



Draft GP Policies

Agriculture-Industrial (A/I)

This designation provides for limited dry uses that complement both agricultural and industrial business, and will not generate a significant amount of waste or utilize a large amount of water. Other agricultural uses may also be permitted where feasible; however, the Agriculture - Industrial designation generally applies to parcels that are not ideal for large-scale or small-scale farming operations due to size, location, irregular shape or classification of farmland, and are not likely to develop during the planning period of the General Plan (i.e., 2035) due to a lack of available public services. Typical uses include truck parking, truck sales, and other limited dry uses not dependent on public services. Parcels considered for this designation shall be located within a one-half (1/2) mile radius from the centerline of an interchange along Interstate 5, Interstate 205, I-580, State Route 99, or other state highway. Parcels must also have access to a publically maintained roadway and be located outside of the primary and secondary zones of the Delta.

Allowed Uses

This designation provides for the following uses that complement both agricultural and industrial businesses:

- Single family detached dwellings
- Farm-employee housing and farm labor camps
- Compatible uses with agriculture
- Agricultural uses that are permitted in the General Agriculture designation and zone.
- Dry uses benefitting from direct access to major interstates and highways
- Truck parking
- Truck sales
- Warehousing operations
- Uses that require minimal infrastructure improvements

Development Standards

Development within this designation is subject to the following standards:

- Minimum Density: N/A
- Maximum Density: 0.05 Dwelling Units/Acre
- Minimum FAR: N/A
- Maximum FAR: 0.01
- Minimum Lot Size: 1.0 acre
- Maximum Lot Size: 20.0 acres