

**Table LU-5  
General Plan Land Use Designations**

Designation and Density or Intensity	Description
	<p>off-site effects. Outdoor storage and activities associated with the primary use are also permitted. Industrial park development should be focused within city industrial areas.</p> <p>Also allows service activities that support industrial uses and require large land areas and easy access to major transportation facilities. These include supportive retail and other service activities.</p>
<p>LI Limited Industrial 0–0.3 FAR</p>	<p>Provides for industrial operations of a relatively low intensity and low polluting character. Such uses include industrial operations, scientific and research institutions, warehousing and distribution, and specialized light manufacturing and assembly operations with few or no off-site effects. Outdoor storage and activities associated with the primary use are also permitted. Industrial park development should be focused within city industrial areas.</p> <p>Also allows industrial-supporting service activities requiring large land areas and easy access to major transportation facilities. These uses include supportive retail and service activities.</p> <p>Where this designation is applied to the area northeast of Dixon, uses shall be related to agriculture. Permitted uses would include agricultural services such as the storage or sales of products for commercial agriculture, agricultural processing, and corporation yards for the storage and maintenance of agricultural equipment. To the extent that the City of Dixon designates lands suitable for these purposes, the amount of Limited Industrial land designated at this location may be reduced and retained as agriculture. Uses must clearly demonstrate a need for rural locations to serve agricultural uses. These uses should be developed to protect the county's high quality soils and not adversely affect surrounding agricultural uses.</p>
<p>WDI Water Dependent Industrial 0–0.3 FAR</p>	<p>This designation is specifically designed to accommodate water dependent industrial development along the Sacramento River. These are defined as:</p> <ul style="list-style-type: none"> <li>a) Waterfront storage facilities – Ship cargo storage handling facilities immediately contiguous and with a functional relationship to a berthing facility;</li> <li>b) Waterfront manufacturing or processing facilities – Manufacturing or processing operations which require frontage on navigable waters to receive raw materials and/or to distribute processed materials by ship;</li> </ul>

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	<p>c) Water-using facilities – Power plants and desalinization plants requiring large quantities of water for intake and waste assimilation;</p> <p>d) Support facilities – Uses in addition to those described above which are required to support the operation of a permitted waterfront use; and</p> <p>e) Associated manufacturing or processing uses – Those uses which must be in proximity to a demonstrated water-dependent manufacturing or processing use.</p> <p>Industrial development shall be located and developed in a manner that protects significant marshland and wetland habitats and the water quality of the area. Wetland resources may be enhanced or restored, provided that the viability of the site for industrial development is preserved.</p>
UI Urban Industrial 0–0.3 FAR	<p>Provides for industrial areas within cities' municipal service areas. Uses include both limited and general industrial uses.</p> <p>The densities provided to the left are approximate ranges found within Solano County city general plans. Refer to the appropriate city general plan for specific applicable industrial designations and FAR ranges.</p>
<b>Special Purpose Areas</b>	
JSA Joint Study Area  Density and intensity to be determined	<p>The Joint Study Area designation is applied to specific properties within a city's urban growth boundary or planning area. Future development of these properties would occur through city annexation dependent upon an update to the city general plan and amendment to LAFCO's sphere of influence.</p> <p>The Joint Study Area designation applied to the Highway Commercial designation at I-80 / Cherry Glen Road indicates that Highway Commercial development of the property may occur through County approval and subject to City of Vacaville Gateway Design Standards.</p>
SP Specific Project Area  Density and intensity vary by project area	<p>Provides for future development after adoption of a specific plan, policy plan, or completion of special plans and studies. This designation is applied to areas where future development and conservation objectives are not fully defined in the General Plan and are subject to additional planning studies.</p> <p>The following areas are identified as Specific Project Areas on the land use diagram:</p> <ul style="list-style-type: none"> <li>▪ Middle Green Valley – Uses consistent with Residential, Natural Resource, or Agricultural</li> </ul>