

DIVISION 5. INDUSTRIAL ZONES

CHAPTER 9-500

INDUSTRIAL ZONES: INTENT AND ORGANIZATION

Sections:

9-500.1 Title and Intent.

9-500.2 Organization.

9-500.1 TITLE AND INTENT.

Division 5 constitutes the industrial zones. The intent of this Division is to prescribe use, lot, and structure regulations for industrial zones in San Joaquin County, consistent with the Community Development portion of the General Plan. The names and intents of the industrial zones are as follows:

(a) **I-W Zone.** The Warehouse (I-W) Zone is intended to accommodate warehouses and service establishments catering to those uses whose primary distinguishing features are independence from public sewage disposal systems through the use of septic tanks and the nonproduction of industrial wastes. This zone is intended to implement the Limited Industrial land use category of the General Plan.

(b) **I-P Zone.** The Industrial Park (I-P) Zone is intended to allow for the development of a combination of corporate offices, warehousing, light manufacturing, wholesaling, and professional offices, as well as the services necessary to support those uses. Design and development within this zone, enforced through the use of covenants, conditions, and restrictions (CC&R), should be such as to allow location near planned or existing residential zones with a minimum of environmental conflict. This zone is intended to implement the Limited Industrial land use category of the General Plan.

(c) **I-L Zone.** The Limited Industrial (I-L) Zone is intended to provide for light impact manufacturing, warehousing, wholesaling, construction contracting, and distribution uses. Activities within this zone have external physical effects that are generally restricted to the immediate area, are compatible with surrounding uses, are conducted entirely within enclosed buildings, and have outdoor storage areas that are screened. Business and professional offices may

also be appropriate within this zone. This zone is intended to implement the Limited Industrial land use category of the General Plan.

(d) **I-G Zone.** The General Industrial (I-G) Zone provides for a wide range of manufacturing, distribution, and storage uses. Uses within this zone tend to have moderate to high nuisance characteristics, such as noise, heat, glare, odor, and vibration, requiring segregation from other land uses, and/or may require extensive outside storage areas. This zone is intended to implement the General Industrial land use category of the General Plan.

(e) **I-T Zone.** The Truck Terminal (I-T) Zone is intended to provide a location for truck terminals outside urban communities and within easy access of a freeway. This zone is intended to implement the Trucking Terminal land use category of the General Plan. (Ord. 3675)

9-500.2 ORGANIZATION.

Division 5 consists of the following chapters:

- (a) 9-500 Industrial Zones: Intent and Organization;
- (b) 9-505 Industrial Zones: Use Regulations; and
- (c) 9-510 Industrial Zones: Lot and Structure Regulations. (Ord. 3675)

CHAPTER 9-505

INDUSTRIAL ZONES: USE REGULATIONS

Sections:

- 9-505.1 Intent.**
- 9-505.2 Permitted Use Types.**
- 9-505.3 Expansion of Uses and Structures.**
- 9-505.4 Temporary Uses and Structures.**
- 9-505.5 Special Use Regulations in Industrial Zones.**
- 9-505.6 Special Use Regulations in Truck Terminal Zone.**
- 9-505.7 Special Use Regulations for Truck Terminal Projects.**
- 9-505.8 Enterprise Zones.**
- 9-505.9 Special Use Regulations in the Warehouse Zone.**
- 9-505.10 Special Use Regulations in the Limited Industrial Zone.**

Tables:

- 9-505.2 Uses in Industrial Zones.**
- 9-505.4 Temporary Uses & Structures in Industrial Zones.**

9-505.1 INTENT.

The intent of this Chapter is to specify the range of uses and structures allowed within the industrial zones, consistent with the policies and principles of the General Plan.
(Ord. 3675)

9-505.2 PERMITTED USE TYPES.

Permitted, not permitted, and conditionally permitted use types are set forth in Table 9-505.2. Additional uses may be permitted as set forth in Section 9-505.5. Use types are described in Chapter 9-115.
(Ord. 3675; 3790)

9-505.3 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, in the opinion 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 9-505.2.

(Ord. 3675; Ord. 3872 § 18, 1996)

9-505.4 TEMPORARY USES AND STRUCTURES.

Permitted, not permitted, and conditionally permitted temporary uses and structures are set forth in Table 9-505.4. Temporary uses or structures not specifically listed in Table 9-505.4 may be allowed, subject to approval of an Improvement Plan pursuant to Chapter 9-884.

(Ord. 3675; 3739)

9-505.5 SPECIAL USE REGULATIONS IN INDUSTRIAL ZONES.

In addition to the provisions of Section 9-505.2 through 9-505.4, the following regulations shall apply to industrial zones:

(a) Unless the use type is more restrictive, a Site Approval (Section 9-818) is required for any industrial use that is:

- (1) Six thousand (6000) square feet or greater in ground floor area;
- (2) Occupies ten (10) or more acres of site area; or
- (3) Not served by a public wastewater treatment plant, public water system, and a public drainage system.

(b) Any change in an existing use to a new use which requires either a Use Permit, Site Approval, or an Improvement Plan shall be permitted without a Use Permit, Site Approval, or Improvement Plan, provided the Review Authority finds that the proposed use is less detrimental to, or will have no greater impact in, the zone than the existing use.

(c) Uses allowed in all Commercial zones, except Neighborhood Commercial (C-N) and Commercial Recreation (C-R), may be allowed in Limited Industrial (I-L) and General Industrial (I-G) zones under the following conditions:

(1) The Commercial zone is immediately adjacent to the Industrial zone;

(2) The uses are located in a "transition area" between the two zones that is designated in an adopted Special Purpose Plan;

(3) The specific uses that may be allowed in the "transition area" must conform with the use regulations of the particular Industrial and Commercial zones that are located adjacent to each other;

(4) The specific uses that may be allowed must be based upon land use plans and criteria included in an adopted Special Purpose Plan;

(5) A full range of public services is provided to all of the properties.

(d) Public Display of Fireworks. An Improvement Plan shall be required for all public displays of fireworks and are subject to the following regulations:

(1) An Improvement Plan shall be approved a minimum of two (2) weeks prior to the proposed public display of fireworks. An approved Operational Fire permit shall be submitted with every Improvement Plan.

(2) All property owners of parcels adjacent to the parcel(s) approved by the Improvement Plan shall be notified of the details of the public display of fireworks which shall include the date of the event, time of event, and length of time for the fireworks display. The Community Development Department shall notify property owners in writing a minimum of one (1) week prior to the public display of fireworks date.

(3) The Community Development Department shall notify the appropriate Municipal Advisory Council in writing a minimum of one (1) week prior to the public display of fireworks date if a public display of fireworks is proposed on a parcel located within a Municipal Advisory Council district.

(e) The Truck Sales and Services — Liquefied Natural Gas (LNG) Truck Fueling Stations use type only be permitted within one-half (1/2) mile of a highway or freeway interchange subject to an approved Site Approval application.

(Ord. 3703, 3790; Ord. No. 4399, § 4, 9-14-2010; Ord. No. 4440, § 5, 8-13-2013; Ord. No. 4508, § 2, 6-6-2018)

9-505.6 SPECIAL USE REGULATIONS IN TRUCK TERMINAL ZONE.

In addition to the provisions of Sections 9-505.2 through 9-505.4, the following Special Use Regulations shall apply to truck terminals in the Truck Terminal Zone:

(a) Any truck terminal in operation during nighttime hours shall have twenty-five (25) foot light standards whose lights are hooded and directed downward so as not to disturb adjoining properties or roads.

(b) Noise levels of trucks entering and leaving the truck terminal shall comply with the California Vehicle Code sections regarding noise.

(c) Noise levels at the property line shall be no greater than 65 db Ldn.

(d) All loose materials shall be contained in bins.

(e) Truck parts or inoperable trucks kept for rebuilding or for parts that are stored on the property of the truck terminal must be directly related to the operation of the truck terminal and shall be contained within a specified area that is fenced to provide an effective visual barrier.

(f) Any construction materials and necessary equipment for the transfer and/or storage of construction materials shall be contained in a specified area that is fenced to provide an effective visual barrier.

(g) The Construction Services use type and Equipment Sales and Repair: Heavy Equipment, Repair use type may be permitted as part of a legally established truck terminal in the I-T zone, provided such uses shall not exceed thirty-three and one-third percent (33 1/3%) of the area devoted to the said truck terminal. The Equipment Sales and Repair: Heavy Equipment, Repair use type is limited to welding and repairs (excluding boilers and furnaces), and all welding and repairs are to be conducted indoors.

(Ord. 3675, 3697, 3715; Ord. 4013, § 2, 1999)

9-505.7 SPECIAL USE REGULATIONS FOR TRUCK TERMINAL PROJECTS.

In addition to the provisions of Sections 9-505.2 through 9-505.4, the following Special Use Regulations shall apply to all truck terminal projects:

(a) Any entrance or exit to a truck terminal shall have acceleration and deceleration lanes, the criteria for which are to be determined by the traffic study

and recognized engineering standards, or other traffic control devices determined to be necessary by the Department of Public Works. No vehicle shall be permitted to obstruct or back onto a public roadway.

(b) The terminal shall comply with all California Department of Transportation regulations and standards for roads, freeway entrances, sight distance, and turning radius.

(c) Driveway width at the ultimate right-of-way shall be forty (40) feet maximum. The design of driveway shall be such as to allow trucks to enter and exit property without entering into opposing lane of traffic.

(d) Access gates shall be recessed from the property line a minimum of sixty-five (65) feet.

(e) All maneuvering and parking areas of automobiles and trucks shall be located on the site of the truck terminal. No parking or maneuvering is allowed within the public road right-of-way.

(f) All automobile parking spaces and all major circulation drive lanes (automobile and truck) shall be surfaced and permanently maintained with a minimum of two (2) inches of asphalt concrete over an appropriate base, or four (4) inches of Portland cement concrete over an appropriate base. Bumper guards shall be provided when necessary to protect adjacent structures or properties. All other areas that are used for vehicular traffic shall be surfaced and permanently maintained with a chip seal. These improvements shall be constructed prior to the initiation of the use or prior to the issuance of the Certificate of Occupancy, whichever comes first.

(g) Leach fields shall be barricaded to prevent vehicles from driving or parking over them.

(h) Undeveloped areas within the truck terminal will be maintained to prevent the creation of dust or erosion and not become a health hazard.

(i) All drainage from asphalted and concreted parking and driveway areas shall be routed through an oil sand trap tank prior to entering a public sewage treatment plant or a terminal drainage system.

(j) All truck parking shall comply with truck parking standards in Section 9-1015.6, Truck Parking and Loading.

(k) Vehicle parking shall comply with parking standards in Section 9-1015.10 for Handicap Parking and Table 9-1015.3 for Parking Space Requirements.

(l) Truck terminals shall comply with landscape standards in Section 9-1020.9, Requirements for Industrial Projects.

(m) Traffic studies shall be required per standards in Section 9-1150.4, Traffic Studies. (Ord. 3715)

9-505.8 ENTERPRISE ZONES.

Applications for industrial development projects located in an Enterprise Zone, as designated by the State of California, normally processed under the Public Hearing Review Procedure in Chapter 9-220, shall be processed under the Staff Review with Notice Procedure in Chapter 9-215.

(Ord. 3715)

9-505.9 SPECIAL USE REGULATIONS IN THE WAREHOUSE ZONE.

In addition to the provisions of Sections 9-505.2 through 9-505.5, the following Special Use Regulations shall apply to the Warehouse Zone:

(a) No industrial or hazardous waste shall be discharged into the wastewater or storm drainage system; only domestic waste may be discharged;

(b) The use shall meet all the requirements for wastewater, water, and drainage in Division 11; and

(c) Uses shall be subject to an annual inspection by the Health Department at the business's expense to insure compliance with ordinance and permit requirements.

(d) The Truck Sales and Services—Repairs use classification shall only be permitted for the repair of truck trailers subject to a Site Approval.

(e) Temporary Agricultural Truck Driver Housing—Permit approval shall be subject to the following minimum requirements:

(1) The housing, defined as recreational vehicles or trailers (excluding pick-up camper shells) provided by the driver(s), must be used in conjunction with raw agricultural product truck driving activities performed on the site;

(2) The housing sites, provided at no cost to the driver(s), may not be occupied for more than twenty-six (26) continuous weeks per year between the months of June through November;

(3) The permittee shall annually verify in writing the initiation and termination dates to substantiate compliance with Subsection (2);

(4) The landowner shall provide, at no cost to the driver(s), sanitation and shower facilities, and waste discharge facilities to be approved by the Environmental Health Department;

(5) The housing must be under permit of the Environmental Health Department and under an approved Use Permit application of the Community Development Department;

(6) The occupancy level shall not exceed the average of thirty (30) occupied units and shall not exceed the maximum of forty (40) occupied units. All units shall be removed each year after the expiration of the allowed occupancy period in November; and

(7) The Use Permit requirement shall include an annual review for compliance.

(8) The minimum requirements shall be posted in English and Spanish at the site.

(f) Equipment Sales and Repair—Farm Machinery, Repair and Equipment Sales and Repair—Heavy Equipment, Repair in the I-W zone shall be subject to a review by and conditions from the Environmental Health Department prior to any consideration for staff or administrative approval to ensure that there is no potential for industrial or hazardous waste generation from such proposed uses which would potentially be discharged into the wastewater or storm drainage system and lead to the contamination of soil and/or groundwater.

(Ord. 3756; Ord. 3945, § 1, 1997; Ord. 4239, § 1, 2004; Ord. 4327, § 1, 2007)

9-505.10 SPECIAL USE REGULATIONS IN THE LIMITED INDUSTRIAL ZONE.

In addition to the provisions of Sections 9-505.2 through 9-505.5, the following Special Use Regulations shall apply to the Automotive Sales use type in the Limited Industrial Zone:

(a) Only used collectible car sales shall be allowed in the Limited Industrial Zone, new car sales shall be prohibited;

(b) A maximum of ten (10) cars shall be displayed at any given time; and

(c) All display and maintenance of cars shall occur within a building.

(Ord. 4086, § 2, 2000)

TABLE 9-505.2 USES IN INDUSTRIAL ZONES

Legend:					
P Permitted Use, Except as Specified by Note					
PI Permitted Use With Improvement Plan, Except as Specified by Note					
QX Use Permitted Subject to Quarry Excavation Permit					
S Use Permitted Subject to Site Approval					
SP Use Permitted Subject to Special Purpose Plan					
U Use Permitted Subject to Use Permit					
- Use Not Permitted					
Note: See Section 9-505.5 for Special Use Regulations in an Industrial Zone.					
*See Section 9-505.5(d) for special use regulations.					
Use Types	Industrial Zones				
	I-W	I-P	I-L	I-G	I-T
Residential Use Types					
Family Residential					
Single-Family	-	-	-	-	-
Two-Family	-	-	-	-	-
Small Multi-Family	-	-	-	-	-
Large Multi-Family	-	-	-	-	-
Farm Employee Housing	-	-	-	-	-
Small	-	-	-	-	-
Large	-	-	-	-	-
Group Care					
Small	-	-	-	-	-
Large	-	-	-	-	-
Adult Day Care	-	-	-	-	-
Farm Related	-	-	-	-	-
Group Residential	-	-	-	-	-
Mobile Home Park	-	-	-	-	-
Emergency Shelters					
Small	PI	-	-	-	-
Large	-	-	PI	-	-
Single-Room Occupancy	-	-	-	-	-
Nonresidential Use Types					
Administrative Offices	S	PI	PI	PI	-
Administrative Support Serv.	S	P	P	P	-
Adult Entertainment	PI	-	PI	PI	-
Aerial Services					
Farm	-	-	-	-	-
Heliport	S	U	U	U	-
Agricultural Organizations	-	PI	-	-	-

TABLE 9-505.2

Legend: P Permitted Use, Except as Specified by Note PI Permitted Use With Improvement Plan, Except as Specified by Note QX Use Permitted Subject to Quarry Excavation Permit S Use Permitted Subject to Site Approval SP Use Permitted Subject to Special Purpose Plan U Use Permitted Subject to Use Permit - Use Not Permitted Note: See Section 9-505.5 for Special Use Regulations in an Industrial Zone. *See Section 9-505.5(d) for special use regulations.					
Use Types	Industrial Zones				
	I-W	I-P	I-L	I-G	I-T
Agricultural Processing					
Preparation Services	-	-	S	S	-
Food Manufacturing	-	-	S	S	-
Agricultural Sales					
Feed and Grain	S	-	S	PI	-
Agricultural Chemicals	-	-	S	S	-
Agricultural Warehousing	S	-	S	PI	-
Agricultural Wastes	-	-	-	S	-
Animal Feeding and Sales	-	-	-	-	-
Animal Raising					
Exotic Animals	-	-	-	-	-
General	-	-	-	-	-
Hogs	-	-	-	-	-
Small Animals	-	-	-	-	-
Family Food Production	-	-	-	-	-
Educational Animal Project	-	-	-	-	-
Zoo	-	-	-	-	-
Petting Zoo	-	-	-	-	-
Animal Specialty Services					
Farm	-	-	U	S	-
Pet	S	-	U	S	-
Kennels	S	-	U	U	-
Kennels, Small Breeding	S	-	S	S	-
Auction Sales					
Indoor	S	-	S	S	-
Outdoor	S	-	S	S	-
Automotive Sales and Services					
Automotive Rentals	S	-	S	S	-
Automotive Repairs, Light	-	-	S	S	-

Legend:					
P Permitted Use, Except as Specified by Note					
PI Permitted Use With Improvement Plan, Except as Specified by Note					
QX Use Permitted Subject to Quarry Excavation Permit					
S Use Permitted Subject to Site Approval					
SP Use Permitted Subject to Special Purpose Plan					
U Use Permitted Subject to Use Permit					
- Use Not Permitted					
Note: See Section 9-505.5 for Special Use Regulations in an Industrial Zone.					
*See Section 9-505.5(d) for special use regulations.					
Use Types	Industrial Zones				
	I-W	I-P	I-L	I-G	I-T
Automotive Repairs, Heavy	-	-	S	S	-
Automotive Sales, see special use regulations*	U	-	U*	-	-
Cleaning	-	-	S	PI	-
Inoperable Vehicle Storage	U	-	U	S	-
Operable Vehicle Storage	S	-	S	PI	-
Parking	S	U	PI	PI	-
Building Maintenance Services	-	S	PI	PI	-
Child Care Services					
Family Day Care Homes	PI	S	S	S	-
Child Care Centers	S	S	S	S	-
Communication Services					
Type I	PI	PI	PI	PI	PI
Type II	S	S	S	S	S
Type III	S	S	S	S	-
Type IV	S	PI	PI	PI	-
Community Assembly	-	-	-	-	-
Construction Sales	S	-	PI	PI	-
Construction Services					
Light	S	-	S	PI	S
Heavy	U	-	U	PI	S
Crop Production	P	PI	PI	PI	-
Cultural & Library Services	-	-	-	-	-
Custom Agricultural Manufacturing	-	PI	PI	PI	-
Custom Manufacturing	S	S	PI	PI	-
Dairies	-	-	-	-	-
Eating Establishments					
Convenience	-	PI	PI	PI	-
Full Service	-	PI	PI	PI	-

TABLE 9-505.2

Legend:					
P Permitted Use, Except as Specified by Note					
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QX Use Permitted Subject to Quarry Excavation Permit					
S Use Permitted Subject to Site Approval					
SP Use Permitted Subject to Special Purpose Plan					
U Use Permitted Subject to Use Permit					
- Use Not Permitted					
Note: See Section 9-505.5 for Special Use Regulations in an Industrial Zone.					
*See Section 9-505.5(d) for special use regulations.					
Use Types	Industrial Zones				
	I-W	I-P	I-L	I-G	I-T
Educational Services					
Commercial	S	S	PI	PI	-
General	-	-	-	-	-
Equipment Sales & Repair					
Farm Machinery, Sales	S	-	S	PI	-
Farm Machinery, Repair	S	-	S	PI	-
Heavy Equipment, Sales	S	-	U	S	-
Heavy Equipment, Repair	S	-	U	S	S
Leisure	-	-	S	PI	-
Aircraft	-	-	U	S	-
Explosives Handling	-	-	-	U	-
Farm Services	-	-	-	-	-
Funeral & Interment Services					
Cemeteries	-	-	-	-	-
Interring & Cremating	-	-	-	-	-
Undertaking	-	-	-	-	-
Gasoline Sales					
Service	-	S	PI	PI	-
Combination	-	S	PI	PI	-
General Industrial					
Limited	U	S	S	PI	-
Intermediate	U	-	U	S	-
Heavy	-	-	-	S	-
Hazardous Industrial	-	-	U	U	-
High Technology Industry	-	S	S	S	-
Laundry Services	-	-	S	S	-
Liquor Sales					
On-Premises	-	-	-	-	-
Off-Premises	-	-	-	-	-

Legend:					
P Permitted Use, Except as Specified by Note					
PI Permitted Use With Improvement Plan, Except as Specified by Note					
QX Use Permitted Subject to Quarry Excavation Permit					
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U Use Permitted Subject to Use Permit					
- Use Not Permitted					
Note: See Section 9-505.5 for Special Use Regulations in an Industrial Zone.					
*See Section 9-505.5(d) for special use regulations.					
Use Types	Industrial Zones				
	I-W	I-P	I-L	I-G	I-T
Lodging Services					
Bed & Breakfast	-	-	-	-	-
Motel	-	-	-	-	-
Major Impact Services	-	-	-	-	-
Medical Services	-	-	-	U	-
Nursery Sales & Services					
Wholesale	S	-	S	S	-
Retail	S	-	S	-	-
Landscaping Services	U	-	S	S	-
Personal Storage	S	-	S	PI	-
Petroleum & Gas Extraction	S	S	S	S	S
Produce Sales					
Produce Stand	-	-	-	-	-
Agricultural Store, Small	S	S	S	S	S
Agricultural Store, Large	U	U	U	U	U
Professional Services	S	PI	PI	-	-
Public Services					
Administrative	S	S	S	S	-
Essential	U	U	U	U	-
Quarry Operations	-	-	-	QX	-
Recreation					
Campgrounds	-	-	-	-	-
Indoor Participant	S	S	PI	PI	-
Indoor Spectator	-	-	-	-	-
Marinas	-	-	-	-	-
Outdoor Entertainment	-	-	-	-	-
Outdoor Sports Clubs	-	-	-	-	-
Parks	-	-	-	-	-
Resorts	-	-	-	-	-

TABLE 9-505.2

Legend:					
P Permitted Use, Except as Specified by Note					
PI Permitted Use With Improvement Plan, Except as Specified by Note					
QX Use Permitted Subject to Quarry Excavation Permit					
S Use Permitted Subject to Site Approval					
SP Use Permitted Subject to Special Purpose Plan					
U Use Permitted Subject to Use Permit					
- Use Not Permitted					
Note: See Section 9-505.5 for Special Use Regulations in an Industrial Zone.					
*See Section 9-505.5(d) for special use regulations.					
Use Types	Industrial Zones				
	I-W	I-P	I-L	I-G	I-T
Recycling Services					
Consumer	S	PI	PI	PI	-
Scrap Operations	-	-	-	U	-
Limited Agricultural Recycling	PI	PI	PI	PI	-
Religious Assembly					
Neighborhood	-	-	-	-	-
Community	-	-	-	-	-
Regional	-	-	-	-	-
Research & Laboratory Services	-	S	S	S	-
Retail Sales & Services					
Primary	-	-	-	-	-
Intermediate	-	-	-	-	-
General	-	-	-	-	-
Signs, Off-Premises	S	-	S	S	S
Stables					
Neighborhood	-	-	-	-	-
Commercial	-	-	-	-	-
Transportation Services	-	-	S	S	-
Truck Sales and Services					
Parking	S	-	S	PI	U
Cleaning	-	-	S	PI	-
Stops	-	-	U	U	-
Repairs	S	S	S	S	-
Sales	S	-	S	PI	-
Terminals	U	-	U	S	U
LNG truck fueling stations	S*	-	S*	S*	S*
Utility Services					
Minor	P	P	P	P	P
Major	S	S	S	S	S

Legend:					
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PI Permitted Use With Improvement Plan, Except as Specified by Note					
QX Use Permitted Subject to Quarry Excavation Permit					
S Use Permitted Subject to Site Approval					
SP Use Permitted Subject to Special Purpose Plan					
U Use Permitted Subject to Use Permit					
- Use Not Permitted					
Note: See Section 9-505.5 for Special Use Regulations in an Industrial Zone.					
*See Section 9-505.5(d) for special use regulations.					
Use Types	Industrial Zones				
	I-W	I-P	I-L	I-G	I-T
Water Storage	-	-	-	-	-
Wholesaling & Distribution					
Light	S	PI	PI	PI	-
Heavy	S	-	-	S	-
Wineries and Wine Cellars					
Wine Cellar, Off-Site	-	-	-	-	-
Winery, Large and Medium	-	-	U	U	-
Winery, Boutique and Small	-	-	S	S	-

(Ord. 3675; 3697; 3703; 3739; 3756; Ord. 3843, §§ 4, 24, 1995; Ord. 3872, § 21, 1996; Ord. 3877, § 2 (part), 1996; Ord. 3878, § 2 (part), 1996; Ord. 3911, § 4, 1997; Ord. 3931, § 6, 1997; Ord. 3945, § 2, 1997; Ord. 3399, § 4, 1998; Ord. 4013, § 5, 1999; Ord. 4035, § 4, 1999; Ord. 4059, § 8, 2000; Ord. 4086, § 1, 2000; Ord. 4089, § 1, 2000; Ord. 4115, § 5, 2001; Ord. 4127, § 4, 2001; Ord. 4134, § 3, 2002; Ord. 4155, § 4, 2002; Ord. 4335, § 1, 2007; Ord. 4368, §§ 11, 12, 2009; Ord. No. 4385, § 8, 1-12-2010; Ord. No. 4440, § 4, 8-13-2013; Ord. No. 4471, § 16, 12-15-2015)

TABLE 9-505.4 TEMPORARY USES & STRUCTURES IN INDUSTRIAL ZONES

Legend:					
AX Agricultural Excavation Permit					
P Permitted Use, Except as Specified by Note					
PI Permitted Use With Improvement Plan, Except as Specified by Note					
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	Industrial Zones				
	I-W	I-P	I-L	I-G	I-T
Agricultural Excavation	AX	AX	AX	AX	-
Auction, Agricultural Machinery	-	-	PI	PI	-
Auction, Livestock	-	-	-	S -(M)	-
Batch Plant	-	-	S -(M)	S	-
Boutique Sales (Limit: 2 consecutive days, twice per year)	P	P	P	P	-
Caretaker Mobile Home	MP	MP	MP	MP	MP
Carnival/Circus	-	-	PI S(M)	PI S(M)	-
Christmas Tree Sales	PI	- PI(M)	PI	PI	-
Commercial Coach	PI	PI	PI	PI	PI
Corporation Yard	PI	PI S(M)	PI S(M)	PI S(M)	PI
Farmer's Market	-	-	-	-	-
Garage Sale (Limit: 2 consecutive days, twice per year)	P	P	P	P	-
Halloween Pumpkin Sales	PI	- PI(M)	PI	PI	-

Legend:					
AX Agricultural Excavation Permit					
P Permitted Use, Except as Specified by Note					
PI Permitted Use With Improvement Plan, Except as Specified by Note					
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	Industrial Zones				
	I-W	I-P	I-L	I-G	I-T
Motion Picture Filming	P	P	P	P	P
Produce Stand	-	-	-	-	-
Public Display of Fireworks*	IP	IP	IP	IP	IP
Special Outdoor Event	-	- PI(M)	PI	PI	-
Special Indoor Event	PI	PI	PI	PI	PI
Subdivision Sales Office	-	P	- P(M)	-	-
Temporary Agricultural Truck Driver Housing	U	-	-	-	-
Temporary Building Incidental to Construction Works	P	P	P	P	P
Temporary Mobile Home	-	-	-	-	-
Tent Revival	-	-	- U(M)	-	-

(Ord. 3675; 3697; 3739; Ord. 3832, § 12, 1995; Ord. 3843, § 14, 1995; Ord. 4059, § 9, 2000; Ord. 4239, § 1, 2004; Ord. No. 4385, § 9, 1-12-2010; Ord. No. 4508, § 2, 6-6-2018)

CHAPTER 9-510

INDUSTRIAL ZONES: LOT AND STRUCTURE REGULATIONS

Sections:

- 9-510.1 Intent.**
- 9-510.2 Planned Developments.**
- 9-510.3 Lot Area.**
- 9-510.4 Lot Width.**
- 9-510.5 Yard Dimensions.**
- 9-510.6 Height.**
- 9-510.7 Building Coverage.**
- 9-510.8 Access.**
- 9-510.9 Minimum Dimensions of Corner Lots.**

Tables:

- 9-510.3 Standards for Minimum Lot Area & Width, Yard Dimensions, Height, Building Coverage, and Depth:Width Ratio.**

9-510.1 INTENT.

The intent of this Chapter is to regulate the size and width of individual lots, but not zones; the location and height of structures on lots; and the physical character and intensity of lot usage within the industrial zones consistent with the policies and principles of the General Plan.

(Ord. 3675)

9-510.2 PLANNED DEVELOPMENTS.

The provisions of this Chapter may be modified pursuant to Chapter 9-833, Planned Development Zone.

(Ord. 3675)

9-510.3 LOT AREA.

Lots within the industrial zones shall have the minimum areas set forth in Table 9-510.3.

(Ord. 3675)

9-510.4 LOT WIDTH.

Lots within the industrial zones shall not have a width less than that set forth in Table 9-510.3.

(Ord. 3675)

9-510.5 YARD DIMENSIONS.

Yards on lots within the industrial zones shall have the minimum dimensions set forth in Table 9-510.3, except as modified below:

(a) **Reduction of Required Yard.** Required yards may be reduced as follows:

(1) If more than fifty percent (50%) of the block on which the lot sits is developed, the required yard shall be the average of the existing applicable yard dimensions of the block. In no case, however, shall a street side yard be less than ten (10) feet in width.

(2) If the subject lot is less than seventy-five (75) feet in width, the street side yard may be reduced to ten (10) feet in width.

(b) **Increase in Required Yards.** Required yards shall be increased or enlarged as follows:

(1) If a side yard abuts property developed with conforming residential uses, property zoned residentially, or property shown on the General Plan Map for residential development, such side yard shall be increased to twenty (20) feet in width.

(2) If a rear yard abuts property developed with conforming residential uses, property zoned residentially, or property shown on the General Plan Map for residential development, such rear yard shall be increased to twenty (20) feet in width.

(c) **Structures Within Required Yards.** The following structures may be located in or extend within required yards, subject to the provisions specified:

(1) Architectural features, subject to the provisions of Chapter 9-1010;

(2) Screening, including fences and gates, subject to the provisions of Chapter 9-1022 (Fencing and Screening) of this Title;

(3) Additions to nonconforming single-family dwellings, subject to the provisions of Chapter 9-235; and

(4) Structures adjacent to and associated with railroad spurs.

(Ord. 3675; 3697; Ord. 3832, § 13, 1995; Ord. 3872, § 6, 1996; Ord. 4368, §§ 13, 14, 2009)

9-510.6 HEIGHT.

Buildings and structures in the industrial zones shall not exceed the heights set forth in Table 9-510.3, except

as provided in Chapter 9-1005; screening devices, including fences, gates, and gateposts, shall comply with the requirements specified in Chapter 9-1020.
(Ord. 3675)

9-510.7 BUILDING COVERAGE.

The percentage of the total area of any lot which may be occupied by buildings and structures in the industrial zones shall not exceed that set forth in Table 9-510.3.
(Ord. 3675, 3739)

9-510.8 ACCESS.

All principal uses in the industrial zones shall have access to a county maintained road. Flag lots are not permitted in the industrial zones.
(Ord. 3675)

9-510.9 MINIMUM DIMENSIONS OF CORNER LOTS.

For corner lots proposed after the adoption of this Title:

- (a) the minimum width shall be sixty-five (65) feet, and
- (b) the minimum depth shall be sixty-five (65) feet.
(Ord. 3675)

TABLE 9-510.3

Standards for Minimum Lot Area & Width, Yard Dimensions, Height, Building Coverage, and Depth:Width Ratio ¹

	I-W	I-P	I-L	I-G	I-T
Lot Area (square feet)	2 acres	10,000	10,000	10,000	43,560
Lot Width (feet)	100	100	100	100	100
Yard Dimensions (feet)					
Front	30	30	30	30	30
Street Side	20	20	20	20	20
Side	None	None	None	None	10
Rear	None	None	None	None	10
Height (feet)					
Industrial Buildings	100	45	100	100	45
Commercial & Other Buildings	45	45	45	45	45
Building Coverage (%)	40	60	60	60	50
Depth:Width Ratio ²	3:1	3:1	3:1	3:1	3:1

¹: See Sections 9-510.2 through 9-510.7 and Section 9-510.9 for exceptions and modifications.

² See Section 9-905.9 for exceptions.

Setbacks for yards shall be measured from the planned ultimate right-of-way width of the roadway, as shown on the General Plan or applicable Specific Plan or Special Purpose Plan.
(Ord. 3675, 3715, 3739, 3756)

DIVISION 6. AGRICULTURAL ZONES

CHAPTER 9-600

AGRICULTURAL ZONES: INTENT AND ORGANIZATION

Sections:

- 9-600.1 Title and Intent.**
9-600.2 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) **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.

(c) **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;
 - (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

Sections:

- 9-605.1** Intent.
- 9-605.2** Permitted Use Types.
- 9-605.3** Expansion of Uses and Structures.
- 9-605.4** Accessory Uses and Structures.
- 9-605.5** Temporary Uses and Structures.
- 9-605.6** Special Use Regulations.
- 9-605.7** Prohibited Uses.

Tables:

- 9-605.2** Uses in Agricultural Zones.
- 9-605.3** Accessory Uses & Structures in Agricultural Zones.
- 9-605.4** Temporary Uses & Structures in Agricultural Zones.

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, in the opinion 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:

(a) Agricultural Processing.

(1) A use classified under the Agricultural Processing use type may be expanded provided all of the following conditions are met:

(A) The use was lawfully in existence at the time the property was rezoned to AG;

(B) The expansion involves less than a fifty percent (50%) increase in floor area;

(C) The expansion involves less than a twenty-five percent (25%) increase in overall site area; and

(D) The expansion complies with existing requirements of agencies having jurisdiction and any other appropriate regulatory agency.

(2) If a proposed expansion does not comply with the above, a new use permit shall be required.

(b) **Reserved.**

(c) **Explosives Handling.** A permit approval shall be subject to all of the following findings:

(1) The use type is located one-half mile or more from any residence or residentially zoned area on soils not classified as "prime," of "statewide significance," or "unique" by the United States Department of Agriculture, Soil Conservation Service;

(2) The use type is located in areas within one-quarter mile of an existing use classified under the Explosives Handling use type; and

(3) The use type will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or be injurious to property, agricultural operations, or improvements in the vicinity.

(d) **Power-Generating Facility.** A permit approval shall be subject to all of the following findings:

(1) The source of the power requires locating the use in an area designated as Agriculture or Resource Conservation in the General Plan;

(2) The use will not have a significantly detrimental effect on agricultural activities in the vicinity; and

(3) The site of the use can be rehabilitated for agricultural production or a permitted use in the AG zone if the power source is temporary.

(e) **Resource Recovery.** A permit approval shall be subject to all of the following findings:

(1) The nature of the materials processed and the operational characteristics of the use require a location outside of an urban area as designated on the General Plan.

(2) The facility only converts waste products from agricultural operations to other useable products.

(f) **Agricultural Truck Parking.** A permit approval for truck parking as an accessory use in an agricultural zone shall be subject to the following minimum requirements:

(1) The property contains a minimum of two (2) acres for up to one (1) truck and two (2) trailers, and four (4) acres for up to two (2) trucks and four (4) trailers; and

(2) The property fronts on a County-maintained road with a minimum twenty (20) foot width of pavement.

(3) The property contains the residence of the owner-operator of the truck(s).

(4) No employees, other than members of the owner-operator's immediate family, are allowed in the agricultural truck parking operation.

(5) One (1) accessory structure only is allowed for maintenance and repair of the permitted trucks and trailers.

(g) **Temporary Farm Labor Housing.** Permit approval shall be subject to the following minimum requirements:

(1) The housing must be used in conjunction with work performed on the site or on property owned or leased by the owner;

(2) The housing may not be occupied for more than eight (8) weeks per year; and

(3) The housing must be under permit of the Environmental Health Division.

(h) **Equipment Sales and Repair, Farm Machinery, Sales.** Permit approval shall be subject to the following requirements:

(1) The use type shall only be established where the proposed use or project has direct access to a Collector or higher classification roadway.

(i) **Agricultural Urban Reserve Zones.** Existing uses in the Agricultural Urban Reserve Zone which are consistent with the General Plan may be expanded or changed to other uses which are consistent with the General Plan, subject to a Site Approval, unless another discretionary approval is specified by this Title.

(j) **Open Space/Resource Conservation Area.** In areas designated as Open Space/Resource Conservation on the General Plan Map, all uses or use types shall require Site Approval, except:

(1) When another discretionary approval is specified by the Title.

(2) At the discretion of the Director, an Improvement Plan may be permitted in the following cases;

(A) Expansions of less than twenty-five percent (25%) to existing structures, or

(B) New accessory uses or structures that comply with the requirements in Section 9-605.3.

(k) **Dairies.** Dairies shall be subject to the following requirements:

(1) An existing or reactivated dairy may be expanded provided the expansion involves less than a twenty-five percent (25%) increase in the floor area of the milking parlor or milk house.

(2) An inactive dairy may be reactivated provided said dairy has been under permit with the Environmental Health Division within the previous five (5) years of its proposed reactivation date.

(3) An approved Site Approval shall be required for any expansion or reactivation of a dairy that does not comply with Subsections (k)(1) and (k)(2).

(4) An approved manure management plan, as approved by the Environmental Health Division, shall be required of all dairies.

(l) **Custom Agricultural Manufacturing.** The Custom Agricultural Manufacturing use type is permitted in the AG-40 zone with an approved Site Approval, subject to the following additional findings:

The Site Approval shall be subject to all of the following findings:

(1) The proposed use will not be detrimental to other agricultural uses in the area.

(2) The proposed use will not result in a concentration of other such uses in the area.

(m) **Continuation of an Accessory Use.** A Revision of Approved Actions to allow the continuation of an accessory use to an existing excavation subject to a Quarry Excavation Permit when the Quarry Excavation Permit is about to lapse shall be subject to the following minimum requirements:

(1) Application for Revision of Approved Actions. When the Quarry Excavation Permit is about to lapse solely because the mineral resource at an existing excavation subject to a Quarry Excavation Permit is nearly exhausted or has been exhausted, the Permittee may apply to the Community Development

Department for a Revision of Approved Actions for the purpose of allowing the continuation of an accessory use if all of the following criteria are satisfied:

(A) The lapsing of the Quarry Excavation Permit is due to lack of production at the permitted area resulting solely from the exhaustion of the mineral resource being excavated;

(B) The Applicant desires the Revision of Approved Actions to continue an authorized accessory use under the lapsing Quarry Excavation Permit;

(C) The continuation of the accessory use does not preclude replacement and modification from time to time of obsolete, inefficient, and/or nonfunctional equipment and modernization, including, but not limited to, an increase in hourly production, provided the annual production is not increased;

(D) Reclamation of the excavation site subject to the Quarry Excavation Permit, less the area occupied by the accessory use, shall be completed or shall be initiated prior to or simultaneously with the approval of the application for Revision of Approved Actions and shall be completed within two (2) years of the commencement of the reclamation process;

(E) The area occupied by the accessory use shall be reclaimed within the time permit required by the Revision of Approved Actions, and if there is no such time period requirement in the Revision of Approved Actions, the reclamation process shall be completed within two (2) years of the expiration of the Revision of Approved Actions or within two (2) years of the time that the accessory use ceases to be operated or utilized, whichever comes first;

(F) The term of the Revision of Approved Actions allowing continuation of the accessory use shall be determined by an amortization schedule based upon the projected useful life of the accessory use. The term of the Revision of Approved Actions shall not exceed thirty (30) years from the date the Revision of Approved Actions is approved;

(G) The continuation of the accessory use will not significantly affect the condition of the site; and

(H) The continuation of the accessory use complies with existing requirements of agen-

cies having jurisdiction and any other appropriate regulatory agency as determined by the Director of the Community Development Department.

(2) **Review.** If a Revision of Approved Actions is approved pursuant to Subsection (m)(1) of this Section, the site and the accessory use shall continue to be subject to any and all reviews required by the Surface Mining and Reclamation Act. Additionally, should the Revision of Approved Actions require, the Director of the Community Development Department shall review the Revision of Approved Actions, the site, and the accessory use annually or in accordance with any time period specified in the Revision of Approved Actions to determine if the criteria, as set forth in Subsection (m)(1), are being met.

(n) No more than twenty-five percent (25%) of the kennel building area may be used for pet grooming.

(o) **Limited Agricultural Recycling.** The Limited Agricultural Recycling use type is permitted in the General Agriculture (A-G) zones with an approved Site Approval subject to the following additional findings:

(1) The proposed use will not be detrimental to other agricultural uses in the area.

(2) The proposed use will not result in a concentration of other uses in the area.

(p) **Agricultural Resource Management Zone.** In the ARM zone all uses and ancillary structures that are permitted, conditionally permitted or accessory shall be consistent with the "principles of compatibility" as stated in Chapter 9-1800 of this Title.

(q) **Private Packing Sheds.** Under the Agricultural Processing, Preparation Services subcategory, only private packing sheds shall be permitted in the ARM zone.

(r) **Farm Services.** Administrative services shall be excluded under the Farm Services use type in the ARM zone.

(s) **Outdoor Sports Clubs.** Gun and rifle ranges and skeet clubs shall be excluded under the Recreation, Outdoor Sports Club subcategory in the ARM zone.

(t) **Veterans Organizations.** In the AG, AL and AU zones Veterans Organizations may only be located in existing Community Assembly facilities, and the facilities may not be rented.

(u) **Off-Premises Directional Signs.** Off-premises directional signs are permitted for approved wineries and wine cellars and shall be subject to design standards of Section 9-1710.6(b).

(v) **Permit Type Required for Change in Existing Use.** Any change in an existing use to a new use which requires either a Use Permit, a Site Approval, or an Improvement Plan shall be permitted without a Use Permit, Site Approval, or Improvement Plan, provided the Review Authority finds that the proposed use is less detrimental to, or will have no greater impact in, the zone than the existing use.

(w) **Truck Parking.** The Truck Sales and Service, Truck Parking Use Type may be conditionally permitted in the AL zones with an approved Use Permit subject to the following conditions:

(1) The trucks are limited in use to hauling agricultural products for the owner and/or third party(s);

(2) Service of trucks and trailers at the site is limited to routine maintenance;

(3) The site is located no more than one-half (1/2) mile from an existing frontage road and no more than (1) mile from a highway interchange at Highway 99; and

(4) The parcel size shall be a minimum of five (5) acres.

(x) **Distilled Spirits Storage.** The importation, storage and distribution of distilled spirits may be permitted as an accessory use for a large winery in the AG zone subject to the following conditions:

(1) A conditional use permit shall have been issued for a large winery under the same ownership as the producer or importer of the distilled spirits and for the same property;

(2) The importation, storage and distribution of the distilled spirits is demonstrated to be ancillary to the large winery's primary use of production, storage and distribution of wine;

(3) The maximum floor area to be used for the importation, storage and distribution of distilled spirits shall not exceed five percent (5%) of the existing square footage of buildings approved for wine storage use at the winery;

(4) The importation, storage and distribution of the distilled spirits shall only be available to the wholesale trade with no tasting or retail sales on the same property.

(y) **Public Display of Fireworks.** An Improvement Plan shall be required for all public displays of fireworks and are subject to the following regulations:

(1) An Improvement Plan shall be approved a minimum of two (2) weeks prior to the proposed public display of fireworks. An approved Operational Fire permit shall be submitted with every Improvement Plan.

(2) All property owners of parcels adjacent to the parcel(s) approved by the Improvement Plan shall be notified of the details of the public display of fireworks which shall include the date of the event, time of event, and length of time for the fireworks display. The Community Development Department shall notify property owners in writing a minimum of one (1) week prior to the public display of fireworks date.

(3) The Community Development Department shall notify the appropriate Municipal Advisory Council in writing a minimum of one (1) week prior to the public display of fireworks date if a public display of fireworks is proposed on a parcel located within a Municipal Advisory Council district.

(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)

9-605.7. PROHIBITED USES.

All uses, including, but not limited to flooding inconsistent with generally accepted agricultural practices or which presents or could present a threat to the physical integrity of Delta levees, on land with a general plan designation of AG and located within the Primary Zone of the Sacramento-San Joaquin Delta are prohibited, except:

(a) Allowed uses as identified in Tables 9-605.2, 9-605.3 and 9-605.4 of the San Joaquin County Development Title;

(b) The Delta Wetlands Project as defined in the 2011 Delta Wetlands Project Place of Use Environmental Impact Report and reflected in the protest dismissal and settlement agreement reached in the matter

of Central Delta Water Agency. et al. v. Semitropic Water Storage District. et al., San Francisco County Superior Court Case No. CPF-II-51175; and

(c) Easements obtained under the San Joaquin Multispecies Habitat Conservation Plan, but not greater than eighty (80) cumulative acres by a single entity.

(Ord. No. 4472, § 1, 1-26-2016)

TABLE 9-605.2

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 SD Use Permitted Subject to Second Unit Dwelling Permit 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.				
Use Types	Agricultural Zones			
	AG	AL	AU	ARM
Residential Use Types				
Family Residential				
Single-Family	P	P	P	P
Two-Family	-	-	-	-
Small Multi-Family	-	-	-	-
Large Multi-Family	-	-	-	-
Farm Employee Housing	-	-	-	-
Small	P	P	P	P
Large	U	U	-	U
Group Care				
Small	P	P	P	-
Large	-	-	-	-
Adult Day Care	-	-	-	-
Farm Related	U	-	-	-
Group Residential	-	-	-	-
Mobile Home Park	-	-	-	-
Emergency Shelters				
Small	P	P	P	-
Large	-	-	-	-
Single-Room Occupancy	-	-	-	-
Nonresidential Use Types				
Administrative Offices	-	-	-	-
Administrative Support Services	-	-	-	-
Adult Entertainment	-	-	-	-
Aerial Services				
Farm	S	-	-	S
Heliport	S	-	-	-
Agricultural Organizations	U	U	-	-
Nonresidential Use Types				
Agricultural Processing				
Preparation Services	S	U	-	S
Food Manufacturing	U	-	-	U
Agricultural Sales				
Feed and Grain	S	U	-	S

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 SD Use Permitted Subject to Second Unit Dwelling Permit 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.				
Use Types	Agricultural Zones			
	AG	AL	AU	ARM
Agricultural Chemicals	S	U	-	S
Agricultural Warehousing	S	S	-	S
Agricultural Wastes	S	-	-	S
Animal Feeding and Sales	S	-	-	S
Animal Raising				
Exotic Animals	S	U	S	S
General	P	P	P	P
Hogs	U	U	U	U
Small Animals	S	U	S	S
Family Food Production	P	P	P	P
Educational Animal Project	P	P	P	P
Zoo	-	-	-	-
Petting Zoo	U	U	U	-
Animal Specialty Services				
Farm	PI	S	-	PI
Pet	-	-	-	-
Kennel	U	U	-	U
Kennels, Small Breeding	S	S	S	S
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
Child Care Centers	S	S	S	-
Communication Services				

TABLE 9-605.2

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 SD Use Permitted Subject to Second Unit Dwelling Permit 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.				
Use Types	Agricultural Zones			
	AG	AL	AU	ARM
Type I	PI	PI	PI	PI
Type II	S	S	S	S
Type III	S	S	-	S
Type IV	S	-	-	-
Community Assembly	-	-	-	-
Construction Sales	-	-	-	-
Construction Services				
Light	-	-	-	-
Heavy	-	-	-	-
Crop Production	P	P	P	P
Cultural & Library Services	-	-	-	-
Custom Agricultural Manufacturing	S	-	-	-
Custom Manufacturing	-	-	-	-
Dairies	S	S	S	S
Eating Establishments				
Convenience	-	-	-	-
Full Service	-	-	-	-
Educational Services				
Commercial	-	-	-	-
General	S	S	S	-
Equipment Sales & Repair				
Farm Machinery, Sales	S	-	-	-
Farm Machinery, Repair	S	S	-	S
Heavy Equipment	-	-	-	-
Leisure	-	-	-	-
Aircraft	-	-	-	-
Explosives Handling	U	-	-	-
Farm Services	S	S	S	S
Funeral & Interment Services				
Cemeteries	U	-	U	-
Interring & Cremating	U	-	-	-
Undertaking	-	-	-	-
Gasoline Sales				
Service	-	-	-	-
Combination	-	-	-	-

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 SD Use Permitted Subject to Second Unit Dwelling Permit 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.				
Use Types	Agricultural Zones			
	AG	AL	AU	ARM
General Industrial				
Limited	-	-	-	-
Intermediate	-	-	-	-
Heavy	-	-	-	-
Hazardous Industrial	-	-	-	-
High Technology Industry	-	-	-	-
Laundry Services	-	-	-	-
Liquor Sales				
On-Premises	-	-	-	-
Off-Premises	-	-	-	-
Lodging Services				
Bed & Breakfast	S	S	S	-
Motel	-	-	-	-
Major Impact Services	U	-	-	-
Medical Services	-	-	-	-
Nursery Sales & Services				
Wholesale	PI	PI	PI	PI
Retail	-	-	-	-
Landscaping Services	S	S	S	-
Personal Storage	-	-	-	-
Petroleum & Gas Extraction	PI	PI	S	PI
Produce Sales				
Farm Produce Stands	P	P	P	P
Agricultural Store, Small	S	S	S	S
Agricultural Store, Large	U	U	U	U
Professional Services	-	-	-	-
Public Services				
Administrative	-	-	-	-
Essential	S	S	S	-
Quarry Operations	QX	-	QX	QX
Recreation				
Nature Preserve	U	U	-	U
Campgrounds	U	U	U	-
Indoor Participant	-	-	-	-
Indoor Spectator	-	-	-	-

TABLE 9-605.2

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 SD Use Permitted Subject to Second Unit Dwelling Permit 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.				
Use Types	Agricultural Zones			
	AG	AL	AU	ARM
Marinas	U	-	-	-
Outdoor Entertainment	-	-	-	-
Outdoor Sports Clubs	S	-	-	S
Parks	U	U	U	-
Resorts	S	S	-	-
Recycling Services				
Consumer	-	-	-	-
Scrap Operations	-	-	-	-
Limited Agricultural Recycling	SA	-	-	-
Religious Assembly				
Neighborhood	U	U	U	-
Community	U	U	U	-
Regional	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	-
Stables				
Neighborhood	S	U	S	S
Commercial	U	U	U	-
Transportation Services	-	-	-	-
Truck Sales and Services				
Parking	-	U	-	-
Cleaning	-	-	-	-
Stops	-	-	-	-
Repairs	-	-	-	-
Sales	-	-	-	-
Terminals	-	-	-	-
LNG truck fueling stations	-	-	-	-
Utility Services				
Minor	P	P	P	P
Major	S	S	S	S
Veterans Organizations	S	S	S	-

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 SD Use Permitted Subject to Second Unit Dwelling Permit 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.				
Use Types	Agricultural Zones			
	AG	AL	AU	ARM
Water Storage	U	-	-	U
Wholesaling & Distribution				
Light	-	-	-	-
Heavy	-	-	-	-
Wineries and Wine Cellars				
Wine Cellar, Off-Site	S	-	-	S
Winery, Large and Medium	U	-	-	U
Winery, Boutique and Small	S	S	-	S

(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)

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

(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)

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				
SD Use Permitted Subject to Second Unit Dwelling Permit				
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
Auction, Agricultural Machinery	PI	PI	PI	PI
Auction, Livestock	S	S	S	S
Batch Plant	U	-	-	-
Boutique Sales (Limit: 2 consecutive days, twice per year)	P	P	P	P
Carnival/Circus	U	U	U	-
Caretaker Mobile Home	-	-	-	-
Christmas Tree Sales	PI	PI	PI	PI
Commercial Coach	PI	PI	PI	PI
Corporation Yard	PI	PI	PI S(M)	-
Farmer's Market	S	S	S	-
Garage Sale (Limit: 2 consecutive days, twice per year)	P	P	P	P
Halloween Pumpkin Sales	PI	PI	PI	PI
Motion Picture Filming	P	P	P	P
Public Display of Fireworks*	IP	IP	IP	IP
Special Outdoor Event	PI	PI	PI	PI
Special Indoor Event	PI	PI	PI	PI
Subdivision Sales Office	-	-	-	-
Temporary Building Incidental to Construction Works	P	P	P	P
Temporary Farm Employee Housing	PI	-	-	PI
Temporary Mobile Home	MP	MP	MP	MP
Tent Revival	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)

CHAPTER 9-610

AGRICULTURAL ZONES: LOT AND STRUCTURE REGULATIONS

Sections:

- 9-610.1 Intent.**
- 9-610.2 Lot Area.**
- 9-610.3 Area Exceptions.**
- 9-610.4 Lot Width.**
- 9-610.5 Yard Dimensions.**
- 9-610.6 Height.**
- 9-610.7 Building Coverage.**
- 9-610.8 Minimum Dimensions of Corner Lots.**

Tables:

- 9-610.2 Standards for Minimum Lot Area & Width, Yard Dimensions, Height, Building Coverage, and Depth: Width Ratio.**

9-610.1 INTENT.

The intent of this Chapter is to regulate the size and width of individual lots, but not zones; the location and height of structures on lots; and the physical character and intensity of lot usage within the agricultural zones consistent with the policies and principles of the General Plan.
(Ord. 3675)

9-610.2 LOT AREA.

Lots in the agricultural zones shall have the minimum areas set forth in Table 9-610.2, except as modified by Section 9-610.3.
(Ord. 3675)

9-610.3 AREA EXCEPTIONS.

The following exceptions to the minimum lot area regulations in Table 9-610.2 are permitted:

(a) **Homesite Parcels.** Homesite parcels may be approved in the AG zone, provided all of the following provisions are satisfied:

(1) Not more than one (1) homesite parcel may be created from an existing parcel; however, under no circumstances shall the number of parcels resulting from the division exceed the maximum number of parcels permissible under the General Plan density. In determining how many homesite parcels have

been created from an existing parcel, all homesite parcels created from an existing parcel since July 29, 1992, the date of the adoption of the General Plan, shall be counted;

(2) The homesite parcel shall contain not less than two (2) acres nor more than five (5) acres. A homesite parcel created from property under Williamson Act contract shall also comply with Section 66474.4 of the Government Code, which permits the creation of such homesite parcels provided a residence has existed on the property proposed to be divided for five (5) years and the property owner has owned the property for ten (10) years;

(3) A Minor Subdivision application proposing the creation of a homesite parcel from an existing parcel shall not be approved by the Review Authority if the owner of the existing parcel has owned the existing parcel for less than ten (10) years. If the Minor Subdivision application is approved, the homesite parcel which is created shall not be transferred for a period of ten (10) years following the date of its approval or upon the death of an owner owning at least fifty (50) percent interest in the homesite parcel, unless the homesite parcel and the remainder parcel are merged pursuant to the provisions of this Title.

(4) A building permit for a single family dwelling for each homesite parcel shall be issued concurrently with the filing for record of the parcel map.

(5) After the creation of a homesite parcel under this subsection, no further homesite parcels may be created on the remainder parcel except for financing purposes as set forth below in subsection (b).

(b) **Homesite Parcels for Financing Purposes Only.** Homesite parcels created for financing purposes only may be approved in the AG zone, provided all of the following provisions are satisfied:

(1) Neither the homesite parcel nor the remainder parcel may be voluntarily transferred separately from the other parcel; however, if an institutional lender forecloses on either parcel, either parcel may be transferred separately in accordance with the power of sale provisions contained in the deed of trust;

(2) Upon repayment of the loan, the owner of the homesite parcel shall merge the homesite parcel with the remainder parcel, as provided for in this

Title, unless the owner of the homesite parcel acquired the homesite parcel through a foreclosure action, or unless the owner refinances the loan.

(3) The remainder parcel shall remain a nonbuildable site for primary dwelling units.

(4) All homesite parcels created for financing purposes only shall contain not less than two (2) acres nor more than five (5) acres.

(c) Homesite and remainder parcels approved under the provisions of subsections (a) and (b) above shall have a notice recorded by separate instrument concurrently with the parcel map to indicate the restrictions specified in said subsection. A note shall also be placed on the parcel map indicating said restrictions with a reference to the instrument number of said recorded notice. The restrictions specified in this subsection shall terminate if the subject property is reclassified to a nonagricultural zone or to an agricultural zone with a five (5) acre minimum.

(d) **Parcels for Certain Specified Uses.** Parcels containing less area than the minimum required in Table 9-610.2 may be created for the purpose of providing a separate lot for an existing use or a use granted by permit in the AG zone, subject to the following conditions:

(1) The existing use, or use granted by permit, is classified under one (1) or more of the following use types:

- (A) Agricultural Processing;
- (B) Agricultural Organizations;
- (C) Agricultural Sales;
- (D) Agricultural Warehousing;
- (E) Animal Feeding and Sales;
- (F) Animal Specialty Services,

Farm;

(G) Educational Services, General;

and

(H) Equipment Sales and Repair:

and

(i) Farm Machinery, Sales,

and

(ii) Farm Machinery, Repair;

and

(I) Major Impact Services;

(J) Nursery Sales and Services;

Wholesale;

(K) Public Services;

(L) Recreation:

(i) Campgrounds and

(ii) Marinas;

(M) Religious Assembly;

(N) Stables;

(O) Utility Services;

(P) Farm Services; (Q) Limited

Agricultural Recycling;

(R) Custom Agricultural Manufacturing; and

(S) Aerial Services-Farm.

(2) The parcel to be created will be reduced to the least area required to conduct the operation;

(3) The remainder parcel shall meet the minimum lot area requirements specified in Table 9-610.2;

(4) A dwelling unit may be allowed on such resulting parcels only as an accessory use; and

(5) The proposed subdivision of property complies with Sections 51230.1 and 66474.4 of the Government Code if the property to be divided is under a Williamson Act Contract.

(e) **Parcels For Dwellings on Same Lot.** Two (2) parcels, each containing one (1) habitable single-family dwelling and each consisting of less area and/or width than required in Table 9-610.2, may be created from an original parcel for the purpose of providing a separate lot for each dwelling, subject to the following conditions:

(1) The single-family dwellings were erected prior to February 9, 1961; and

(2) The proposed subdivision of property complies with Sections 51230.1 and 66474.4 of the Government Code if the property to be divided is under a Williamson Act Contract.

(f) **Parcels Based on Lot-Size Averaging.** Parcels of land containing up to ten (10) percent less area than the minimum area required in Table 9-610.2 may be created from an original parcel, subject to the following conditions:

(1) The overall average parcel area of the proposed subdivision is equal to or greater than the minimum parcel area required in Table 9-610.2; and

(2) The proposed subdivision of property complies with Sections 51230.1 and 66474.4 of the Government Code if the property to be divided is under a Williamson Act Contract.

(g) **AU Zoning in New Communities.** Parcels zoned AU in a new or expanded community shall have,

TABLE 9-610.2

at minimum, a forty (40) acre lot area assigned to the AU zone. After the required Master Plan has been approved for the new or expanded community, the twenty (20) acre minimum may be assigned. (Ord. 3675; 3697; 3761; 3788; Ord. 3859 (part), 1995; Ord. 3872 § 1, 1996; Ord. 3399 § 7, 1998; Ord. 4006 § 3, 1998; Ord. 4035 § 5, 1999; Ord. 4320 § 1, 2007)

9-610.4 LOT WIDTH.

Lots within the agricultural zones shall not have a width less than that set forth in Table 9-610.2. (Ord. 3675)

9-610.5 YARD DIMENSIONS.

Yards within the agricultural zones shall have the minimum depths set forth in Table 9-610.2, except as modified below:

(a) **Reduction of Required Yards.** Required yards may be reduced as follows:

(1) If the subject lot has less width than the required width specified in Table 9-610.2, the side yard or street side yard may be reduced to ten percent (10%) of the width of the lot, provided the side yard is not less than four (4) feet in width and the street side yard is not less than ten (10) feet in width.

(2) If the subject lot is less than seventy-five (75) feet in width, the street side yard may be reduced to ten (10) feet in width.

(b) **Structures within Required Yards.** The following structures may be located in or extend within required yards, subject to the provisions specified:

(1) Architectural features, subject to the provisions of Chapter 9-1010;

(2) Screening, including fences and gates, subject to the provisions of Chapter 9-1022 (Fencing and Screening) of this Title;

(3) Additions to nonconforming single family dwellings, subject to the provisions of Chapter 9-235; and

(4) Structures adjacent to and associated with railroad spurs. (Ord. 3675; 3697; Ord. 3832 § 15, 1995; Ord. 3872 § 7, 1996; Ord. 4368 § 18, 2009)

9-610.6 HEIGHT.

Buildings and structures within the agricultural zones shall not exceed the heights set forth in Table 9-610.2, except as provided by Chapter 9-1005; screening devices, including fences, gates, and gateposts, shall comply with the height requirements specified in Chapter 9-1020. (Ord. 3675)

9-610.7 BUILDING COVERAGE.

The percentage of the total area of any lot which may be occupied by buildings in the agricultural zones shall not exceed that set forth in Table 9-610.2. (Ord. 3675; 3739)

9-610.8 MINIMUM DIMENSIONS OF CORNER LOTS.

For corner lots proposed after the adoption of this Title:

(a) The minimum width shall be sixty-five (65) feet, and

(b) The minimum depth shall be sixty-five (65) feet. (Ord. 3675)

TABLE 9-610.2

Standards for Minimum Lot Area & Width, Yard Dimensions, Height, Building Coverage, and Depth:Width Ratio ¹

	AG	AL	AU	ARM
Lot Area (acres)	2	3	4	9
Lot Width (feet) ⁵	330	200	330	330
Yard Dimensions (feet) ⁸				
Front and Street Side - Regular	30	30	30	30
Front and Street Side - Right of Way less than 50'	55	55	55	55

TABLE 9-610.2

	AG	AL	AU	ARM
Side	10	10	10	10
Rear - Appurtenant to main buildings	30	30	30	30
Rear - Appurtenant to accessory buildings	15	15	15	15
Rear - Reverse corner lots	10	10	10	10
Height (feet) ⁷				
Dwellings	35 ⁶	35 ⁶	35	35 ⁶
Buildings accessory to dwellings	35 ¹⁰	35 ¹⁰	18	35 ¹⁰
Other structures	none	none	none	none
Building Coverage (%)	N/A	N/A	N/A	N/A
Depth:Width Ratio ⁶	4:1	4:1	4:1	4:1

Notes:

¹ See Sections 9-610.2 through 9-610.8 for exceptions and modifications.

² The following lot area provisions apply to the AG Zone:

- (a) Lots zoned "AG-20" shall be at least twenty (20) acres.
- (b) Lots zoned "AG-40" shall be at least forty (40) acres.
- (c) Lots zoned "AG-80" shall be at least eighty (80) acres.
- (d) Lots zoned "AG-160" shall be at least one hundred sixty (160) acres

³ The following lot area provisions apply to the AL Zone:

- (a) Lots zoned "AL-5" shall be at least five (5) acres.
- (b) Lots zoned "AL-10" shall be at least ten (10) acres.

⁴ The following lot area provisions apply to the AU Zone:

- (a) Lots zoned "AU-20" shall be at least twenty (20) acres.
- (b) Lots zoned "AU-40" shall be at least forty (40) acres.
- (c) Lots zoned "AU-80" shall be at least eighty (80) acres.
- (d) Lots zoned "AU-160" shall be at least one hundred sixty (160) acres.

⁵ For homesite parcels, the minimum lot width shall be one hundred fifty (150) feet.

⁶ See Section 9-905.9 for exceptions.

⁷ For parcels containing twenty (20) or more acres, there shall be no maximum height for dwellings.

⁸ The minimum setback from all property lines for dwellings over thirty-five (35) feet in height shall be twice the maximum height of the dwelling, with a minimum setback of one hundred fifty (150) feet.

- ⁹ (a) Lots zoned "ARM-20" shall be at least twenty (20) acres.
- (b) Lots zoned "ARM-40" shall be at least forty (40) acres.
- (c) Lots zoned "ARM-80" shall be at least eighty (80) acres.
- (d) Lots zoned "ARM-160" shall be at least one hundred sixty (160) acres.

¹⁰ See Section 9-1005.3 for height criteria.

N/A Not applicable.

Setbacks for yards shall be measured from the planned ultimate right-of-way width of the roadway, as shown on the General Plan or applicable Specific Plan or Special Purpose Plan.

(Ord. 3675; 3715; 3739; 3756; Ord. 3842 § 1, 1995; Ord. 3859 (part), 1995; Ord. 4106 § 9, 2001; Ord. 4119 § 2, 2001)