

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA

ORDINANCE NO.
AN ORDINANCE AMENDING TITLE 9 OF THE ORDINANCE CODE OF THE COUNTY OF SAN
JOAQUIN RELATING TO VARIOUS SECTIONS OF THE DEVELOPMENT TITLE

The Board of Supervisors of the County of San Joaquin ordains as follows:

Section 1. Table 9-200.020-1: Uses in Residential Zones, Section 9-200.020 - Land Use Regulations, Chapter 9-200 - Residential Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-200.020-1: USES IN RESIDENTIAL ZONES							
P = Permitted Use (Building Permit may be required); T=Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP Special Purpose Plan required; L# = Numbered limitation at end of table. "-" = Not permitted							
Use Types	R-R	R-VL	R-L	R-M	R-MH	R-H	Additional Regulations
Residential							
Farm Employee Housing	See subclassifications below						
Large	-	-	-	-	-	-	
Non-Residential							
Animal Care, Sales, and Services	See subclassifications below						
~~Boarding and Breeding~~	~~See subclassifications below~~						
<u>Boarding and Breeding, Large</u>	A	-	-	-	-	-	
<u>Boarding and Breeding, Small</u>	A	-	-	-	-	-	
<u>Veterinary, Large</u>	-	-	-	-	-	-	
~~Large Animal~~	-	-	-	-	-	-	
~~Small Animal~~	-	-	-	-	-	-	
<u>Veterinary, Small</u>	-	-	-	-	-	-	
Equipment Sales, Repair, and Storage	See subclassifications below						
Heavy Equipment, Repair	-	-	-	-	-	-	
Fuel Sales	See subclassifications below						
Trucks	-	-	-	-	-	-	

Section 2. Table 9-200.020-3: Temporary Uses & Structures in Residential Zones, Section 9-200.020 - Land Use Regulations, Chapter 9-200 - Residential Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-200.020-3: TEMPORARY USES & STRUCTURES IN RESIDENTIAL ZONES							
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; "-" = Not permitted							
Temporary Use or Structure	R-R	R-VL	R-L	R-M	R-MH	R-H	Regulations (Section)
Special Events and Sales	See subclassifications below						~~9-409.440, Special Events and Sales~~
Special Outdoor Event	T	T	-	-	-		~~9-409.440, Special Events and Sales~~
Special Indoor Event	T	T	-	-	-		~~9-409.440, Special Events and Sales~~
Seasonal Sales	-	-	-	-	-		~~9-409.450, Temporary Uses~~

Section 3. Table 9-201.020-1: Uses in Commercial Zones, Section 9-201.020 - Land Use Regulations, Chapter 9-201 - Commercial Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-201.020-1: USES IN COMMERCIAL ZONES										
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; "-" = Not permitted										
Use Types	C-L	C-N	C-C	C-O	C-G	C-FS	C-RS	C-R	C-X	Additional Regulations
Residential										
Non-Residential										
Animal Care, Sales and Services	See subclassifications below									
~~Boarding and Breeding~~	~~See subclassifications below~~									
<u>Boarding and Breeding, Large</u>	-	C	C	-	C	-	C	-	C	
<u>Boarding and Breeding, Small</u>	-	A	A	-	A	-	A	-	A	
<u>Veterinary, Large</u>	-	-	-	-	-	-	<u>A</u>	-	<u>A</u>	
~~Large Animal~~	-	-	-	-	-	-	~~A~~	-	~~A~~	
~~Small Animal~~	-	~~A~~	~~A~~	-	~~Z~~	-	~~A~~	-	-	
<u>Veterinary, Small</u>	-	<u>A</u>	<u>A</u>	-	<u>Z</u>	-	<u>A</u>	-	-	
Animal Raising	See subclassifications below									
Exotic	-	-	-	-	-	-	-	-	-	
Construction Services	See subclassifications below									
General	-	A	A	-	Z	-	A	-	-	

Section 4. Table 9-201.020-2: Accessory Uses & Structures in Commercial Zones, Section 9-201.020 - Land Use Regulations, Chapter 9-201 - Commercial Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-201.020-2: ACCESSORY USES & STRUCTURES IN COMMERCIAL ZONES										
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; "-" = Not permitted										
Accessory Use or Storage	<u>C-L</u>	C-N	C-C	C-O	C-G	C-FS	C-RS	C-R	C-X	Additional Regulations
Accessory Dwelling Unit	-	-	-	-	-	-	-	-	-	
Accessory Short-term Rentals	-	-	-	-	-	-	-	-	-	
Antennae, Radio/TV Dish	<u>P</u>	P	P	P	P	P	P	-	P	
Agricultural Building	<u>P</u>	P	P	P	P	P	P	P	P	
Agricultural Equipment Storage	<u>P</u>	P	P	P	P	P	P	P	P	
Barn	-	-	-	-	-	-	-	-	-	
Biomass Energy Production	-	-	-	-	-	-	-	-	-	
Boathouse, Private	-	-	-	-	-	-	-	-	-	
Caretaker Residence	<u>P</u>	P	P	P	P	P	P	P	P	
Coop	-	-	-	-	-	-	-	-	-	
Distilled Spirits Storage	-	-	-	-	-	-	-	-	-	
Dock, Private	-	-	-	-	-	-	-	-	-	
Firewood Sales	-	-	-	-	-	-	-	-	-	
Garage, Private	-	-	-	-	-	-	-	-	-	
Greenhouse, Private	-	-	-	-	-	-	-	-	-	
Guesthouse	-	-	-	-	-	-	-	-	-	
Home Occupation	-	-	-	-	-	-	-	-	-	
Horse Raising	-	-	-	-	-	-	-	-	-	

Owner-Operator Truck Parking	⌋	-	-	-	-	-	-	-	-	
Packing Shed	⌋	-	-	-	-	-	-	-	-	
Pet Grooming and Training	⌋	-	-	-	-	-	-	-	-	
Pump/Pumphouse	<u>P</u>	P	P	P	P	P	P	P	P	
Residential Solar Energy System, Small	⌋	⌋	⌋	⌋	⌋	⌋	⌋	⌋	⌋	
Silo	⌋	-	-	-	-	-	-	-	-	
Stable, Private	⌋	-	-	-	-	-	-	-	-	
Swimming Pool & Equipment	⌋	-	-	-	-	-	-	-	-	
Water Storage Facility	⌋	-	-	-	-	-	P	-	P	
Wind Energy Machine, Private	<u>P</u>	P	P	P	P	P	P	P	P	
Wine Tasting Room	⌋	-	-	-	-	-	-	-	-	
Workshop/Hobby Shop	<u>P</u>	P	P	P	P	P	P	P	P	

Section 5. Table 9-201.020-3: Temporary Uses & Structures in Commercial Zones, Chapter 9-201 - Commercial Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-201.020-3: TEMPORARY USES & STRUCTURES IN COMMERCIAL ZONES										
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; "-" = Not permitted										
Temporary Use or Structure	<u>C-L</u>	C-N	C-C	C-O	C-G	C-FS	C-RS	C-R	C-X	Additional Regulations
Auction, Agricultural Machinery	⌋	-	T	-	T	-	T	-	T	
Auction, Livestock	⌋	-	-	-	-	-	T	-	-	
Car Wash, Private	⌋	-	-	-	-	-	-	-	-	
Commercial Filming	<u>P</u>	P	P	P	P	P	P	P	P	
Corporation Yard	<u>T</u>	T	T	T	T	T	T	T	T	

Farmers' Market, Certified	⌌	-	-	-	-	-	-	-	-	
Garage/Yard Sales	P	P	P	P	P	P	P	P	P	
Produce Stand	⌌	-	-	-	-	-	-	-	-	
Public Display of Fireworks	I	T	T	T	T	T	T	T	T	
Real Estate Sales	P	P	P	P	P	P	P	P	P	
Special Events and Sales	<u>See subclassifications below</u>									
Seasonal Sales	I	T	T	T	T	T	T	T	T	9-409.440, Special Events and Sales 9-409.450, Temporary Uses
Special Outdoor Event	⌌	-	T	-	T	-	T	T	-	
Special Indoor Event	I	T	T	T	T	T	T	T	T	
Storage Structure	I	T	T	T	T	T	T	T	T	
Subdivision Sales Office	⌌	-	-	-	-	-	-	-	-	
Temporary Work Trailer	I	T	T	T	T	T	T	T	T	
Temporary Real Estate Sales	⌌	-	-	-	-	-	-	-	-	
Temporary Structure	⌌	-	-	-	-	-	-	-	-	

Section 6. Table 9-202.020-1: Uses in Industrial Zones, Section 9-202.020 - Land Use Regulations, Chapter 9-202 - Industrial Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-202.020-1: USES IN INDUSTRIAL ZONES						
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; "-" = Not permitted						
Use Types	I-W	I-P	I-L	I-G	I-T	Additional Regulations
Residential						
Farm Employee Housing	-	-	-	-	-	
Large	-	-	-	-	-	
Non-Residential						
Animal Care, Sales, and Services	See subclassifications below					

~~Boarding and Breeding~~	~~See subclassifications below~~					
<u>Boarding and Breeding, Large</u>	A	-	A	A	-	
<u>Boarding and Breeding, Small</u>	Z	-	Z	Z	-	
<u>Veterinary, Large</u>	=	=	=	=	=	
<u>Large Animal</u>	-	-	-	-	-	
<u>Small Animal</u>	-	-	A	A	-	
<u>Veterinary, Small</u>	=	=	A	A	=	
Offices	=	=	=	=	-	

Section 7. Table 9-202.020-3: Temporary Uses & Structures in Industrial Zones, Section 9-202.020 - Land Use Regulations, Chapter 9-202 - Industrial Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-202-020-3: TEMPORARY USES & STRUCTURES IN INDUSTRIAL ZONES						
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; "-" = Not permitted						
Temporary Use or Structure	Industrial Zones					Additional Regulations
	I-W	I-P	I-L	I-G	I-T	
~~Seasonal Sales~~	T	T	T	T	T	~~9-409.450, Temporary Uses~~
Special Events and Sales	<u>See subclassifications below</u>					
<u>Seasonal Sales</u>	I	I	I	I	I	<u>9-409.440, Special Events and Sales</u>
<u>Special Outdoor Event</u>	-	-	-	-	-	<u>9-409.450, Temporary Uses</u>
<u>Special Indoor Event</u>	-	-	-	-	-	

Section 8. Table 9-203.020-1: Uses in Agricultural Zones, Section 9-203.020 - Land Use Regulations, Chapter 9-203 - Agricultural Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-203.020-1: USES IN AGRICULTURAL ZONES						
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; "-" = Not permitted						
Use Types	AG	AI	AL	AU	Additional Regulations	
Residential						
Non-Residential						

Animal Care, Sales, and Services	See subclassifications below				
~~Boarding and Breeding~~	~~See subclassifications below~~				
<u>Boarding and Breeding, Large</u>	A	C	C	-	
<u>Boarding and Breeding, Small</u>	A	A	A	-	
~~Veterinary~~	~~See subclassifications below~~				
~~Large Animal~~	A	A	A	A	
~~Small Animal~~	-	-	-	-	
<u>Veterinary, Large</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Veterinary, Small</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
Automotive Sales and Services	See subclassifications below				
Towing and Impound	-	-	-	-	
Fuel Sales	See subclassifications below				
Trucks	-	-	-	-	
Industry	See subclassifications below				

Section 9. Table 9-203.020-3: Temporary Uses & Structures in Agricultural Zones, Section 9-203.020 - Land Use Regulations, Chapter 9-203 - Agricultural Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-203.020-3: TEMPORARY USES & STRUCTURES IN AGRICULTURAL ZONES					
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; "-" = Not permitted					
Use Types	AG	AI	AL	AU	
~~Seasonal Sales~~	~~P~~	~~P~~	~~P~~	~~P~~	~~Includes Christmas tree and pumpkin sales; see Section 9-409.450 (b)(4)~~
Special Events and Sales	See subclassifications below				Section 9-409.450 (b)(5)
Seasonal Sales	P	P	P	P	9-409.440, Special Events and Sales 9-409.450, Temporary Uses
Special Outdoor Event	T	T	T	T	
Special Indoor Event	T	T	T	T	

					Includes Christmas tree and pumpkin sales; see Section 9-409.450 (b)(4)–
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Section 10. Table 9-204.020-1: Uses in Airport, Mixed Use, and Public Facilities Zones, Section 9-204.020 - Land Use Regulations, Chapter 9-204 - Airport, Mixed Use, and Public Facilities Zones, Series 200 - Based Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-204.020-1: USES IN AIRPORT, MIXED USE, AND PUBLIC FACILITIES ZONES				
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; "-" = Not permitted				
Use Types	P-F	M-X	AP-X	Additional Regulations
Residential				
Farm Employee Housing	-	-	-	
Large	-	-	-	
Non-Residential				
Animal Care, Sales, and Services	See subclassifications below			
~~Boarding and Breeding~~	-	-	-	
~~Boarding and Breeding, Large~~	-	-	-	
~~Boarding and Breeding, Small~~	-	-	-	
~~Veterinary~~	-	-	-	
~~Veterinary, Large Animal~~	-	-	-	
~~Veterinary, Small Animal~~	-	-	-	
Retail Sales and Services	See subclassifications below			
Convenience Store	-	~~SPP~~ <u>Z</u>	<u>SPP</u>	
Market	-	- <u>Z</u>	-	

Section 11. Table 9-204.020-2: Accessory Uses & Structures in the Airport, Mixed Use, and Public Facilities Zones, Section 9-204.020 - Land Use Regulations, Chapter 9-204 - Airport, Mixed Use, and Public Facilities Zones, Series 200 - Based Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-204.020-2: ACCESSORY USES & STRUCTURES IN THE AIRPORT, MIXED USE, & PUBLIC FACILITIES ZONES				
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C				

= Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; "-" = Not permitted				
	P-F	M-X	AP-X	Additional Regulations
Accessory Short-term Rentals	-	-	-	

Section 12. Table 9-204.020-3: Temporary Uses & Structures in Other Zones, Section 9-204.020 - Land Use Regulations, Chapter 9-204 - Airport, Mixed Use, and Public Facilities Zones, Series 200 - Based Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-204.020-3: TEMPORARY USES & STRUCTURES IN OTHER ZONES				
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; "-" = Not permitted				
Temporary Use or Structure	P-F	M-X	AP-X	Additional Regulations
Special Events and Sales	See subclassifications below			~~9-409.450, Temporary Uses~~
<u>Seasonal Sales</u>	T	T	T	<u>9-409.440, Special Events and Sales</u>
<u>Special Outdoor Event</u>	T	T	T	
<u>Special Indoor Event</u>	T	T	T	
				<u>9-409.450, Temporary Uses</u>

Section 13. Section 9-409.020: Accessory Dwelling Units; Junior Accessory Dwelling Units, Chapter 9-409 - Standards for Specific Uses and Activities, Series 400 - Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-409.020 ACCESSORY DWELLING UNITS; JUNIOR ACCESSORY DWELLING UNITS

Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) must be located, developed, and operated in compliance with the following standards, where allowed by the 200 Series, Base Zones.

- (b) **Where Allowed; General Requirements and Restrictions.** Any one of the following, or a combination of the following, is One ADU and one JADU may be constructed or otherwise permitted on a lot in any zone which allows a single-family dwelling as a permitted use: ~~Multiple converted or detached ADUs may be constructed on a lot with an existing multi-family use, where consistent with Government Code Section 65852.2(e)(1)(C) and (D).~~

- (1) One newly constructed, detached ADU
- (2) One ADU within the proposed space of a single-family residence or converted from the existing space of a single-family residence or accessory structure.
- (3) One JADU
- (4) Multiple converted or detached ADUs may be constructed on a lot with an existing multi-family use, where consistent with Government Code Section 6323(a)(3) and (4).

TABLE 9-409.020 – ALLOWABLE ADU COMBINATIONS		
	<u>Single-Family Primary Dwelling</u>	<u>Multifamily Primary Dwelling</u>
<u>ADU Constructed from Proposed or Existing Space</u>	• Sometimes referred to as <u>“Conversions,” “Interior,” “Created within”</u> • May expand 150 square feet from the <u>existing accessory structure for ingress and egress purposes</u> • <u>Must have exterior access</u> • <u>May be created within a single-family residence or from an accessory structure</u>	<u>Does Not Apply</u>
<u>JADU</u>	• <u>Created within an existing or proposed single-family dwelling</u> • <u>Maximum of 500 square feet of interior livable space</u> • <u>May be created from within an attached garage</u>	<u>Does Not Apply</u>
<u>Newly Constructed, Detached ADU</u>	• <u>Must not exceed four-foot side and rear yard setbacks on a lot with a proposed or existing single-family dwelling</u>	<u>Does Not Apply</u>
<u>Constructed in Existing Space Not Used as Livable</u>	<u>Does Not Apply</u>	• <u>Existing non-livable space (e.g. gyms, enclosed parking, etc.) within the multifamily structure</u> • <u>Allows up to one ADU or up to 25% of existing primary dwellings</u>
<u>Detached From Primary Dwelling</u>	<u>Does Not Apply</u>	• <u>Up to two units detached from proposed primary dwelling, or</u> • <u>Up to eight units detached from an existing primary dwelling, not to exceed the number of existing units on the lot</u> • <u>Four-foot side and rear setbacks</u>

(I) **ADU Permit Applications.** Requests for approvals of ADUs and JADUs may be initiated by the property owner or the property owner's authorized agent by submitting a building permit application ~~and an ADU/JADU application~~ to the Community Development Department. Applications must be complete and confirm that the proposed ADU/JADU complies with all of the requirements in this section. No public hearing is required. A fee, as specified by resolution of the Board of Supervisors, shall be required for the building permit. All of the following minimum requirements shall be met when filing a building application: ~~and an ADU/JADU application~~:

- (2) **Owner Occupancy - JADUs Only.** ~~If the JADU shares sanitation facilities with the primary residence, t~~The owner of the property shall occupy either the existing single-family dwelling or the proposed JADU for a period exceeding 90 days per year.
- (3) **Number of Units.** There shall be no more than one detached, newly constructed ADU, one ADU within the proposed space of a single-family residence or converted from the existing space of a single-family residence or accessory structure, and one JADU per lot.

Section 14. Section 9-409.230: Farm Employee Housing, Chapter 9-409 - Standards for Specific Uses and Activities, Series 400 - Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-409.230 FARM EMPLOYEE HOUSING

- (c) **Other Codes.** Farm Employee Housing ~~shall~~ must be a consistent use with the underlying General Plan Designation and conform with all the requirements of the Environmental Health Department that are applicable to agricultural uses in Agricultural Zone in which the property is located. All Farm Employee Housing must satisfy building, fire, and safety standards, such as fire lane widths, minimum fire flows, and emergency egress, as established through State of California's Fire and Building Codes and as amended by the County.

Section 15. Section 9-409.360: Produce Stands and Agriculture Stores, Chapter 9-409 - Standards for Specific Uses and Activities, Series 400 - Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-409.360 PRODUCE STANDS AND AGRICULTURAL STORES

Produce Stands and Agricultural Stores must be located, developed, and operated in compliance with the following standards, where allowed by the 200 Series, Base Zones.

- (c) **Small Agricultural Stores.** Small Agricultural Store operations require a Zoning Compliance Review and shall be subject to the following development standards:
- (3) **Conversion of Produce Stands to Small Agricultural Stores.** A Produce Stand existing on or before May 25, 2000, which is housed in a structure that exceeds 1,500 square feet and that conformed to the Development Title requirements at the time it was established may continue to use the existing building only when:
- (A) The Produce Stand owner or operator has obtained a Business License amendment; and
 - (B) The Produce Stand owner or operator has obtained an ~~Administrative Use Permit~~ Zoning Compliance Review for a Small Agricultural Store.

Section 16. Section 9-409.430: Solar Energy Systems, Chapter 9-409 - Standards for Specific Uses and Activities, Series 400 - Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-409.430 SOLAR ENERGY SYSTEMS

- (b) **Utility-scale Solar Energy Systems.**

- (5) **Farmland Protection.** In Agricultural Zones, Utility-Scale Solar Energy Systems shall be sited to minimize any loss of Prime Agricultural Land. ~~If the system is located on a site under a California Land Conservation Act (Williamson Act) contract, the system must be listed as an agricultural or compatible use and allowed by the type of contract. For projects located on a site under a Williamson Act contract, the total site area for a Utility-Scale Solar Energy Systems and other compatible uses shall not be greater than 15 percent of the parcel or 5 acres, whichever is less. The Planning Commission may approve unless the Review Authority approves a larger site area upon making the following finding that:~~
- (A) such a such site The development will not adversely affect agricultural production on the parcel where the facility is to be located.
- (6) **Fencing.** Fencing shall be required around the perimeter of a ground-mounted Utility-Scale Solar Energy System. ~~The fencing may be located within a required setback area, provided it is setback at least 15 feet from a front or street side lot line. The fencing must be consistent with the applicable zone standards included in Development Title Section 9-400.040 - Fencing and Screening.~~

- (10) **Landscape Buffer.** A 10-foot-wide landscape buffer shall be maintained along any facility fencing ~~and between such fencing and the adjacent to a public right-of-way and adjacent abutting parcels developed with~~ residential and agricultural uses.

- (16) **SCREENING.** Screening consistent with Section 9-400.040(d)(1)-(2) may be required by the Zoning Administrator

Section 17. Section 9-411.030: Required Permits and Approvals, Chapter 9-411 - Wireless Telecommunication Facilities, Series 400 - Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-411.030 REQUIRED PERMITS AND APPROVALS

- (c) **Type 3 WCF Permit.** A Type 3 WCF Permit is a ~~discretionary~~ ministerial permit, subject to the Zoning Administrator's Planning Commission's review and approval, that is required for any new facilities and major collocations or modifications to existing facilities, including:

Section 18. Section 9-411.090: Notice; Decisions; Appeals, Chapter 9-411 - Wireless Telecommunication Facilities, Series 400 - Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-411.090 NOTICE; DECISIONS; APPEALS

- (b) **Required Findings.** The Approval Authority may approve or conditionally approve an application for a WCF Permit only when the Approval Authority makes the findings required for each permit type.
- (3) **Type 3 WCF Permit.** The Zoning Administrator Planning Commission shall approve or conditionally approve a Type 3 WCF Permit after a duly-noted public hearing, upon finding that:

Section 19. Section 9-511.030: Initial Review and Approval Standards, Chapter 9-511 - Lot Line Adjustment, Series 500 - Subdivision Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-511.030 INITIAL REVIEW AND APPROVAL STANDARDS

- (a) **Referral for Comment.** Upon determining that an application is complete, the Community Development Department shall refer the application for comments to other public agencies as deemed necessary.
- (b) **Standards for Review.** The Zoning Administrator shall approve the lot line adjustment if it meets the following standards at the time the filed application is deemed complete.
- ~~(1) The lot line adjustment will result in the transfer of property between at least two, but no more than four, existing adjoining legal parcels. Parcels are adjoining only if each of the parcels proposed for adjustment abuts at least one of the other parcels involved;~~
- ~~(2) The lot line adjustment will not create a greater number of parcels than originally existed;~~
- ~~(3) The lot line adjustment should not increase the number of parcels that do not meet the minimum parcel size for their zone. Parcels that equal or exceed the minimum parcel size established by the applicable zone shall not be reduced by the lot line adjustment to below the minimum parcel size unless an equal number of parcels involved in the lot line adjustment that are (a) located within the same zone and (b) are smaller than such minimum parcel size prior to the lot line adjustment will be increased by the lot line adjustment to exceed the minimum parcel size;~~
- ~~(4) No public utility easement shown on a Final Map or Parcel Map will be adversely affected by the lot line adjustment;~~

~~(5) All parcels shall conform to the zone minimum of the parcel area before and after adjustment or at least not increase the number of existing, nonconforming parcels, unless compliance with such requirements is waived by variance in conjunction with the approval of the lot line adjustment. Nonconforming parcels shall not be transferred from one zone classification to another zone classification.~~

(1) **Number of Lots.** The Lot Line Adjustment is between four (4), or fewer existing adjoining parcels and the application approval will not result in more lots that currently exist.

(2) **Encroachment.** The application approval will not result in an encroachment into, but not limited to, any public easement, right-of-way, required yard, or required areas for wells, septic tanks, or leach fields;

(3) **Frontage.** Parcels that have frontage on a County, city, or state-maintained roadway must continue to have such frontage after the adjustment, unless the Zoning Administrator determines that the use of a private right-of-way, in accordance with Section 9-608.150, would create a better use of land that is consistent with this Title;

(4) **Public Services.** Public Services as addressed by Series 600 of this Title are provided to all parcels reduced to less than 2 acres;

(5) **Zoning Minimum.** All parcels shall conform to the zone minimum of the parcel area before and after adjustment, or at least not increase the number of existing, nonconforming parcels. Nonconforming parcels shall not be transferred from one zone classification to another zone classification;

(6) **Non-buildable Parcels.** A non-buildable parcel will not be made buildable by the lot line adjustment and the lot line adjustment shall not result in any new non-buildable parcels;

(7) **Yards and Lot Widths.** Adjusted parcels shall meet all minimum yard and lot width requirements, or at least not increase the degree of nonconformity;

(8) ~~(6)~~ **Williamson Act Contract.** If the parcel(s) or a portion of the parcel(s) to be adjusted are under a Williamson Act Contract or Farmland Security Zone Contract, the property owner shall apply to rescind the current contracts and enter into new contracts prior to recording the Notice of Lot Line Adjustment. Lot line adjustments involving parcels that are all wholly under the same Williamson Act Contract or Farmland Security Zone Contract are exempt from this requirement.

(A) The Notice of Lot Line Adjustment shall not be recorded until the Williamson Act Contract or Farmland Security Contract has been deemed complete for processing. Filing fees are required for this application. This requirement is pursuant to Government Code Section 51257.

(9) **Other Requirements.** Building code requirements and all other requirements of the General Plan and zone in which the subject properties are located are met.

Section 20. Section 9-514.030: Time Extensions, Chapter 9-514 - Time Extensions, Series 500 - Subdivision Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-514.030 TIME EXTENSIONS

~~(c) **Time Extensions for Other Development Applications.** Time Extensions for approved development applications may be granted by the Review Authority for a period or periods not to exceed two years.~~

Section 21. Section 9-602.050: Water Systems in Areas Outside of Urban Communities, Chapter 9-602 - Water Systems, Series 600 - Infrastructure Standards and Service Financing, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-602.050 WATER SYSTEMS IN AREAS OUTSIDE OF URBAN COMMUNITIES

- (c) **Commercial Recreation & Freeway Service Commercial Zone.** Development projects within a Commercial Recreation (C-R) and Freeway Service Commercial (C-FS) zones shall be served by a public water system. For C-FS properties, the public water system must be planned to serve all C-FS development on one at least each side of the freeway service area. Exceptions may be granted for parcels outside of an Urban Community, City Fringe Area, or utility special district subject to the general requirements of the Development Title and the approval of the Environmental Health Department and Department of Public Works provided:
- (1) Development is proposed on a parcel containing 5 gross acres or more; or
 - (2) Development is proposed on a parcel containing less than 5 gross acres with a private development agreement with an adjacent developed commercial site with existing on-site services to provide water services
- (d) ~~**Commercial Recreation Zone.** Development projects within a Commercial Recreation (C-R) zone outside of urban communities shall be served by a public water system.~~

Section 22. Section 9-604.040: Wastewater Disposal In Areas Outside of Urban Communities, Chapter 9-602 - Water Systems, Series 600 - Infrastructure Standards and Service Financing, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-604.040 WASTEWATER DISPOSAL IN AREAS OUTSIDE OF URBAN COMMUNITIES

- (c) **Commercial Recreation & Freeway Service Commercial Zone.** Development projects within a Commercial Recreation (C-R) and Freeway Service Commercial (C-FS) zones shall be served by a public wastewater disposal system. For C-FS properties, the public wastewater disposal system must be planned to serve at least each one side of the freeway service area. Exceptions may be granted for parcels outside of an Urban Community, City Fringe Area, or utility special district subject to the general requirements of the Development Title and the approval of the Environmental Health Department and Department of Public Works provided:
- (1) Development is proposed on a parcel containing 5 gross acres or more; or
 - (2) Development is proposed on a parcel containing less than 5 gross acres with a private development agreement with an adjacent developed commercial site with existing on-site services to provide wastewater disposal services
- (d) ~~**Commercial Recreation Zone.** Development projects within a Commercial Recreation (C-R) zone that is outside of urban communities shall be served by a public wastewater disposal system planned to serve the entire C-R zone.~~

Section 23. Section 9-606.040: Drainage In Areas Outside of Urban Communities, Chapter 9-602 - Water Systems, Series 600 - Infrastructure Standards and Service Financing, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-606.040 DRAINAGE IN AREAS OUTSIDE OF URBAN COMMUNITIES

- (c) **Commercial Recreation & Freeway Service Commercial Zones.** Development within Commercial Recreation (C-R) and Freeway Service Commercial (C-FS) zones outside of an urban community shall be served by a public drainage system. For C-FS properties, the public drainage system must discharge into a terminal drain and be planned for at least each to serve all C-FS development on one side of the freeway that discharges into a terminal drain. Exceptions may be granted for parcels outside of an Urban Community, City Fringe Area, or utility special district subject to the general requirements of the Development Title and the approval of the Environmental Health Department and Department of Public Works provided:
- (1) Development is proposed on a parcel containing 5 gross acres or more; or
 - (2) Development is proposed on a parcel containing less than 5 gross acres with a private development agreement with an adjacent developed commercial site with existing on-site services to provide water services

~~(d) **Commercial Recreation Zone.** Development within a Commercial Recreation (C-R) Zone that are outside of urban communities shall be served by a public drainage system planned to serve the entire commercial recreation area.~~

Section 24. Section 9-702.070: Lot Line Adjustments, Chapter 9-702 - Agriculture Preserves, Series 700 - Supplemental Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-702.070 LOT LINE ADJUSTMENTS

To facilitate a lot line adjustment on contracted land, property owners must submit a Rescission of Planning Activity for any current contracts and simultaneously ~~submit~~ complete a new Williamson Act contract application prior to recordation of the Notice of Lot Line Adjustment.

Section 25. Section 9-802.030: Pre-Application Review, Chapter 9-802 - Common Procedures, Series 800 - Administration and Permits, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-802.030 PRE-APPLICATION REVIEW

- (3) **Purpose.** Pre-Application Review is a requirement for General Plan Amendment and Zone Reclassification applications, and an optional review process for other discretionary permits. This review's purpose is to provide information on relevant policies, zoning regulations, and procedures. This review is intended for large, complex projects and/or potentially controversial projects.

Section 26. Section 9-802.110: Expiration and Extension, Chapter 9-802 - Common Procedures, Series 800 - Administration and Permits, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-802.110 EXPIRATION AND EXTENSION

(d) **Time Extensions.** All approvals, except subdivision approvals, may be extended by the Zoning Administrator.

Section 27. Section 9-901.050: Non-Residential Use Types, Chapter 9-901 - Use Type Classifications, Series 900 - General Terms, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-901.050 NON-RESIDENTIAL USE TYPES

~~**Boarding and Breeding.** The provision of shelter and care of animals on a commercial basis, including keeping, feeding, exercising, grooming, training, breeding, and incidental medical care. This classification includes animal rescues, kennels, pet motels, and shelters, but excludes Stables, which are separately classified.~~

~~**Large.** Facilities for 10 or more dogs, cats, and other domesticated animals.~~

~~**Small.** Facilities for less than 10 dogs, cats, and other small, domesticated animals.~~

Boarding and Breeding, Large. The provision of shelter and care of animals on a commercial basis, including keeping, feeding, exercising, grooming, training, breeding, and incidental medical care, for facilities with 10 or more dogs, cats, and other domesticated animals. This classification includes animal rescues, kennels, pet motels, and shelters, but excludes Stables, which are separately classified.

Boarding and Breeding, Small. The provision of shelter and care of animals on a commercial basis, including keeping, feeding, exercising, grooming, training, breeding, and incidental medical care, for facilities with less than 10 dogs, cats, and other small, domesticated animals. This classification includes animal rescues, kennels, pet motels, and shelters, but excludes Stables, which are separately classified.

Veterinary. Medical and health services for animals. Grooming and temporary boarding of domestic animals may be included if incidental to the hospital use. This use type excludes Animal Boarding.

Large Animal. Establishments providing services for large animals such as cattle and sheep, or horses. Typical uses include cattle spraying operations, sheep dipping and sheering services, and veterinary offices for livestock.

Small Animal. Establishments providing services for household pets, such as dogs and cats. Typical uses include veterinary offices, pet clinics, and animal hospitals.

Veterinary, Large. Medical and health services for large animals, such as cattle, sheep, or horses. Grooming and temporary boarding of domestic animals may be included if incidental to the hospital use. Typical uses include cattle spraying operations, sheep dipping and shearing services, and veterinary offices for livestock. This use type excludes Animal Boarding.

Veterinary, Small. Medical and health services for household pets, such as dogs and cats. Grooming and temporary boarding of domestic animals may be included if incidental to the hospital use. Typical uses include veterinary offices, pet clinics, and animal hospitals. This use type excludes Animal Boarding.

Firewood Sales. Sales of wood from trees grown on-site or within a five mile radius of the premises.

Fuel Sales. An establishment selling gasoline or alternative fuels, which may include the sale of related items and services. The following are the categories of this use type.

Recharging Facility. A facility offering equipment to recharge electric-powered vehicles. Trucks. Diesel and gasoline sales for trucks.

Trucks. Diesel and gasoline sales for trucks.

Medical Services. State-licensed facilities providing medical, surgical, mental health, or emergency medical services. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs, as well as training, research, and administrative services for patients and employees. The following are the categories of this use type.

Clinic. A facility providing medical, mental health, or surgical services exclusively on an out-patient basis, including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities offering substance abuse treatment, blood banks, plasma, dialysis centers, and emergency medical services offered exclusively on an out-patient basis, as well as medical and dental services provided by physicians, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals.

Offices. Offices of firms, organizations, or public agencies providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, and legal offices. This classification also includes banks, check cashing facilities, employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, and offices for elected officials, and offices in a mixed-use building for medical and dental services provided by physicians, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals but excludes Laboratories and Medical Services.

Truck Services. Establishments that provide services for the trucking industry, including sales and repair of heavy trucks, trailers, and related equipment. The following are the categories of this use type.

Parking. A commercial operation for the parking or storage of heavy trucks and trailers. Typical uses include truck storage yards. This use type may also include the storage of containers as an ancillary use.

Section 28. This Ordinance shall take effect and be in force thirty (30) days after its adoption, and prior to the expiration of fifteen (15) days from the passage thereof, shall be published once (1) in the Record, a newspaper of general circulation published in the County of San Joaquin, State of California, with the names of the members of the Board of Supervisors voting for and against the same.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of San Joaquin, State of California, on this _ of ____ to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

SUKHMINDER S. DHALIWAL
Chairman, Board of Supervisors
County of San Joaquin
State of California

ATTEST: RACHÉL DeBORD
Clerk of the Board of Supervisors
County of San Joaquin
State of California

By: _____
Deputy Clerk

