

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

ORDINANCE NO.4671

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
Non-Residential							
Eating and Drinking Establishment	See subclassifications below						
<u>Mobile Food Vendor, On-Premises</u>	-	-	-	-	-	-	
Major Impact Services	-	-	-	-	-	-	
Retail Sales and Services	See subclassifications below						
<u>Mobile Food Vendor, On-Premises</u>	-	-	-	-	-	-	

Section 2. Table 9-200.020-2: Accessory Uses and 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 9-200.020-2 - ACCESSORY USES AND 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							
Accessory Use or Structure	R-R	R-VL	R-L	R-M	R-MH	R-H	Additional Regulations (Section)
Agricultural Building	P	P	P	P	P	P	Only as accessory to crop production
Agricultural Equipment Storage	-P	-P	-P	-P	-P	-P	

Section 3. 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)
Commercial Filming	TP	TP	TP	TP	TP	TP	

Section 4. Table 9-200.030-1: Development Standards - Residential Zones, Section 9-200.030 - Development Standards, 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 9-200.030-1: DEVELOPMENT STANDARDS—RESIDENTIAL ZONES

District	R-R	R-VL	R-L	R-M	R-MH	R-H	#
Lot and Density Standards							
Maximum Density (units/net area)	1.25	2.5	7.5	12.5	18.75	50	
Minimum Lot Size (sq. ft.)	1 acre	17,500	5,000	5,000	3,000	3,000	
Minimum Lot Width (ft.) ⁵	150	100	50	50	40	40	①
Corner Lots	150	100	60	60	50	50	②
Minimum Lot Depth (ft.)	65	65	65	65	60	60	③
Building Form and Location							
Maximum Height (ft.)							
Dwellings	40	40	40	40	40	40	④
Accessory Dwelling Unit	40	40	40	40	40	40	
Buildings Accessory to Dwellings	22 ²	22 ²	22 ²	22 ²	22 ²	22 ²	⑤
Other Buildings not Accessory to a Dwelling	40	40	40	40	40	40	
Minimum Setbacks (ft.)							
Front & Street Side—Regular; Right-of-Way less than 50'	30; 55 ³	30; 55 ³	20; 45 ³	20; 45 ³	15; 40 ³	15; 40 ³	⑥ , ⑦
Interior Side - Main Structure; Accessory Structures	15; 15	15; 10	5; 5	5; 5	5; 5	5; 5	⑧
Rear - Main Structure; Accessory Structures; Reverse Corner Lots	30; 15; 15	30; 15; 15	10; 5; 5	10; 5; 5	10; 5; 5	10; 5; 5	⑨ , ⑩
Notes:							
¹ See Section 9-400.030, Exceptions to Height Limits.							
² If an accessory building includes habitable space on the second floor, the maximum height may be increased up to 40 feet. Additions to existing accessory building with nonconforming setbacks that include an Accessory Dwelling Unit must meet the minimum Accessory Dwelling Unit setbacks. For Accessory Dwelling Unit standards, see Section 9-409.020.							
³ Increased setback measured from the centerline of the right-of-way of the road.							
⁴ Minimum lot widths for yards shall be measured at the minimum front setback.							

Section 5. 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
Non-Residential										
Eating and Drinking Establishment	See subclassifications below									
Mobile Food Vendor, On-Premises	Z/A	Z/A	Z/A	Z/A	Z/A	Z/A	Z/A	Z/A	Z/A	9-409.300 Mobile Food Vendors, On-Premises
Major Impact Services	-	-	-	-	-	-	-	-	-	
Personal Services	See subclassifications below									9-409.350, Personal Services
General	Z	Z	Z	Z	Z	A	Z	SPP	A	
Massage Establishment	A	A	-Z	-Z	-Z	-	-	-SPP	-	
Health and Fitness Facility	A	A	-A	A	-A	-	-	-SPP	-	
Retail Sales and Services	See subclassifications below									
Alcoholic Beverage Sales, Off-Premises	C	C	C	-	C	C	C	-	C	9-409.150, Convenience Stores
Building Materials and Supplies	-	L41	Z	Z	Z	Z	L1	-	-	9-409.300, Mobile Food Truck
Business Services	-	L41	Z	Z	Z	Z	L1	-	-	9-409.340, Outdoor Sales
Convenience Store	-	Z	Z	-	Z	A	A	-	Z	
Market	Z	Z	Z	-	Z	Z	Z	-	A	
General	-	-	Z	Z	Z	-	C	-	-	
Mobile Food Vendor, On-Premises	A	L3	L3	L3	L3	L3	L3	-	L3	
Truck Services	See subclassifications below									
Parking	-	-	-	-	A	A	-	-	-	9-201.020(e)(6) Truck Sales in the C-FS Zone.
Repairs	-	-	-	-	A	A	A	A	-	
Sales and Rentals	-	-	-	-	A	L3C	A	A		
Stop	-	-	-	-	-	C	-	-	-	
Washing	-	-	-	-	A	A	-	-	-	
Warehouse, Storage, and Distribution	See subclassifications below									
Personal	-	A	A	-	A	-	A	-	-A	
Notes:										
L1 Only small-scale uses with up to 3,000 square feet of space allowed with approval of an Administrative Use Permit. A larger facility may be allowed with a Conditional Use Permit.										
L2. Only allowed on arterial streets, occupying 1,000 square feet or less.										
L3 An Administrative Use Permit is required if outdoor seating is provided; otherwise, no land use permit is required.										
L43 An Administrative Use Permit is required instead when applied for as part of a Cannabis Business Park already approved with a Special Purpose Plan.										

Section 6. Section 9-201.020, 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:

- 6) **Truck Services in the C-FS Zone.** Truck Services – Sales may be permitted in the C-FS zone subject to the following standards:
- 1) Project sites must be located near legally established truck fuel sales and significant ancillary truck services.
 - 2) Trucks are limited to commercial trucks five tons or larger.
 - 3) A maximum of ten commercial trucks shall be in inventory and/or displayed at any given time.

Section 7. 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 Structure	C-N	C-C	C-O	C-G	C-FS	C-RS	C-R	C-X	Additional Regulations
Agricultural Building	-P	-P	-P	-P	-P	-P	-P	-P	
Agricultural Equipment Storage	-P	-P	-P	-P	-P	-P	-P	-P	

Section 8. Table 9-201.020-3, 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 9-201.020-3: 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	C-N	C-C	C-O	C-G	C-FS	C-RS	C-R	C-X	Additional Regulations
Commercial Filming	TP	TP	TP	TP	TP	TP	TP	TP	

Section 9. Table 9-201.030: Development Standards - Commercial Zones, Section 9-201.030 - Development Standards, 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 9-201.030: DEVELOPMENT STANDARDS—COMMERCIAL ZONES ¹										
P = Permitted Use; 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. "-" = No permitted										
<p>The diagram illustrates lot setbacks and height limits. It shows a lot with a Primary Street on the left. Dimensions 1-8 indicate setbacks and height. Dimension 1 is the front setback, 2 is the side setback, 3 is the rear setback, 4 is the height limit, 5 is the rear setback from the centerline of the right-of-way, 6 is the side setback from the adjacent lot, 7 is the side setback from the street, and 8 is the height limit. A side elevation shows height limit 4. A key defines Property Line, Setback Line, and Buildable Area.</p>										
District	C-L	C-N	C-C	C-O	C-G	C-FS	C-RS	C-R	C-X	#
Lot and Density Standards										
Minimum Setbacks (ft.)										
Front – Regular; Right-of-Way less than 50'	20 45 ³	20 45 ³	20 ² 45 ³	15 40 ³	20 45 ³	20 45 ³	30 55 ³	30 55 ³	30 55 ³	⑤
Interior Side	None	None	None ²	None	None	None	None	None	None	⑥
Street Side – Regular; Right-of-Way less than 50'	20 45 ³	20 45 ³	20 ² 45 ³	10 35 ³	20 45 ³	20 45 ³	30 55 ³	30 55 ³	30 55 ³	⑦
Rear	None	None	None ²	None	None	None	None	None	None	⑧
Notes:										
1 See Sections 9-400.050, Exceptions to Height Limits.										
2 Setbacks for yards within the C-C Zone in the unincorporated urban community of Woodbridge shall be as specified in the Woodbridge Design Guidelines.										
3 Increased setback measured from the centerline of the right-of-way of the road.										

Section 10. 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
Non-Residential						
Eating and Drinking Establishment	See subclassifications below					
Bar	-	-	-	-	-	9-409.200 Entertainment
Mobile Food Vendor, On-Premises	-	Z/A	Z/A	-	-	9-409.300 Mobile Food Vendor
Restaurant, Full Service	-	-	-	-	-	9-409.330 Outdoor Dining and Seating
Restaurant, Limited Service	-	A	Z	-	-	
Major Impact Services	-	-	-	-	-	
Retail Sales and Services	See subclassifications below					
Alcoholic Beverage Sales, Off-Premises	-	-	-	-	-	9-409.150, Convenience Stores, L2
Building Materials & Supplies	A	-	A	A	-	9-409.300, Mobile Food Truck
Business Services	A	A	A	A	-	9-409.340, Outdoor Sales
Convenience Store	-	A	Z	Z	-	
Market	-	-	-	-	-	
General	-	-	-	-	-	
Mobile Food Vendor, On-Premises	-	-	Z	-	-	

Section 11. Table 9-202.020-2, 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 9-202.020-2: ACCESSORY 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						
Accessory Use or Structure	Industrial Zones					Additional Regulations
	I-W	I-P	I-L	I-G	I-T	
Agricultural Building	-P	-P	-P	-P	-P	
Agricultural Equipment Storage	-P	-P	-P	-P	-P	
Truck Parking	A	-	A	A	A	

Section 12. 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	
Commercial Filming	TP	TP	TP	TP	TP	

Section 13. Table 9-202.030: Development Standards & Industrial Zones, Section 9-202.030 - Development Standards, 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 9-202.030: DEVELOPMENT STANDARDS & INDUSTRIAL ZONES ¹						
<p>KEY --- Property Line --- Setback Line ■ Buildable Area</p>						
District	I-W	I-P	I-L	I-G	I-T	#
Lot and Density Standards						
Minimum Lot Size (sq. ft.)	2 acres	10,000	10,000	10,000	2 acres	
Minimum Lot Width (ft.)	150	100	100	100	150	①
Corner Lots	185	125	125	125	185	
Minimum Lot Depth (ft.)	300	100	100	100	300	
Maximum Floor Area Ratio	0.6	0.6	0.6	0.6	0.6	②
Building Form and Location						
Maximum Height (ft.)¹						
All Buildings	100	75	100	100	75	③
Minimum Setbacks (ft.)						
Front – Regular; Right-of-Way less than 50'	30 55 ²	30 55 ²	30 55 ²	30 55 ²	30 55 ²	④
Interior Side	None	None	None	None	10	⑤
Street Side	20	20	20	20	20	⑥
Rear	None	None	None	None	10	⑦
Notes:						
¹ See Sections 9-400.050, Exceptions to Height Limits.						
² Increased setback measured from the centerline of the right-of-way of the road.						

Section 14. Section 9-203.010, 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:

9-203.010 PURPOSE

The specific purposes of the Agricultural zones are to:

- a) Designate adequate land, consistent with the General Plan, for animal raising, crop production, and related agricultural services supporting the agricultural economy in the County;
- b) Maintain and strengthen the County's economic and fiscal resources and provide employment and housing opportunities for residents of the County.;
- c) Establish appropriate development standards and buffering requirements to protect adjacent uses and ensure land use compatibility; and
- d) Minimize the impacts of agricultural development on adjacent residents, while also ensuring the Right-to-Farm.

The following Agricultural zones implement the General Plan classification for agricultural land use:

AG Zone. The General Agriculture (AG) Zone is established to preserve agricultural lands for the continuation of commercial agricultural enterprises. This zone implements the General Agriculture land use designation of the General Plan.

AI Zone. The Agricultural Industry (AI) Zone is established to provide limited dry uses that complement both agricultural and industrial businesses on parcels not considered ideal locations for farming due to size, location, irregular shape, or classification of farmland. This zone implements the Agriculture-Industrial land use designation of the General Plan.

AL Zone. The Limited Agriculture (AL) Zone is intended to recognize and preserve areas for small-scale agricultural operations and dwellings. This zone implements the Limited Agriculture land use designation of the General Plan.

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 appropriate timing and economical provision of services and utilities. This zone implements the Agriculture-Urban Reserve land use designation of the General Plan.

A number included after an agricultural zoning designation annotates the minimum lot size in ~~thousands of square feet~~acres. For example, AU-20 means a 20-acre minimum lot size in that AU zone.

Section 15. 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
Non-Residential					
Eating and Drinking Establishment	See subclassifications below				
Mobile Food Vendor, On-Premises	-	-	-	-	
Major Impact Services	C	-	-	-	
Retail Sales and Services	See subclassifications below				
Mobile Food Vendor, On-Premises	-	-	-	-	
Truck Services	See subclassifications below				
Parking	-	Z/A	A	-	9-203.020(b)(2), Owner-Operator Truck Parking as an Accessory Use; 9-203.020(d)(11), Truck Parking Services in the AI Zone; 9-203.020(e)(11) Truck Parking in the AL Zone

Section 16. Section 9-203.020(e)(11) Truck Parking in the AL Zone, 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:

- 11) **Truck Parking in the AL Zone.** The Truck Services, Parking Use Type may be conditionally permitted in the AL zone with an approved Administrative Use Permit subject to the following conditions:
- A . The trucks are limited in use to hauling agricultural products for the owner and/or third party(s);
 - B . Service of trucks and trailers at the site is limited to routine maintenance;
 - C . The site is located no more than one-half (½) mile from an existing frontage road and no more than (1) mile from a highway interchange at State Route 99; and
 - D . The parcel size shall be a minimum of five (5) acres.

Section 17. Table 9-203.020-2: Accessory 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 9-203.020-2: ACCESSORY 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					
	AG	AI	AL	AU	Additional Regulations
Agricultural Building	P	P	P	P	
Agricultural Equipment Storage	P	P	P	P	Outside storage allowed for equipment uses on site for soil preparation, tilling, seeding, cultivation, and harvesting

Section 18. 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	
Commercial Filming	TP	TP	TP	TP	Section 9-409.450 (b)(1)

Section 19. 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, Mized 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
Non-Residential				
Crop Production	P	P	SPPP	
Eating and Drinking Establishment	See subclassifications below			
Bar	-	C	SPP	9-409.200, Entertainment
<u>Mobile Food Vendors, On-Premises</u>	-	Z/A	SPP	9-409.300, Mobile Food Vendor
Restaurant, Full Service	-	A	SPP	9-409.330, Outdoor Dining and Seating
Restaurant, Limited Service	-	A	SPP	
<u>Major Impact Services</u>	A	-	SPP	
Retail Sales and Services	See subclassifications below			
<u>Mobile Food Vendor, On-Premises</u>	-	-	-	

Section 20. 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, Mized 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
Agricultural Building	-P	-P	-P	
Agricultural Equipment Storage	-P	-P	-P	

Section 21. Table 9-204.020-3: Temporary Uses & Structures in Other Zones, Section 9-204.020 - Land Use Regulations, Chapter 9-204 - Airport, Mized 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
Commercial Filming	<u>TP</u>	<u>TP</u>	<u>TP</u>	
Storage Structure or Work Trailer	<u>TP</u>	<u>TP</u>	<u>-P</u>	Only if incidental to construction pursuant to a building permit

Section 22. Section 9-400.010(d)(1)(A) Location and Setbacks, Section 9-401 - Accessory Structures, Chapter 9-400 - General Site Regulations, Series 400 - Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

d) **Location and Setbacks.**

- 1) The accessory structure may be located anywhere on a lot except within a required setback with the following exceptions:
 - A. Single-story accessory buildings that are located in the rear one-third of a lot may be located within three feet of the rear or interior side lot line, provided that the single-story accessory building is:
 - i. Located at least ten feet from any dwelling on an adjacent lot.
 - ii. Does not exceed ~~14~~18 feet in height; and
 - iii. Is not an accessory dwelling unit.

Section 23. Table 9-400.020: Allowed Building Projections into Yards, Section 9-400.030 - Building Projections into Required Yards, Chapter 9-400 - General Site Regulations, Series 400 - Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-400.020: ALLOWED BUILDING PROJECTIONS INTO YARDS				
Projection	Front or Street Side Yard (ft.)	Interior Side Yard (ft.)	Rear Yard (ft.)	Limitations
Fireplaces, air conditioning units, water softening units, back-up generators, and similar equipment	2.5 but no closer than 30 inches to the lot line			

Section 24. Section 9-400.040(b)(3) Special Fencing Requirements, Section 9-400.040 - Fencing and Screening, Chapter 9-400 - General Site Regulations, Series 400 - Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

3) **Special Fencing Requirements.**

- A. **Playing Courts.** The ~~seven-foot~~ fence height limit may be waived for playing courts if the playing court is in a side or rear yard and open type fencing material is used.
- B. **Swimming Pools.** All pools shall be enclosed per the requirements of the California Building Code and this Title and any additional requirements of the Building Code.
- C. **Levees.**
 - i. Any fence next to a levee shall conform to the requirements for Levees in Chapter 9-703, Flood Hazards.
 - ii. The height of any fence or wall located at the toe of a levee may be increased to eight feet where otherwise restricted to a lower height subject to the review and approval of the Zoning Administrator.

Section 25. Section 9-400.040(b)(5) Special Fencing Requirements for Commercial, Industrial, and Other Non-Residential Zones, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

5) **Special Fencing Requirements for Commercial, Industrial, and Other Non-Residential Zones.**

- A. **Fencing of Required Yards.** An open fence up to ~~seven-eight~~ feet in height is permitted in any required yard, provided it is constructed of open material and does not obstruct vehicular site distance.
- B. **Security Fencing.** Security fencing, not to exceed two feet in height, may be erected on top of required or permitted fencing except for fencing abutting a permitted residential use, a Residential zone, or an area shown on the General Plan for residential use.

Section 26. Section 9-402.050(a)(1) On-Site Trees, Residential Zones, Section 9-402.050 - Required Trees, Chapter 9-402 - Landscaping, Series 400 – Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-402.050 REQUIRED TREES

- a) **On-Site Trees.** To provide cooling and improve air quality, trees must be provided as follows:
 - 1) **Residential Zones.** One tree for every ~~1,000~~5,000 square feet of lot area for residential development. The Zoning Administrator may grant a reduction in to this ratio for the R-R zone.

Section 27. Table 9-406.040: Estimated Parking Demand by Use Type, Section 9-406.040 - Required Parking Spaces, Chapter 9-406 - Parking and Loading, Series 400 - Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-406.040: ESTIMATED PARKING DEMAND BY USE TYPE		
Use Type	Number of Spaces	Per
Commercial Use Types		
Retail Sales and Services: Mobile Food Vendor, On-Premises	None ²	mobile food vendor
Notes:		
¹ TBD ¹ –To be determined by the Zoning Administrator.		
² Outdoor seating which that is less than 25 percent of the parking requirement is exempt.		

Section 28. Section 9-409.300 Mobile Food Truck, Chapter 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:

9-409.300 MOBILE FOOD TRUCK VENDOR

Mobile Food Trucks Vendors must be located, developed, and operated in compliance with the following standards, where allowed by the 200 Series, Base Zones.

- a) **Permits Required.** A single Mobile Food Vendor may be permitted with a Zoning Compliance Review if no seating or restroom facilities are provided. For projects with two or more Mobile Food Vendors located on one property or projects that include the provision of seating and restroom facilities, in addition to an Administrative Use Permit is required., the operator of a Mobile Food Truck shall submit proof of compliance with the following requirements to the Zoning Administrator:
- 1) **Business License.** Every operator of a Mobile Food Truck shall obtain a County business license prior to operation.
 - 2) ~~Display of Permits.~~ All permits and licenses shall be displayed at the place of business at all times.
 - 3) **County Health Department.** If food and/or beverages are being sold, a valid permit from the Environmental Health Department is required for the commissary as well as for the Mobile Food Truck.
 - 4) **State-Certified Vehicle.** The operator of the Mobile Food Truck shall provide proof that the vehicle is State-certified for operation as a mobile food preparation truck, including compliance with plumbing and electrical standards.
 - 5) **Vehicle Insurance and Registration.** Proof of current insurance and registration of the vehicle must be present with the Administrative Use Permit application.
- b) **Site Criteria/Operational Characteristics.** The following criteria shall apply to the siting and operational characteristics of Mobile Food Trucks Vendors:
- 1) **Where Allowed.** Mobile Food Trucks shall be allowed only in Commercial and Industrial Zones and in the Airport Mixed Use Zone (AP-X).
 - 12) **Adequate Parking Required.**
 - A. Parking shall be required as per Table 9-406.040, or as modified by the Zoning Administrator.
 - B. A Mobile Food Truck Vendor located on the premises of an already established business shall be allowed to operate their business on that location only if it can be shown that there is adequate parking for both the established business and for customers of the Mobile Food outdoor v Vendor business.
 - (23) **Overnight Parking & Washdown Facility.** The off-site location where the Mobile Food Truck Vendor equipment (i.e. truck, cart, or similar) is to be stored overnight and washed down must be identified in the land use permit application for an Administrative Use Permit. Mobile Food Trucks Vendors shall not be parked or stored in Residential Zones.
 - (34) **Site Cleanup.** The operator of the truck shall be responsible for cleaning up the site and adjacent surrounding area of the trash and debris generated by the business during and at the end of each business day. Wash down of the Mobile Food Truck Vendor shall be only permitted at an approved facility that will capture the wastewater in an approved sanitary sewer.
 - (45) **Locational Limits.** The Mobile Food Truck Vendor shall not be located within:
 - A. A 12-foot radius of the outer edge of any entranceway to any building or facility used by the public or where space for pedestrian passage will be reduced to less than six feet.;
 - B. 200 feet of a permitted residential use, a Residential Zone, or an area shown on the General Plan for residential use;
 - C. 400 feet of another Mobile Food Vendor, unless permitted by an approved Administrative Use Permit for the parking of multiple Mobile Food Vendors on the same site; or
 - D. 400 feet of a permitted Eating and Drinking Establishment – Restaurant, Full Service or Restaurant, Limited Service.Locational criteria are measured from the nearest property lines.
- c) ~~Permit Time Limits.~~ An Administrative Use Permit for a Mobile Food Truck shall be granted only for a maximum of two years. It may be renewed.

Section 29. Section 9-409.450(b)(1) Commercial Filming, Section 9-409.450 - Temporary Use Permits, Chapter 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:

- b) **Temporary Use Permits—When Required.** The following uses may be permitted pursuant to Chapter 9-804, Use Permits, subject to the following standards.
- 1) ~~**Commercial Filming.** The temporary use of a site for the filming of commercials, movies, videos, provided the Zoning Administrator finds the approval would not result in a frequency of uses likely to create incompatibility between the temporary filming activity and the surrounding neighborhood.~~
 - (21) **On-site and Off-site Construction Yards.** On-site and off-site contractors' construction yards, including temporary trailers and storage of equipment and temporary batch plans, may be permitted in conjunction with an approved construction project. The construction yard shall be removed immediately upon completion of the construction project, or the expiration of the companion Building Permit authorizing the construction, whichever occurs first.
 - (32) **Real Estate Sales.** On-site real estate sales from a manufactured or mobile unit office for the temporary marketing, sales, or rental of residential, commercial, or industrial development.
 - (43) **Seasonal Sales.** The annual sales of holiday related items, such as Christmas trees, pumpkins and similar items, may be permitted in accordance with the following standards:
 - A. **Time Period.** Seasonal sales associated with holidays are allowed up to a month preceding and one week following the holiday. Christmas tree sales are allowed from Thanksgiving Day through December 31st .
 - B. **Goods, Signs and Temporary Structures.** All items for sale, as well as signs and temporary structures, shall be removed within 10 days after the end of sales, and the appearance of the site shall be returned to its original state.
 - (54) **Special Events and Sales.** Short term indoor and outdoor special events, outdoor sales, and displays that do not exceed three consecutive days, may be permitted in accordance with the standards found in Section 9-409.430.
 - (65) **Temporary Outdoor Sales.** Temporary outdoor sales—including, but not limited to, grand opening events, and other special sales events—may be permitted in accordance with the following standards:
 - A. Temporary outdoor sales shall be part of an existing business on the same site.
 - B. Outdoor display and sales areas must be located on a paved or concrete area on the same lot as the structure(s) containing the business with which the temporary sale is associated.
 - C. Location of the displayed merchandise must not disrupt the normal circulation of the site, nor encroach upon driveways, pedestrian walkways, or required landscaped areas, or obstruct sight distances or otherwise create hazards for vehicle or pedestrian traffic.
 - (76) **Temporary Structure.** A temporary classroom, office, or similar portable structure, including a manufactured or mobile unit, may be approved for a maximum of two years as an accessory use or as the first phase of a development project, in a Non-Residential Zone. A one-year extension may be granted.
 - (87) **Temporary Work Trailer.**
 - A. A trailer may be used as a temporary work site for employees of a business and for farmworkers:
 - i. During construction of a subdivision or other development project when a valid Building Permit is in force; or
 - ii. During a specific time when additional farmworkers are needed for crop production, such as clearing fields and planting or harvesting; or
 - iii. Upon demonstration by the applicant that the temporary work site is a short-term necessity, while a permanent work site is being obtained.
 - B. A permit for temporary work trailers may be granted for up to 12 months.
 - (98) **Similar Temporary Uses.** Similar temporary uses which, in the opinion of the Zoning Administrator, are compatible with the zone and surrounding land uses and are necessary because of unusual or unique circumstances beyond the control of the applicant.

Section 30. Section 9-608.170 - Antiquated Subdivision, Chapter 9-608 - Roadways, Series 600 - Infrastructure Standards and Service Financing, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-608.170 ANTIQUATED SUBDIVISION

Roads providing access to lots in antiquated subdivisions shall be subject to the following requirements, unless otherwise approved by the Director of Public Works:

- a) **Permits Required.** An Administrative Use Permit shall be required to confirm access to antiquated subdivision lots in order to establish any roadway or segment thereof. The Zoning Administrator reserves the right to require a Zoning Compliance Review in place of an Administrative Use Permit if the following conditions are met:
 - 1) Access confirmation is proposed for 4 or fewer parcels;
 - 2) An existing, planned roadway will be utilized and is clearly depicted on the corresponding antiquated subdivision map;
 - 3) Access is not provided through any existing parcels not included in the application; and
 - 4) Establishment of the roadway or segment thereof is not anticipated to adversely impact neighboring property owners.
- b) **Public Roads.** Shall be improved to rural residential road standards, and include an irrevocable offer of dedication to the County.
- (~~b~~c) **Private Roads.** If access is to be provided by a private right-of-way, individual lots may be developed if:
 - 1) The road is improved, at a minimum, to the requirements of the California Fire Code; and
 - 2) A secondary method of access per the County's Improvement Standards for a rural residential road shall be provided with an irrevocable offer of dedication to the County if the road exceeds one-half mile in length or serves more than 16 lots.

Section 31. Section 9-702.050 Requirements for Williamson Act Contracts, Chapter 9-702 - Agricultural Preserves, Series 700 - Supplemental Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

- b) **Minimum Parcel Size.**
 - 1) The minimum size parcel of prime agricultural land that qualifies for a contract is ~~40~~20 acres if the land is classified by the U.S. Department of Agriculture Natural Resource Conservation Service as prime farmland, farmland of statewide or local importance, or unique farmland; and
 - 2) The minimum size parcel of all other agricultural land that qualifies for a contract is ~~80~~40 acres.

Section 32. Section 9-900.020 - Definitions, Chapter 9-900 - Key Terms and Definitions, Series 900 - General Terms, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

Agricultural Building. A building used for storing agricultural equipment, supplies, stock, or tools or housing equipment or machinery used for farming, ~~or animal raising, or maintenance of the parcel.~~

Agricultural Equipment Storage. ~~A building or structure used to store~~ The outdoor storage of agricultural equipment for farming, animal raising, or maintenance of the parcel, ~~tools, and supplies. It may be open or enclosed.~~

Development Project. "Development project" means any project for which a discretionary permit is required, excluding General Plan Amendments, Development Title Text Amendments, Zone Reclassifications, Williamson Act Contract Cancellations, Master Plans, Specific Plans, Special Purpose Plans, Planned Development, and amendments thereof.

Homesite Parcel. A parcel between two and five acres in size (~~ten acres for property under Williamson Act contract~~) that has been split from a parcel designated General Agriculture on the General Plan to serve as a building site for a home.

Section 33. Section 9-901.050 - Non-Residential Use Types, Chapter 9-90 - Use Type Classifications, Series 900 - General Terms, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

Residential Care Facility. Facilities licensed by the State of California that provide 24-hour primarily non-medical care permanent living accommodations for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including convalescent facilities, group homes for minors, persons with disabilities, people in recovery from alcohol or drug additions, rehabilitation facilities, and hospice facilities.

Large. A State-licensed Residential Care Facility licensed by the State of California providing care for ~~six or fewer~~ seven or more persons or a hospice that provides residential living quarters for more than six dependent persons.

Section 34. 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 13th of May 2025 to wit:

AYES: **Gardea, Canepa, Dhaliwal, Ding, Rickman**
NOES: **None**
ABSENT: **None**
ABSTAIN: **None**

Paul Canepa
PAUL J. CANEPA
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