

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

ORDINANCE NO. 4656

**An Ordinance to Amend Title 9 of the Ordinance Code of the County of San Joaquin
Relative to Section 9-400.090 Design Guidelines Pursuant to Development Title Text
Amendment No. PA-2400269.**

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

Section 1. Section 9-400.090, Chapter 9-400, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby added to read as follows:

9-400.090 DESIGN GUIDELINES

This Section establishes standards for commercial and industrial design.

(a) **Applicability.** The following standards apply to all commercial zones, industrial zones, and the Public Facilities zone or when commercial, industrial, or public facilities uses are constructed within the Mixed-Use Zone, as designated below:

(1) **Existing Development.**

(A) Section 9-400.090(b) Site Design applies when constructing:

(i) New structures.

(ii) Additions totaling greater than 25% of the existing floor area.

(B) The remaining design standards should be considered when updating existing development but are not required.

(2) **New Development.** New development is considered to be for a new use and/or vacant site that results in new structures.

(A) All design guidelines apply when constructing:

(i) 10,000 square feet or more in floor area, cumulatively.

(B) Section 9-400.090(b) Site Design applies when constructing:

(i) Less than 10,000 square feet in floor area.

(C) Sections 9-400.090(c) and (d) may be applied to smaller developments at the discretion of the Zoning Administrator.

(b) **Site Design.**

(1) **Consistency.** All structures on the same site shall be designed to be compatible with each other and, when feasible and reasonable, with adjacent sites. Site design should consider scale and incorporate similar landscaping and building materials or paint colors.

- (2) **Pedestrian Access.** Awnings and similar coverings shall be designed to accommodate and encourage pedestrian access between buildings on the same site and between adjacent sites. Connections to existing sidewalks in the public right-of-way are encouraged for commercial uses.
- (3) **Public Spaces.** Site design shall allow for the inclusion of inviting public spaces with features like water fountains, well-lit walkways, and outdoor seating.
- (4) **Landscaping.** Site landscaping shall conform to Chapter 9-402, Landscaping, unless otherwise specified, and details shall be provided during project review.
- (5) **Stacking.** Truck stacking areas must be provided to ensure that truck queueing will not interfere with public rights-of-way, private streets, or with on- or off-site parking and circulation.
- (6) **Truck Docks, Loading, and Service Areas.** Truck docks, loading areas, and services areas shall not be located in front of buildings or oriented towards freeways and shall be screened pursuant to Section 9-406.070(d).

(c) **Building Location/Orientation.**

- (1) **Orientation.** Buildings shall be oriented towards roadways and include sufficient setbacks for useable outdoor public spaces where appropriate.
- (2) **Entries.** Main building entries shall open onto courtyards or public spaces when feasible.

(d) **Building Design.**

- (1) **Scale.** Building design shall include using similar scale structures within a single development complex, as well as the incorporation of intentional roof design and building articulation for visual interest.
- (2) **Building Articulation.** Building facades shall be articulated, and may include:
 - (A) Changes in wall directions
 - (B) Stepping back upper floors
 - (C) The number and size of windows
 - (D) Projecting trellises, canopies, or awnings
 - (E) Recessed entrances
 - (F) Other unique design features at building entrances and corners
- (3) **Façades.** Building design shall include façade treatments, such as canopies over walkways along commercial storefronts and windows, including faux windows.
- (4) **Colors.** Contrasting, but complementary colors are encouraged for specific design elements, such as window trim. However, color choices shall be limited for consistency among buildings within a community or complex.
- (5) **Materials/Finishes.** Building design shall include the use of multiple types of materials and finishes such as a combination of wood and stone.

(6) **Roof Design.**

- (A) Roof designs that use a combination of pitched and flat articulation are encouraged.
- (B) Roof overhangs shall be appropriately proportioned to the overall frame of the building.
- (C) Roofing shall be of light color and incorporate other design elements to reduce heat.

(e) **Modification of Requirements.** The requirements of this Chapter may be modified by the Zoning Administrator in cases in which, due to the unusual nature of the proposed use(s), specific location, or the site plan submitted, the requirements set forth in this Chapter are judged insufficient or excessive. Decisions of the Zoning Administrator pursuant to this Section may be appealed to the Planning Commission under Chapter 9- 802, Common Procedures.

Section 2. This Ordinance shall take effect and be in force thirty (30) days after its adoption, and prior to the expiration of fifteen (15) days from the passage thereof, shall be published once (1) in the Stockton Record, a newspaper of general circulation published in the County of San Joaquin, State of California, with the names of the members of the Board of Supervisors voting for and against the same.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of San Joaquin, State of California, on this 24th of September 2024 to wit:

AYES: **Canepa, Patti, Ding, Rickman, Villapudua**

NOES: **None**

ABSENT: **None**

ABSTAIN: **None**

Miguel A. Villapudua

MIGUEL A. VILLAPUDUA
Chairman, Board of Supervisors
County of San Joaquin
State of California

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



By **Rachél DeBord**