

## PART 3 – GOALS AND POLICIES

### 3.1 COMMUNITY DEVELOPMENT ELEMENT

# Land Use

## Introduction

San Joaquin County has land use regulatory authority over all unincorporated land in the county, which includes all areas except land within the city limits of Escalon, Lathrop, Lodi, Manteca, Ripon, Stockton, Tracy, or land owned/managed by either the State or Federal governments (e.g., State Parks, National Parks, Bureau of Land Management areas, and tribal lands) and areas not under County jurisdiction (e.g., public schools, prisons). The County's jurisdiction covers approximately 90 percent of all land in the county, the vast majority of which is designated General Agriculture (A/G). However, there are more intensive residential and urban uses in the county surrounding cities and within unincorporated communities. Significant population and employment growth is expected to occur within the County over the time frame of the General Plan (i.e., 2035), and where this growth is planned will have an impact on many aspects of the County including agriculture, unincorporated communities, and employment opportunities. Shifting away from historically inefficient development patterns in the Central Valley will require development to take on new forms that make more efficient use of existing infrastructure, reduce pollution, support public transit and other modes of active transportation, and preserve agricultural and open space lands.

The purpose of the Land Use section is twofold. First, this section includes policies establishing land use designations that identify the type and intensity of uses permissible on unincorporated property in the county. These designations can be found in the Land Use Diagram, which graphically illustrates where land use designations are applied. Second, this section includes a series of goals and policies identifying the County's philosophy for future change, development, and resource protection in the county. The focus of this section is to identify ways the County can encourage employment generating development while preserving prime farmland, protect natural habitats, and reducing the financial, social, and environmental impacts of urban sprawl, which provide co-benefits for public health.

## Relationship to Other General Plan Elements

Land use is ultimately a consideration in almost all levels of planning, from transportation and mobility to protection of agriculture and natural resources. The goals and policies of the Land Use section of the Community Development Element are closely related to several other elements of the General Plan, including the Public Facilities and Services Element, Public

## 3.1

# SAN JOAQUIN COUNTY **GENERAL PLAN** **COMMUNITY DEVELOPMENT ELEMENT**

Health and Safety Element, and Natural and Cultural Resources Element. Many of the policies in the Land Use section are supplemented by policies in other sections of the Community Development Element in an effort to provide comprehensive solutions to multifaceted planning issues.

## Growth and Change

The County has a direct role in shaping the character of rural and urban development as it manages growth in the unincorporated county. At the same time, the County seeks to support and encourage the cities in their land use planning efforts to ensure that a quality living environment is provided for all existing and future county residents. Where and how these people live and work is a central issue of the Land Use section. The focus of this goal section is to identify general countywide growth and development patterns envisioned in the unincorporated parts of San Joaquin County that will be able to sustainably accommodate the county's projected growth. *(Note: see city General Plans for land use policies within city limits.)*

### GOAL LU-1

**Direct most urban development towards cities and urban and rural communities within the unincorporated county to promote economic development, while preserving agricultural lands and protecting open space resources.**

#### LU-1.1 Compact Growth and Development

The County shall discourage urban sprawl and promote compact development patterns, mixed-use development, and higher-development intensities that conserve agricultural land resources, protect habitat, support transit, reduce vehicle trips, improve air quality, make efficient use of existing infrastructure, encourage healthful, active living, conserve energy and water, and diversify San Joaquin County's housing stock. (RDR)

#### LU-1.2 Accommodating Future Growth

The County shall ensure that the General Plan designates sufficient land for urban development to accommodate projected population and employment growth. (RDR)

#### LU-1.3 Building Intensity and Population Density

The County shall regulate the levels of building intensity and population density according to the standards and land use designations set out in the General Plan and the San Joaquin County Development Title. Within these designations, cumulative development from 2010 shall not exceed 35,500 new dwelling units and 31,700 new employees by 2035. (RDR)

#### LU-1.4 Encourage Infill Development

The County shall encourage infill development to occur in Urban and Rural Communities and City Fringe Areas within or adjacent to existing development in order to maximize the efficient use of land and use existing infrastructure with the capacity to serve new development. The County shall balance infill development within outward expansion of communities and new development in other unincorporated areas. (RDR)

#### LU-1.5 Clear Boundaries

The County shall strive to preserve agricultural and open space areas that contribute to maintaining clear boundaries among cities and unincorporated communities. (RDR)

**LU-1.6 New Employment-Generating Uses**

The County shall direct new employment-generating uses to locate within Urban and Rural Communities and City Fringe Areas, at freeway interchanges, and in other areas designated for commercial or industrial development. The County may allow employment-generating uses in other unincorporated areas when development proposals demonstrate that the project will not conflict with adjacent uses and will provide: jobs to County residents; adequate infrastructure and services (i.e., water, sewer, drainage, and transportation); and positive tax benefits to the County. (RDR)

**LU-1.7 Farmland Preservation**

The County shall consider information from the State Farmland Mapping and Monitoring Program when designating future growth areas in order to preserve prime farmland and limit the premature conversion of agricultural lands. (RDR)

**LU-1.8 Support for Alternative Transportation Modes**

The County shall encourage land use patterns that promote walking and bicycling and the use of public transit as alternatives to the personal automobile. (RDR)

**LU-1.9 New Urban Zoning Classifications**

The County shall apply new urban zoning classifications to areas planned for urban development only when adequate infrastructure and services (i.e., water, wastewater, drainage, and transportation) can be provided. Until that time these areas shall be zoned Agriculture-Urban Reserve. (RDR)

See the Public Infrastructure and Services Section of the General Plan for detailed infrastructure requirements.

**Regional Planning and Coordination****LU-1.10 LAFCo and City Coordination**

The County shall coordinate with San Joaquin LAFCo and cities within the County to ensure future annexation proposals and requests to expand Spheres of Influence reflect the growth and development patterns envisioned in this General Plan. The County shall provide input on annexation proposals and requests to expand Spheres of Influence in an effort to play a more active role in future expansion of cities into the unincorporated County. (IGC)

**LU-1.11 Regional Housing Needs Allocations**

The County shall coordinate with the San Joaquin Council of Governments to direct State regional housing needs allocations predominantly to cities in an effort to promote compact development patterns and support the principles of the San Joaquin County Blueprint and implementation of SB 375. (IGC)

**LU-1.12 Regional Coordination**

The County shall work with the San Joaquin Council of Governments to develop and periodically update the Sustainable Communities Strategy or Alternative Planning Strategy as part of the Regional Transportation Planning process. (IGC)

**LU-1.13 Regional Growth Considerations**

The County shall consider the San Joaquin Council of Governments Regional Transportation Plan, including the Sustainable Communities Strategy or Alternative Planning Strategy, and adopted city general plans and those of surrounding counties each time it considers an update to the General Plan or any master plan, strategy, or zone. (PSP)

**LU-1.14 Incentives and Streamlined Development**

The County shall support expanded incentives and CEQA streamlining opportunities for projects that are consistent with the adopted San Joaquin Council of Governments RTP/SCS and implement the objectives of SB 375. (RDR/PSP/IGC)

**New Development**

How and where growth occurs within San Joaquin County over the next 20 years is a major issue. Historic inefficient development in the Central Valley and San Joaquin County cities has resulted in lower densities and rapid conversion of agricultural lands. Expansion of cities has continued to urbanize more of the County's agricultural areas and encroach on unincorporated communities. However, San Joaquin County expects development patterns to shift as fuel prices increase and new legislation is implemented. The focus of this goal section is to put in place policies that encourage efficient development and more sustainable land use patterns.

**GOAL LU-2**

**Promote efficient development and land use practices in new development that provide for the protection of vital resources and enhancement of communities.**

**LU-2.1 Compatible and Complimentary Development**

The County shall ensure that new development is compatible with adjacent uses and complements the surrounding natural or agricultural setting. (RDR)

**LU-2.2 Sustainable Building Practices**

The County shall promote and, where appropriate, require sustainable building practices that incorporate a "whole system" approach to designing and constructing buildings that consume less energy, water and other resources, facilitate natural ventilation, use daylight effectively, and are healthy, safe, comfortable, and durable. (RDR)

**LU-2.3 Adaptive Reuse **

The County shall encourage the retention and the adaptive reuse of existing structures to limit the generation of waste. (RDR/PSP)

**LU-2.4 Green Building Retrofit** 

The County shall encourage the retrofitting of existing structures with green building technologies/practices and encourage structures being renovated to be built to a green building standard (e.g., Leadership in Energy and Environmental Design (LEED)). (RDR)

**LU-2.5 Development Standard Manuals**

The County shall maintain manuals specifying standards for development. (PSP)

**LU-2.6 Building Permits**

The County shall not issue building permits for a development until all required improvements, which can be made prior to construction, are completed. (RDR)

**LU-2.7 High-Impact Uses**

The County shall strive to avoid the concentration of uses and facilities that disproportionately affects a particular community or area of the County to ensure that such uses do not result in an inequitable environmental burden being placed on low-income or culturally/ethnically diverse neighborhoods that may suffer from poorer health outcomes. The County acknowledges that such concentrations may be unavoidable in some cases. (RDR/PSP)

**LU-2.8 Environmental Assessments and Mitigation**

The County shall evaluate proposed new development projects for their potential environmental impacts and shall require all feasible mitigation of identified significant impacts. The County shall require, as appropriate, that projects for which an EIR is prepared the consideration of infill locations for new development in the alternatives evaluation. (RDR)

**LU-2.9 Preliminary Soils Report**

The County shall require a preliminary soils report for new development projects in areas with shallow or unstable soils or slopes in excess of 15 percent. If the preliminary soil report indicates soil conditions could be unstable, the County shall require a detailed geological report by a registered geologist and registered civil engineer or a registered engineering geologist that demonstrates the suitability of any proposed or additional development. (RDR/PSR)

**LU-2.10 Soils Information**

The County shall consider the soils information from the Farmland Mapping and Monitoring Program during review of proposed new development projects. (RDR)

**LU-2.11 Suitability for Development with Onsite Sewage Disposal System**

The County shall ensure that new development that uses onsite sewage disposal meets the requirements of the State Water Resources Control Board (SWRCB) Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems (OWTS Policy) and local health and water quality standards. (RDR)

**LU-2.12 Soil Suitability and Nitrate Loading Studies**

The County shall require soil suitability and nitrate loading studies when needed to demonstrate that site conditions can safely accept wastewater in conformance with the State Water Resources Control Board Onsite Wastewater Treatment Systems Policy and local health and water quality standards. (RDR/PSR)

**LU-2.13 Soil Suitability Studies**

The County shall require applications for residential zoning that would create a parcel or parcels of less than two acres with septic systems to prepare a soil suitability study and nitrate loading study and demonstrate that soil conditions can safely absorb wastewater in conformance with local health and water quality standards. (RDR/PSR)

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**General Plan Amendments**
**LU-2.14 General Plan Land Use Amendments**

When reviewing proposed General Plan amendments to change or modify land use designations or the land use diagram or a zoning reclassification, the County shall consider the following:

- consistency of the proposal with the Vision and Guiding Principles and the goals and policies of the General Plan
- new physical, social, or economic factors that were not present when the time of General Plan was adopted;
- reasonable alternative sites in the vicinity that are already planned for the use and can accommodate the proposal;
- potential for an undesirable, growth-inducing precedent or premature conversion of agricultural land;
- the availability of infrastructure and services; and
- the effect on the fiscal health of the County. (PSP)

**LU-2.15 Agricultural Conversions**

When reviewing proposed General Plan amendments to change a land use diagram or zoning reclassification to change from an agricultural use to non-agricultural use, the County shall consider the following:

- potential for the project to create development pressure on surrounding agricultural lands;
- potential for the premature conversion of prime farmland, farmland of statewide importance, unique farmland, farmland of local importance, and confined animal agriculture;
- potential for impacts on surrounding farming operations and practices;
- provision of infrastructure and services to the new use and the potential impact of service demands or on the surrounding area; and
- protecting habitat restoration opportunities. (PSP)

**LU-2.16 Agriculture-Urban Reserve Designation**

The County shall require a General Plan amendment to permit urban development on lands the County designates Agriculture-Urban Reserve. (RDR/PSP)

**LU-2.17 Delta Primary Zone Amendments**

The County shall require proposed General Plan amendment or zoning reclassification for areas in the Primary Zone of the Delta to be consistent with the Land Use and Resource Management Plan for the Primary Zone of the Delta, as required by the State Delta Protection Act of 1992 (Public Resources Code 29700 et seq.). (RDR/PSP)



## Community Design

One of San Joaquin County's distinguishing characteristics is its rural, small town character. Surrounded by large open spaces composed of agrarian landscapes and natural areas, the County's traditional communities and residential settlements were relatively self-contained. Preserving the character of unincorporated communities requires both the preservation of historical structures and development patterns, as well as the preservation of the surrounding agricultural land and open space. It also requires promoting infill development within existing communities that fosters the maintenance and improvement of community character, in addition to the development of new neighborhoods and new communities. The focus of this goal section is to promote attractive and safe design in new buildings, neighborhoods, and communities in order to preserve and enhance the quality of life in the County.

### COMMUNITY DESIGN

**Preserve and enhance the character and scale of San Joaquin County's communities and rural areas, including their architectural heritage and historic character.**

#### LU-3.1 Contextual and Compatible Design

The County shall ensure that new development respects San Joaquin County's heritage by encouraging new development to respond to local context, be compatible with the traditions and character of each community, and develop in an orderly fashion which is compatible with the scale of surrounding structures. (RDR)

#### LU-3.2 Distinctive Neighborhoods

The County shall encourage new development of diverse and distinctive neighborhoods that build on the patterns of the natural landscape and respect the character of existing surrounding development. (RDR)

#### LU-3.3 Transitions in Scale

The County shall encourage a balance of the scale and massing of new development to the physical and visual character of adjoining uses to provide appropriate transitions in building height and bulk that are sensitive to the physical and visual character of adjoining neighborhoods. (RDR)

#### LU-3.4 Walkable and Bikeable Streets

The County shall encourage new streets within Urban and Rural Communities and City Fringe Areas to be designed and constructed to not only accommodate auto and truck traffic, but also serve as comfortable pedestrian and cyclist environments and reflect public health goals by encouraging physical activity. These should include, but not be limited to:

- street tree planting adjacent to curbs and between the street and sidewalk to provide a buffer between pedestrians and automobiles, where appropriate,
- minimize curb cuts along streets, sidewalks on both sides of streets,
- bike lanes and walking paths, where feasible on collectors and arterials, and traffic calming devices such as roundabouts, bulb-outs at intersections, and traffic tables. (RDR/PSP)

#### LU-3.5 Streetscape Continuity

The County shall ensure that streetscape elements (e.g., street signs, trees, and benches) maintain visual continuity and follow a common image for each community. (RDR/PSP)



### **LU-3.6 Crime Prevention Through Environmental Design**

The County shall encourage design of new developments, streets, and public spaces that enhances public safety and discourages crime by providing street-fronting uses (“eyes on the street”), adequate lighting and sight lines, and features that cultivate a sense of community ownership. (RDR)

### **LU-3.7 Development Along Freeways and Highways**

The County shall ensure new development located along freeways and highways protects the public from the adverse effects of vehicle-generated air emissions, noise, and vibration, by using such techniques as:

- requiring extensive landscaping and trees along the freeway fronting elevation; and
- include design elements that reduce noise and provide for proper filtering, ventilation, and exhaust of vehicle air emissions. (RDR)

### **LU-3.8 Parking Location**

The County shall encourage automobile-oriented uses to locate parking in areas less visible from the street (e.g., reverse frontage commercial centers). (RDR)

### **LU-3.9 Shared Parking Facilities**

The County shall encourage, where feasible, the use of shared parking facilities. Such areas could include adjacent developments with different day/night uses. (RDR)

### **LU-3.10 Visual Access**

The County shall encourage new development to maintain views of hillsides, creeks, and other distinctive natural areas by regulating building orientation, height, and bulk. (RDR)

### **LU-3.11 Solar Access**

The County shall encourage new residential subdivisions and new commercial, office, industrial, and public buildings to be oriented and landscaped to enhance natural lighting and solar access in order to maximize energy efficiency. (RDR)

## **LAND USE DIAGRAM AND STANDARDS OVERVIEW**

This section presents the Land Use Diagram as well as an overview of standards of population density and building intensity, and allowed uses for the various land use designations in the plan.

The General Plan Land Use Diagram (see Figure LU-1) serves as a general guide to land use distribution in the unincorporated areas of San Joaquin County. It gives direction for how, where, and what kind of development may occur. To appreciate and understand and use the diagram, the reader must first understand the purpose and standards of the General Plan designations. As required by State law, the General Plan includes standards of population density and building intensity for the land use designations appearing on the Land Use Diagram.

The County may consider minor differences in boundaries from those shown in the Land Use Diagram to be considered in conformity with the Plan, unless an undesirable precedent would be set for more extensive and nonconforming changes in adjacent areas.

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Placeholder for Figure LU-1

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## Land Use Designations and Development Standards

State planning law requires general plans to establish “standards of population density and building intensity” as well as allowed uses for the various land use designations in the plan (Government Code Section 65302(a)). Each land use designation in this section specifies allowed uses and development standards. These are described below and summarized in Table LU-1.

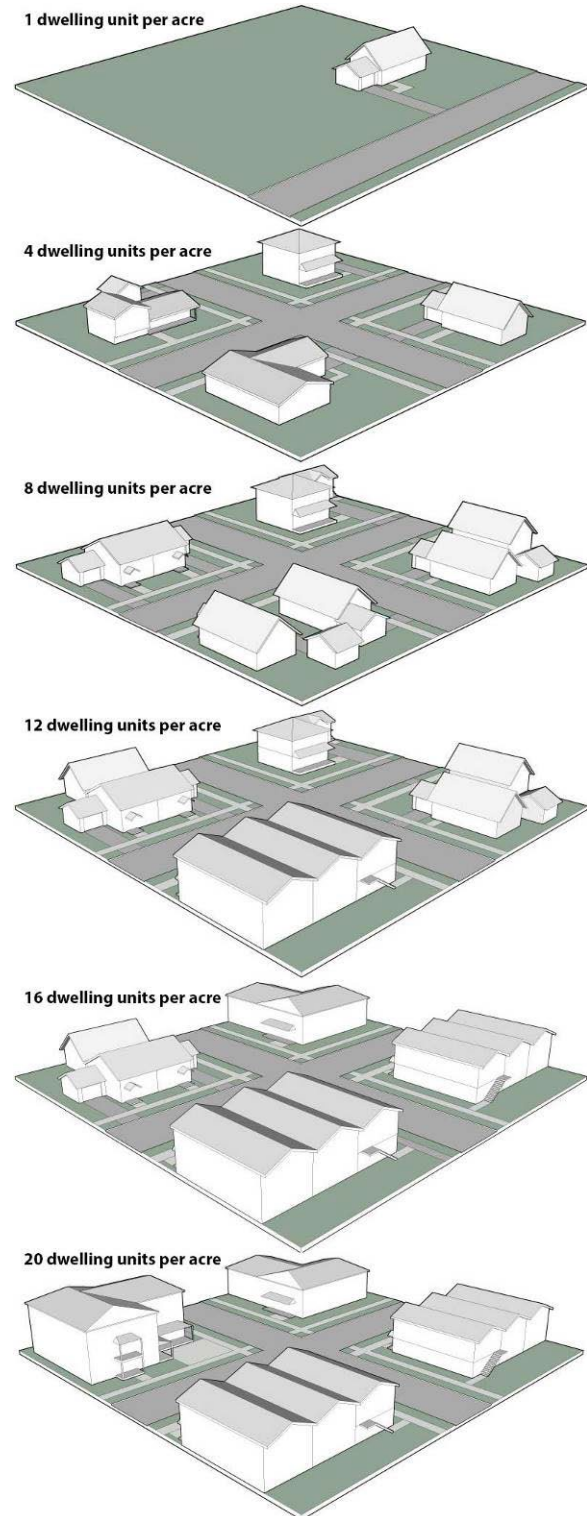
### Allowed Uses

These descriptions outline the range of uses that are allowed within each designation.

### Residential Use Standards

Standards of population density for residential uses are stated as the allowable range (i.e., minimum and maximum) of dwelling units per gross acre. Standards of population density for residential uses can be derived by multiplying the maximum number of dwelling units per net acre by the average number of persons per dwelling unit assumed for the applicable residential designation (e.g., two persons per dwelling unit or three persons per dwelling unit). Typically, smaller dwellings (e.g., apartments) house fewer persons per unit, and larger dwellings (e.g., single-family homes) house more persons per units

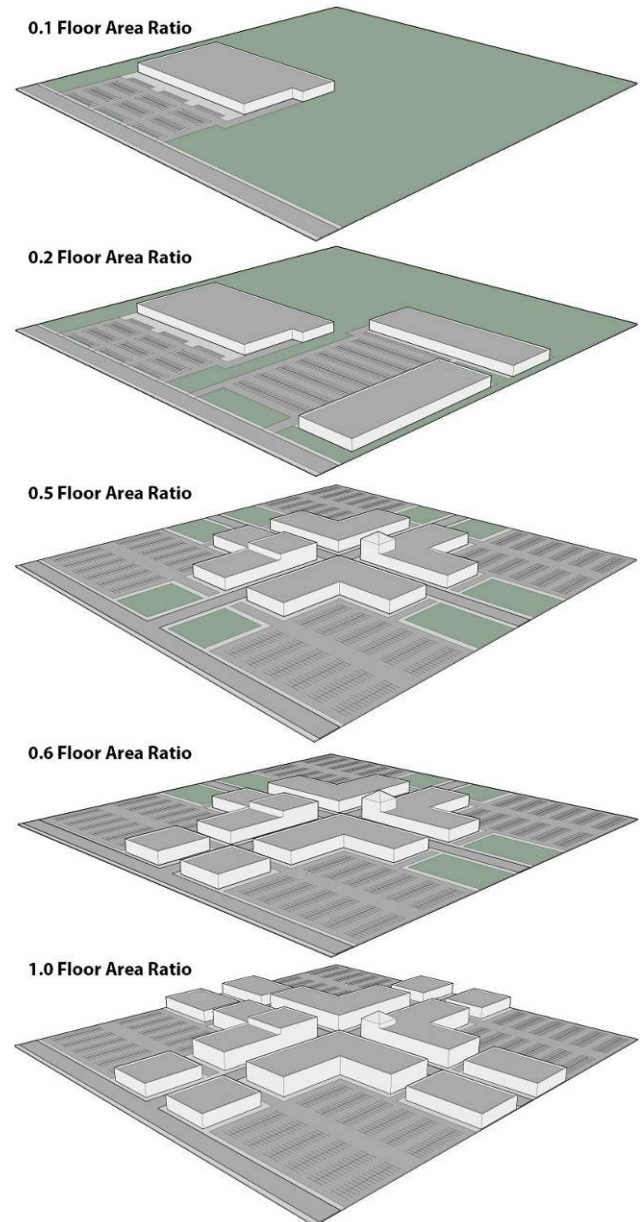
**FIGURE LU-2**  
**Density Comparison**



## Non-Residential Use Standards

Standards of building intensity for non-residential uses are stated as maximum floor area ratios. Floor area ratio (FAR) is the ratio of the gross building square footage on a lot to the net square footage of the lot. For example, a FAR of 1.00 will allow 10,000 square feet of gross building floor area to be built, on a lot with 10,000 net square feet of land area, regardless of the number of stories in the building (e.g., a single-story building of 10,000 square feet or a two-story building with 5,000 square feet for each floor). On the same lot a FAR of 0.50 would allow 5,000 square feet of floor area, and a FAR of 0.25 would allow 2,500 square feet. Figure LU-3 illustrates conceptually how buildings of one, two, three, and four stories could be developed on a given lot with FARs between 0.5 and 1.0.

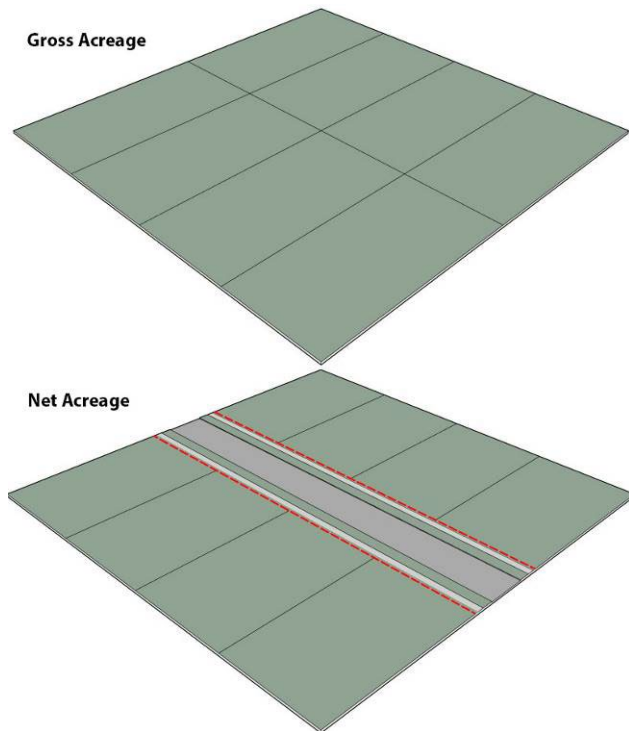
**FIGURE LU-3**  
**Floor Area Ratio Comparison**



## Gross versus Net

The term “gross acre” includes all land (including streets and rights-of-way) designated for a particular use, while net acreage excludes streets and rights-of-way. In urban areas net acreage is normally 20 to 25 percent less for a given area than gross acreage. In rural areas the difference between net and gross can be as low as 5 percent. Residential densities in the General Plan are based on gross acreage. Non-residential FARs are based on net acreage.








**FIGURE LU-4**  
**Gross versus Net**





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Land Use Designation/Label	Standards			Where Typically Allowed <sup>1</sup>			
	Lot Size (Acres)	Density Range (DU/A)	FAR Range	Urban Community	Rural Community	City Fringe Area	Other County
<b>Residential Designations</b>							
 <b>Rural Residential (R/R)</b> (See page 3.1-28)	1.0 – 5.0	0.2 – 1.0	N/A	✗	✗		
 <b>Very Low Density Residential (R/VL)</b> (See page 3.1-29)	0.5 – 1.0	1.1 – 2.0	N/A	✗	✗	✗	
 <b>Low Density Residential (R/L)</b> (See page 3.1-30)	N/A	2.1 – 6.0	N/A	✗	✗	✗	
 <b>Low and Medium Density Residential (R/LM)</b> (See page 3.1-31)	N/A	3.75 – 7.0	N/A	✗	✗	✗	
 <b>Medium Density Residential (R/M)</b> (See page 3.1-32)	N/A	6.1 – 10.0	N/A	✗		✗	
 <b>Medium-High Density Residential (R/MH)</b> (See page 3.1-33)	N/A	10.1 – 15.0	N/A	✗		✗	
 <b>High Density Residential (R/H)</b> (See page 3.1-34)	N/A	15.1 – 40.0	N/A	✗		✗	

- 1) Indicates areas of the County where Land Use Designations are typically allowed. The County may apply any designation in any unincorporated area of the County.
- 2) General Agriculture (A/G) minimum lot size shall be limited to 160.0 acres where no surface irrigation water is available.
- 3) Floor Area Ratio for the identified Land Use Designations may exceed the allowed range.

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Land Use Designation/Label	Standards			Where Typically Allowed <sup>1</sup>			
	Lot Size (Acres)	Density Range (DU/A)	FAR Range	Urban Community	Rural Community	City Fringe Area	Other County
<b>Commercial Designations</b>							
 <b>Neighborhood Commercial (C/N)</b> (See page 3.1-38)	5.0 Maximum	N/A	0.20 – 0.60	✗			
 <b>Community Commercial (C/C)</b> (See page 3.1-39)	10.0 Maximum	N/A	0.20 – 0.60	✗		✗	
 <b>General Commercial (C/G)</b> (See page 3.1-40)	N/A	N/A	0.20 – 0.60	✗		✗	
 <b>Office Commercial (C/O)</b> (See page 3.1-41)	N/A	N/A	0.20 – 0.60	✗		✗	
 <b>Freeway Service (C/FS)</b> (See page 3.1-42)	N/A	N/A	0.20 – 0.60	✗	✗	✗	✗
 <b>Rural Service Commercial (C/RS)</b> (See page 3.1-43)	N/A	N/A	0.20 – 0.60		✗		✗
 <b>Mixed-Use (M/X)</b> (See page 3.1-44)	N/A	10.0 – 40.0	0.20 – 1.00	✗		✗	
 <b>Commercial Recreation (C/R)</b> (See page 3.1-45)	100.0 Minimum	N/A	0.00 – 0.50				✗

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Land Use Designation/Label	Standards			Where Typically Allowed <sup>1</sup>			
	Lot Size (Acres)	Density Range (DU/A)	FAR Range	Urban Community	Rural Community	City Fringe Area	Other County
<b>Industrial Designations</b>							
 <b>Limited Industrial (I/L)</b> (See page 3.1-51)	N/A	N/A	0.00 – 0.60	✗		✗	✗
 <b>General Industrial (I/G)</b> (See page 3.1-52)	N/A	N/A	0.00 – 0.60	✗		✗	✗
 <b>Truck Terminals (I/T)</b> (See page 3.1-53)	N/A	N/A	0.00 – 0.60	✗		✗	✗
<b>Public/Quasi-Public Designations</b>							
 <b>Public (P/F)</b> (See page 3.1-67)	N/A	N/A	0.00 – 0.01 <sup>3</sup>	✗	✗	✗	✗
 <b>Airport Multi-Use (AP/X)</b> (See page 3.1-68)	N/A	N/A	0.00 – 0.60	✗		✗	✗

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Land Use Designation/Label	Standards			Where Typically Allowed <sup>1</sup>			
	Lot Size (Acres)	Density Range (DU/A)	FAR Range	Urban Community	Rural Community	City Fringe Area	Other County
<b>Agricultural Designations</b>							
 <b>General Agriculture (A/G)</b> (See page 3.1-57)	20.0 Minimum <sup>2</sup>	0.0 – 0.05	0.00 – 0.01 <sup>3</sup>	X	X	X	X
 <b>Limited Agriculture (A/L)</b> (See page 3.1-58)	5.0 Minimum	0.0 – 0.20	0.00 – 0.01 <sup>3</sup>	X	X	X	X
 <b>Agricultural-Urban Reserve (A/UR)</b> (See page 3.1-59)	5.0 – 10.0	0.0 – 0.05	0.00 – 0.01 <sup>3</sup>	X		X	X
<b>Open Space and Resource Conservation Designations</b>							
 <b>Parks and Recreation (OS/PR)</b> (See page 3.1-63)	N/A	N/A	0.00 – 0.01 <sup>3</sup>	X	X	X	X
 <b>Resource Conservation (OS/RC)</b> (See page 3.1-64)	N/A	N/A	0.00 – 0.01 <sup>3</sup>	X	X	X	X

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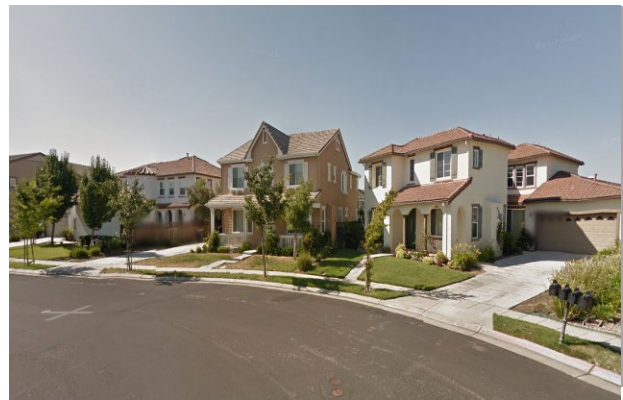
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## Residential Development

San Joaquin County contains a wide array of housing types – from urban multi-family complexes to rural residential uses. The various densities of residential development in the County not only provide housing choices, but their location and design play a critical role in the character and quality-of-life of County residents. The County is committed to protecting existing residential development rights, while also providing guidance on the location, design, and components of new subdivisions. The focus of this goal section is to guide residential development in the County.

See policies starting on page 3.1-35 for additional development regulations and standards for housing development and the Housing Element for policies related to affordable and special needs housing.



### Rural Residential (R/R)

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This designation provides for lower density residential development in areas that have been developed or subdivided within predominantly agricultural and open space areas. Aside from areas already designated Rural Residential at the time of adoption of the General Plan, the Rural Residential designation may only be applied in Rural Communities where full urban services are not available or expected and to areas in Urban Communities where rural residential densities already exist. Typical building types include large-lot single family development in a rural setting.

#### Allowed Uses

This designation provides for the following rural housing and associated support uses:

- Single-family detached homes
- Accessory second units and ancillary residential structures
- Compatible public, quasi-public, and special uses (e.g., parks)

#### Development Standards

Development within this designation is subject to the following standards:

- Minimum Density: 0.2 Dwelling Units/Acre
- Maximum Density: 1.0 Dwelling Unit/Acre
- Maximum FAR: N/A
- Minimum FAR: N/A
- Minimum Lot Size: 1.0 - 5.0 Acres



See policies starting on page 3.1-35 for additional development regulations and standards.

### Very Low Density Residential (R/VL)

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This designation provides a physical transition between the outer edges of urban areas and agricultural and open space areas. The Very Low Density Residential designation generally applies to the edges of Urban Communities and City Fringe Areas and around sensitive natural resources within communities. Typical building types include large-lot single family homes in a rural setting.

#### Allowed Uses

This designation provides for the following rural housing and associated support uses:

- Single-family detached homes
- Accessory second units and ancillary residential structures
- Compatible public, quasi-public, and special uses (e.g., parks)

#### Development Standards

Development within this designation is subject to the following standards:

- Minimum Density: 1.1 Dwelling Unit/Acre
- Maximum Density: 2.0 Dwelling Units/Acre
- Maximum FAR: N/A
- Minimum FAR: N/A
- Minimum Lot Size: 17,500 square feet



See policies starting on page 3.1-35 for additional development regulations and standards.



**Low Density Residential (R/L)**

This designation provides for low density residential development in neighborhoods where single-family homes are the dominant land use. The Low Density Residential Designation generally applies to residential neighborhoods in Urban Communities and City Fringe Areas. Typical building types include one- to two-story single family dwellings in an urban setting.

**Allowed Uses**

This designation provides for the following single family housing and associated support uses:

- Single family detached dwellings
- Accessory second units and ancillary residential structures
- Limited neighborhood-serving commercial uses<sup>1</sup>
- Compatible public, quasi-public, and special uses (e.g., parks)

**Development Standards**

Development within this designation is subject to the following standards:

- Minimum Density: 2.1 Dwelling Unit/Acre
- Maximum Density: 6.0 Dwelling Units/Acre
- Maximum FAR: N/A
- Minimum FAR: N/A
- Minimum Lot Size: 5,000 square feet

<sup>1</sup> Subject to Neighborhood Commercial land use standards.



**See policies starting on page 3.1-35 for additional development regulations and standards.**

### **Low and Medium Density Residential (R/LM)**

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This designation provides for a variety of single family homes in Mountain House. Typical building types include large-lot single family homes, small lot zero lot line "patio" homes, small lot detached homes, duplexes, triplexes, town homes, mobile homes, or other housing types, such as second units.

#### **Allowed Uses**

This designation provides for the following single family housing and associated support uses:

- Single family detached dwellings and mobile homes
- Small-lot single family attached dwellings (e.g., duplexes, triplexes, and fourplexes)
- Accessory second units and ancillary residential structures

#### **Development Standards**

Development within this designation is subject to the following standards:

- Minimum Density: 3.75 Dwelling Unit/Acre
- Maximum Density: 7.0 Dwelling Units/Acre
- Maximum FAR: N/A
- Minimum FAR: N/A
- Minimum Lot Size: N/A



**See policies starting on page 3.1-35 for additional development regulations and standards.**



### Medium Density Residential (R/M)

This designation provides a transition from lower density, single family areas and more intensely developed residential and commercial areas. Development at the higher end of the density range should occur along major transportation routes, adjacent to major commercial centers, and within existing residential neighborhoods that have similar densities. The Medium Density Residential Designation generally applies to residential neighborhoods within Urban Communities and City Fringe Areas. Typical building types include one- to two-story single family dwellings and attached single family dwellings.

#### Allowed Uses

This designation provides for the following small-lot single family housing and associated support uses:

- Single family detached dwellings and mobile homes
- Small-lot single family attached dwellings (e.g., duplexes, triplexes, and fourplexes)
- Accessory second units and ancillary residential structures
- Limited neighborhood-serving commercial uses<sup>1</sup>
- Administrative and professional offices<sup>2</sup>
- Compatible public, quasi-public, and special uses (e.g., parks)

#### Development Standards

Development within this designation is subject to the following standards:

- Minimum Density: 6.1 Dwelling Unit/Acre
- Maximum Density: 10.0 Dwelling Units/Acre
- Maximum FAR: N/A
- Minimum FAR: N/A
- Minimum Lot Size: 6,000 square feet

<sup>1</sup> Subject to Neighborhood Commercial land use standards.

<sup>2</sup> Subject to Office Commercial land use standards.



See policies starting on page 3.1-35 for additional development regulations and standards.

### **Medium-High Density Residential (R/MH)**

This designation provides a transition from lower density, single family areas and more intensely developed residential and commercial areas. Development at the higher end of the density range should occur along major transportation routes, adjacent to major commercial centers. The Medium-High Density Residential Designation generally applies to residential neighborhoods and central business districts and main street areas within Urban Communities and City Fringe Areas. Typical building types include one- to three-story attached single family dwellings and lower density multifamily developments.

#### **Allowed Uses**

This designation provides for the following lower density multifamily housing and associated support uses:

- Small-lot single family attached dwellings (e.g., duplexes, triplexes, fourplexes, townhomes)
- Low density multifamily dwellings (e.g., garden apartments)
- Ancillary residential structures
- Limited neighborhood-serving commercial uses<sup>1</sup>
- Administrative and professional offices<sup>2</sup>
- Compatible public, quasi-public, and special uses (e.g., parks)

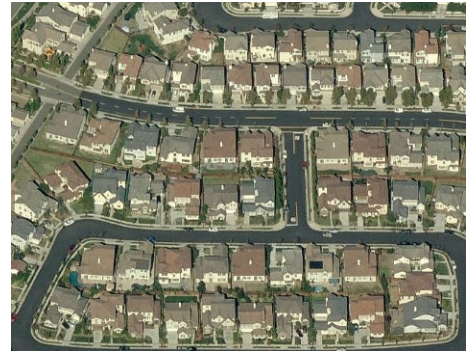
#### **Development Standards**

Development within this designation is subject to the following standards:

- Minimum Density: 10.1 Dwelling Unit/Acre
- Maximum Density: 15.0 Dwelling Units/Acre
- Maximum FAR: N/A
- Minimum FAR: N/A
- Minimum Lot Size: 6,000 square feet

<sup>1</sup> Subject to Neighborhood Commercial land use standards.

<sup>2</sup> Subject to Office Commercial land use standards.



**See policies starting on page 3.1-35 for additional development regulations and standards.**

### High Density Residential (R/H)

This designation provides for residential development in more intensely developed residential and commercial areas. Development at the higher end of the density range should occur along major transportation routes and within major commercial centers. The High Density Residential Designation generally applies to central business districts and main street areas within Urban Communities and City Fringe Areas. Typical building types include one- to three-story multifamily developments.

#### Allowed Uses

This designation provides for the following multifamily housing and associated support uses:

- Multifamily dwellings (e.g., apartments)
- Ancillary residential structures
- Limited neighborhood-serving commercial uses<sup>1</sup>
- Administrative and professional offices<sup>2</sup>
- Compatible public, quasi-public, and special uses (e.g., parks)

#### Development Standards

Development within this designation is subject to the following standards:

- Minimum Density: 15.1 Dwelling Unit/Acre
- Maximum Density: 40.0 Dwelling Units/Acre
- Maximum FAR: N/A
- Minimum FAR: N/A
- Minimum Lot Size: 6,000 square feet

<sup>1</sup> Subject to Neighborhood Commercial land use standards.

<sup>2</sup> Subject to Office Commercial land use standards.



See policies starting on page 3.1-35 for additional development regulations and standards.

## **GOAL LU-4**

**Provide opportunities for a variety of residential development types and densities in established communities, while minimizing conversion of agricultural and loss of natural resources.**

### **LU-4.1 New Residential Development**

The County shall direct most new unincorporated residential development to areas within Urban and Rural Communities and City Fringe Areas. (PSP)

### **LU-4.2 Rural Homesites**

The County shall ensure that rural homesites are sized and located to limit the conversion of agricultural land, maintain the rural character of the surrounding area, support rural living and adjacent farming activities, and satisfy applicable environmental health requirements. (RDR)

### **LU-4.3 Rural Residential Designations**

The County shall limit Rural Residential (R/R) development to Rural Communities and areas of existing R/R densities in Urban Communities. (RDR/PSP)

### **LU-4.4 Second Unit Dwellings**

The County shall permit second unit dwellings as provided in the San Joaquin County Development Title, even if such a dwelling results in a density greater than the standard density specified for the residential land use designations. Second Unit Dwellings shall meet well and septic requirements per the State Water Resources Control Board Onsite Wastewater Treatment Systems Policy, and shall demonstrate the second unit can be adequately served by existing infrastructure or situated on a site that can accommodate multiple, separate septic systems. (RDR)

### **LU-4.5 Residential Neighborhood Size**

The County shall encourage large residential developments in Urban Communities to be planned as neighborhoods of 3,000 to 5,000 people in order to promote social interaction, strengthen identity with a community, and foster civic pride. (PSP/RDR)

### **LU-4.6 Residential Support Services**

The County shall encourage the development and siting of residential support services (e.g., convenience commercial uses, parks, schools) in Urban Communities that are accessible by all residents. (PSP/RDR)

### **LU-4.7 Non-residential Uses in Residential Designations**

The County may permit residential support services, home occupations, and open space recreation uses in areas designated for residential development, provided they have or obtain through application appropriate underlying zoning. (RDR)

### **LU-4.8 Office Development in Residential Areas**

The County may permit office uses in areas designated Medium-High (R/MH) and High Density Residential (R/H), provided the development would not create an imbalance of housing types within a community or area and would not reduce the potential for the development of affordable housing. (RDR)

### **LU-4.9 Residential Mixed-use**

The County may permit residential development in commercially designated areas if the residential uses are part of a mixed-use development or if accessory to the commercial use, such as a caretaker residence. (RDR)



**LU-4.10 Incompatible Land Uses**

The County shall ensure that residential development is protected from incompatible land uses through the use of buffers, screens, and land use regulations, while recognizing that agriculture and farming operations have priority in rural areas. (RDR)

**LU-4.11 Equestrian Facilities**

The County may allow equestrian facilities within Urban Communities in areas designated Very Low Density Residential (R/VL) subject to applicable manure management requirements and minimum acreage and locational criteria set forth in the Development Title. (RDR)

**LU-4.12 Golf Course Communities**

The County may allow the development of new residential uses adjacent to or incorporated into golf courses, provided the residential density conforms with the underlying Zoning classification. (RDR)

## Commercial and Mixed-Use Development

Office development has occurred at a steady pace to satisfy population growth. Initial economic projections indicated continued expansion of office and retail uses to support an expanding San Joaquin County employment base. The County seeks to promote commercial uses on strategic unincorporated parcels in order to accommodate commercial demand, promote economic development, and increase revenue. The focus of this goal section is to identify types and areas for future commercial and mixed-use development. *(Note: see the Economic Development section for policies related to countywide economic growth and diversifications, and new business promotion.)*

See policies starting on page 3.1-46 for additional development regulations and standards for commercial and mixed-use development.



### Neighborhood Commercial (C/N)

This designation provides for small, local retail and service businesses that offer goods and merchandise to residents in surrounding neighborhoods of 3,000 to 5,000 people. The Neighborhood Commercial Designation generally applies to areas within and adjacent to residential neighborhoods in Urban Communities. Developments should be located on a County-defined Collector or higher classification roadway and include pedestrian and bicycle facilities. Typical building types include one- to two-story commercial structures. Development is limited to 5,000 square feet of leasable space.

#### Allowed Uses

This designation provides for the following limited commercial uses:

- Retail sales and restaurants
- Personal service/repair, medical, and office uses
- Central public gathering places
- Compatible public, quasi-public, and special uses (e.g., parks)

#### Development Standards

Development within this designation is subject to the following standards:

- Minimum Density: N/A
- Maximum Density: N/A
- Minimum FAR: 0.20
- Maximum FAR: 0.60
- Maximum Lot Size: 5.0 Acres



See policies starting on page 3.1-46 for additional development regulations and standards.

## **Community Commercial (C/C)**

This designation provides for a full range of retail and service uses serving urban areas and regional markets and limited office uses. The Community Commercial Designation is only allowed in central business districts, main street areas, or extensive commercial areas within Urban Communities and City Fringe Areas. Developments should be located on a County-defined Minor Arterial or higher classification roadway and include pedestrian and bicycle facilities. Typical building types include one- to three-story commercial structures. Development is limited to 10,000 square feet of leasable space.

### **Allowed Uses**

This designation provides for the following major commercial uses:

- Major retail stores and restaurants
- Administrative and professional offices
- Personal service/repair, medical, and office uses
- Central public gathering places
- Compatible public, quasi-public, and special uses (e.g., parks)

### **Development Standards**

Development within this designation is subject to the following standards:

- Minimum Density: N/A
- Maximum Density: N/A
- Minimum FAR: 0.20
- Maximum FAR: 0.60
- Minimum Lot Size: 10.0 Acres



**See policies starting on page 3.1-46 for additional development regulations and standards.**



### General Commercial (C/G)

This designation provides for a variety of retail and service uses serving urban areas and regional markets. Uses are typically not oriented to comparison shopping and may require special trips. The General Commercial Designation is only allowed in central business districts, main street areas, or extensive commercial areas within Urban Communities and City Fringe Areas. Developments should be located on a County-defined Minor Arterial or higher classification roadway and may include pedestrian and bicycle facilities. Typical building types include one- to three-story commercial structures.

#### Allowed Uses

This designation provides for the following specialty commercial uses:

- Retail and discount stores
- Automobile sales and repair
- Compatible public, quasi-public, and special uses (e.g., parks)

#### Development Standards

Development within this designation is subject to the following standards:

- Minimum Density: N/A
- Maximum Density: N/A
- Minimum FAR: 0.20
- Maximum FAR: 0.60
- Lot Size: N/A



See policies starting on page 3.1-46 for additional development regulations and standards.

## **Office Commercial (C/O)**

This designation provides for office/employment centers. The Office Commercial designation is limited to Urban Communities and City Fringe Areas and should be organized in clusters rather than a linear development pattern. Developments should be located on a County-defined Minor Arterial or higher classification roadway and include pedestrian and bicycle facilities. Typical building types include one- to three-story structures.

### **Allowed Uses**

This designation provides for administrative and professional office uses:

- Low- and mid-rise office complexes
- Office and office employee supporting retail and service uses
- Multifamily dwellings (e.g., apartments)
- Compatible public, quasi-public, and special uses (e.g., parks)

### **Development Standards**

Development within this designation is subject to the following standards:

- Minimum Density: N/A
- Maximum Density: N/A
- Minimum FAR: 0.20
- Maximum FAR: 0.60
- Lot Size: N/A



**See policies starting on page 3.1-46 for additional development regulations and standards.**

### Freeway Service Commercial (C/FS)

This designation provides retail uses serving the needs of freeway travelers. The Freeway Service Commercial Designation is only allowed adjacent to full freeway interchanges where development will be easily accessible and visible to freeway travelers, or where two State highways intersect. Typical building types include one- to three-story commercial structures.

#### Allowed Uses

This designation provides for the following freeway-oriented commercial uses:

- Traveler- and Truck-oriented retail uses and restaurants
- Automobile and Truck fueling/service stations
- Hotels and motels
- Compatible public, quasi-public, and special uses (e.g., rest areas)

#### Development Standards

Development within this designation is subject to the following standards:

- Minimum Density: N/A
- Maximum Density: N/A
- Minimum FAR: 0.20
- Maximum FAR: 0.60
- Lot Size: N/A



See policies starting on page 3.1-46 for additional development regulations and standards.

### **Rural Service Commercial (C/RS)**

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This designation provides for a mix of retail and service uses that are typically needed by residents in rural areas and surrounding agricultural operations/employees. The Rural Service Commercial designation is only allowed in Rural Communities. Developments in Rural Service Commercial designated areas may include a mix of uses, recognizing that separation of uses is not practical in a rural setting. Developments should be located on a County-defined Collector or higher classification roadway and may include pedestrian and bicycle facilities. Typical building types include one- to two-story commercial structures.

#### **Allowed Uses**

This designation provides for the following rural service commercial uses:

- Retail sales and restaurants
- Personal service/repair, medical, and office uses
- Agricultural-support services
- Central public gathering places
- Compatible public, quasi-public, and special uses (e.g., parks)

#### **Development Standards**

Development within this designation is subject to the following standards:

- Minimum Density: N/A
- Maximum Density: N/A
- Minimum FAR: 0.20
- Maximum FAR: 0.60
- Lot Size: N/A



**See policies starting on page 3.1-46 for additional development regulations and standards.**



**Mixed-Use (M/X)**

This designation provides for the development of activity centers that contain a mix of compatible and integrated commercial, office, residential, civic, and/or recreational uses. The Mixed-Use designation is only allowed in Urban Communities and City Fringe Areas and should be of a size sufficient to promote the economic success of future developments. Developments should be located on a County-defined Minor Arterial or higher classification roadway and may include pedestrian and bicycle facilities. Typical building types include one- to three-story horizontal or vertical mixed-use structures.

**Allowed Uses**

This designation provides for developments that includes two or more of the following uses:

- Retail sales and restaurants
- Personal service/repair, medical, and office uses
- Administrative and professional offices
- Single-family and multifamily dwellings
- Central public gathering places
- Compatible public, quasi-public, and special uses (e.g., parks)

**Development Standards**

Development within this designation is subject to the following standards:

- Minimum Density: 10.0 Dwelling units/Acre
- Maximum Density: 40.0 Dwelling units/Acre
- Minimum FAR: 0.20
- Maximum FAR: 1.00
- Lot Size: N/A



**See policies starting on page 3.1-46 for additional development regulations and standards.**

## **Commercial Recreation (C/R)**

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This designation provides for a mix of recreation-oriented commercial uses and associated facilities that accommodate a large number of people at one time (e.g., 500+). The Commercial Recreation designation is only applied to areas where a specific development proposal is submitted or where a commercial recreation development already exists. Developments in Commercial Recreation designated areas may include a mix of uses, recognizing that they provide recreation experiences or that directly serve recreation uses. Developments must be located on a County-defined Major Arterial or higher classification roadway or near an identified recreational resource. Typical building types include one- to three-story commercial structures.

### **Allowed Uses**

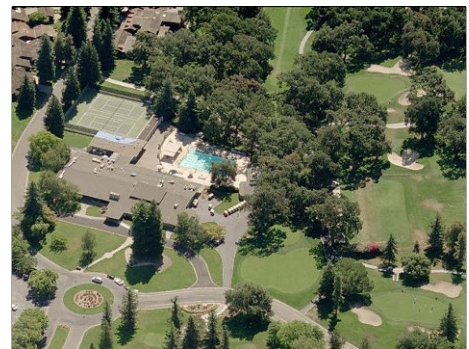
This designation provides for the following commercial recreation uses:

- Recreation-oriented uses
- Accessory commercial uses associated with the recreation use
- Caretaker residential dwellings
- Compatible public, quasi-public, and special uses

### **Development Standards**

Development within this designation is subject to the following standards:

- Minimum Density: 0.00
- Maximum Density: 0.01
- Minimum FAR: N/A
- Maximum FAR: 0.50
- Minimum Size: 100 Acres



**See policies starting on page 3.1-46 for additional development regulations and standards.**

**GOAL LU-5**

**Promote the development of regional and locally-serving commercial uses in communities and other areas of the unincorporated County.**

**LU-5.1 Market Area Consistency**

The County shall require that the location, size, accessibility, and type of activities within commercial areas be consistent with the respective markets. (RDR)

**LU-5.2 Strip Commercial Development**

The County shall discourage new strip commercial development, and shall ensure the expansion of existing strip commercial development does not encroach into residential or agricultural areas. (RDR/PSP)

**LU-5.3 Commercial Lot Coverage**

The County shall limit the lot coverage of new development in the Neighborhood Commercial, Community Commercial, General Commercial, Office Commercial, Freeway Service, and Rural Service Commercial designations to 60 percent of the total development area. Developments in the Commercial Recreation designation shall be limited to 50 percent of the total development area. (RDR)

**LU-5.4 Commercial Conflicts and Visual Impacts**

The County shall require new commercial development to address potential land use conflicts and visual impacts through site specific performance standards related to landscaping, screening, lighting, access, signage, setbacks, and architectural design. (RDR)

**LU-5.5 Bicycle Access and Parking**

The County shall require new commercial development within Urban Communities and City Fringe areas to include bicycle access and secure parking racks. (RDR)

**LU-5.6 Commercial Uses in Residential and Industrial Areas**

The County shall allow limited commercial uses, with appropriate commercial zoning, in residentially- and/or industrially-designated areas within Urban Communities, provided such uses are:

- located at least one mile from another such business or area designated Neighborhood Commercial;
- located on a Collector or higher classification roadway;
- limited in lot size to 1.0 acre and no more than 10,000 square feet of leasable space;
- developed so that buildings cover no more than 60 percent of the lot and are no more than one story in height; and
- designed and operated such that lighting, signage, and hours of operation do not adversely affect surrounding residential or industrial areas. (RDR/PSP)

**LU-5.7 Crossroads Commercial Uses in Agricultural Areas**

The County shall allow crossroads commercial uses, with appropriate commercial zoning, in areas designated Limited Agriculture and General Agriculture, provided such uses are:

- located at an intersection on a Minor Arterial or roadway of higher classification;
- located at least two miles from the nearest area serving a crossroads commercial function or a planned neighborhood or community commercial area;
- limited to one corner of an intersection; and
- able to function safely with a septic system and individual water well. (RDR/PSP)

**LU-5.8 Administrative and Professional Offices**

The County shall direct new single-use administrative and professional offices and office complexes to the Office Commercial designation, and shall allow smaller offices in the Community Commercial and Neighborhood Commercial designations as part of a larger commercial development. (RDR/PSP)

**LU-5.9 Special Purpose Plans**

The County shall require significant new development to prepare a Special Purpose Plan in areas designated Freeway Service, Commercial Recreation, or Mixed-Use, unless the development is in an area that has an existing Master Plan or Specific Plan that can accommodate the proposed development. The Community Development Director shall determine whether a proposed project shall be required to prepare a Special Purpose Plan. (RDR/PSP)

**LU-5.10 Commercial and Industrial Transition Areas**

In areas where a General Commercial land use designation is adjacent to an industrial land use designation, the County shall allow commercial and industrial uses to mix in order to form a transition between the two designated areas. The specific uses that may be allowed must be based upon land use plans and criteria included in an approved Special Purpose Plan, which applies to both designated areas. This policy may not be applied to areas designated by the General Plan as Neighborhood Commercial, Commercial Recreation, or Truck Terminal, and may not be applied to properties that do not have a full range of public infrastructure and services. (RDR/PSP)

**Freeway Commercial Development**

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**LU-5.11 Freeway Service Development**

The County shall require that Freeway Service developments are designed in an attractive manner that creates a favorable impression of the County by considering the relationship to adjacent uses, site design and scale of development, building architecture, landscaping, signage, and circulation and parking. (RDR)

**LU-5.12 Limited Freeway Service Centers**

The County shall limit the number of Freeway Service designated interchanges to encourage clustering of uses at selected interchanges and maintain the open space and agricultural character of the county experienced by the freeway traveler. (RDR/PSP)



**LU-5.13 Freeway Service Master Sign Plans**

The County shall encourage comprehensive or integrated master sign plans for significant Freeway Service areas through the preparation of Special Purpose Plans. Integrated sign regulations included in an approved Special Purpose Plan may supersede the County's specific sign regulations for the CFS zone in the Development Title. (RDR/PSP)

**Commercial Recreation Development**

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**LU-5.14 Commercial Recreation Uses**

The County shall ensure that developments within areas designated Commercial Recreation are limited to those serving the recreation area and do not detract from commercial uses within Urban and Rural Communities that provide for the typical commercial and service needs of County residents. (RDR/PSP)

**LU-5.15 Commercial Recreation Uses in Agricultural Areas**

The County may allow commercial recreation uses in planned agricultural areas because of their unique needs, such as direct access to natural resources or roadways or their need for a large land area. These uses shall be subject to approval of a discretionary permit that includes a review of impacts of the proposed use on the surrounding area. (RDR/PSP)

**LU-5.16 Commercial Recreation Design**

The County shall require Commercial Recreation uses to use a unifying theme that incorporates appropriate standards for grading, landscaping, lighting, noise, and circulation to minimize off-site impacts that could adversely impact surrounding uses. (RDR)

**LU-5.17 New Marinas**

The County shall require proposed new marinas to be evaluated to assess their impacts on the waterways, riparian habitat, adjacent land uses, and traffic circulation. (RDR/PSR)

**LU-5.18 Recreational Vehicle Parks**

The County may allow the development of recreational vehicle parks in Freeway Service designated areas to provide accommodations for freeway travelers or for access to nearby recreation areas. (RDR/PSP)

**LU-5.19 Golf Course Development**

The County may allow the development of new golf courses in areas designated for residential or agricultural uses based on the size of the facility, distance to the population to be served, availability of existing golf courses, and potential impacts on surrounding land uses and circulation. (RDR/PSP)

**Mixed Use Development**

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**LU-5.20 Mixed-Use Community Centers and Corridors**

The County shall encourage both vertical and horizontal mixed-use development within community centers and near or along transportation and transit corridors, bicycle paths, and pedestrian facilities as a means of providing efficient land use, housing, and transportation options for county residents. The County shall ensure that mixed-use developments include appropriate transit, bicycle, and pedestrian facilities. (RDR/PSP)

**LU-5.21 Mixed Uses**

The County shall encourage mixed-use development in urban communities, provided it does not create land use conflicts and provides for a close physical and functional relationship of project components. (RDR/PSP)

**LU-5.22 Mixed-Use Development**

The County shall require new mixed-use developments to be developed under a single plan that details the full buildout of the development and any associated phasing for construction and includes specific design guidelines and standards that address the overall site design, scale of development, relationship to adjacent uses, circulation and parking, architecture, infrastructure, and landscaping. (RDR/PSP)

**LU-5.23 Live-Work Development**

The County shall encourage mixed-use developments to include live-work floor plans for residents who desire office, commercial, or studio space adjacent to their living space. (RDR)

## Industrial Development

The San Joaquin County industrial real estate market is one of the region's key economic assets, based on its strategic location, the numerous transportation networks, and the availability of relatively inexpensive land. This sector is strong in San Joaquin County and is expected to remain so because of its central location in California, proximity to major markets along the West Coast, and favorable access to various major transportation networks, including major freeways (i.e., SR-99, I-5, and I-205 and I-580 freeways), the Union Pacific and Burlington Northern Santa Fe Railway (BNSF) rail lines, a growing airport, and the Port of Stockton. The focus of this goal section is to provide guidance for future employment and industrial uses in the County.

See policies starting on page 3.1-54 for additional development regulations and standards for industrial development.



### **Limited Industrial (I/L)**

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This designation provides for a range of industrial employment-generating uses, including production, assembly, warehousing, and distribution, that are conducted entirely within enclosed buildings and have screened outdoor storage areas. The Limited Industrial designation is limited to areas served by, or planned to be served by, a public water, wastewater, and drainage system. Developments must be located on a County-defined Minor Arterial or higher classification roadway. Typical building types include industrial structures limited to 100 feet in height.

#### **Allowed Uses**

This designation provides for the following limited industrial uses:

- Light manufacturing, warehousing, distribution, and corporation yards
- Wholesale uses and accessory business offices
- Industrial and employee supporting retail and service uses
- Compatible public, quasi-public, and special uses

#### **Development Standards**

Development within this designation is subject to the following standards:

- Minimum Density: N/A
- Maximum Density: N/A
- Minimum FAR: .N/A
- Maximum FAR: 0.60
- Lot Size: N/A



**See policies starting on page 3.1-54 for additional development regulations and standards.**

### General Industrial (I/G)

This designation provides for industrial employment generating uses that may produce loud noise or vibration, high heat, glare, or noxious odors and tend to have a high volume of truck traffic. The General Industrial designation is limited to areas served by, or planned to be served by, a public water, wastewater, and drainage system. Developments must be located on a County-defined Minor Arterial or higher classification roadway. Typical building types include industrial structures limited to 100 feet in height.

#### Allowed Uses

This designation provides for the following moderate to heavy industrial uses:

- Manufacturing, warehousing, distribution, and corporation yards
- Wholesale uses and accessory business offices
- Industrial and employee supporting retail and service uses
- Compatible public, quasi-public, and special uses

#### Development Standards

Development within this designation is subject to the following standards:

- Minimum Density: N/A
- Maximum Density: N/A
- Minimum FAR: .N/A
- Maximum FAR: 0.60
- Lot Size: N/A



See policies starting on page 3.1-54 for additional development regulations and standards.



## **Truck Terminals (I/T)**

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This designation provides for locations for the transfer of goods from large freight trucks and trains to smaller local distribution trucks or to consolidate small loads to large freight trucks and trains for delivery to distant locations, and for the storage and transfer of uncontainerized materials. The Truck Terminals designation is limited to areas within one mile of a freeway interchange that are outside Urban and Rural Communities and outside the path of planned urban development. This designation may not be applied adjacent to existing or planned residential, commercial (other than Freeway Service), or Resource Conservation designated areas. Developments must be located on a County-defined Minor Arterial or higher classification roadway. Typical building types include industrial structures limited to 100 feet in height.

### **Allowed Uses**

This designation provides for moderate to heavy industrial uses:

- Truck terminals and associated maneuvering space, parking, and railroad sidings
- Storage facilities for containers and unpackaged materials
- Truck refueling, repair, and maintenance facilities
- Truck terminal and employee supporting business offices, retail, and service uses
- Compatible public, quasi-public, and special uses

### **Development Standards**

Development within this designation is subject to the following standards:

- Minimum Density: N/A
- Maximum Density: N/A
- Minimum FAR: .N/A
- Maximum FAR: 0.60
- Lot Size: N/A



**See policies starting on page 3.1-54 for additional development regulations and standards.**

**GOAL LU-6**

**Promote the development of new industrial and employment uses in the unincorporated areas of the County that are compatible with surrounding land uses and meet the present and future needs of County residents.**

**LU-6.1 Employment Centers**

The County shall encourage the development of carefully planned employment centers and industrial uses in areas with suitable topography and adequate public infrastructure, including water, sewer, and transportation access. The County shall encourage New Communities to contain employment centers as well as other uses. (PSP)

**LU-6.2 Industrial Sites**

The County shall designate a sufficient number of industrially planned areas to allow a variety and choice of sites for new businesses in terms of location, parcel size, transportation access, and availability of services and labor. (PSP)

**LU-6.3 Employment Center Access**

Where appropriate, the County shall direct new employment centers and industrial developments to locate near existing or future freeway interchanges and major highway intersections and along existing or future transit, bicycle, and pedestrian and trail corridors. (RDR/PSP)

**LU-6.4 Processing Facilities**

The County shall allow industrial processing facilities on agriculturally designated lands and Resource Conservation designated lands only if the facility is directly related to the processing of an agricultural crop produced in the County or a mineral resource extracted on lands adjacent to the facility. Such developments will be required to obtain a conditional use permit that limits the use only to those activities associated with the resource. (RDR)

**LU-6.5 Industrial Grouping**

The County shall group employment centers, industrially designated areas, and truck terminals to reduce conflicts with surrounding land uses and to make efficient use of infrastructure and services. (RDR/PSP)

**LU-6.6 Industrial Lot Coverage**

The County shall limit the lot coverage of developments in the Limited Industrial (I/L) and General Industrial (I/G) designations to 60 percent of the total development area, except in areas zoned Warehouse Industrial where they shall be limited to no more than 40 percent of the total development area. The County shall discourage the creation of flag lots for industrial uses. (RDR)

**LU-6.7 Industrial Development**

The County shall require new industrial development provide adequate access, parking, landscaping, loading and storage areas, and buffers. The County shall ensure that industrial uses and employment center developments include appropriate transit, bicycle, and pedestrian facilities. (RDR)

**LU-6.8 Sustainable Technologies** 

The County shall encourage all employment and industrial projects to incorporate sustainable technologies including energy and water efficient practices. (RDR)

**LU-6.9 Truck Terminal Access**

The County shall require new Truck Terminal developments to provide adequate space to allow for easy access and maneuvering of trucks in and out of loading docks, and for parking both trucks and employee vehicles. (RDR)

**LU-6.10 Truck Terminal Screening**

The County shall restrict Truck Terminal operations and activities to areas within the boundaries of the terminal property and shall require the development and maintenance of adequate landscaping, screening, and other buffers to protect adjacent properties from potential nuisances associated with truck movements and goods loading/unloading. (RDR)

**LU-6.11 Truck Terminal Location**

The County shall limit truck terminal locations limited to areas within one mile of a freeway interchange that are outside Urban and Rural Communities and outside the path of planned urban development. (RDR/PSP)



## Agricultural Lands

Agriculture is a major industry in San Joaquin County and plays a critical role in the regional economy. Local agriculture and agricultural operations also benefit the community by providing accessible fresh produce. The County is committed to protecting and supporting the agricultural industries in the County.

The focus of this goal section is to emphasize the importance of farming in San Joaquin County, identify ways to protect productive agricultural operations, and identify ways to promote and sustain the industry. *(Note: see the Economic Development section for specific policies related to the expansion of agricultural industries, wineries, and agri-tourism).*

See policies starting on page 3.1-60 for additional development regulations and standards for agricultural land.



## General Agriculture (A/G)

This designation provides for large-scale agricultural production and associated processing, sales, and support uses. The General Agriculture Designation generally applies to areas outside areas planned for urban development where soils are capable of producing a wide variety of crops and/or support grazing. Typical building types include low-intensity structures associated with farming and agricultural processing and sales.

### Allowed Uses

This designation provides for the following commercial agricultural operations and associated support uses:

- Crop production, grazing, and livestock raising facilities
- Agricultural processing facilities (e.g., canning operations, stockyards, feedlots)
- Agricultural support and sales (e.g., feed/grain storage, crop spraying, sale yards)
- Single-family detached dwellings
- Farm-employee housing and farm labor camps
- Accessory second units and ancillary residential structures
- Compatible public, quasi-public, and special uses
- Natural open space areas

### Development Standards

Development within this designation is subject to the following standards:

- Minimum Density: N/A
- Maximum Density: 0.05 Dwelling Units/Acre
- Minimum FAR: N/A
- Maximum FAR: 0.01
- Minimum Lot Size: 20.0 Acres or 160.0 Acres where no surface irrigation water is available



**See policies on page 3.1-60 for additional development regulations and standards.**

**Agriculture-Industrial (A/I)**

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

**Allowed Uses**

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

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

**Development Standards**

Development within this designation is subject to the following standards:

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

**See policies on page 3.1-60 for additional development regulations and standards.**

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### Limited Agriculture (A/L)

This designation provides for small-scale and specialty agricultural production and associated processing, sales, and support uses. The Limited Agriculture Designation generally applies to areas outside areas planned for urban development where soils are capable of producing a wide variety of crops and/or support grazing. The Limited Agriculture Designation will be considered in areas of small-scale agricultural operations where the parcels are generally between five and ten acres in size outside of areas planned for urban development, and in areas zoned AL-5 and AL-10 as of the adoption of this General Plan. Typical building types include low-intensity structures associated with farming and agricultural processing.

#### Allowed Uses

- This designation provides for the following small-scale agricultural operations and associated support uses:
- Crop production, grazing, and livestock raising facilities (e.g., dairies)
- Agricultural support and sales (e.g., feed/grain storage, sale yards)
- Single-family detached dwellings and mobile homes
- Accessory second units and ancillary residential structures
- Farm-employee housing and farm labor camps
- Compatible public, quasi-public, and special uses (e.g., parks)
- Natural open space areas

#### Development Standards

- Development within this designation is subject to the following standards:
- Minimum Density: N/A
- Maximum Density: 0.2 Dwelling Units/Acre
- Minimum FAR: N/A
- Maximum FAR: 0.01
- Minimum Lot Size: 5.0 Acres



See policies on page 3.1-60 for additional development regulations and standards.

### **Agriculture-Urban Reserve (A/UR)**

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This designation provides a reserve for urban development, but is not necessary to accommodate development projected during the planning period of the General Plan (i.e., 2035). The Agricultural-Urban Reserve designation generally applies to areas currently undeveloped or used for agricultural production that are in the logical path of development around an Urban Community or City Fringe Area. This designation may be applied to areas adjacent to cities and in City Fringe Areas if: 1) the area identified is designated for urban development in a city general plan, and 2) the County determines that the area represents a reasonable expansion of a city.

#### **Allowed**

This designation provides for open space and the following agricultural operations and associated support uses including:

- Crop production, grazing, and animal raising facilities (e.g., dairies)
- Agricultural support and sales (e.g., feed/grain storage, sale yards)
- Single-family detached dwellings
- Accessory second units and ancillary residential structures
- Farm-employee housing and farm labor camps
- Natural open space areas
- Compatible public, quasi-public, and special uses (e.g., parks)
- Natural open space areas

#### **Development Standards**

Development within this designation is subject to the following standards:

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



**See policies on page 3.1-60 for additional development regulations and standards.**

**GOAL LU-7**

**Provide for the long-term preservation of productive farmland and to accommodate agricultural services and related activities that support the continued viability of the County's agricultural industry.**

**LU-7.1 Protect Agricultural Land**

The County shall protect agricultural lands needed for the continuation of viable commercial agricultural production and other agricultural enterprises. (PSP)

**LU-7.2 Agricultural Support Uses**

The County shall require new agricultural support development and non-farm activities to be compatible with surrounding agricultural operations. New developments shall be required to demonstrate that they are locating in an agricultural area because of unique site area requirements, operational characteristics, resource orientation, or because it is providing a service to the surrounding agricultural area. The operational characteristics of the use may not have a detrimental impact on the operation or use of surrounding agricultural properties. Developments must be sited to avoid any disruption to the surrounding agricultural operations. (RDR/PSR)

**LU-7.3 Small Parcel Size Viability**

The County shall not allow further fragmentation of land designated for agricultural use, except for the purpose of separating existing dwellings on a lot, provided the Development Title regulations are met. (RDR/PSP)

**LU-7.4 Lot Line Adjustments and Density**

The County shall not apply the density requirements of agricultural designations to lot line adjustments if the dwelling unit density for the affected parcels is not increased as a result of the Lot Line Adjustment. (RDR)

**LU-7.5 Right to Farm**

The County shall strive to protect agricultural land against nuisance complaints from non-agricultural land uses through the implementation of the San Joaquin County Right to Farm ordinance and, if necessary, other appropriate regulatory and land use planning mechanisms. (RDR/PSP)

**LU-7.6 Illegal Dumping**

The County shall work with property owners, waste collection providers, and law enforcement to find solutions to illegal dumping on agricultural properties, such as offering free trash drop-off days and increased penalties for illegal dumping. (RDR/SO)

**LU-7.7 Agricultural Buffers**

The County shall ensure non-agricultural land uses at the edge of agricultural areas incorporate adequate buffers (e.g., fences and setbacks) to limit conflicts with adjoining agricultural operations. (RDR)

**LU-7.8 Farm-Related Housing**

The County shall support the development of farm-related housing which facilitates efficient agricultural operations in agricultural areas. The County shall allow the development of farm employee housing and farm labor camps in areas designated General Agriculture (A/G) where there is a demonstrated need for such housing. (RDR)

**LU-7.9 Agricultural-Urban Reserve**

The County shall preserve areas designated Agricultural-Urban Reserve (A/UR) for future urban development by ensuring that the operational characteristics of the existing uses does not have a detrimental impact on future urban development or the management of surrounding properties, and by generally not allowing capital-intensive facility improvements or permanent structures that are not compatible with future urban development. (RDR/PSP)

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**Agricultural Preservation Mechanisms**
**LU-7.10 Agricultural Mitigation Program**

The County shall continue to require agricultural mitigation for projects that convert agricultural lands to urban uses. (RDR)

**LU-7.11 Agricultural Land Preservation Mechanisms**

The County shall support regulatory, incentive-based, and financial mechanisms for the preservation of agricultural land. (PSP)

**LU-7.12 Agricultural Land Conversion Mitigation**

The County shall maintain and implement the Agricultural Mitigation Ordinance to permanently protect agricultural land within the County. (RDR)

**LU-7.13 Agricultural Land Conversion.**

The County shall support LAFCO policies that seek to preserve agricultural lands and consider the impact of annexations and Sphere of Influence amendments on agricultural land. (IGC)

**LU-7.14 Agricultural Preserves**

The County shall encourage all areas designated for agricultural uses to be placed in an agricultural preserve and be eligible for Williamson Act contracts, provided the land is not anticipated for development for at least 10 years. (PSP)

**LU-7.15 Williamson Act Contracts**

The County shall continue to administer the Williamson Act program and shall maintain procedures for Williamson Act contracts consistent with the policies in the General Plan. (PSP)

**LU-7.16 Williamson Act Contracts Parcel Size**

The County shall limit parcels eligible for Williamson Act contracts to those 20 or more acres in size in the case of prime land or 40 or more acres in the case of nonprime land. (MSPP)

**LU-7.17 Small Parcel Williamson Act Non-renewals**

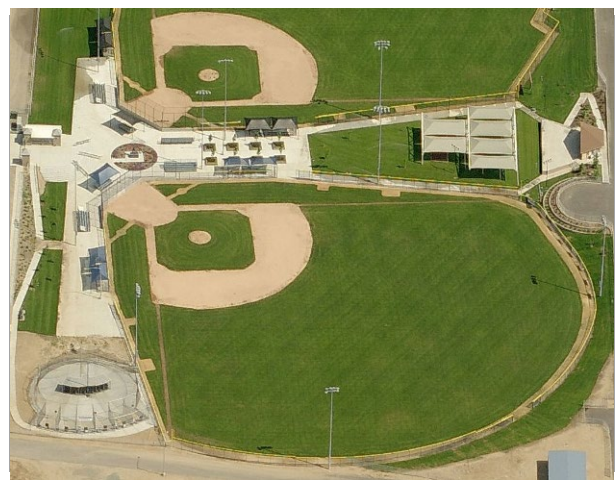
The County shall file a notice of non-renewal for parcels smaller than ten acres in size which are held in Williamson Act contracts. (PSP)



## Open Space, Resources, Parks, and Recreation Areas

San Joaquin County is home to a variety of natural assets and resources. While the Delta is the County's single most important recreational asset, there are also a number of other recreational attractions including, parks, rivers, and hiking, biking, and equestrian trails. These resources provide opportunities for residents and visitors to enjoy the County's heritage and natural setting. The focus of this goal section is to provide guidance for future open space, resources, parks and recreation area uses in the County.

See policies starting on page 3.1-65 for additional development regulations and standards for parks and recreation and resource conservation.



## **Parks and Recreation (OS/PR)**

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This designation provides for improved parks and recreation facilities and associated recreation activities. The Parks and Recreation (OS/PR) designation is applicable to neighborhoods, communities, and other areas of the County. Typically, these areas are characterized by a high degree of open area, and a limited number of buildings. Recreational facilities frequently include sports fields, playground equipment, picnic areas, sitting areas, concession businesses, open turf and natural areas, trails, and golf courses.

### **Allowed Uses**

This designation provides for the following public and quasi-public uses:

- Parks (community and regional parks)
- Greenways and trails
- Public and private golf courses
- Commercial recreation facilities with an emphasis on the outdoors
- Compatible public, quasi-public, and selected special uses

### **Development Standards**

Development within this designation is subject to the following standards:

- Minimum Density: N/A
- Maximum Density: N/A
- Minimum FAR: N/A
- Maximum FAR: 0.01
- Lot Area: N/A



**See policies on page 3.1-65 for additional development regulations and standards.**

### Resource Conservation (OS/RC)

This designation provides for areas with significant natural resources that should remain in open space, used for recreation, or preserved and used for resource production (e.g., mining). The Resource Conservation (OS/RC) designation may be applicable to any area of the county that is essentially unimproved and planned to remain open in character, improved for recreational uses, managed in the production of resources, protected from development-related impacts, or restricted from access for the protection of the community (e.g., floodplains).

#### Allowed Uses

This designation provides for the following public and quasi-public uses:

- Woodlands
- Riparian areas
- Habitat
- Natural parks and recreation areas
- Floodplains
- Mineral resource areas
- Areas with permanent open space easements
- Compatible public, quasi-public, and selected special uses

#### Development Standards

Development within this designation is subject to the following standards:

- Minimum Density: N/A
- Maximum Density: N/A
- Minimum FAR: N/A
- Maximum FAR: 0.01
- Lot Area: N/A



See policies on page 3.1-65 for additional development regulations and standards.



**GOAL LU-8**

**Protect open space for its recreational, agricultural, safety, and environmental value and provide adequate parks and open space areas throughout the County.**

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**LU-8.1 Open Space Preservation**

The County shall limit, to the extent feasible, the conversion of open space and agricultural lands to urban uses, and place a high priority on preserving open space lands for recreation, habitat protection and enhancement, flood hazard management, public safety, water resource protection, and overall community benefit. (PSP)

**LU-8.2 Open Space Character**

The County shall require new development in Resource Conservation designated areas to be planned and designed to maintain the scenic open space character of the surrounding area, including view corridors from highways. New development should use natural landforms and vegetation in the least visually disruptive manner possible, and use design, construction, and maintenance techniques that minimize the visibility of structures. (RDR)

**LU-8.3 Waterway Conservation and Restoration**

The County shall encourage the conservation and restoration of rivers, creeks, and sloughs as multi-functional open space corridors that complement adjoining development and connect city and County recreation facilities (e.g., parks). (RDR/PSP)

**LU-8.4 New Parks and Open Spaces**

The County shall ensure that sufficient parks, open space, waterways, and trails are planned throughout the County, to ensure adequate facilities are available to existing and future residents, including underserved areas and low-income neighborhoods. (PSP)

**LU-8.5 Discretionary Permit to Open Space Resources**

The County shall require all new development in areas designated Resource Conservation (OS/RC) to obtain a discretionary permit, conditioned to protect the resources. (RDR)

## Public Uses

Public uses are an important piece of the urban and rural fabric. Providing the necessary public facilities and services to meet the needs of existing and future residents and businesses is vital for a safe and prosperous County. The focus of this goal section is to provide guidance for future public/quasi-public uses in the County.

See policies starting on page 3.1-69 for additional development regulations and standards for public uses.



## **Public (P/F)**

This designation provides for location of services and facilities that are necessary to the health and welfare of the community. The Public designation may be applicable to any area of the County where a public or quasi-public use is appropriate or where a public agency owns property. Building types vary based on use.

### **Allowed Uses**

This designation provides for the following public and quasi-public uses:

- Government buildings
- Public and private schools
- Colleges and universities
- Libraries
- Penal institutions
- Hospitals
- Public and private airports (excluding the Stockton Metropolitan Airport)
- Water, wastewater, and drainage facilities
- Transportation and utility facilities
- Other compatible public, quasi-public uses

### **Development Standards**

Development within this designation is subject to the following standards:

- Minimum Density: N/A
- Maximum Density: N/A
- Minimum FAR: N/A
- Maximum FAR: 0.01
- Lot Area: N/A



**See policies starting on page 3.1-69 for additional development regulations and standards.**



### Airport Multi-Use (AP/X)

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This designation provides for the protection of basic aviation functions of the Stockton Metropolitan Airport and for flexible siting of commercial, industrial, and recreational uses at the airport. The Airport Multi-Use (AP/X) designation is limited to areas that are part of the Stockton Metropolitan Airport as of August 1, 1995. Residential uses are prohibited in this designation. Building types vary based on use.

#### Allowed Uses

This designation provides for the following Stockton Metropolitan Airport-related uses:

- Aviation facilities
- Airport compatible commercial, industrial, and recreational uses
- Compatible public, quasi-public, and special uses

#### Development Standards

Development within this designation is subject to the following standards:

- Minimum Density: N/A
- Maximum Density: N/A
- Minimum FAR: N/A
- Maximum FAR: 0.60
- Lot Area: N/A



See policies starting on page 3.1-69 for additional development regulations and standards.

**GOAL LU-9**

**Provide for governmental, utility, institutional, educational, cultural, religious, and social facilities and services that are located and designed to complement San Joaquin County communities and to minimize incompatibility with neighborhoods and other uses.**

**LU-9.1 Adequate Community Supporting Uses**

The County shall encourage the development of a broad range of public and private community-supportive facilities and services within Urban Communities to provide places that serve the varied needs of the community, provide for community meeting places, and provide community and neighborhood landmark buildings and places. (PSP)

**LU-9.2 Buffers**

The County shall ensure that residential and other non-compatible uses are separated and buffered from major public facilities, such as landfills, airports, and wastewater treatment facilities, using location appropriate measures (e.g., distance, screens, berms). (RDR)

**LU-9.3 Excellence in Public Projects**

The County shall lead by example, demonstrating design excellence in County projects, and County-subsidized projects. (SO)

**LU-9.4 LEED Standard for County-Owned Buildings**

The County shall ensure that all new or renovated County-owned buildings are energy efficient and meet, at a minimum, LEED (Leadership in Energy and Environmental Design) Silver or equivalent standard. (RDR/SO)

**GOAL LU-10**

**Promote a mix of compatible uses in appropriate areas of the Airport East Property at the Stockton Metropolitan Airport.**

**LU-10.1 Property Uses**

The County shall encourage the following types of uses within the Airport East Property:

- those needing direct runway access;
- those that would benefit from the airport proximity;
- those that would benefit from the proximity to State Route 99;
- large corporate tenants; and
- uses serving the employees within the Airport East Property. (PSP)

**LU-10.2 Property Promotion**

The County shall ensure the Airport East Property is developed and maintained in an attractive manner so as to promote the property and the airport. (RDR/PSP)

**LU-10.3 Development Considerations**

The County shall consider the following in any development of the Airport East Property:

- aviation, employee, and customer safety;
- marketability of the airport for aviation uses, including attraction of commercial airlines and passengers;
- use of a portion of the property for a campus-like business park; and
- use of a portion of the property near State Route 99 for uses serving the freeway traveler. (RDR)

**LU-10.4 Airport East Property Transit and Bicycle Access**

The County shall plan for transit and bicycle access to the Airport East Property. (PSP)

**LU-10.5 Airport East Property Siting**

The County shall require that the location of uses for the highway traveler are easily accessible from State Route 99 on the Airport East Property. (RDR)

**LU-10.6 Airport East Property Adjacent Uses**

The County shall require land uses adjacent to the airport entry road present a campus-like appearance on the Airport East Property. (RDR)

**LU-10.7 Airport East Property Direct Access**

The County shall require direct access to the passenger terminal from the freeway services uses on the Airport East Property. (RDR)

**LU-10.8 Prohibited Uses on Airport East Property**

The County shall not allow the following types of land uses on the Airport East Property:

- uses dealing with significant (non-incidentals) amounts of hazardous materials;
- residential and accessory uses;
- big box retailers, such as warehouse or discount stores and other large retail stores;
- power centers;
- factory outlet malls; and
- the following specific land uses: adult entertainment, boutique sales, community assembly, tent revivals, funeral services, agricultural excavations, religious assembly, quarry excavations, dry cleaning plants, inoperable vehicle storage, animal specialty services, recycling, and scrap operations. (RDR)