
Auction, Agricultural Machinery	PI	PI	PI	PI	<u>PI</u>
Auction, Livestock	S	S	S	S	<u>S</u>
Batch Plant	U	-	-	-	<u>U</u>
Boutique Sales (Limit: 2 consecutive days, twice per year)	P	P	P	P	<u>P</u>
Carnival/Circus	U	U	U	-	<u>U</u>
Caretaker Mobile Home	-	-	-	-	-
Christmas Tree Sales	PI	PI	PI	PI	<u>PI</u>
Commercial Coach	PI	PI	PI	PI	<u>PI</u>
Corporation Yard	PI	PI	PI S(M)	-	<u>PI</u>
Farmer's Market	S	S	S	-	<u>S</u>
Garage Sale (Limit: 2 consecutive days, twice per year)	P	P	P	P	<u>P</u>
Halloween Pumpkin Sales	PI	PI	PI	PI	<u>PI</u>
Motion Picture Filming	P	P	P	P	<u>P</u>
Public Display of Fireworks*	IP	IP	IP	IP	<u>IP</u>
Special Outdoor Event	PI	PI	PI	PI	<u>PI</u>
Special Indoor Event	PI	PI	PI	PI	<u>PI</u>
Subdivision Sales Office	-	-	-	-	-
Temporary Building Incidental to Construction Works	P	P	P	P	<u>P</u>
Temporary Farm Employee Housing	PI	-	-	PI	PI
Temporary Mobile Home	MP	MP	MP	MP	<u>MP</u>
Tent Revival	U	U	U	-	<u>U</u>

(Ord. 3675; 3697; 3715; Ord. 3832, § 14, 1995; Ord. 3843, § 15, 1995; Ord. 4059, § 11, 2000; Ord. 4106, § 7, 2001; Ord. No. 4385, § 13, 1-12-2010; Ord. No. 4508, § 2, 6-6-2018)