

## ARTICLE II

### DISTRICTS AND ALLOWABLE USES

#### 28.10 Zoning Districts Established

(Reserved)

#### 28.11 Zoning Maps

The zoning maps shall consist of a series of maps which show the zoning plan being part of this Chapter under the provisions of Section 28-13, and are hereby designated as follows:

1-N	7-N	13-N	19-N
1-S	7-S	13-S	19-S
2-N	8-N	14-N	20-N
2-S	8-S	14-S	20-S
3-N	9-N	15-N	21-N
3-S	9-S	15-S	21-S
4-N	----	16-N	22-N
4-S	10-S	16-S	22-S
---	11-N	17-N	23-N
5-S	11-S	17-S	23-S
6-N	12-N	18-N	
6-S	12-S	18-S	

#### 28.12 Uncertainty of Boundaries

Where uncertainty exists as to the boundaries of any of the districts described in this Chapter or as shown on the zoning maps, the Planning Commission, upon written application or upon its own motion, shall determine the location of such boundaries.

#### 28.13 Districts Designated and Established

A. The several districts established by this Chapter and into which the County is divided are designated as follows:

##### Agricultural Districts

A Districts	EXCLUSIVE AGRICULTURAL DISTRICTS
A-L Districts	LIMITED AGRICULTURAL DISTRICTS
A-SV District	AGRICULTURE - SUISUN VALLEY DISTRICT
ATC Districts	AGRICULTURAL TOURIST CENTER DISTRICTS

A-DR District     AGRICULTURE – DIXON RIDGE DISTRICT

**Residential Districts**

R-R Districts     RURAL RESIDENTIAL DISTRICTS

R-TC Districts    RESIDENTIAL-TRADITIONAL COMMUNITY DISTRICTS

R-TC-1AC        Residential Traditional Community 1 Acre

R-TC-20         Residential Traditional Community ½ Acre

R-TC-15         Residential Traditional Community 1/3 Acre

R-TC-10         Residential Traditional Community ¼ Acre

R-TC-6           Residential Traditional Community 6,000 Square Feet

R-TC-5           Residential Traditional Community 5,000 Square Feet

R-TC-D-4        Residential Traditional Community Duplex 4,000 Square Feet

R-TC-D-6        Residential Traditional Community Duplex 6,000 Square Feet

R-TC-MF         Residential Traditional Community Multi-Family

R-TC-MU         Residential Traditional Community Mixed Use

**Commercial and Industrial Districts**

**Commercial Districts**

C-H District     HIGHWAY COMMERCIAL DISTRICT

C-N District     NEIGHBORHOOD COMMERCIAL DISTRICT

C-R District     COMMERCIAL RECREATION DISTRICT

C-S District     COMMERCIAL SERVICE DISTRICT

C-O District     BUSINESS AND PROFESSIONAL OFFICE DISTRICT

**Manufacturing and Industrial Districts**

M-L District     LIMITED MANUFACTURING DISTRICT

M-G Districts    GENERAL MANUFACTURING DISTRICTS

I-WD District    WATER DEPENDENT INDUSTRIAL DISTRICT

**Resource Conservation Districts**

W Districts      WATERSHED AND CONSERVATION DISTRICT

MP Districts     MARSH PRESERVATION DISTRICT

## **Specialty and Overlay Districts**

P Districts            PARK DISTRICT

PP Overlay            POLICY PLAN OVERLAY

MIDDLE GREEN VALLEY ZONING DISTRICTS <sup>1</sup>

<sup>1</sup>See Middle Green Valley Specific Plan for Zoning Regulations within the Middle Green Valley.

**B.** The aforesaid districts are hereby established insofar as the designations, locations, and boundaries thereof are set forth and indicated in this Section and in other Sections of this Chapter, which describe certain of such districts. Section 28.11 consists of a series of maps, each entitled “Solano County Zoning Map,” identified by a number and a letter. Such maps and all notations, references, data, and other information shown thereon are hereby adopted and made part of this Chapter.

## **28.20     Agricultural Districts**

Subsections:

- 28.20     Agricultural Districts
- 28.21     Exclusive Agricultural District
- 28.22.     Limited Agricultural District
- 28.23.     Suisun Valley Agricultural Districts
- 28.24     Dixon Ridge Agricultural Districts (reserved)

## **28.21     Exclusive Agricultural (A) Districts**

Subsections:

- 28.21.10     Agricultural Districts
- 28.21.11     Purpose of Agricultural Districts
- 28.21.20     Definitions Applicable to the Agricultural Districts
- 28.21.30     Agricultural District Uses and Permit Requirements

### **28-21.10   Exclusive Agricultural (A) Districts**

This Section includes regulations for the A-20, A-40, A-80 and A-160 zoning districts.

#### **28.21.11   Purpose of Agricultural Districts**

This Section lists the uses of land that may be allowed within the agricultural zoning districts. It also determines the type of land use approval required for each use, and provides general standards for site development.

Agriculture is the major industry in the County generating the majority of the tax revenue in the

unincorporated county. Also, agriculture is the largest single zone district classification on the County zoning map. Therefore, the Board of Supervisors has determined that the promotion and preservation of agriculture is of vital interest to the county. The standards stated in this section preserve agriculture a number of ways, including allowing agricultural-related support uses, excluding incompatible uses, and protecting the viability of the family farm. These regulations support the family farm by allowing a secondary dwelling for family members that acts as a form of affordable housing and, for farms with larger acreage, permits a reasonable number of farm labor housing on or near the farming activity.

## **28.21.020 AGRICULTURE DISTRICTS USES AND PERMIT REQUIREMENTS**

### **A. Allowed Uses and Permit Requirements:**

Table 28-21A identifies the land uses allowed by right this Zoning Ordinance in each agricultural district and the land use permit required to establish each use. In addition to the land use permit required by Table 28-21A, special requirements may apply to certain uses.

### **B. Architectural Review:**

Architectural Approval may be required for certain uses in compliance with Section 28.102 (Architectural Approval).

### **C. Land Use Regulations**

Where the last column in the Table 28.21A (Land Use Regulations”) includes a section number, e.g. 28.21.10, the zoning regulations in the referenced section apply to the use. Where the last column includes a chapter number, e.g. Chapter 13.6, the regulations in the referenced Solano County Code apply to the use. Provisions in other sections of this Zoning Ordinance may also apply.

### **D. Site Development and Other Standards**

All uses shall comply with the provisions of Article IV, Section 28-90 Site Development and Other Standards which includes standards for parking, signs and other project elements.

**TABLE 28.21A TABLE OF ALLOWED USES**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited					
ALLOWED USES* *See Definitions Section 28-01	Permit Requirements				Land Use Regulations** **See Section 28-70.10
	A-40	A-80	A-20	A-160	
<b>AGRICULTURAL USES</b>					
<b>A. CROP PRODUCTION AND GRAZING</b>					
Agricultural accessory structures	A	A	A	A	28.71.10(B)(1)
Cultivated and irrigated farming	A	A	A	A	“ “
Non-irrigated and non-cultivated farming, Grazing	A	A	A	A	“ “
Grazing or pastured livestock	A	A	A	A	“ “
Pastured Poultry					28.71.10(A) & (B)(4)
<i>Not adjacent to a R District</i>	A	A	A	A	28.71.10(A) & (B)(4)
<i>Adjacent to a R District</i>	MUP	MUP	MUP	MUP	28.71.10(A) & (B)(4)
<i>With an agricultural commercial kitchen</i>	MUP	MUP	MUP	MUP	28.71.10(A) & (B)(4)
<i>With sales</i>	MUP	MUP	MUP	MUP	28.71.10(A) & (B)(4)
<i>With special events</i>	MUP	MUP	MUP	MUP	28.71.10(A) & (B)(4); 28.73.30(A) & (B)(6)
<i>With more than 4 crowing fowl</i>	UP	UP	UP	UP	28.71.10(A) & (B)(4)
<b>B. AGRICULTURAL PROCESSING USES</b>					
Agricultural processing facility					
<i>Small Agricultural Processing Facility</i>	AP	AP	AP	AP	28.71.20(A) & (B)(1)
<i>Medium Agricultural Processing Facility</i>	MUP	MUP	MUP	MUP	28.71.20(A) & (B)(1)
<i>Large Agricultural Processing Facility</i>	UP	UP	UP	UP	28.71.20(A) & (B)(1)
<i>With Special Events (existing facility)</i>					
<i>6 per year max, and 150 persons or less</i>	A	A	A	A	28.71.10(A) & (B)(4); 28.73.30(A)
<i>12 per year max, and 150 persons or less</i>	AP	AP	AP	AP	28.71.10(A) & (B)(4); 28.73.30(A)
<i>More than 12 per year, or more than 150 persons</i>	MUP	MUP	MUP	MUP	28.71.10(A) & (B)(4); 28.73.30(A)
Aquaculture					

**A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,  
- - - = Prohibited**

<b>ALLOWED USES*</b> *See Definitions Section 28-01	<b>Permit Requirements</b>				<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>A-40</b>	<b>A-80</b>	<b>A-20</b>	<b>A-160</b>	
<b>AGRICULTURAL USES</b>					
<i>Small Aquaculture Facility</i>	AP	AP	AP	AP	28.71.20(A)
<i>Medium Aquaculture Facility</i>	MUP	MUP	MUP	MUP	28.71.20(A)
<i>Large Aquaculture Facility</i>	UP	UP	UP	UP	28.71.20(A)
Nursery with public sales <sup>(6)</sup>	A	A	A	A	28.71.20(A) & (B)(2)
<i>Winery - 25% or greater on-site grapes</i>					28.71.20(A) & (B)(3)
<i>Winery, small</i>	A	A	A	A	28.71.20(A) & (B)(3)
<i>Winery, medium</i>	AP	AP	AP	AP	28.71.20(A) & (B)(3)
<i>Winery, large</i>	UP	UP	UP	UP	28.71.20(A) & (B)(3)
<i>Winery with less than 25% on-site grapes</i>	UP	UP	UP	UP	28.71.20(A) & (B)(3)
<i>Winery with Special Events 6 per year max, and 150 persons or less</i>	A	A	A	A	28.71.20(A) & (B)(3); 28.73.30(A)
<i>12 per year max, and 150 persons or less</i>	AP	AP	AP	AP	28.71.20(A) & (B)(3); 28.73.30(A)
<i>More than 12 per year, or more than 150 persons</i>	MUP	MUP	MUP	MUP	28.71.20(A) & (B)(3); 28.73.30(A)
<b>C. ANIMAL FACILITIES AND OPERATIONS</b>					
Confined animal facility, including dairy					28.71.30(A) & (B)(1)
<i>Small</i>	MUP	MUP	MUP	MUP	28.71.30(A) & (B)(1)
<i>Medium and Large</i>	UP	UP	UP	UP	28.71.30(A) & (B)(1)
Fowl and Poultry Ranch					28.71.30(A) & (B)(2)
<i>Small (100 - 1,000 birds)</i>	MUP	MUP	MUP	MUP	28.71.30(A) & (B)(2)
<i>Large (1,001 birds or more)</i>	UP	UP	UP	UP	28.71.30(A) & (B)(2)
Hog Ranch					28.71.30(A) & (B)(3)
<i>Small (20 - 100 hogs)</i>	AP	AP	AP	AP	28.71.30(A) & (B)(3)
<i>Medium (101 - 750 hogs)</i>	MUP	MUP	MUP	MUP	28.71.30(A) & (B)(3)
<i>Large (751 hogs or more)</i>	UP	UP	UP	UP	28.71.30(A) & (B)(3)
Slaughterhouse					
<i>Small Slaughterhouse (1,000 head</i>	MUP	MUP	MUP	MUP	28.71.30(A) & (B)(5)

**A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,  
 - - - = Prohibited**

<b>ALLOWED USES*</b> *See Definitions Section 28-01	<b>Permit Requirements</b>				<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>A-40</b>	<b>A-80</b>	<b>A-20</b>	<b>A-160</b>	
<b>AGRICULTURAL USES</b>					
<i>per year or less)</i>					
<i>Large Slaughterhouse (More than 1,000 head per year)</i>	UP	UP	UP	UP	28.71.30(A) & (B)(5)
<b>D. OTHER AGRICULTURAL OPERATIONS</b>					
Agricultural employee housing	AP	AP	AP	AP	28.71.40(A) & (B)(1)
Commercial auction and agricultural equipment sales, temporary	MUP	MUP	MUP	MUP	28.71.40(A) & (B)(2)
HCD Agricultural employee housing	A	A	A	A	28.71.40(A) & (B)(3)
Labor Camp					28.71.40(A) & (B)(4)
Temporary Commercial Coach	AP	AP	AP	AP	28.71.40(A) & (B)(5)

**A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,  
- - - = Prohibited**

<b>ALLOWED USES*</b> *See Definitions Section 28-01	<b>Permit Requirements</b>				<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>A-40</b>	<b>A-80</b>	<b>A-20</b>	<b>A-160</b>	
<b>RESIDENTIAL USES</b>					
<b>A. DWELLINGS</b>					
Primary dwelling	A	A	A	A	28.72.10(A)
Secondary dwelling	A	A	A	A	28.72.10(A) & (B)(6)
Second Kitchen	AP	AP	AP	AP	28.72.10(A) & (B)(7)
<b>B. TEMPORARY RESIDENTIAL USES</b>					
Security quarters for a construction site (commercial coach, manufactured home or recreational vehicle)	AP	AP	AP	AP	28.72.20(A) & (B)(1)
Temporary Manufactured Home Storage	AP	AP	AP	AP	28.72.20(A) & (B)(4)
Temporary single family home	AP	AP	AP	AP	28.72.20(A) & (B)(6)
<b>C. C. AGRICULTURAL AND ANIMAL FACILITIES INCIDENTAL TO A RESIDENCE</b>					
Small Kennel or Cattery	AP	AP	AP	AP	28.72.30(A) & (B)(3)
Stable, private	A	A	A	A	28.72.30(A) & (B)(5)
<b>D. OTHER RESIDENTIAL USES</b>					
Cottage Industry					
<i>Type I</i>	MUP	MUP	MUP	MUP	28.72.40(A) & (B)(1)
<i>Type II</i>	UP	UP	UP	UP	28.72.40(A) & (B)(1)
Home occupation					
<i>Type I</i>	A	A	A	A	28.72.40(A) & (B)(2)
<i>Type II</i>	AP	AP	AP	AP	28.72.40(A) & (B)(2)



**TABLE 28.21A TABLE OF ALLOWED USES**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,  
- - - = Prohibited

ALLOWED USES* *See Definitions Section 28-01	Permit Requirements				Land Use Regulations** **See Section 28-70.10
	A-40	A-80	A-20	A-160	
<b>RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES</b>					
<b>A. RECREATION USES</b>					
Boating or swimming facility on existing waterway	UP	UP	UP	UP	28.73.10(A)
Hunting or fishing club	UP	UP	UP	UP	28.73.10(A) & (B)(1)
Public open space area	- - -	- - -	A	A	28.73.10(A)
Stable, public without horse shows	UP	UP	UP	UP	28.73.10(A) & (B)(3)
<b>B. EDUCATION USES</b>					
Agricultural education					28.73.20(A) & (B)(1)
<i>Minor Facility</i>	AP	AP	AP	AP	28.73.20(A) & (B)(1)
<i>Major Facility</i>	MUP	MUP	MUP	MUP	28.73.20(A) & (B)(1)
<b>C. PUBLIC ASSEMBLY USES</b>					
Limited special event	- - -	- - -	UP	- - -	28.73.30(A) & (B)(3)
Public Stable with Horse shows	UP	UP	UP	UP	28.73.30(A) & (B)(5)
Special Events Facility (other than Winery or Agricultural Processing Facility)					28.73.30(A) & (B)(6)
<i>6 per year max, and 150 persons or less</i>	AP	AP	AP	AP	28.73.30(A) & (B)(6)
<i>12 per year max, and 150 persons or less</i>	MUP	MUP	MUP	MUP	28.73.30(A) & (B)(6)
<i>More than 12 per year, or more than 150 persons</i>	UP	UP	UP	UP	28.73.30(A) & (B)(6)

**TABLE 28.21A TABLE OF ALLOWED USES**

**A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,  
- - - = Prohibited**

ALLOWED USES* *See Definitions Section 28-01	Permit Requirements				Land Use Regulations** **See Section 28-70.10
	A-40	A-80	A-20	A-160	
<b>RETAIL AND OFFICE USES</b>					
<b>A. RETAIL USES</b>					
Farm Equipment Sales	MUP	MUP	MUP	MUP	28.74.10(A) & (B)(4)
Farm/Ranch Supply Store	MUP	MUP	MUP	MUP	28.74.10(A) & (B)(5)
Roadside Stand					
<i>1,000 square feet or less in size</i>	A	A	A	A	28.74.10(A) & (B)(8)
<i>Between 1,000 and 2,500 square feet</i>	AP	AP	AP	AP	28.74.10(A) & (B)(8)
<i>Greater than 2,500 square feet in size</i>	MUP	MUP	MUP	MUP	28.74.10(A) & (B)(8)
<i>Non-agricultural product sales, less than 10%.</i>	A	A	A	A	28.74.10(A) & (B)(8)
<i>Non-agricultural product sales, between 10% and 25%</i>	MUP	MUP	MUP	MUP	28.74.10(A) & (B)(8)
<i>Non-agricultural product sales, greater than 25%</i>	UP	UP	UP	UP	28.74.10(A) & (B)(8)
<i>Any of the above with a Certified Farmers Market</i>					
<i>Small Certified Farmers Market</i>	AP	AP	AP	AP	28.74.10(A) & (B)(8); 28.75.20(A) & (B)(2)
<i>Medium Certified Farmers Market</i>	MUP	MUP	MUP	MUP	28.74.10(A) & (B)(8); 28.75.20(A) & (B)(2)
<i>Large Certified Farmers Market</i>	- - -	- - -	- - -	- - -	28.74.10(A) & (B)(8); 28.75.20(A) & (B)(2)
<b>B. OFFICE USES</b>					
Agricultural Research Facility					
<i>Small (less than 20,000 sq. ft.)</i>	AP	AP	AP	AP	28.74.20(A) & (B)(1)
<i>Medium (between 20,000 and 40,000 sq. ft.)</i>	MUP	MUP	MUP	MUP	28.74.20(A) & (B)(1)
<i>Large (more than 40,000 sq. ft.)</i>	UP	UP	UP	UP	28.74.20(A) & (B)(1)

TABLE 28.21A TABLE OF ALLOWED USES

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited					
ALLOWED USES* *See Definitions Section 28-01	Permit Requirements				Land Use Regulations** **See Section 28-70.10
	A-40	A-80	A-20	A-160	
<b>TOURIST USES</b>					
<b>A. AGRITOURISM</b>					
Agricultural homestay	A	A	A	A	28.75.10(A) & (B)(1)
<b>B. TEMPORARY AGRITOURISM</b>					
Amusement and entertainment uses	MUP	MUP	MUP	MUP	28.75.20(A) & (B)(1)
Certified Farmers Market					
<i>Small Certified Farmers Market</i>	AP	AP	AP	AP	28.75.20(A) & (B)(2)
<i>Medium Certified Farmers Market</i>	MUP	MUP	MUP	MUP	28.75.20(A) & (B)(2)
<i>Large Certified Farmers Market</i>	- - -	- - -	- - -	- - -	28.75.20(A) & (B)(2)
Seasonal sales lot	MUP	MUP	MUP	MUP	28.75.20(A) & (B)(3)

**TABLE 28.21A TABLE OF ALLOWED USES for THE EXCLUSIVE AGRICULTURAL DISTRICT**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,  
 - - - = Prohibited

ALLOWED USES* *See Definitions Section 28-01	Permit Requirements				Land Use Regulations** **See Section 28-70.10
	A-40	A-80	A-20	A-160	
<b>COMMERCIAL SERVICE USES</b>					
<b>A. AGRICULTURAL SERVICES</b>					
Agricultural Commercial Kitchen	MUP	MUP	MUP	MUP	28.76.10(A) & (B)(1)
Agricultural trucking services and facility					28.76.10(A) & (B)(2)
<i>Small (1 to 5 trucks)</i>	AP	AP	AP	AP	28.76.10(A) & (B)(2)
<i>Medium ( between 6 and 10 trucks)</i>	MUP	MUP	MUP	MUP	28.76.10(A) & (B)(2)
<i>Large (11 or more trucks)</i>	UP	UP	UP	UP	28.76.10(A) & (B)(2)
Airfield or heliport, Agricultural	MUP	MUP	MUP	MUP	28.76.10(A)
Commercial farm equipment fabrication and repair	MUP	MUP	MUP	MUP	28.76.10(A)
Custom farm services, e.g. hay baling	MUP	MUP	MUP	MUP	28.76.10(A)
Storage and sale of agricultural service products(fertilizer/fuel)	UP	UP	UP	UP	28.76.10(A)
<b>B. COMMERCIAL SERVICES</b>					
Large Animal Hospital or Veterinary Clinic	MUP	MUP	MUP	MUP	28.76.20(A) & (B)(1)
Kennel or Cattery, Large	MUP	MUP	MUP	MUP	28.76.20(A) & (B)(2)

**TABLE 28.21A TABLE OF ALLOWED USES for the EXCLUSIVE AGRICULTURAL DISTRICT**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited					
ALLOWED USES* *See Definitions Section 28-01	Permit Requirements				Land Use Regulations** **See Section 28-70.10
	A-40	A-80	A-20	A-160	
<b>INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE USES</b>					
<b>A. Industrial, Manufacturing and Processing Uses</b>	- - -	- - -	- - -	- - -	
<b>B. Wholesale Uses</b>	- - -	- - -	- - -	- - -	

**TABLE 28.21A TABLE OF ALLOWED USES for the EXCLUSIVE AGRICULTURAL DISTRICT**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,  
- - - = Prohibited

ALLOWED USES* *See Definitions Section 28-01	Permit Requirements				Land Use Regulations** **See Section 28-70.10
	A-40	A-80	A-20	A-160	
<b>COMMUNICATION AND INFRASTRUCTURE USES</b>					
<b>A. COMMUNICATION USES</b>					
Wireless communication facilities					
Co-locations	MUP	MUP	MUP	MUP	28.81
New towers	UP	UP	UP	UP	28.81
<b>B. INFRASTRUCTURE USES</b>					
Commercial wind turbine generator	UP	UP	UP	UP	28.80
Injection well	UP	UP	UP	UP	28.78.20(A) & (B)(4)
Non-commercial wind turbine					
<i>100 feet or less in height</i>	A	A	A	A	28.80
<i>Over 100 feet in height</i>	MUP	MUP	MUP	MUP	28.80
Oil or gas well	AP	AP	AP	AP	28.78.20(A) & (B)(7)
Pipeline, transmission or distribution line, in R.O.W.	A	A	A	A	28.78.20(A) & (B)(8)
Refuse, disposal, incineration or composting <sup>(10)</sup>	UP	UP	UP	UP	28.78.20(B)(3)
Surface mining operation	UP	UP	UP	UP	28.78.20(A)
Utility facility or infrastructure, outside of R.O.W.	UP	UP	UP	UP	28.78.20(A) & (B)(9)
<b>C. PUBLIC SERVICE USES</b>					
Public service facility	UP	UP	UP	UP	28.78.30(A) & (B)(4)
<b>D. TEMPORARY CONSTRUCTION AND INFRASTRUCTURE</b>					
Concrete/asphaltic concrete mixing plant	MUP	MUP	MUP	MUP	28.78.40(A) & (B)(2)
Construction storage yard	MUP	MUP	MUP	MUP	28.78.40(A) & (B)(2)
Construction office, storage, stockpiling, or construction yard for public infrastructure project	MUP	MUP	MUP	MUP	28.78.40(A) & (B)(3)
Meteorological Tower, 100 feet or less in height	AP	AP	AP	AP	28.78.20(A) & (B)(6)

<b>A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,            - - - = Prohibited</b>					
<b>ALLOWED USES*</b> *See Definitions Section 28-01	<b>Permit Requirements</b>				<b>Land Use Regulations**</b> **See Section 28-70.10
	A-40	A-80	A-20	A-160	
<b>COMMUNICATION AND INFRASTRUCTURE USES</b>					
Meteorological Tower, greater than 100 feet in height	MUP	MUP	MUP	MUP	28.78.20(A) & (B)(6)

**Table 28.21A TABLE OF ALLOWED USES for the EXCLUSIVE AGRICULTURAL DISTRICT**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited					
ALLOWED USES* *See Definitions Section 28-01	Permit Requirements				Land Use Regulations** **See Section 28-70.10
	A-40	A-80	A-20	A-160	
<b>RESOURCE PROTECTION USES</b>					
<b>A. RESOURCE PROTECTION USES</b>					
Conservation and Mitigation Bank	UP	UP	UP	UP	28.79.10(A)



**28.21.30**     Agricultural Districts General Development Standards

- A. General site and building standards.** Subdivisions, new land uses, main buildings including primary and secondary dwellings, and alterations to existing land uses and buildings, shall be designed, constructed, and/or established in compliance with the applicable development standards delineated or referenced in Table 28-21B.

--The remainder of this page is intentionally left blank --

**Table 28.21B**

<b>Development Standards for Main Building, Primary and Secondary Dwelling</b>		
	<b>A-20, A-40</b>	<b>A-80, A-160</b>
<b>PRIMARY DWELLING</b>		
Dwelling Size	<i>Minimum of 1,000 Square Feet</i>	
Setbacks	<i>30 feet, but at least 50 feet from the street centerline and unless otherwise indicated by building lines on the Zoning Maps.</i>	
Front		
Sides (each)		
Rear		
Between structures		
Height limit	<i>35 feet, and as allowed by 28-93 Special regulations</i>	
<b>SECONDARY DWELLING</b>		
	<b>A-20, A-40</b>	<b>A-80, A-160</b>
Dwelling Size	<i>Maximum of 1,800 Square Feet</i>	
Setbacks	<i>30 feet, but at least 50 feet from the street centerline and unless otherwise indicated by building lines on the Zoning Maps</i>	
Front		
Sides (each)		
Rear		
Between structures		
Height limit	<i>35 feet, and as allowed by 28-93 Special regulations</i>	

Notes:

- (1) Does not include a secondary dwelling as defined in Section 28-01.
- (2) Other setbacks may be required for specific uses listed in Table 28-21A, as provided elsewhere in this Chapter.
- (3) The side or rear yard requirements may be waived for an accessory building other than an animal shelter, except that such building shall not be located closer to any side street line than the main building. Waiver of said requirements shall be subject to notice as set forth in Section 04(f) of this Chapter.
- (4) Other separation between structures may be required by County Building Code.
- (5) The actual number of parcels allowed is determined through the applicable subdivision process, based on specific site characteristics and potential environmental impacts, and there is no guarantee that the maximum possible number may be achieved..
- (6) Maximum number of dwelling units allowed per parcel.

**B. ACCESSORY BUILDINGS AND STRUCTURES.**

New accessory buildings and other structures, including alterations to existing accessory buildings and other structures, shall be designed, constructed, and/or established in compliance with the applicable development standards in Section 28.71.10(B)(1) and in Table 28.21C below. Only one residential accessory building is allowed per lot.

<b>Table 28.21C DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS</b>		
	<b>A-20, A-40</b>	<b>A-80, A-160</b>
<b>AGRICULTURAL ACCESSORY BUILDINGS <sup>(1)</sup></b>		
Setbacks		
Attached	<i>An accessory building attached to the main building shall comply with the setback requirements for the main building</i>	
Detached		
Front	<i>60 feet or on the rear 50% of the lot</i>	
Sides (each)	<i>20 feet</i>	
Rear	<i>20 feet</i>	
Between structures	<i>10 feet from any dwelling or other main building on the same lot Stables: 20 feet from any dwelling or other main building on the same lot</i>	
Height limit	<i>35 feet, and as allowed by 28-93 General Building regulations</i>	
Parking	<i>As required by 28-94, Parking Requirements</i>	
Signs	<i>See Section 28.96 Signs</i>	
<b>RESIDENTIAL ACCESSORY BUILDINGS <sup>(1)</sup></b>		
	<b>A-20, A-40</b>	<b>A-80, A-160</b>
Setbacks		
Attached	<i>An accessory building attached to the main building shall comply with the setback requirements for the main building</i>	
Detached		
Front	<i>60 feet or on the rear 50% of the lot</i>	
Sides (each)	<i>20 feet</i>	
Rear	<i>20 feet</i>	
Between structures	<i>10 feet from any dwelling or other main building on the same lot Stables: 20 feet from any dwelling or other main building on the same lot</i>	
Height limit	<i>35 feet, and as allowed by 28-93 Special regulations</i>	
Parking	<i>As required by 28-94, Parking Requirements</i>	
Signs	<i>See Section 28.96 Signs</i>	

Notes:

- (1) Does not include a secondary dwelling as defined in Section 28-01.
- (2) Other setbacks may be required for specific uses listed in Table 28-21A, as referenced.
- (3) The side or rear yard requirements may be waived for an accessory building other than an animal shelter, except that such building shall not be located closer to any side street line than the main building. Waiver of said requirements shall be subject to notice as set forth in Section 04(f) of this Chapter.

- (4) Other separation between structures may be required by County Building Code.

## **Section 28.22 – SUISUN MARSH AGRICULTURAL (A-SM) DISTRICTS**

Subsections:

28.22.10 – Suisun Marsh Agriculture Districts

28.22.11 – Purposes of Suisun Marsh Agricultural Districts

28.22.20 – Suisun Marsh Agricultural District Land Uses and Permit Requirements

28.22.30 – Suisun Marsh Agricultural District Development Standards

### **28-22.10 – Suisun Marsh Agriculture Districts**

This section includes regulations for the A-SM-80 and A-SM-160 zoning districts.

### **28.22.11 – Purpose of Suisun Marsh Agriculture Districts**

This Section lists the uses of land that may be allowed within the Suisun Marsh Agricultural zoning districts, established by Section 28.13 (Districts Designated and Established). It also determines the type of land use approval required for each type of use and provides general standards for site development.

Agriculture is the major industry in Solano County, generating the majority of the tax revenue in the unincorporated County. In addition, certain agricultural lands serve an important function in buffering contiguous environmentally sensitive lands of the Suisun Marsh from the effects of urbanization. Therefore, the Board of Supervisors has determined that it is in the interest of the County to prevent further encroachment upon such agricultural lands by incompatible uses of property.

The purpose and intent of the A-SM districts is to preserve lands best suited for permanent agricultural use while limiting certain intensive agricultural practices which may conflict with adjoining sensitive lands. A primary intent of the A-SM districts is to assure the retention of upland and lowland grasslands adjacent to the Suisun Marsh in uses compatible with its protection.

### **28.22.20 – Suisun Marsh Agricultural District Land Uses and Permit Requirements**

#### **A. Allowed Uses and Permit Requirements**

Table 28-22A identifies the land uses allowed by this Zoning Ordinance in each Suisun Marsh Agricultural district and the land use permit required to establish each use. In addition to the land use permit required by Table 28-22A, special requirements may apply to certain uses.

**B. Marsh Development Permit Requirements**

Any development within the Suisun Marsh, as defined by Section 29114 of the Public Resources Code, shall be subject to obtaining a Marsh Development Permit pursuant to the Suisun Marsh Preservation Act of 1977, and as provided for in Section 28.104 of this Code. When a land use subject to a marsh development permit is proposed in both the Primary Management Area and Secondary Management Area, as defined in the Suisun Marsh Preservation Act of 1977, the land use shall be subject to a use permit covering the whole of the project.

**C. Architectural Review**

Architectural Approval may be required for certain uses, in compliance with Section 28.102 (Architectural Approval).

**D. Building Permits**

A Building Permit shall be required prior to any construction.

**E. Land Use Regulations**

Where the last column in Table 28.22A (Land Use Regulations) includes a section number, e.g. 28.70.10, the zoning regulations in the referenced section apply to the use. Where the last column includes a chapter number, e.g. Chapter 13.6, the regulations in the referenced Solano County Code apply to the use. Provisions in other sections of this Zoning Ordinance may also apply.

**F. Non-Conforming Uses**

Within the Suisun Marsh, as defined by Section 29101 of the Public Resources Code, uses established prior to 1977 that do not conform to the uses set forth in Table 28-22A shall be considered nonconforming uses under Section 28.114, except that non-substantial changes, alterations, and additions to nonconforming uses may be allowed within the existing established project footprint area subject to a marsh development permit, pursuant to the Suisun Marsh Preservation Act of 1977 and as provided for in Section 28.104 of this code. The overall existing development area may not be expanded under these provisions. Development within the existing development area should minimize additional impervious surfaces. An adequate buffer should be established or maintained between the development areas and any water, wetlands, or other Marsh habitat to protect the habitat from adverse environmental impacts. An erosion, sediment, and runoff control plan shall be prepared in accordance with Section 31.26(b) of the Solano County Grading, Drainage, Land Leveling and Erosion Control Ordinance. When the non-conforming use is located in both the Primary and Secondary Management Areas, as defined by

the Suisun Marsh Preservation Act of 1977, non-substantial changes, alterations, and additions to the nonconforming use shall be subject to a use permit covering the whole of the project.

**G. Site Development and Other Standards**

All uses shall comply with the provisions of Article IV, Section 28-90 Site Development and Other Standards, which includes standards for parking, signs, and other project elements.

<b>Table 28.22A TABLE OF ALLOWED USES</b>		
<b>A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit, UP = Use Permit, - - - = Prohibited</b>		
<b>ALLOWED USES</b>	<b>Permit Requirements</b>	<b>Land Use Regulations</b>
See Definitions Section 28.10	<b>AL-80 and AL-160<sup>(1)</sup> Zoning Districts</b>	See Section 28.70.10
<b>28.71 AGRICULTURAL USES</b>		
<b>A. CROP PRODUCTION AND GRAZING</b>		
Agricultural accessory buildings	A	28.71(A) & (B)(1)
Cultivated and irrigated farming	A <sup>(2)</sup>	
Non-irrigated and non-cultivated farming	A <sup>(2)</sup>	
Grazing	A <sup>(2)</sup>	
Pastured Poultry		
Not adjacent to a R District	A	28.71.10(A) & (B)(4)
Adjacent to a R District	MUP	28.71.10(A) & (B)(4)
With an agricultural commercial kitchen	- - -	
With sales	- - -	
With Special events	- - -	
With more than 4 crowing fowl	UP	28.71.10(A) & (B)(4)
<b>B. AGRICULTURAL PROCESSING USES</b>		
None allowed		
<b>C. ANIMAL FACILITIES AND OPERATIONS</b>		
None allowed		
<b>D. OTHER AGRICULTURAL OPERATIONS</b>		
Agricultural employee housing	AP	28.71.40(A) & (B)(1)
HCD Agricultural employee housing	A	28.71.40(A) & (B)(3)
Temporary commercial coach	AP	28.71.40(A) & (B)(5)
<b>28.72 RESIDENTIAL USES</b>		
<b>A. DWELLINGS</b>		
Primary Dwelling <sup>(3)</sup>	A	28.72.10(A)
Secondary Dwelling	A	28.72.10(A) & (B)(6)
Second Kitchen	AP	28.72.10(A) & (B)(7)
<b>B. TEMPORARY RESIDENTIAL USES</b>		
Temporary single family dwelling	AP	28.72.20(A) & (B)(6)
<b>C. AGRICULTURAL AND ANIMAL FACILITIES INCIDENTAL TO A RESIDENCE</b>		
Small kennels and catteries	AP	28.72.30(A) & (B)(3)
<b>D. OTHER RESIDENTIAL USES</b>		

**Table 28.22A TABLE OF ALLOWED USES**

**A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit,  
UP = Use Permit, - - - = Prohibited**

<b>ALLOWED USES</b>	<b>Permit Requirements</b>	<b>Land Use Regulations</b>
See Definitions Section 28.10	<b>AL-80 and AL-160<sup>(1)</sup> Zoning Districts</b>	See Section 28.70.10
Home occupation, Type I	A	28.72.40(A) & (B)(2)
<b>28.73 RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES</b>		
<b>A. RECREATION USES</b>		
Marsh oriented recreation	UP	28.73.10(A) & (B)(1)
Public open space area	A	28.73.10(A)
Stable, public without Horse Shows	UP	28.73.10(A) & (B)(3)
<b>B. EDUCATION USES</b>		
Agricultural Education, Minor Facility	AP	28.73.20(A) & (B)(1)
Marsh Education	UP	28.73.20(A)
<b>C. PUBLIC ASSEMBLY USES</b>		
Special Events Facility (other than Winery or Agricultural Processing Facility)		
<i>6 per year max, and 150 persons or less</i>	AP	28.73.30(A) & (B)(6)
<i>12 per year max, and 150 persons or less</i>	MUP	28.73.30(A) & (B)(6)
<i>More than 12 per year, or more than 150 persons</i>	UP	28.73.30(A) & (B)(6)
<b>28.74 RETAIL AND OFFICE USES</b>		
<b>A. RETAIL USES</b>		
None Allowed		
<b>B. OFFICE USES</b>		
Agricultural research facility, Small	UP	28.74.20(A) & (B)(1)
Marsh research facility	UP	28.74.20(A)
<b>28.75 TOURIST USES</b>		
<b>A. AGRITOURISM</b>		
None Allowed		
<b>B. TEMPORARY AGRITOURISM</b>		
None Allowed		
<b>28.76 COMMERCIAL SERVICE USES</b>		
<b>A. AGRICULTURAL SERVICES</b>		
None Allowed		
<b>B. COMMERCIAL SERVICES</b>		
None Allowed		
<b>28.77 INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE USES</b>		
<b>A. INDUSTRIAL, MANUFACTURING AND PROCESSING USES</b>		
None Allowed		
<b>B. WHOLESALE USES</b>		
None Allowed		
<b>28.78 COMMUNICATION, INFRASTRUCTURE AND SERVICE USES</b>		
<b>A. COMMUNICATION USES</b>		
Wireless communication facility		
<i>Co-location</i>	MUP	28.81



**Table 28.22A TABLE OF ALLOWED USES**

**A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit,  
UP = Use Permit, - - - = Prohibited**

<b>ALLOWED USES</b>	<b>Permit Requirements</b>	<b>Land Use Regulations</b>
See Definitions Section 28.10	<b>AL-80 and AL-160<sup>(1)</sup> Zoning Districts</b>	See Section 28.70.10
<i>New tower</i>	UP	28.81
<b>B. INFRASTRUCTURE USES</b>		
Commercial wind turbine generator	UP	28.80
Extraction and Removal of Minerals or Natural Materials from Quarries and Borrow Areas existing as of January 1, 1982	UP	28.78.20(A)
Non-commercial wind turbine		
<i>100 feet or less in height</i>	A	28.80
<i>Over 100 feet in height</i>	- - -	28.80
Oil or Gas Well <sup>(4)</sup>	AP	28.78.20(A) & (B)(7)
Pipeline, transmission, or distribution line, in R.O.W.	A	28.78.20(A) & (B)(8)
Utility facilities or infrastructure, outside of R.O.W.	UP	28.78.20(A) & (B)(9)
Waste disposal, processing, and composting	UP <sup>(5)</sup>	28.78.20(A) & (B)(3)
<b>C. PUBLIC SERVICE USES</b>		
Public Service Facility	UP	28.78.30(A) & (B)(4)
<b>D. TEMPORARY CONSTRUCTION AND INFRASTRUCTURE</b>		
Meteorological Tower, 100 feet or less in height	AP	28.78.20(A) & (B)(6)
Meteorological Tower, greater than 100 feet in height	MUP	28.78.20(A) & (B)(6)
<b>28.79 RESOURCE CONSERVATION USES</b>		
Conservation and Mitigation Bank	UP	28.79.10(A)

Notes:

1. Any development within the Suisun Marsh, as defined by Section 29114 of the Public Resources Code, shall be subject to obtaining a Marsh Development Permit pursuant to the Suisun Marsh Preservation Act of 1977, and as provided for in Section 28.104 of this Code.
2. Management of wetlands and agricultural operations, with emphasis on grain and hay crop production, pasture, grazing, and the growing of plants and natural feed important to wildlife habitat.
3. Buildings and uses clearly accessory or incidental to any permitted use located on the premises, including a one-family dwelling or a manufactured dwelling, barns, private stables, sheds, and other associated buildings.
4. Oil wells not permitted in the Suisun Marsh Primary and Secondary Management Areas.

5. During or subsequent to final closure of any waste disposal site, the Planning Commission may approve any beneficial reuse of the waste disposal site that (i) is compatible with the approved closure and/or post-closure plans for the site, (ii) would not be detrimental to existing or anticipated agricultural land uses in the vicinity, and (iii) would not subject occupants of the site, neighbors, or the environment, to risks associated with the wastes which have been disposed of at the site.

**28.22.30 – Suisun Marsh Agricultural District Development Standards**

Subdivision, new land uses, main buildings including primary and secondary dwellings, and alterations to existing land uses and buildings, shall be designed, constructed, and/or established in compliance with the applicable development standards delineated or referenced in Table 28-22B.

<b>TABLE 28.22B</b>	
<b>DEVELOPMENT STANDARDS FOR MAIN BUILDING, ACCESSORY STRUCTURES, AND USES</b>	
<b>MAIN BUILDING, ACCESSORY STRUCTURES, AND USES</b>	
<b>Minimum Lot Area</b>	AL-80 = 80 acres AL-160 = 160 acres
<b>Setbacks</b>	
Front	Thirty feet; except that buildings shall not be less than fifty feet from the centerline of the street, and unless otherwise indicated by building lines on the zoning maps.
Sides (each)	20 feet
Rear	25 feet
Between structures	10 feet
<b>Height limit</b>	Thirty-five feet; and as allowed by 28-93 Special regulations
<b>OTHER STANDARDS</b>	
<b>Parking Requirements</b>	Parking shall be provided in conformance with the parking standards in Section 28.94
<b>Signs</b>	All signs shall comply with the sign requirements in Section 28.96

(Ord. No. 1732, §2)

## **28.23 Suisun Valley Agricultural Districts**

### **Subsections**

- 28.23.10 Purpose**
- 28.23.11 Purposes of Agriculture – Suisun Valley District**
- 28.23.12 Purposes of Agriculture Tourist Center Districts**
- 28.23.20 Definitions Applicable only to the A-SV-20, ATC and ATC-NC Districts**
- 28.23.30 Agriculture-Suisun Valley Uses and Permit Requirements**
- 28.23.40 General Development Standards**
- 28.23.50 Special Use Regulations**
- 28.23.60 Design Guidelines and Design Review**

### **28.23.10 - Purpose of Section**

The purpose of this Section is to preserve and enhance the environment and economy of the Suisun Valley as a rural agricultural community by maintaining the agricultural character, improving agricultural production and income, promoting agricultural products grown in Solano, and providing for agricultural tourist centers.

This Section lists the uses of land allowed within the Agriculture-Suisun Valley and the Agriculture Tourist Center zoning districts (ATC and ATC-NC) zoning districts as established by Section 28.13 (Districts Designated and Established). It also determines the type of land use approval required for each use, and provides general standards for site development.

### **28.23.11 - Purposes of Agriculture - Suisun Valley District**

The majority of land within Suisun Valley is in agricultural use, producing grapes for wine, small grains, or other fruit crops. This farmland is essential to the Valley's agricultural economy and quality of life. The standards in this section maximize the viability of the family farm by allowing uses that support agriculture and excluding incompatible uses.

### **28.23.12 - Purposes of Agricultural Tourist Center Districts**

Development of agricultural tourism is critical to the future viability of agriculture in Solano County. The standards in this section allow a variety of uses that will help foster small tourist-oriented centers within the Valley, help attract tourists, and provide additional opportunities to market local products

### **28.23.20 - Definitions Applicable only to the A-SV-20, ATC and ATC-NC DISTRICTS**

#### **Hotel.**

Any building, portion of a building, or group of buildings containing six or more guest rooms designed, or intended to be used, let or hired out for transient accommodations. A hotel may include accessory uses, including commercial kitchens and dining facilities open to the public.

**Retail Stores and Services:**

Retail stores and services, businesses and professional offices providing convenience goods and services to serve a residential neighborhood or rural community, conducted entirely within a building or buildings on a single ownership where such building(s) or uses does not exceed one thousand five hundred square feet of floor area, unless referred to the Planning Commission by the Director of Resource Management for determination of consistency with the intent of the Agricultural Tourist Center (A-T-C and A-T-C-NC) districts.

**Seasonal Sales Lots:**

Seasonal sales lots, including pumpkin patches, Christmas tree lots and other similar sales events, where the sale of agriculturally related products is seasonal and/or tied to an annual holiday event.

**Winery:** An agricultural processing facility used for the commercial purpose of processing grapes, berries, or other fruit products, to produce wine or similar wine products. Processing includes wholesale sales, crushing, fermentation and refermentation, blending, bottling, packaging, storage, aging, handling, shipping, and receiving of such products. Includes related accessory uses such as: office, laboratory, wine tasting facilities, retail sales of wine and other agricultural products produced on the premises or off-site by the winery operator, retail sales of wine and agricultural related promotional and/or educational items, and winery tours.

**Winery-small:** A winery with annual production less than 20,000 gallons per year, in bulk and bottles combined.

**Winery-medium:** A winery with annual production between 20,000 and 100,000 gallons per year, in bulk and bottles combined.

**Winery-large:** A winery with annual production greater than 100,000 gallons per year, in bulk and bottles combined.

**28.23.30 Agriculture - Suisun Valley District Uses and Permit Requirements**

A. **Allowable uses:** Table 28-23A identifies the land uses allowed by these Zoning Regulations in the Agriculture – Suisun Valley (A-SV) District, the Agriculture Tourist Center (ATC) District and the Agriculture Tourist Center – North Connector (ATC-NC) District, as well as, the land use permit required to establish each use. In addition to the land use permit required by Table 28-23A, special requirements may apply to certain uses (See Section 28.23.50). Where the last column of Table 28.23A (Land Use regulations) includes a section number, e.g. 28.70, the zoning regulations referenced apply to the use. Where the last column includes

a chapter number, e.g. Chapter 13.6, the regulations in the referenced Solano County Code section apply to the use. Provisions contained in other sections of the Zoning Regulations may also apply.

- B. Building and Other Permits:** A building permit, as required under Chapter 6.3 of the County Code, and any other permits required by the County Code, shall also be required prior to any construction, demolition, or change of occupancy type.
  
- C. Design Review:** Design review, as described in Section 28-23.103 of the Solano County Zoning Regulations, shall be required for all new construction requiring a building permit within the Agriculture – Suisun Valley District and the Agriculture Tourist Center (ATC and ATC-NC) Districts. In carrying out the purposes of this Section, the Zoning Administrator or Planning Commission shall consider the Suisun Valley Design Guidelines as a manual for determining Architectural Approval.

**TABLE 28-23A Table of Allowed Uses and Permit Requirements**

<b>A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited</b>				
<b>ALLOWED USES*</b>				
*See Definitions Section 28-10				
	<b>A-SV-20</b>	<b>ATC</b>	<b>ATC-NC</b>	<b>Land Use Regulations**</b> **See Section 28-70.10
<b>AGRICULTURAL USES</b>				
Crop production, including orchards and vineyards	A	A	A	
Agricultural accessory structures	A	A	A	
Agricultural processing facility				
On-site products <sup>(1)</sup>	A	A	A	28.71.20(A) & (B)(1)
Off-Site product <sup>(2)</sup>	UP	UP	UP	28.71.20(A) & (B)(1)
With Special Events	UP			28.71.20(A) & (B)(1) & 28-23.50(A)(B)(C4)
Wineries				
Winery, small	A/UP <sup>3,4</sup>	A	A	28.23.50.10
Winery, medium	A/UP <sup>3,4</sup>	AP	AP	28.23.50.10
Winery, large	UP <sup>5</sup>	UP	UP	28.23.50.10
Animal facilities and operations				
Confined animal facility, including dairy	- - -	- - -	- - -	- - -
Fowl and Poultry Ranch	- - -	- - -	- - -	- - -
Pastured poultry and livestock	A/MUP	- - -	- - -	28.23.50.10
Grazing	A	- - -	- - -	
Slaughterhouse	- - -	- - -	- - -	- - -
Aquaculture	UP	- - -	- - -	
Auctions, agricultural equipment sales, temporary	AP/MUP	AP/MUP	AP/MUP	28.23.50.10
Conservation Bank	UP	- - -	- - -	28.79.10(A)
Nursery with public sales <sup>(6)</sup>	A	- - -	- - -	28.71.20(B)(3)
Temporary Agricultural office	AP	AP	AP	28.23.50.10
Wind turbine, non-commercial under 100 feet	A	A	A	28.80
Wind turbine, non-commercial over 100 feet	MUP	MUP	MUP	28.80

Notes:

- 1) Products originating on-site or off-site on land owned or leased by the operator within Solano County.
- 2) Products originating on land not owned or leased by the operator within Solano County.
- 3) At least twenty-five percent (25%) of the grapes or other fruit used in production, averaged over 5 consecutive years, must be grown on-site or off-site on land owned or leased by the operator within Solano County. If less than twenty-five percent (25%) of the grapes are sourced in this way, then a conditional use

permit is required.

- 4) Six or fewer special events per year are allowed by right, with 150 or fewer guests per event.

Otherwise, a Use Permit is required.

- 5) Special events as permitted with a large winery use permit.
- 6) No more than 1,500 square feet of non-plant inventory, indoor and outdoor combined, for display and sales to the general public shall be allowed.
- 7) Does not include a guest house.

**TABLE 28-23A Table of Allowed Uses and Permit Requirements (continued)**

<b>A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited</b>				
<b>ALLOWED USES*</b>				
*See Definitions Section 28-10				
	<b>A-SV-20</b>	<b>ATC</b>	<b>ATC-NC</b>	<b>Land Use Regulations**</b> **See Section 28-70.10
<b>RESIDENTIAL USES</b>				
Accessory buildings and uses <sup>(7)</sup>	A	A	A	28.72.10(A) & (B)(1)
Agricultural employee housing	AP	---	---	28.23.50.20
HCD Agricultural employee housing	AP	---	---	
Cottage Industry	UP	UP	---	28.72.40(A) & (B)(1)
Home occupation	A/AP	A/AP	---	28.72.40(A) & (B)(2)
Primary dwelling	A	AP	AP	28.72.10(A)
Secondary dwelling	A	---	---	28.23.50.20
Small Kennel or Cattery				28.72.30(A) & (B)(3)
Stable, private (9 horses or less)	A	A	---	28.72.30(A) & (B)(5)
Storage, manufactured home (one per parcel)	A	A	---	28.23.70.40
Temporary Accommodations				
Security quarters for a business operation (commercial coach, manufactured home or recreational vehicle)	AP	AP	AP	28.23.50.20
Temporary single family home	UP	UP	---	28.23.70.30
Temporary storage of a mobile home	AP	AP	AP	28.23.50.20
<b>RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES</b>				
Agricultural education	A	A	A	28.73.20(A) & (B)(1)
Boating and swimming facility on existing waterways	---	UP	UP	28.73.10(A)
Hunting or fishing club	---	---	---	28.73.10(A) & (B)(1)
Limited Public Events	UP	UP	UP	28.23.50.30



Special Events	See Specific Use Regulations			28-23.50(A)(B)(C4)
Stable, public and horse show	---	---	---	---

**TABLE 28-23A Table of Allowed Uses and Permit Requirements (continued)**

<b>A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited</b>				
<b>ALLOWED USES*</b>				
*See Definitions Section 28-10				
	<b>A-SV-20</b>	<b>ATC</b>	<b>ATC-NC</b>	<b>Land Use Regulations**</b> **See Section 28-70.10
<b>RETAIL TRADE USES</b>				
Farm/Ranch Supply Store	- - -	A	A	28.23.50.40
Farm supplies and farm equipment sales	- - -	- - -	A	28.23.50.40
Neighborhood Commercial Use				28.23.50.40
1,500 square feet or less	- - -	A	A	28.23.50.40
Greater than 1,500 square feet	- - -	MUP	MUP	28.23.50.40
Roadside stand				
1,000 square feet or less in size	A	A	A	28.23.50.40
Between 1,000 and 2,500 square feet	AP	A	A	28.23.50.40
Greater than 2,500 square feet in size	UP	A	A	28.23.50.40
Non-agricultural product sales, less than 10%	A	A	A	28.23.50.40
Non-agricultural product sales, greater than 10%	UP	A	A	28.23.50.40
<b>TOURIST USES</b>				
Agricultural homestay	A	- - -	- - -	28.23.50.50
Agricultural homestay with special events	UP	- - -	- - -	28.23.50.50
Agritourism	A	A	A	28.23.50.50
Bakery/Cafe/Restaurant				
1,000 square feet or less in size	A	A	A	28.23.50.50
1,001 to 5,000 square feet	AP	A	A	28.23.50.50
5,001 or more square feet in size	UP	MUP	MUP	28.23.50.50
Bed and Breakfast Inn	AP	A	A	28.23.50.50
Gallery	AP	A	A	28.23.50.50
Hotel	- - -	A	A	28.23.50.50
Local products store	- - -	A	A	28.23.50.50
Resort Hotel	UP	UP	UP	28.23.50.50
Tasting Facility	AP	A	A	28.23.50.50
Temporary Agritourism				
Amusement and entertainment use	AP/MUP	AP/MUP	AP/MUP	28.23.50.50

Farmer's Market	AP/MUP	AP/MUP	AP/MUP	28.23.50.50
Seasonal sales lot	AP/MUP	AP/MUP	AP/MUP	28.23.50.50

**TABLE 28-23A Table of Allowed Uses and Permit Requirements (continued)**

<b>A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited</b>				
<b>ALLOWED USES*</b>				
*See Definitions Section 28-10				
	<b>A-SV-20</b>	<b>ATC</b>	<b>ATC-NC</b>	<b>Land Use Regulations**</b> **See Section 28-70.10
<b>COMMERCIAL SERVICE USES</b>				
Airfield or heliport, Agricultural	- - -	- - -	- - -	- - -
Commercial agricultural trucking service and facility	- - -	- - -	UP	28.76.10(A) & (B)(2)
Commercial custom farm services, e.g. hay baling	UP	- - -	UP	28.76.10(A)
Commercial farm equipment fabrication and repair	UP	- - -	A	28.76.10(A)
Commercial storage and sale of agricultural service products(fertilizer/fuel)	UP	UP	A	28.76.10(A)
<u>Large</u> Kennel or Cattery	MUP	- - -	- - -	28.76.20(A) & (B)(2)
Veterinary facility	UP	UP	UP	28.76.10(A) & (B)(1)
<b>COMMUNICATION AND INFRASTRUCTURE USES</b>				
Pipeline, transmission or distribution line in R.O.W.	A	A	A	28.78.20(A) & (B)(8)
Public service facility	UP	UP	UP	28.28.78.30(A) & (B)(4)
Refuse dumping, disposal, processing, composting <sup>(10)</sup>	UP	- - -	- - -	28.78.20(A) & (B)(3)
Surface mining operation	UP	UP	UP	28.78.20(A)
Wind turbine generator, commercial	- - -	- - -	- - -	28.80
<b>Temporary Construction and Infrastructure</b>				
Construction office, storage and construction yard	AP	AP	AP	28.23.50.70
Utility facilities or infrastructure, outside of R.O.W.	UP	UP	UP	28.78.20(A) & (B)(9)
Wireless communication facility	UP	UP	UP	28.81

**28.23.40 - General Development Standards**

**TABLE 28-23B Table of General Development Standards**

<b>Development Standards for Main Building, Primary and Secondary Dwelling</b>			
	<b>A-SV</b>	<b>ATC</b>	<b>ATC-NC</b>
<b>MAIN BUILDING, PRIMARY or SECONDARY DWELLING</b>			
Dwelling Size	Minimum of 1,000 Square Feet		
Minimum Lot Area	Minimum area required for new parcels		
w/ water and sewer	20 acres	2,000 square feet	5,000 square feet
w/ water or sewer	20 acres	2.5 acres	2.5 acres
w/o water or sewer	20 acres	5 acres	5 acres
Floor Area Ratio	Maximum gross floor area for new dwellings		
w/ water and sewer	---	0.5	0.5
w/o water or sewer	---	0.3	0.3
Setbacks	Minimum Setbacks required. See Section 28-97 for setback measurement, allowed projections into setback and exceptions to setbacks.		
Front	30 feet, but at least 50 feet from the street centerline and unless otherwise indicated by building lines on the Zoning Maps.	None to 25 feet	10 to 25 feet maximum
Sides (each)	20 feet	None	15 feet on corner lot, none on interior lots
Rear	25 feet	None	15
Between structures	10 feet	None, except per building code	
Height limit	35 feet, and as allowed by 28-93 Special regulations and 28-93		
<b>SECONDARY DWELLING</b>			
Dwelling Size	Maximum of 1,800 Square Feet	None	N/A
Setbacks			
Front	30 feet, but at least 50 feet from the street centerline and unless otherwise indicated by building lines on the Zoning Maps	N/A	
Sides (each)	20 feet	N/A	
Rear	25 feet	N/A	
Between structures	10 feet		
Height limit	35 feet, and as allowed by 28-93 Special regulations		

Parking	As required by 28-94, Parking Requirements and the Suisun Valley Design Guidelines. Off-street parking requirements may be met through participation in a parking district that apportions off-site parking.
Signs	See Section 28-96 Signs

**TABLE 28-23C Table of General Development Standards**

<b>Development Standards for Accessory Buildings<sup>2</sup></b>			
	<b>A-SV</b>	<b>ATC</b>	<b>ATC-NC</b>
<b>ACCESSORY BUILDINGS</b>			
Minimum Lot Area <sup>1</sup>	Minimum area required for new parcels		
w/ water and sewer	20 acres	2,000 square feet	5,000 square feet
w/ water or sewer	20 acres	2.5 acres	2.5 acres
w/o water or sewer	20 acres	5 acres	5 acres
Floor Area Ratio	Maximum gross floor area for new dwellings		
w/ water and sewer	---	0.5	0.5
w/o water or sewer	---	0.3	0.3
Setbacks <sup>3</sup>	Minimum Setbacks required. See Section 28-50(e) for setback measurement, allowed projections into setback and exceptions to setbacks.		
Attached	An accessory building attached to the main building shall comply with the setback requirements for the main building		
Detached			
Front	60 feet or on the rear 50% of the lot	None to 25 feet	10 to 25 feet
Sides (each) <sup>4</sup>	20 feet	None	15 feet on corner lots, none for interior lots
Rear <sup>4</sup>	20 feet	None	15 feet
Between structures <sup>5</sup>	10 feet from any dwelling or other main building on the same lot Stables: 20 feet from any dwelling or other main building on the same lot		
Height limit	35 feet, and as allowed by 28-93 Special regulations		
Parking	As required by 28-94, Parking Requirements		
Signs	See Section 28.96 Signs		

**Notes:**

- (1) The actual number of parcels allowed is determined through the applicable subdivision process, based on specific site characteristics and potential environmental impacts, and there is no guarantee that the maximum possible number may be achieved.
- (2) Does not include a secondary dwelling as defined in Section 28-01.
- (3) Other setbacks may be required for specific uses listed in Table 28-23A, as referenced.
- (4) The side or rear yard requirements may be waived for an accessory building other than an animal shelter, except that such building shall not be located closer to any side street line than the main building. Waiver of said requirements shall be subject to notice as set forth in Section 28.04(F) of this Chapter.
- (5) Other separation between structures may be required by County Building Code.

## **28.23.50 - Special Uses Regulations:**

### **28.23.50.10 - Agricultural Uses**

- A. Permit Required.** Agricultural uses are permitted uses, subject to the permit requirements in 28-23A.
- B. Standards** Agricultural uses must meet the applicable development standards delineated in Tables 28-23B and 28-23C and comply with the following:

#### **1. Auctions, Agricultural Equipment Sales**

- a. Permit Required.** An administrative permit is required for auctions and agricultural equipment sales uses, provided any such use shall meet the standards delineated in Table 28-23B. Permits issued under this shall be for a fixed term not to exceed one year, unless otherwise specified in this section. In the event that an agritourism use cannot meet the standards in this section, then a minor use permit shall be required to alter any of the standards in (2) below.
- b. Standards.** Auctions and agricultural equipment sales in the A-SV-20 and A-T-C districts zoning district shall comply with the following standards:
- 1. Duration.** Auctions and agricultural equipment sales shall be limited to one event, not to exceed seven days per event.
  - 2. Access.** Shall provide ingress and egress designed so as to avoid traffic congestion;
  - 3. Roads.** Shall be located on a public road or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
  - 4. Hours of Operation.** Shall be limited to 8:00am until 6:00 pm Mondays through Sunday
  - 5. Prevent Offensive Noise, Dust, Glare, Vibration or Odor.** Shall provide adequate controls or measures to prevent noise, dust, glare, vibration or odor.

#### **2. PASTURED LIVESTOCK**

- a. Permit Required.** Pastured livestock operations are a permitted use, subject to the provisions below:

- 1. When a Permit Is Not Required.** A pastured livestock operation is a

permitted use when the parcel is located is located more than 1,320 feet from any lot in an (R) District, and meets the standards in (b) below are met.

**2. When a Minor Use Permit Is Required.** A pastured livestock operation is a permitted use upon approval of a minor use permit, if the parcel is located within 1,320 feet on any lot in an (R) District, and/or any of the standards in (b) below cannot be met.

**b. Standards.** Pastured livestock operations shall comply with the following general standards:

**1.** Manage storm water to prevent feed and manure from entering any natural or constructed storm water facility or creek, stream or river,

**2.** Maintain a setback of 200 feet from any (R) district parcel,

**3.** Manage supplemental feeds, manure, bedding and nesting materials to lessen any potential adverse impacts that the pastured livestock operation might have on neighbors or the larger community. Pastured livestock operators are required to submit to the Agricultural Commissioner, on an annual basis, a plan for the management of the operation which will provide policies and procedures for insuring that the pastured livestock operation is not likely to become a nuisance to surrounding property owners or the community and that no health and safety problems will arise due to its operation. The Plan should describe policies and procedures that:

(a) Regulate, control or prohibit the accumulation of manure.

(b) Prevent any accumulation of animal or vegetable matter in which fly larvae exist or any accumulation of filth or source of foulness hazardous to health or comfort of people

(c) Protect pollutants from entering in creeks, streams, drainage ditches or groundwater supplies.

(d) Prohibit any nuisance, offensive matter, foul or noxious odors.

(e) Provide adequate parking and circulation for the operation.

### **3. PASTURED POULTRY**

**a. Permit Required.** Pastured poultry is a permitted use, subject to the provisions below:

**1. When a Permit Is Not Required.** A pastured poultry operation is a permitted use if the parcel is located more than 1,320 feet from any lot in an (R) District, and meets the standards in (b) below are met.

**2. When a Minor Use Permit Is Required.** A pastured poultry operation is a permitted use upon approval of a minor use permit, if the parcel is located within 1,320 feet on any lot in an (R) District, and/or any of the standards in (b) below cannot be met.

**3. Exemptions.** Any minor raising fowl or a 4H or similar type of agricultural education program is exempt from these requirements.

**b. Standards.** Pastured poultry operations shall comply with the following general standards:

**1.** Manage storm water to prevent feed and manure from entering any natural or constructed storm water facility or creek, stream or river,

**2.** Maintain a setback of 200 feet from any (R) district parcel,

**3.** Employee best practices to ensure that stray birds do not trespass onto adjacent public rights-of-way or private lands.

**4.** Be limited to 3,000 birds or less,

**5.** Contain no more than 5 crowing fowl, and

**6.** Manage supplemental feeds, manure, bedding and nesting materials to lessen any potential adverse impacts that the pastured poultry operation might have on neighbors or the larger community. Pastured poultry operators are required to submit to the Agricultural Commissioner, on an annual basis, a plan for the management of the operation which will provide policies and procedures for insuring that the pastured poultry operation is not likely to become a nuisance to surrounding property owners or the community and that no health and safety problems will arise due to its operation. The Plan should describe policies and procedures that

**i.** Regulate, control or prohibit the accumulation of manure.

**ii.** Prevent any accumulation of animal or vegetable matter in which fly larvae exist or any accumulation of filth or source of foulness hazardous to health or comfort of people

**iii.** Protect pollutants from entering in creeks, streams, drainage ditches or groundwater supplies.

**iv.** Prohibit any nuisance, offensive matter, foul or noxious odors.

#### **4. TEMPORARY AGRICULTURAL OFFICE**

**a. Permit Required.** A commercial coach may be used as temporary agricultural



offices, incidental to the commercial agricultural operation on the property, as permitted in Table 28-23A, subject to the standards below:

**b. Standards.**

1. Building permit required. No commercial coach shall be used as temporary agricultural offices without first securing a building permit from the County of Solano.
2. Only one commercial coach or vehicle shall be allowed on the site,
3. The commercial coach shall be either made permanent or removed upon the expiration of 24 months.
4. The commercial coach may not be used as a residence and shall meet all building setbacks applicable to permanent development on the parcel.

**5. WINERIES**

- a. Small winery.** A small winery, as defined in Section 28-10, is allowed by right subject to compliance with the applicable development standards delineated in Tables 28-23B and 28-23C and as follows:

1. At least twenty-five percent (25%) of the grapes or other fruit used in production, averaged over 5 consecutive years, must be grown on-site or off-site on land owned or leased by the operator within Solano County.

2. The winery operator shall report at the end of each calendar year to the Department of Resource Management the total gallons of wine produced, in bulk and bottles combined, during the calendar year. Such reporting may alternatively include proof of payment of the annual license renewal fee to the Department of Alcoholic Beverage Control (ABC), including the dollar amount of the fee paid.

3. A conditional use permit is required for a small winery if less than 25% of the grapes or other fruit used in production are grown on-site or off-site on land owned or leased by the operator within Solano County.

4. Shall obtain Environmental Health Services Division, Department of Resource Management, and Fire Department approval, if required, prior to hosting special events.

5. Subject to (4) above, six or fewer special events, with 150 or fewer guests each, are permitted each calendar year at a small winery by right. A conditional use permit is required if more than six special events are offered at the facility in a calendar year or if any single event exceeds 150 guests.

**6.** A tasting facility is allowed by right, ancillary to the processing facility, and must be no larger than 1,000 square feet or 30 percent of the size of the processing facility, whichever is greater.

**b. Medium winery.** A medium winery, as defined in Section 28-10, is allowed by administrative use permit, subject to compliance with the applicable development standards delineated in Tables 28-23B and 28-23C and as follows:

**1.** Shall obtain Environmental Health Services Division, Department of Resource Management, and Fire Department approval, if required, prior to hosting special events.

**2.** Subject to (1) above, six or fewer special events, with 150 guests or fewer each, are permitted each calendar year at a medium winery by right. A conditional use permit is required if more than six special events are offered at the facility during a calendar year or if any single event exceeds 150 guests.

**3.** The winery operator shall report at the end of each calendar year to the Department of Resource Management the total gallons of wine produced, in bulk and bottles combined, during the calendar year. Such reporting may alternatively include proof of payment of the annual license renewal fee to the Department of Alcoholic Beverage Control (ABC), including the dollar amount of the fee paid.

**4.** A tasting facility is allowed by right, ancillary to the processing facility, and must be no larger than 2,000 square feet or 30 percent of the size of the processing facility, whichever is greater.

**5.** At least twenty-five percent (25%) of the grapes or other fruit used in production, averaged over 5 consecutive years, must be grown on-site or off-site on land owned or leased by the operator within Solano County. A conditional use permit is required for a medium winery if less than 25% of the grapes or other fruit used in production are grown on-site or off-site on land owned or leased by the operator within Solano County.

**c. Large winery.** A conditional use permit, subject to compliance with the applicable development standards delineated in Tables 28-23B and 28-23C. large winery, as defined in Section 28-10, is allowed with

**1.** A tasting facility is allowed by right, ancillary to the processing facility, and must be no larger than 2,000 square feet or 30 percent of the size of the processing facility, whichever is greater. Size shall be determined by measuring the total roof covered area.

**2.** The winery operator shall report at the end of each calendar year to the Department of Resource Management the total gallons of wine produced, in bulk and bottles combined, during the calendar year. Such reporting may

alternatively include proof of payment of the annual license renewal fee to the Department of Alcoholic Beverage Control (ABC), including the dollar amount of the fee paid.

**3.** Shall obtain Environmental Health Services Division, Department of Resource Management, and Fire Department approval, if required, prior to hosting special events.

**4.** Subject to (3) above special events at large wineries are subject to the terms of the conditional use permit.

#### **28.23.50.20 Residential Uses**

**A. Permit Required.** Residential uses are permitted uses, subject to the permit requirements in Table 28-23A.

**B. Standards** Residential uses must meet the applicable development standards delineated in Tables 28-23B and 28-23C and comply with the following:

##### **1. AGRICULTURAL EMPLOYEE HOUSING.**

**a. Permit Required.** Agricultural employee housing is a permitted use upon approval of an administrative permit, provided it meets the standards in (b) below, otherwise a minor use permit is required.

**b. Standards.** A temporary manufactured dwelling unit for an employee on parcels of twenty (20) acres or more is permitted for a maximum five (5) year period upon approval of a conditional use permit and subject to the following conditions as well as the applicable development standards delineated in Tables 28-23B and 28-23C.

**(1)** One or more occupants of the dwelling are employed by the owner or the lessee of the parcel;

**(2)** Non-employee occupants of the dwelling are members of the employee's family;

**(3)** The employee occupant(s) of the dwelling has rent deducted from his or her wages; and

**(4)** The employee occupant is required to live in the dwelling as a condition of his or her employment.

##### **2. SECONDARY DWELLING**

**a. Standards.** A secondary dwelling, as permitted in Table 28-23A, must meet the following specific development standards as well as the development standards delineated in Table 28-23B.

- (1) The maximum size of the secondary dwelling shall not exceed 1,800 square feet of gross floor area.
  - (2) A secondary dwelling may be a detached structure or may be attached to another building on the same lot. If attached to another building, a separate exterior entrance shall be provided, independent from the entrance for the building to which it is attached.
  - (3) A secondary dwelling shall not be allowed on a parcel that has a companion living unit or other similar accessory housing unit. It shall be allowed under the following conditions:
    - (a) Use of an existing dwelling while the replacement dwelling is under construction, in accordance with Section 28-72.20B6;
    - (b) Use of temporary dwelling while the primary dwelling is under construction, with a use permit;
    - (c) Agricultural employee housing or HCD agricultural employee housing, as permitted in Table 28-23A.
- b. Existing secondary dwellings, companion living units or guest houses.** Secondary dwellings, companion living units or guest house, existing:
- (1) A secondary living unit legally existing on the lot prior to February 1, 2011, which does not comply with the size or setback requirements of this Section shall be considered legal non-conforming and subject to the provisions of Section 28-114 (“Nonconforming Uses”). Such use may continue, provided that it is not enlarged, increased or otherwise modified and fully complies with any conditions of approval that may have been adopted.
  - (2) A guest house legally existing on the lot prior to February 1, 2011, shall be considered legal non-conforming and subject to the provisions of Section 28-60 (“Nonconforming Uses”). Such a guest house may be converted to a secondary dwelling provided all of the following are met: (1) no other secondary dwelling is on the lot; (2) all facilities necessary to convert the structure to a dwelling, including cooking, sanitation, and parking facilities shall be installed in compliance with County building and zoning standards as applicable; (3) either the primary residence or the secondary dwelling is owner-occupied; and (4) if the structure does not meet the size or setback requirements of this Section for a secondary dwelling, it shall be considered legal non-conforming and subject to the provisions of Section 28-114 (“Nonconforming Uses”).
  - (3) A companion living unit legally existing on the lot prior to February 1, 2011, pursuant to an approved conditional use permit, may be converted to a secondary dwelling provided all of the following are met: (1) no other secondary dwelling is on the lot; (2) the unit is installed on a foundation system as a fixture or

improvement to the real property, in accordance with section 18551(a) of the Health and Safety Code and implementing regulations; (3) either the primary residence or the secondary dwelling is owner-occupied; and (4) if the unit does not meet the size or setback requirements of this Section, it shall be considered legal non-conforming and subject to the provisions of Section 28-114 (“Nonconforming Uses”). If an existing companion living unit is converted to a secondary dwelling, the conditions of the use permit shall no longer be applicable. If an existing companion living unit is not converted to a secondary dwelling, it shall remain subject to the conditions of the use permit, and shall be promptly removed from the lot upon expiration or revocation of the permit.

**(4)** If both a secondary living unit and a companion living unit legally exist on the lot prior to June 13, 2008, the secondary living unit shall be considered the secondary dwelling on the lot and the companion living unit may continue on the lot as a temporary dwelling for the remaining term of the conditional use permit.

**(5) Additional Extensions.** A companion living unit legally existing on the lot prior to February 1, 2011, pursuant to an approved conditional use permit which expires, may be extended for a temporary period, not to exceed two years, upon securing a minor use permit, provided:

**(a)** All of the findings made in the original use permit still apply.

**(b)** The property owner and the occupant of the companion living unit have not changed since the original issuance of a use permit.

### **3. Temporary Dwellings and Accommodations**

**a. General Development Standards.** All temporary accommodations shall comply with the standards in Tables 28.23B and Table 28.23C, as well as the standards in (b) and (c) below.

**b. Security Quarters for a Business Operation**

**(1) Permit Required.** Security quarters for a business operation may be established as permitted in Table 28-23A, subject to the standards below:

**(2) Standards.** Commercial coaches, manufactured homes or recreational vehicles may be maintained on a building site for use as a security guard or watchman’s quarters during periods of construction of structures on the site, provided:

**(a)** Building permits have been issued for the construction of the structures,

**(b)** Only one security coach or vehicle shall be allowed on the site,

**(c)** The security coach or vehicle shall be removed upon completion of construction of the structures.

(d) The manufactured home or recreational vehicle may not be used as a residence and shall meet all building setbacks applicable to permanent development on the parcel.

(e) A recreational vehicle shall be connected to permanent power and utilities provided by the installation of an RV pad. The RV pad shall be removed at the completion of construction of the structures.

c. **Temporary Dwellings**

(1) **Permit Required.** Temporary dwellings may be temporarily allowed during the construction of a permanent dwelling as permitted in Table 28-23A, subject to the standards below:

(2) **Standards.** Temporary dwellings may be permitted subject to the standards below:

(a) Building permits have been issued for the construction of the permanent dwelling,

(b) The manufactured home shall meet all building setbacks applicable to permanent development on the parcel.

(c) The manufactured home shall be removed 60 days after final inspection of the permanent dwelling

d. **Temporary Mobilehome Storage**

(1) **Permit Required.** Storage of mobilehomes shall be allowed in the A-SV-20, A-T-C or A-T-C-NC districts upon issuance of an administrative permit by the Zoning Administrator; provided, the Zoning Administrator finds the conditions of this Section have been or will be met. A permit shall be issued upon submission of an application and payment of such fees as may be set by the Board of Supervisors pursuant to Section 11-111 of this code. The Zoning Administrator may require the submission of such information deemed necessary to make this determination, and may require the posting of security satisfactory to the Zoning Administrator to guarantee performance of any conditions.

(2) **Standards.** Storage of mobilehomes shall meet the standards below:

(a) The number of units stored shall be limited to one (1) per ownership.

(b) The term of a permit shall not exceed one (1) year. In no case shall more than two (2) six month time extensions be granted or a successive permit is issued.

(c) All utilities must be disconnected and remain disconnected from a stored mobilehome.

(d) All appurtenances shall be removed including skirting, decking, and awnings.

(e) A stored mobilehome shall not be occupied or otherwise utilized.

### **28.23.50.30 - Recreation, Education and Public Assembly Uses**

**A. Permit Required.** Recreation, education and public assembly uses are permitted uses, subject to the permit requirements in Table 28-23A.

**B. Standards** Recreation, education and public assembly uses must meet the applicable development standards delineated in Tables 28-23B and 28-23C and comply with the following:

#### **1. Limited Public Events**

**a. Standards.** Limited Public Events in the A-SV-20 and A-T-C districts zoning district shall comply with the following standards:

(1) Shall be limited to once per year,

(2) Shall not be open to the public for more than 10 weeks,

(3) Shall not cause significant adverse impacts to adjacent agricultural operations,

(4) Shall not operate on land which has been utilized for crop production within the past five years (operation on grazing land is acceptable), shall be limited to outdoor events (no fully enclosed structures or tents open to the public),

(5) Shall not utilize electric sound amplification systems, and shall require only minimal site alterations or permanent physical improvements.

(6) Upon termination, expiration, or revocation of the use permit, the site shall be fully restored to its original condition.

### **28.23.50.40 - Retail Trade Uses**

**A. Permit Required.** Retail trade uses are permitted uses, subject to the permit requirements in Table 28-23A.

**B. Standards** Retail Trade uses must meet the applicable development standards delineated in Tables 28-23B and 28-23C and comply with the following:

#### **1. Retail stores and services,**

**a. Permit Required.** Retail stores and services are permitted uses, subject to the provisions below:

(1) **When a Permit Is Not Required.** A permit is not required when the building

area is 1,500 square feet or less.

- (2) When a Minor Use Permit Is Required.** A minor use permit is required when the building area exceeds 1,500 square feet.
- b. Standards.** Retail stores and services, as permitted in Table 28-23A, must meet the applicable development standards delineated in Tables 28-23B and 28-23C and comply with the following:
- (1)** Shall be conducted entirely within a building or buildings on a single ownership where such building(s) or uses does not exceed one thousand five hundred square feet of floor area, unless referred to the planning commission by the director of Resource Management for determination of consistency with the intent of ATC or ATC-NC districts.
- (2)** Shall provide adequate utilities, access roads, drainage and other necessary facilities.
- c. Conditional Uses.** Conditional uses, provided the conditions for a use permit and requirements set forth in Section 28-106 are fulfilled:
- (1)** Retail stores and services, businesses and professional offices providing convenience goods and services to serve a residential neighborhood or rural community conducted entirely within a building or buildings on a single ownership where such building(s) or use exceeds one thousand five hundred square feet of floor area, or where any yard area is utilized for the provision of goods and services regardless of the size of the building(s).
- (2)** Automobile service station and repair garage.

## **2. Roadside stand.**

- a. Standards.** A roadside stand, as permitted in Table 28-23A, must meet the applicable development standards delineated in Tables 28-23B and 28-23C and comply with the following:
- (1)** Shall be operated by the property owner or occupant.
- (2)** Size, as regulated in Table 28-23A, shall be determined by measuring the total roof-covered area. Where a roadside stand is operated within a portion of a larger building, the roadside stand shall be functionally separated from the remainder of the building by either temporary or permanent walls and size shall be determined by measuring the gross floor area of the enclosed space plus any outdoor display area.
- (3)** At least twenty-five percent (25%) of the crops sold shall be grown on-site or off-site on land owned or leased by the operator within Solano County. The balance



of the stand shall be used for the sale and inventory of crops or other agricultural products, including nonagricultural products as regulated by this Chapter, grown or produced on-site or off-site.

- (4) An area not exceeding 50 square feet may be used for the sale and inventory of prepackaged food, provided that such food sales and inventory complies with the requirements of the Department of Resource Management, Environmental Health Services Division, and is from an “approved source” and is not a “potentially hazardous food” as defined by the California Health and Safety Code.
- (5) Nonagricultural product sales shall mean the on-site sales of nonagricultural products produced on and off the property, where the total inventory and sales area for such products is limited to a maximum percentage of the size of the stand, as specified in Table 28-23A, except that sales and inventory of prepackaged food shall be further subject to the requirements of subsection E.4.
- (6) Minimum setback from an adjacent street shall be the same as required for the main building.
- (7) Shall have ingress and egress designed so as to avoid traffic congestion and hazards. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
- (8) Shall provide adequate controls or measures to prevent dust, odor or light.
- (9) Shall provide off-street parking in accordance with Section 28-55 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with Building Code.
- (10) Shall obtain Department of Resource Management, Environmental Health Services Division approval, if required, prior to operation.

#### **28.23.50.50 - Tourist Uses**

- A. Permit Required.** Tourist uses are permitted uses, subject to the permit requirements in Table 28-23A.
- B. General Standards.** Tourist uses must meet the applicable development standards delineated in Tables 28-23B and 28-23C and comply with the following:
  1. Within the A-SV-20 District, tourist uses shall be operated by the property owner or occupant, subject to possession of a valid Solano County business license.
  2. Minimum setback from an adjacent street shall be the same as required for the main building.

3. Shall have ingress and egress designed so as to avoid traffic congestion and hazards. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
4. Shall provide off-street parking in accordance with Section 28-94 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with the Building Code.
5. Shall obtain necessary approvals for sale of prepared food, including Department of Resource Management (if required) and Environmental Health Services Division approval prior to operation.
6. Shall obtain all necessary approvals with other County departments, if required, prior to operation.
7. Shall provide off-street parking in accordance with Section 28-55 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with Building Code.
8. The specific retail trade and tourists uses listed below may be conducted subject to the specific regulations contained in Table 28.23A, the development standards contained in Tables 28-23 B and 28-23 C, the general requirements of (e)(1) through (7) above, and conditions of Section 28.76.20B2, and comply with the following general requirements:

**C. Standards for Specific Agritourism Uses.**

1. **Bakeries, Cafés and Restaurants.** A bakery, café, or restaurant as permitted in Table-28-23A. Such uses must meet the applicable development standards contained in Tables 28-23 B and 28-23 C, conditions of Section 28.76.20B2, and comply with the following specific requirements:
  - a. Shall be incidental to the principal agricultural use on the property in the Agriculture-Suisun Valley (A-SV) District.
2. **Galleries.** Such use must meet the applicable development standards delineated in Tables 28-23B and 28-23C and comply with the following specific requirements:
  - a. Shall be incidental to the principal agricultural use on the property in the Agriculture-Suisun Valley (A-SV) District.
3. **Resort Hotel.** Resort Hotels may be permitted by conditional use permit. Such uses must meet the applicable development standards delineated in Tables 28-23B and 28-23C and all standards specified in the use permit.
4. **Special Events.** Special events may be permitted by conditional use permit, incidental to the principal agricultural use on the property, except as specified for small and medium wineries above. Such use must meet the applicable development standards delineated in

Tables 28-23B and 28-23C.

- 5. Marketing Events.** Marketing events are allowed by right, incidental to the principal agricultural use on the property. Such use must meet the applicable development standards delineated in Tables 28-23B and 28-23C.
- 6. Bed and Breakfast Inn.** Bed and Breakfast Inns are allowed by right, incidental to the principal agricultural use on the property. Such use must meet the applicable development standards delineated in Tables 28-23B and 28-23C and comply with the following:
  - a. Signage shall be limited to one (1) non-illuminated wall-mounted sign not to exceed four (4) square feet in area.
  - b. Shall have no more than 10 guest rooms.
- 7. Tasting Facilities.** Tasting facilities are allowed by right, incidental to a principal agricultural processing use or winery on the property. Such use must meet the applicable development standards delineated in Tables 28-23B and 28-23C and comply with the following:
  - a. Tasting facilities must be no larger than 2,000 square feet or 30 percent of the size of the processing facility, whichever is greater. Size shall be determined by measuring the total roof covered area.
  - b. Products tasted and sold must be produced on-site or off-site on land owned or leased by the operator within Solano County.
- 8. Local Products Store.** Local Products Stores are provided by right, subject to compliance with the applicable development standards delineated in Table 28-23B.
- 9. Hotels.** Hotels are permitted by right. Such use must meet the applicable development standards delineated in Table 28-23B and all standards specified in the use permit.
  - a. Shall have no more than 30 guest rooms.
- 10. Agricultural homestay.** An agricultural homestay is subject to compliance with the applicable development standards delineated in Table 28-23B and the standards specified in this section (b) above and listed below:
  - a. Shall be restricted to one single family dwelling. No accessory structure shall be allowed for use as transient occupancy.
  - b. Shall be operated, maintained, and occupied by the property owner.

**D. Standards for Temporary Agritourism**

**1. Permit Required.** An administrative permit is required for agritourism uses, provided any such use shall meet the standards delineated in Table 28-23B. Permits issued under this shall be for a fixed term not to exceed one year, unless otherwise specified in this section. In the event that an agritourism use cannot meet the standards in this section, then a minor use permit shall be required to alter any of the standards in (2) below.

**2. Standards.**

**a. Amusement and Entertainment Uses**

**(1)** Amusement activities may be conducted as permitted in Table 28-23A, subject to the standards below:

- (a)** Shall provide a minimum six foot solid board fence or masonry wall separating parking areas from abutting residential property; and,
- (b)** No amusement event where liquor is served shall be established on a lot closer than two hundred feet to any boundary of any residential district unless a use permit is first secured in each case.

**b. Farmer's Market**

**(1)** A Farmer's Market may be conducted as permitted in Table 28-23A, subject to the standards below:

- (a)** The Farmers Market shall be operated by the property owner or occupant.
- (b)** Only the producer or the producers' parents, children, grandparents and grandchildren or a relative regularly residing in the producer's household or an employee of the producer may sell the producer's products at the market. An employee is any person employed by the producer at a regular salary or wage, on either a full or part time basis. It does not include a person who is reselling or for whom show compensation is primarily based on a commission on sales. Proof of status of an employee is an authorized agreement proving that the person selling is an employee of the Qualified Seller. An employee may not sell for more than one Qualified Seller at a time.
- (c)** The sale and inventory of prepackaged food, provided that such food sales and inventory complies with the requirements of the Department of Resource Management, Environmental Health Services Division, and is from an "approved source" and is not a "potentially hazardous food" as defined by the California Health and Safety Code is permitted.
- (d)** Nonagricultural product sales shall mean the on-site sales of nonagricultural products produced on and off the property, where the total inventory and sales area for such products is limited to 10% of the total sales area.

- (e) Minimum setback from an adjacent street shall be the same as required for the main building.
- (f) Shall have ingress and egress designed so as to avoid traffic congestion and hazards. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
- (g) Shall provide adequate controls or measures to prevent dust, odor or light.
- (h) Shall provide off-street parking in accordance with Section 28-94 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with Building Code.
- (i) Shall obtain Department of Resource Management, Environmental Health Services Division approval, if required, prior to operation.

**c. Seasonal Sales Lots**

(1) Seasonal sales events shall be operated such that:

- (a) Adequate measures and controls shall be taken to prevent offensive noise, odors and dust, and,
- (b) Shall have a minimum six-foot high, solid board fence or masonry wall separating the lot from abutting residential uses.
- (c) Seasonal sales events are limited to one 60 day period annually, per seasonal event.

**28.23.50.60 - Commercial Service Uses**

- A. Permit Required.** Commercial service uses are permitted uses, subject to the permit requirements in Table 28-23A.
- B. Standards.** Commercial service uses must meet the applicable development standards delineated in Tables 28-23B and 28-23C and comply with the following:
  - 1. Access.** Commercial service uses shall provide ingress and egress designed so as to avoid traffic congestion;
  - 2. Roads.** Commercial service uses shall be located on a public road or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.

3. **Prevent Offensive Noise, Dust, Glare, Vibration or Odor.** Commercial service uses shall provide adequate controls or measures to prevent noise, dust, glare, vibration or odor.

#### **28.23.50.70 - Communication and Infrastructure Uses**

##### **A. Specific Requirements for Temporary Construction and Infrastructure projects**

###### **1. On-site Construction Office, Storage and Construction Yard**

- a. **Standards.** On-site construction offices, storage and construction yards while construction is being actively conducted pursuant to a valid building permit shall comply with the standards in Tables 28.23B and Table 28.23C, as well as the standards below.

**(1) No Removal of Agricultural Uses.** Facilities, temporary commercial coaches, construction yards for the storage of materials and/or construction vehicles shall not require the removal of productive agricultural uses of the land.

**(2) Time Limits.** On-site construction offices, storage and construction yards may be permitted for up to 24 months.

**(3) Temporary Commercial Coach.** A temporary commercial coach may be utilized on any construction site as an office. The commercial coach may not be used as a residence and shall meet all building setbacks applicable to permanent development on the parcel.

###### **2. Off-Site Construction Office, Storage and Construction Yard**

- a. **Standards.** Off-site construction offices, storage and construction yards shall comply with the standards in Tables 28.23B and Table 28.23C, as well as the standards below.

**(1) No Removal of Agricultural Uses.** Facilities, temporary commercial coaches, construction yards for the storage of materials and/or construction vehicles shall not require the removal of productive agricultural uses of the land.

**(2) Time Limits.** Temporary construction and public infrastructure uses shall be permitted for up to 24 months, provided a public infrastructure project which is actively under construction in the vicinity.

**(3) Temporary Commercial Coach.** A temporary commercial coach may be utilized on any lot as a construction office for a public infrastructure project.

#### **28.23.60 - Design Guidelines and Design Review**

- A. **Purpose.** The purpose of design review is to promote a quality rural character in new

development for Suisun Valley and to unify the design and construction of individual neighborhood agricultural tourist centers into the existing agriculturally-focused context.

**B. Design Review Process.** Design review is required for any new construction in the A-SV-20, A-T-C and A-T-C-NC Districts and shall follow the process described below:

**1. Preliminary Plan Review.** Applicants should contact the Resource Management Department to schedule a preliminary application meeting to clarify the County approval process for their particular project and discuss the Design Guidelines as adopted by resolution of the Board of Supervisors.

**2. Final Design Review.** Based upon the type of permitting required for the project, design review permits will be issued according the provisions of either (a) or (b), as described below:

**a. Discretionary Permits.** When a project requires a discretionary permit, including any rezoning, use permit, sign permit or variance, Design Review will be approved by the hearing authority as a part of the discretionary permit. The hearing authority shall consider recommendations from staff in its decision. The adopted Design Guidelines and any other established standards shall provide the basis for final approvals.

**b. Non-discretionary permits.** When a project requires a non-discretionary permit, such as an administrative permit or building permit, then the Director of Resource Management, or his or her designee, shall take action administratively on the design review within 10 days of filing of the non-discretionary permit. The Director shall consider recommendations from staff along with the adopted Design Guidelines and any other established standards shall provide the basis for final approvals.

**C. Design Guidelines.** The Suisun Valley design Guidelines (Chapter 4 of the Suisun Valley Strategic Plan) shall serve as the guidelines for the design review of all new construction in the A-SV-20, A-T-C and A-T-C-NC Districts.

**D. Action by the Hearing Authority.** The hearing authority shall take action to approve, conditionally approve or deny the design review within 10 days of the filing of a complete application for design review. If the hearing authority denies a Design Review Permit, then the hearing authority shall provide the applicant with written descriptions of any development proposal design features in a form that constitutes recommended modifications to the project in order to clearly provide the applicant an understanding of the desired changes that would obtain an approval from the hearing authority.

**E. Findings.** The hearing authority shall make the following findings prior to taking action to approve, or conditionally approve design review. The hearing authority finds that:

1. the project conforms to the Suisun Valley Design Guidelines,
2. the project will maintain and enhance the Valley's agricultural character.

3. the project will maintain, enhance, or restore natural features.
  4. the project will preserve the indigenous landscape and rural character.
  5. the project will enhance quality of life and economic vitality.
  6. the project will enhance the community brand and destination marketing the Valley.
  7. the project will ensure the highest quality new construction.
  8. the project will minimize site disturbance.
  9. the project will preserve views of natural and cultural features.
  10. the project will ensure compatibility of new projects with natural and rural landscapes.
- F. Approval.** Design Review approval shall remain valid for a period of one year after which the approval shall lapse and become null and void. The issuance of a building permit shall constitute an extension of the Design Review approval which shall remain valid during the time period the building permit is considered active.
- G. Occupancy.** No structure which has received Design Review approval shall be occupied or used in any manner or receive a certificate of occupancy until the Resource Management Department has inspected and determined that the structure(s) and site development comply with the Development Review approval.
- H. Appeals.** Appeal from any finding or action by the Director of Resource Management or the Planning Commission, unless otherwise provided for in this Division, shall be made pursuant to Section 28-112.
- I. Amendments.** Amendments or changes to existing plans: It shall be at the discretion of the Director of Resource Management to make a determination whether the proposed change or amendment constitutes a significant change requiring additional Design Review. In cases where such changes are determined to be minor in nature, the proposed changes shall be subject to administrative review and approval by the Director of Resource Management for compliance with the adopted Design Guidelines.
- J. Submittal Requirements.** All applications for Design Review shall be submitted to the Resource Management Department on forms approved by the Director of Resource Management and the Director shall establish written application instructions describing the type and size of drawings and other materials required for submittal.
- K. Fees.** Fees for design review shall be established by the Board of supervisors pursuant to Section 11-110.4 of the County Code.



## **28.30 RESIDENTIAL DISTRICTS**

### **Subsections:**

- 28.31 Rural Residential District**
- 28.32 Residential Traditional Communities Districts**

### **28.31. Rural Residential (R-R) Districts**

#### **Subsections:**

- 28.31.10 - Rural Residential Districts**
- 28.31.11 - Purposes of Rural Residential Districts**
- 28.31.20 - Rural Residential District Land Uses and Permit Requirements**
- 28.31.30 - Rural Residential District General Development Standards**

#### **28.31.10 Rural Residential Districts**

This Section includes regulations for the RR-2.5, RR-5 and RR-10 zoning districts.

#### **28.31.11 Purpose of Rural Residential Districts**

This Section lists the uses of land that may be allowed within rural residential areas of the County represented by the Rural Residential (R-R) zoning districts. It also determines the type of land use approval required for each use within each district, and provides general standards for site development.

Rural Residential zoning is applied to areas appropriate for rural, low density, single-family homes, where agriculture is not the sole land use and commercial agricultural production capability is low, where self-sufficiency and privacy are desirable and only minimal essential public services and facilities are available. Homesites are to be self-sufficient, with individual wells and individual septic systems. Water may be supplied by a public water system, operated by a public agency, in areas where water from individual wells may be of marginal quantity or quality. Rural Residential is to be applied in a manner that preserves rural character and scenic qualities and protects sensitive resources including agricultural lands, creeks, native trees, open spaces and views. Rural Residential zoning shall not be applied to agricultural lands, or to areas with a high risk of wild fires, landslides, or flooding. Rural Residential zoning is consistent with and implements the Rural Residential land use designation of the General Plan. The three Rural Residential zoning districts are differentiated primarily by density classifications that correspond to potential agricultural productivity and the types of public services required for each district, as follows:

District	Minimum Parcel Size	Land Features	Services Required
R-R 2½	2.5 acres	Non-productive	Public water supply and individual private sewage disposal systems

R-R 5	5 acres	Non-productive	Private water wells and individual private sewage disposal systems
R-R 10	10 acres	Low capability for agricultural production	Private water wells and individual private sewage disposal systems

**28.31.20 – Rural Residential District Land Uses and Permit Requirements**

**A. Allowed Uses and Permit Requirements:**

Table 28-31A identifies the land uses allowed by this Zoning Ordinance in each rural residential district and the land use permit required to establish each use. In addition to the land use permit required by Table 28-31A, special requirements may apply to certain uses.

**B. Architectural Review:**

Architectural Approval may be required for certain uses in compliance with Section 28.102 (Architectural Approval).

**C. Building Permits:**

A Building Permit shall be required prior to any construction.

**D. Special Use Regulations:**

Where the last column in Table 28.31A (“Land Use Regulations”) includes a section number, e.g. 28.70.10, the zoning regulations in the referenced section apply to the use. Where the last column includes a chapter number, e.g. Chapter 13.6, the regulations in the referenced Solano County Code apply to the use. Provisions in other sections of this Zoning Ordinance may also apply.

**TABLE 28.31A TABLE OF ALLOWED USES**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited				
ALLOWED USES* *See Definitions Section 28-10	Permitted Uses			Land Use Regulations** **See Section 28-70.10
	RR-2.5	RR-5	RR-10	
<b>28.71 AGRICULTURAL USES</b>				
<b>A. CROP PRODUCTION AND GRAZING</b>				
Cultivated and irrigated farming	A	A	A	28.71.10(B)(1)
Non-irrigated and non-cultivated farming	A	A	A	28.71.10(B)(1)

<b>A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,            - - - = Prohibited</b>				
<b>ALLOWED USES*</b> *See Definitions Section 28-10	<b>Permitted Uses</b>			<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>RR-2.5</b>	<b>RR-5</b>	<b>RR-10</b>	
<b>28.71 AGRICULTURAL USES</b>				
<b>B. AGRICULTURAL PROCESSING USES</b>				
<i>None Allowed</i>	- - -	- - -	- - -	
<b>C. ANIMAL FACILITIES AND OPERATIONS</b>				
<i>None Allowed</i>	- - -	- - -	- - -	
<b>D. OTHER AGRICULTURAL OPERATIONS</b>				
<i>None Allowed</i>	- - -	- - -	- - -	

**TABLE 28.31A TABLE OF ALLOWED USES**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited				
ALLOWED USES* *See Definitions Section 28-10	Permitted Uses			Land Use Regulations** **See Section 28-70.10
	RR-2.5	RR-5	RR-10	
<b>28.72 RESIDENTIAL USES</b>				
<b>A. DWELLINGS</b>				
Accessory buildings and uses <sup>(1)</sup>				
<i>Accessory building greater than 2,500 square feet in size<sup>(2)</sup></i>	MUP	MUP	MUP	28.72.10(A) & (B)(1)
<i>Accessory buildings, in aggregate: 1) greater than 2,500 square feet in size combined on a lot 4 acres or less; or, 2) greater than 5,000 square feet in size combined on a lot greater than 4 acres<sup>(2)</sup></i>	MUP	MUP	MUP	28.72.10(A) & (B)(1)
Guest house	- - -	- - -	- - -	28.72.10(A)
Primary dwelling	A	A	A	28.72.10 (A)
Rooming and boarding of not more than 3 persons per dwelling unit	A	A	A	28.72.10(A)
Secondary dwelling	A	A	A	28.72.10(A) & (B)(6)
<b>B. TEMPORARY RESIDENTIAL USES</b>				
Temporary emergency dwelling				28.72.20(A) & (B)(3)
Temporary manufactured home storage	AP	AP	AP	28.72.20(A) & (B)(4)
Temporary occupancy of existing dwelling while replacement dwelling is under construction	A	A	A	28.70.20(B)(5)
Temporary single-family dwelling <sup>(3)</sup>	MUP	MUP	MUP	28.72.20(B)(6)
<b>C. AGRICULTURAL AND ANIMAL FACILITIES INCIDENTAL TO A RESIDENCE</b>				
Grazing or keeping of animals other than hogs, not exceeding two animal units per net acre of ownership	A	A	A	28.72.30(A) & (B)(1)
Hog raising	A	A	A	28.72.30(A) & (B)(2)
Small animal husbandry	A	A	A	28.72.30(A) & (B)(4)
Kennel or cattery, small	MUP	MUP	MUP	28.72.30(A) & (B)(3)
Stable, private	A	A	A	28.72.30(A) & (B)(5)
<b>D. OTHER RESIDENTIAL USES</b>				
Cottage Industry				
<i>Type I</i>	MUP	MUP	MUP	28.72.40(A).& (B)(1)
<i>Type II</i>	UP	UP	UP	28.72.40(A) & (B)(1)

<b>A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,            - - - = Prohibited</b>				
<b>ALLOWED USES*</b> *See Definitions Section 28-10	<b>Permitted Uses</b>			<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>RR-2.5</b>	<b>RR-5</b>	<b>RR-10</b>	
<b>28.72 RESIDENTIAL USES</b>				
Home occupation				
<i>Type I</i>	A	A	A	28.72.40(A) & (B)(2)
<i>Type II</i>	AP	AP	AP	28.72.40(A) & (B)(2)
Temporary subdivision sales office	MUP	MUP	MUP	28.72.40(A) & (B)(4)

**TABLE 28.31A TABLE OF ALLOWED USES**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited				
ALLOWED USES* *See Definitions Section 28-10	Permitted Uses			Land Use Regulations** **See Section 28-70.10
	RR-2.5	RR-5	RR-10	
<b>28.73 RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES</b>				
<b>A. RECREATION USES</b>				
None Allowed	- - -	- - -	- - -	
<b>B. EDUCATION USES</b>				
None Allowed	- - -	- - -	- - -	
<b>C. PUBLIC ASSEMBLY USES</b>				
Church	MUP	MUP	MUP	28.73.30(A) & (B)(1)
Nursery school	MUP	MUP	MUP	28.73.30(A)
Nursing home, rest home	MUP	MUP	MUP	28.73.30(A)
Public Stable with horse show	MUP	MUP	MUP	28.73.30(A) & (B)(5)
<b>28.74 RETAIL AND OFFICE USES</b>				
<b>A. RETAIL USES</b>				
Bulk storage and sales of hay crops other than those produced on the premises	MUP	MUP	MUP	28.74.10(A)
Roadside stand for sales of agricultural crop products grown or produced on the premises	A	A	A	28.74.10(A) & (B)(8)
<b>B. OFFICE USES</b>				
None Allowed	- - -	- - -	- - -	
<b>28.75 TOURIST USES</b>				
<b>C. AGRITOURISM</b>				
None Allowed	- - -	- - -	- - -	
<b>D. TEMPORARY AGRITOURISM</b>				
None Allowed	- - -	- - -	- - -	

**TABLE 28.31A TABLE OF ALLOWED USES**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited				
ALLOWED USES* *See Definitions Section 28-10	Permitted Uses			Land Use Regulations**
	RR-2.5	RR-5	RR-10	**See Section 28-70.10
<b>28.76 COMMERCIAL SERVICE USES</b>				
<b>A. AGRICULTURAL SERVICES</b>				
None Allowed	- - -	- - -	- - -	
<b>B. COMMERCIAL SERVICES</b>				
Kennel or Cattery, Large	MUP	MUP	MUP	28.76.20(A) & (B)(2)
<b>28.77 INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE USES</b>				
<b>A. INDUSTRIAL, MANUFACTURING AND PROCESSING USES</b>				
None Allowed	- - -	- - -	- - -	
<b>B. WHOLESALE USES</b>				
None Allowed	- - -	- - -	- - -	

**TABLE 28.31A TABLE OF ALLOWED USES**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,  
- - - = Prohibited

ALLOWED USES* *See Definitions Section 28-10	Permitted Uses			Land Use Regulations** **See Section 28-70.10
	RR-2.5	RR-5	RR-10	
<b>28.78 COMMUNICATION, INFRASTRUCTURE AND SERVICE USES</b>				
<b>E. COMMUNICATION USES</b>				
Wireless communication facility				
Co-location	MUP	MUP	MUP	
New tower	UP	UP	UP	
<b>F. INFRASTRUCTURE USES</b>				
Commercial wind turbine generator	- - -	- - -	- - -	
Non-commercial wind turbine				28.80
<i>100 feet or less in height</i>	A	A	A	28.80
<i>Over 100 feet in height</i>	MUP	MUP	MUP	28.80
Pipeline, transmission or distribution line in R.O.W.	A	A	A	28.78.20(A) & (B)(8)
Utility facilities or infrastructure, outside of R.O.W.	UP	UP	UP	28.78.20(A) & (B)(9)
<b>TEMPORARY CONSTRUCTION AND INFRASTRUCTURE</b>				
Meteorological Tower, 100 feet or less in height	AP	AP	AP	28.78.20(A) & (B)(6)
Meteorological Tower, greater than 100 feet in height	MUP	MUP	MUP	28.78.20(A) & (B)(6)
<b>G. SERVICE USES</b>				
Cemetery	UP	UP	UP	28.78.30(A) & (B)(1)
Community care facility	UP	UP	UP	28.78.30(A) & (B)(2)
Hospital or sanitarium	UP	UP	UP	28.78.30(A) & (B)(3)
Public Service Facility	UP	UP	UP	28.78.30(A) & (B)(4)
<b>28.79 RESOURCE CONSERVATION USES</b>				
None Allowed	- - -	- - -	- - -	

Notes:

- (1) Accessory building:
  - a) Does not include a guest house.
  - b) May be established prior to construction or installation of a dwelling on the same property.



- (2) Use permit approval is required by the Zoning Administrator only, unless otherwise referred to the Planning Commission by the Zoning Administrator. Aggregate square footage shall include all accessory buildings, except as follows:
  - a) Any structure used for the keeping of animals, such as a stable or corral, or for crop storage, which is unenclosed with an open side and no flooring, shall not require a use permit and shall not be counted as part of the aggregate total for accessory buildings.
  - b) Any structure 120 square feet in size or less and exempt from the permit requirements of County Building Code shall not be counted as part of the aggregate total for accessory buildings.
- (3) Allowed only when the primary dwelling is under construction, and the temporary dwelling is installed on a temporary foundation.

**28.31.030 Rural Residential Districts General Development Standards**

**General site and building standards.** Subdivision, new land uses, main buildings inclusive of primary dwellings, secondary dwellings, and alterations to existing land uses and buildings, shall be designed, constructed, and/or established in compliance with the applicable development standards delineated or referenced in Table 28-23B.

<b>TABLE 28-31B</b>			
<b>Development Standards for Main Building<sup>(1)</sup> and Secondary Dwelling</b>			
Development Feature	Requirement by Zoning District		
	R-R 2-1/2	R-R 5	R-R 10
Minimum Lot Area <sup>(2)</sup>	<i>Minimum area required for new lots</i>		
	2-1/2 acres	5 acres	10 acres
Minimum Lot Frontage	<i>Minimum frontage required for new lots</i>		
Lot (typical)	40 feet	40 feet	40 feet
Flag lot or cul-de-sac <sup>(3)</sup>	30 feet	30 feet	30 feet
Dwelling Size	<i>Minimum or maximum gross floor area for new dwellings</i>		
Primary dwelling	1,000 square feet minimum		
Secondary dwelling	See Section 28.72.10 B.8		
Setbacks <sup>(4)</sup>	<i>Minimum setbacks required. See Section 28-97 for setback measurement, allowed projections into setbacks, and exceptions.</i>		
Front	30 feet, and 50 feet from the street centerline, unless otherwise indicated by building lines on the Zoning Map.		
Sides (each)	10 feet		
Rear	25 feet		
Between structures <sup>(5)</sup>	10 feet		

**Rural Residential Districts 28.23**

<b>TABLE 28-31B - Continued</b>			
<b>Development Standards for Main Building<sup>(1)</sup> and Secondary Dwelling</b>			
Development Feature	Requirement by Zoning District		
	R-R 2-1/2	R-R 5	R-R 10
Height limit	<i>Maximum allowed height of structures. See also: Sect. 28-80 (wind turbine generators), Sect. 28-93 (height exceptions), and Sect. 28-99 (Airport Flight Obstruction Areas)</i>		
	35 feet		
Parking	As required by Section 28-94 (“Parking Requirements”) and Section 28-102 (“Architectural Approval”)		
Signs	See Section 28.96 (“Signs”)		

Notes:

- (1) In any R district, the primary dwelling shall be deemed the main building on the building site.
- (2) The following may be used to determine acceptable lot area:
  - a) The actual number of lots allowed is determined through the applicable subdivision process, based on specific site characteristics and potential environmental impacts, and there is no guarantee that the maximum possible number may be achieved.
  - b) The area bounded by the centerline of the right-of-way on which the lot fronts, and the lot sidelines extended to such right-of-way centerline may be included in the computation of the minimum lot area requirement.
  - c) Reduced lot area may be allowed for specific uses with a use permit, see Section 28-97.
- (3) For flag lot requirements, see Subdivision Ordinance Section 26-72.2. The required minimum lot frontage for a flag lot shall be measured along the access strip frontage, and no flag lot shall have an access strip less than 30 feet or more than 40 feet in width at any point.
- (4) Other setbacks may be required for specific uses listed in Table 28-31A, as referenced.
- (5) Other separation between structures may be required by County Building Code.

**B. Accessory buildings and structures.** New accessory buildings and other structures, including alterations to existing accessory buildings and other structures, shall be designed, constructed, and/or established in compliance with the applicable development standards in Table 28-23C.

<b>TABLE 28-31C</b>			
<b>Development Standards for Accessory Buildings<sup>(1)</sup></b>			
Development Feature	Requirement by Zoning District		
	R-R 2-1/2	R-R 5	R-R 10
Setbacks <sup>(2)</sup>	<i>Minimum setbacks required. See Section 28-93 for setback measurement, allowed projections into setbacks, and exceptions. See also: Section 28-72.10B1 (Regulations for accessory buildings)</i>		
Attached	An accessory building attached to the main building shall comply with the setback requirements for the main building.		
Detached	60 feet or on the rear 50% of the lot, 60 feet for private stables		
Front			
Side (each) <sup>(3)</sup>	10 feet, 20 feet for private stables		
Rear	10 feet, 20 feet for private stables		
Between structures <sup>(4)</sup>	10 feet from any dwelling or other main building on the same lot Stables: 20 feet from any dwelling or other main building on the same lot		
Height limit	<i>Maximum allowed height of structures. See also: Sect. 28-93 (height exceptions), and Sect. 28.99 (Airport Flight Obstruction Areas)</i>		
	35 feet, and as allowed by 28-93 Special regulations		
Parking	As required by Section 28-94 (“Parking Requirements”) and Section 28-102 (“Architectural Approval”)		
Signs	See Section 28.96 (“Signs”)		

Notes:

- (1) Does not include a secondary dwelling as defined in Section 28-01.
- (2) Other setbacks may be required for specific uses listed in Table 28-31A, as referenced.
- (3) The side or rear yard requirements may be waived for an accessory building other than an animal shelter, except that such building shall not be located closer to any side street line than the main building. Waiver of said requirements shall be subject to notice as set forth in Section 28-04(F) of this Chapter.
- (4) Other separation between structures may be required by County Building Code.

## **28.32 RESIDENTIAL--TRADITIONAL COMMUNITY DISTRICTS**

Subsections:

28.32.10 - Purpose of Section

28.32.11 - Purposes of Traditional Community Residential Districts

28.32.20 - Residential - Traditional Community District Land Uses and Permit Requirements

28.32.30 - Residential - Traditional Community District Development Standards

### **28.32.10 – Residential–Traditional Community Districts**

This Section includes regulations for the following zoning districts

**A.** Residential – Traditional Community (R-TC) Districts

**B.** Residential – Traditional Community Mixed Use (R-TC-MU) Districts

### **28.32.11 – Purpose of Residential–Traditional Community Districts**

This Section lists the uses of land that may be allowed within the traditional community residential areas of the County represented by the Residential–Traditional Community (R-TC) zoning districts. It also determines the type of land use approval required for each use within each district, and provides general standards for site development.

Residential–Traditional Community districts recognize current residential and mixed-use communities located outside agricultural or municipal service areas where previous development has occurred at higher densities or intensities than currently allowed under County policy. It is the intent to preserve and enhance the character and quality of these communities and promote future infill residential and mixed use development but not to expand the area of these communities.

The R-TC Districts replace the following previous districts:

R-TC-1AC	replaces	RE-1;
R-TC-20	replaces	RE-1/2
R-TC-15	replaces	RE-1/3
R-TC-10	replaces	RE-1/4
R-TC-6	replaces	R-S-6
R-TC-5	replaces	R-S-5
R-TC-D-4	replaces	R-D (Starr Subdivision)
R-TC-D-6	replaces	R-D (Homeacres)
R-TC-MF	replaces	R-M

The purpose of the different residential – traditional community zoning districts and the manner in which they are applied are as follows:

#### **A. Residential–Traditional Community (R-TC) Districts**

The R-TC zoning districts are intended for areas that have previously been subdivided for single family residential development and provide the community services appurtenant thereto. The regulations for these districts are designed to stabilize and protect the residential characteristics of the districts, to promote and encourage a suitable environment for family life. Nine R-TC zoning districts are denoted with a suffix to indicate the minimum parcel size (e.g. R-TC-4 requires a minimum parcel size of 4,000 square feet), minimum building setbacks, and other requirements. The R-TC zoning districts are consistent with and implement the Traditional Community - Residential land use designation of the General Plan as follows:

Birds Landing	R-TC-1AC
Collinsville Township	R-TC-4
Cordelia area	R-TC-15
Elmira area	R-TC-1AC and R-TC-20
Fairfield Unincorporated area	R-TC-1AC, R-TC-20, R-TC-10 and R-TC-D
Green Valley area	R-TC-1AC, R-TC-20, and R-TC-15
Rockville Corners	R-TC-1AC
Snug Harbor area	R-TC-10
Vallejo Unincorporated area	R-TC-20, R-TC-10, R-TC-6, R-TC-5, R-TC-D & R-TC-MF
Willotta Oaks area	R-TC-15, R-TC-10

**B. Residential-Traditional Community Mixed Use (R-TC-MU) Districts**

The Residential -Traditional Community Mixed Use (R-TC-MU) zoning district is intended for certain medium-density residential and retail commercial and business areas that are appropriate for residential and commercial uses, and that can be served by community services. The regulations for this district are designed to stabilize and protect the essential residential characteristics of the district, to promote and encourage a suitable environment for family life and to provide for the integration of retail shops and businesses into the neighborhood. The R-TC-MU zoning district is consistent with and implements the Traditional Community-Mixed Use land use designation of the General Plan as follows:

Vallejo Unincorporated Area	R-TC-MU
Birds Landing Area	R-TC-MU
Cordelia area	R-TC-MU
Elmira area	R-TC-MU

**28.32.20 Residential--Traditional Community District Land Uses and Permit Requirements**

**A. Allowed Uses and Permit Requirements**

Tables 28-32A and 28-32A1 identifies the land uses allowed by this Zoning Ordinance in each residential-traditional community district and the land use permit required to establish

each use. In addition to the land use permit required by Tables 28-32A and 28-32B, special requirements may apply to certain uses.

**B. Marsh Development Permit Requirements**

Any development within the Suisun Marsh, as defined by Section 29114 of the Public Resources Code, shall be subject to obtaining a Marsh Development Permit, pursuant to the Suisun Marsh Preservation Act of 1977 and as provided for in Section 28.104 of this Code. When a land use subject to a marsh development permit is proposed in both the Primary Management Area and Secondary Management Area as defined in the Suisun Marsh Preservation Act of 1977, the land use shall be subject to a use permit covering the whole of the project.

**C. Architectural Review**

Architectural Approval may be required for certain uses, in compliance with Section 28.102 (Architectural Approval).

**D. Building Permits**

A Building Permit shall be required prior to any construction.

**E. Land Use Regulations**

Where the last column in Table 28.32A or 28.32B (Land Use Regulations) includes a section number, e.g. 28.70.10, the zoning regulations in the referenced section apply to the use. Where the last column includes a chapter number, e.g. Chapter 13.6, the regulations in the referenced Solano County Code apply to the use. Provisions in other sections of this Zoning Ordinance may also apply.

**F. Non-Conforming Uses.**

Within the Suisun Marsh, as defined by Section 29101 of the Public Resources Code, uses established prior to 1977 that do not conform to the uses set forth in Table 28.32B shall be considered nonconforming uses under Section 28.114, except that non-substantial changes, alterations, and additions to nonconforming uses may be allowed within the existing established project footprint area subject to a marsh development permit, pursuant to the Suisun Marsh Preservation Act of 1977 and as provided for in Section 28.104 of this Code. The overall existing development area may not be expanded under these provisions. Development within the existing development area should minimize additional impervious surfaces. An adequate buffer should be established or maintained between the development areas and any water, wetlands, or other Marsh habitat to protect the habitat from adverse environmental impacts. An erosion, sediment, and runoff control plan shall be prepared in accordance with Section 31.26(b) of the Solano County Grading, Drainage, Land Leveling and Erosion Control Ordinance. When the non-conforming uses is located in both the Primary Management Area and Secondary Management Area, as defined by the Suisun

Marsh Preservation Act of 1977, non-substantial changes, alterations, and additions to the nonconforming use shall be subject to a use permit covering the whole of the project.

**G. Site Development and Other Standards**

All uses shall comply with the provisions of Article IV, Section 28-90 Site Development and Other Standards which includes standards for parking, signs and other project elements.



**TABLE 28.32A ALLOWED USES: R-TC-1AC, R-TC-20, R-TC-15, R-TC-10, R-TC-6 DISTRICTS**

**A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,  
 - - - = Prohibited**

ALLOWED USES* *See Definitions Section 28-10	Permitted Uses					Land Use Regulations** **See Section 28-70.10
	R-TC-1AC	R-TC-20	R-TC-15	R-TC-10	R-TC-6	
<b>AGRICULTURAL USES</b>						
<b>A. CROP PRODUCTION</b>						
Cultivated and irrigated farming	A	A	A	A	- - -	
Non-irrigated and non-cultivated farming	A	A	A	A	- - -	
<b>RESIDENTIAL USES</b>						
<b>A. DWELLINGS</b>						
Accessory buildings and uses <sup>(1)</sup>						28.72.10 (A) & (B)(1)
<i>Accessory building greater than 2,500 square feet in size<sup>(2)</sup></i>	A	A	A	A	A	28.72.10 (A) & (B)(1)
<i>Accessory buildings, aggregate: 1) greater than 2,500 square feet in size combined on a lot 4 acres or less; or, 2) greater than 5,000 square feet in size combined on a lot greater than 4 acres<sup>(2)</sup></i>	MUP	MUP	MUP	MUP	MUP	28.72.10 (A) & (B)(1)
Duplex	- - -	- - -	- - -	- - -	- - -	28.72.10(A)
Dwelling group	- - -	- - -	- - -	- - -	- - -	28.72.10 (A) & (B)(2)
Guest house	- - -	- - -	- - -	- - -	- - -	28.72.10 (A) & (B)(6)
Multifamily Dwelling	- - -	- - -	- - -	- - -	- - -	28.72.10(A)
Primary dwelling	A	A	A	A	A	28.72.10(A)
Rooming and boarding house	- - -	- - -	- - -	- - -	- - -	
Secondary dwelling	A	A	A	A	A	28.72.10 (A) & (B)(6).
Second kitchen	AP	AP	AP	AP	AP	28.72.10 (A) & (B)(7)
<b>B. TEMPORARY RESIDENTIAL USES</b>						
Temporary emergency dwelling	AP	AP	AP	AP	AP	28.72.20 (A) & (B)(3)
Temporary manufactured home storage	AP	AP	AP	AP	AP	28.72.20 (A) & (B)(4)
Temporary occupancy of existing dwelling while replacement dwelling is under construction	AP	AP	AP	AP	AP	28.72.20 (A) & (B)(5)
Temporary single-family dwelling <sup>(3)</sup>	AP	AP	AP	AP	AP	28.72.20 (A) & (B)(6)
<b>C. AGRICULTURAL AND ANIMAL FACILITIES INCIDENTAL TO A RESIDENCE</b>						
Grazing or keeping of animals, not exceeding two	A	A	A	A	- - -	28.72.30 (A) & (B)(1)

**A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,  
 - - - = Prohibited**

<b>ALLOWED USES*</b> *See Definitions Section 28-10	<b>Permitted Uses</b>					<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>R-TC-1AC</b>	<b>R-TC-20</b>	<b>R-TC-15</b>	<b>R-TC-10</b>	<b>R-TC-6</b>	
animal units per net acre of ownership, excepting an animal feed yard, which shall not be allowed						
Small animal husbandry	A	A	A	A	- - -	28.72.30 (A) & (B)(4)
Stable, private	A	A	A	A	- - -	28.72.30 (A) & (B)(5)
<b>D. OTHER RESIDENTIAL USES</b>						
Home occupation						
<i>Type I</i>	A	A	A	A	A	28.72.40 (A) & (B)(2)
<i>Type II</i>	AP	AP	AP	AP	AP	28.72.40 (A) & (B)(2)
Temporary subdivision sales office	MUP	MUP	MUP	MUP	MUP	28.72.40 (A) & (B)(3)

<b>A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,            - - - = Prohibited</b>						
<b>ALLOWED USES*</b> *See Definitions Section 28-10	<b>Permitted Uses</b>					<b>Land Use Regulations**</b> **See Section 28-70.10
	R-TC-1AC	R-TC-20	R-TC-15	R-TC-10	R-TC-6	
<b>RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES<sup>2</sup></b>						
<b>A. RECREATION USES</b>						
None Allowed						
<b>B. EDUCATION USES</b>						
None Allowed						
<b>C. PUBLIC ASSEMBLY USES</b>						
Church	- - -	UP	UP	UP	UP	28.73.30 (A) & (B)(1)
Club, lodge, or fraternal organization	- - -	- - -	- - -	- - -	- - -	28.73.30 (A) & (B)(2)
Nursery school	- - -	MUP	MUP	MUP	MUP	
Nursing home, rest home	- - -	MUP	MUP	MUP	MUP	
<b>RETAIL AND OFFICE USES</b>						
<b>A. RETAIL USES</b>						
Automobile parking lot <sup>(4)</sup>	UP	UP	UP	UP	UP	28.78.10 (A) & (B)(2)
<b>B. OFFICE USES</b>						
None Allowed						

**A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,  
 - - - = Prohibited**

<b>ALLOWED USES*</b> *See Definitions Section 28-10	<b>Permitted Uses</b>					<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>R-TC-1AC</b>	<b>R-TC-20</b>	<b>R-TC-15</b>	<b>R-TC-10</b>	<b>R-TC-6</b>	
<b>TOURIST USES</b>						
None Allowed						
<b>COMMERCIAL SERVICE USES</b>						
None Allowed						
<b>INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE USES</b>						
None Allowed						

<b>A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,                      - - - = Prohibited</b>						
<b>ALLOWED USES*</b> *See Definitions Section 28-10	<b>Permitted Uses</b>					<b>Land Use Regulations**</b> **See Section 28-70.10
	R-TC-1AC	R-TC-20	R-TC-15	R-TC-10	R-TC-6	
<b>COMMUNICATION, INFRASTRUCTURE AND SERVICE USES</b>						
<b>A. COMMUNICATION USES</b>						
Wireless communication facility						
Co-location	MUP	MUP	MUP	MUP	MUP	See Section 28.81
New tower	UP	UP	UP	UP	UP	See Section 28.81
<b>B. INFRASTRUCTURE USES</b>						
Pipeline, transmission, or distribution line, in R.O.W.	A	A	A	A	A	28.78.20 (A) &(B)(8)
Utility facilities or infrastructure, outside of R.O.W.	MUP	MUP	MUP	MUP	MUP	28.78.20 (A)& (B)(9)
<b>C. SERVICE USES</b>						
Community care facility	UP	UP	UP	UP	UP	28.78.30 (A) & (B)(2)
Public Service Facility	UP	UP	UP	UP	UP	28.78.30 (A) & (B)(4)
<b>D. TEMPORARY CONSTRUCTION AND INFRASTRUCTURE USES</b>						
None Allowed	- - -	- - -	- - -	- - -	- - -	
<b>RESOURCE CONSERVATION USES</b>						
None Allowed	- - -	- - -	- - -	- - -	- - -	

Notes:

- (1) Accessory building:
  - a) Does not include a guest house
  - b) May be established prior to construction or installation of a dwelling on the same property.
  
- (2) Use permit approval is required by the Zoning Administrator only, unless otherwise referred to the Planning Commission by the Zoning Administrator. Aggregate square footage shall include all accessory buildings, except as follows:
  - a) Any structure used for the keeping of animals, such as a stable or corral, or for crop storage, which is unenclosed with an open side and no flooring, shall not required a use permit and shall not be counted as part of the aggregate total for accessory buildings
  - b) Any structure 120 square fee in size or less and exempt from the permit requirements of County Building Code shall not be counted as part of the aggregate total for accessory buildings.
  
- (3) Allowed only when the primary dwelling is under construction, and the temporary dwelling is installed on a temporary foundation.

- (4) An automobile parking lot must be adjacent to any C or M District.

**Table 28.32B ALLOWED USES: R-TC-5, R-TC-4 R-TC-D, R-TC-MF, R-TC-MU DISTRICTS**

**A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,  
 - - - = Prohibited**

ALLOWED USES* *See Definitions Section 28-10	Permitted Uses						Land Use Regulations** **See Section 28-70.10
	R-TC-5	R-TC-4 <sup>(1)</sup>	R-TC-D-4	R-TC-D-6	R-TC-MF	R-TC-MU	
<b>AGRICULTURAL USES</b>							
<b>A. CROP PRODUCTION</b>							
Cultivated and irrigated farming	---	---	---	---	---	---	
Non-irrigated and non-cultivated farming	---	---	---	---	---	---	
<b>RESIDENTIAL USES</b>							
<b>A. DWELLINGS</b>							
Accessory buildings and uses <sup>(2)</sup>							28.72.10 (A) & (B)(1)
<i>Accessory building greater than 2,500 square feet in size<sup>(3)</sup></i>	A	A	A	A	A	A	28.72.10 (A) & (B)(1)
<i>Accessory buildings, aggregate: 1) greater than 2,500 square feet in size combined on a lot 4 acres or less; or, 2) greater than 5,000 square feet in size combined on a lot greater than 4 acres<sup>(3)</sup></i>	MUP	MUP	MUP	MUP	MUP	MUP	28.72.10 (A) & (B)(1)
Duplex	---	---	A	A	A	---	28.72.10(A)
Dwelling group	---	---	---	---	A	---	28.72.10(A) & (B)(1)
Guest house	---	---	---	---	---	---	
Multifamily Dwelling	---	---	---	---	A	A	28.72.10(A)
Primary dwelling	A	A	A	A	A	A	28.72.10(A)
Rooming and boarding house	---	---	---	---	A		28.72.10(A)
Secondary dwelling	A	A	---	---	---	---	28.72.10(A) & (B)(6)
Second kitchen	AP	AP	---	---	---	---	28.72.10(A) & (B)(7)
<b>B. TEMPORARY RESIDENTIAL USES</b>							
Temporary emergency dwelling	AP	AP	AP	AP	AP	AP	28.72.20(A) & (B)(3)
Temporary manufactured home storage	AP	AP	AP	AP	---	---	28.72.20(A) & (B)(4)
Temporary occupancy of existing dwelling while replacement dwelling is under construction	AP	AP	AP	AP	AP	A	28.72.20(A) & (B)(5)
Temporary single-family dwelling <sup>(4)</sup>	AP	AP	AP	AP	---	AP	28.72.20(A) & (B)(6)
<b>C. AGRICULTURAL AND ANIMAL FACILITIES INCIDENTAL TO A RESIDENCE</b>							

<b>A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,            - - - = Prohibited</b>							
<b>ALLOWED USES*</b> *See Definitions Section 28-10	<b>Permitted Uses</b>						<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>R-TC-5</b>	<b>R-TC-4<sup>(1)</sup></b>	<b>R-TC-D-4</b>	<b>R-TC-D-6</b>	<b>R-TC-MF</b>	<b>R-TC-MU</b>	
Grazing or keeping of animals, not exceeding two animal units per net acre of ownership, excepting an animal feed yard, which shall not be allowed	---	---	---	---	---	---	28.72.30(A) & (B)(1)
Small animal husbandry	---	---	---	---	---	---	28.72.30(A) & (B)(4)
Stable, private	---	---	---	---	---	---	28.72.30(A) & (B)(5)
<b>D. OTHER RESIDENTIAL USES</b>							
Home occupation							
<i>Type I</i>	A	A	A	A	A	A	28.72.40(A) & (B)(2)
<i>Type II</i>	AP	AP	AP	AP	AP	AP	28.72.40(A) & (B)(2)
Temporary subdivision sales office	MUP	MUP	MUP	MUP	MUP	---	28.72.40(A) & (B)(3)



<b>A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,                      - - - = Prohibited</b>							
<b>ALLOWED USES*</b> *See Definitions Section 28-10	<b>Permitted Uses</b>						<b>Land Use Regulations**</b> ** See Section 28-70.10
	R-TC-5	R-TC-4 <sup>(1)</sup>	R-TC-D-4	R-TC-D-6	R-TC-MF	R-TC-MU	
<b>RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES <sup>2</sup></b>							
<b>A. RECREATION USES</b>							
None Allowed							
<b>B. EDUCATION USES</b>							
None Allowed							
<b>C. PUBLIC ASSEMBLY USES</b>							
Church	UP	- - -	UP	UP	UP	UP	28.73.30 (A) & (B)(1)
Club, lodge, or fraternal organization	- - -	- - -	- - -	- - -	UP	UP	28.73.30 (A) & (B)(2)
Nursery school	MUP	- - -	MUP	MUP	MUP	MUP	28.73.30 (A)
Nursing home, rest home	MUP	- - -	MUP	MUP	MUP	MUP	28.73.30 (A)
School						MUP	28.73.30 (A)
<b>RETAIL AND OFFICE USES</b>							
<b>A. RETAIL USES</b>							
Automobile parking lot <sup>(5)</sup>	MUP	- - -	MUP	MUP	MUP	A	28.74.10 (A) & (B)(2)
<b>B. OFFICE USES</b>							
None Allowed							

**A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,  
 - - - = Prohibited**

<b>ALLOWED USES*</b> *See Definitions Section 28-10	<b>Permitted Uses</b>						<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>R-TC-5</b>	<b>R-TC-4<sup>(1)</sup></b>	<b>R-TC-D-4</b>	<b>R-TC-D-6</b>	<b>R-TC-MF</b>	<b>R-TC-MU</b>	
<b>TOURIST USES</b>							
None Allowed							
<b>COMMERCIAL SERVICE USES</b>							
None Allowed							
<b>INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE USES</b>							
None Allowed							

**A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,  
 - - - = Prohibited**

ALLOWED USES* *See Definitions Section 28-10	Permitted Uses						Land Use Regulations** **See Section 28-70.10
	R-TC-5	R-TC-4 <sup>(1)</sup>	R-TC-D-4	R-TC-D-6	R-TC-MF	R-TC-MU	
<b>COMMUNICATION, INFRASTRUCTURE AND SERVICE USES</b>							
<b>A. COMMUNICATION USES</b>							
Wireless communication facility							
Co-location	MUP	MUP	MUP	MUP	MUP	MUP	See Section 28.81
New tower	UP	UP	UP	UP	UP	UP	See Section 28.81
<b>B. INFRASTRUCTURE USES</b>							
Pipeline, transmission, or distribution line, in R.O.W.	A	A	A	A	A	A	28.78.20 (A) & (B)(8)
Utility facilities or infrastructure, outside of R.O.W.	UP	UP	UP	UP	UP	UP	28.78.20 (A) & (B)(9)
<b>C. SERVICE USES</b>							
Community care facility	UP	- - -	UP	UP	UP	UP	28.78.30 (A) & (B)(2)
Public Service Facility	UP	- - -	UP	UP	UP	UP	28.78.30 (A) & (B)(4)
<b>D. TEMPORARY CONSTRUCTION AND INFRASTRUCTURE USES</b>							
None Allowed							
<b>RESOURCE CONSERVATION USES</b>							
None Allowed							

Notes:

- (1) Any development within the Suisun Marsh, as defined by Section 29114 of the Public Resources Code, shall be subject to obtaining a Marsh Development Permit, pursuant to the Suisun Marsh Preservation Act of 1977 and as provided for in Section 28.104 of this Code.
- (2) Accessory building:
  - a) Does not include a guest house
  - b) May be established prior to construction or installation of a dwelling on the same property.
- (3) Use permit approval is required by the Zoning Administrator only, unless otherwise referred to the Planning Commission by the Zoning Administrator. Aggregate square footage shall include all accessory buildings, except as follows:

- a) Any structure used for the keeping of animals, such as a stable or corral, or for crop storage, which is unenclosed with an open side and no flooring, shall not required a use permit and shall not be counted as part of the aggregate total for accessory buildings
  - b) Any structure 120 square fee in size or less and exempt from the permit requirements of County Building Code shall not be counted as part of the aggregate total for accessory buildings.
- (4) Allowed only when the primary dwelling is under construction, and the temporary dwelling is installed on a temporary foundation.
- (5) An automobile parking lot must be adjacent to any C or M District.

## **28.32.30 – Residential–Traditional Community District Development Standards**

### **A. General site and building standards**

Subdivision, new land uses, main buildings inclusive of primary dwellings, secondary dwellings, and alterations to existing land uses and buildings, shall be designed, constructed, and/or established in compliance with the applicable development standards delineated or referenced in Tables 28-32C.

<b>TABLE 28-32C Development Standards for Main Building <sup>(1)</sup> and Secondary Dwelling</b>												
Development Feature	Requirement by Zoning District											
	R-TC-1AC	R-TC-20	R-TC-15	R-TC-10	R-TC-6	R-TC-5	R-TC-4	R-TC-D-6	R-TC- MF	<u>R-TC-MU</u>		
Minimum Lot Area <sup>(2)</sup>	<i>Minimum area required for new lots</i>											
	1 acre	20,000 s.f.	15,000 s.f.	10,000 s.f.	6,000 s.f.	5,000 s.f.	4,000 s.f. <sup>(3)</sup>	6,000 s.f. <sup>(3)</sup>	5,000 s.f.	<u>4,000 s.f.</u>		
Dwelling Size	<i>Minimum or maximum gross floor area for new dwellings</i>											
Primary dwelling	1,000 square feet minimum											
Secondary dwelling	850 square feet maximum. See Section 28.72.10.A.1. & B.10.						N/A					
Setbacks	<i>Minimum setbacks required. See Section 28-50(e) for setback measurement, allowed projections into setbacks, and exceptions.</i>											
Front	20 feet <sup>(5)</sup>			20 feet <sup>(6)</sup>		0 feet <sup>(6)</sup>		20 feet <sup>(6)</sup>		30 feet <sup>(6)</sup>	<u>0 feet <sup>(6)</sup></u>	
Sides (each)	10 feet				5 feet			10 feet		<u>5 feet</u>		
Sides (combined)	N/A				15 feet		10 feet		20 feet		<u>10 feet</u>	
Rear	25 feet				20% of lot depth, not exceeding 25 feet, and no less than 15 feet		0 feet		20% of lot depth, not exceeding 25 feet, and no less than 15 feet		15 feet	<u>0 feet</u>
Between Structures <sup>(7)</sup>	10 Feet						10 feet between single family dwelling on the same lot when placed side-by-side and 20 feet between such buildings placed in any other manner.		10 Feet		<u>10 feet between single family dwelling on the same lot when placed side-by-side and 20 feet between such buildings placed in any other manner</u>	



<b>TABLE 28-32C, cont.</b>										
<b>Development Standards for Main Building <sup>(1)</sup> and Secondary Dwelling</b>										
Development Feature	Requirement by Zoning District									
	R-TC-1AC	R-TC-20	R-TC-15	R-TC-10	R-TC-6	R-TC-5	R-TC-4	R-TC-D-6	R-TC- MF	<u>R-TC-MU</u>
Height Limit	<i>Maximum allowed height of structures. See Section 28.93 (height exceptions) and Section 28.99 (Airport flight Obstruction Areas)</i>									
	<i>35 feet</i>								<i>50 feet</i>	<i>35 feet</i>
Parking	<i>As required by Section 28-94 (Parking Requirements) and Section 28-102 (Architectural Approval)</i>									

Notes:

- (1) In any R district, the primary dwelling shall be deemed the main building on the building site on which the same is situated.
- (2) The following may be used to determine acceptable lot area:
  - a) The actual number of lots allowed is determined through the applicable subdivision process, based on specific site characteristics and potential environmental impacts, and there is no guarantee that the maximum possible number may be achieved.
  - b) Reduced lot area may be allowed with a use permit for specific uses permitted by zoning district, see Section 28-97.
- (3) A duplex or up to two single family dwellings in any arrangement is allowed on a lot in the R-TC-D -4 District when a minimum of 2,000 sq. ft. of land area is provided for each one family dwelling or a minimum of 2,000 sq. ft. of land area is provided for each duplex unit.  
 A duplex or up to two single family dwellings in any arrangement is allowed on a lot in the R-TC-D -6 District when a minimum of 3,000 sq. ft. of land area is provided for each one family dwelling or a minimum of 3,000 sq. ft. of land area is provided for each duplex unit. An allowed second single family dwelling shall be deemed to be a second main building and not a secondary dwelling or accessory building.
- (4) Other setbacks may be required for specific uses listed in Table 28-32A and 28-32B, as referenced.
- (5) Exception: buildings shall be not less than 50 feet from the centerline of the street, and unless otherwise indicated by building lines on the zoning maps.
- (6) Exception: unless otherwise indicated by building lines shown on the zoning maps.
- (7) Other separation between structures may be required by County Building Code.

**B. Accessory Buildings and Structures Development Standards.**

New accessory buildings and other structures including alternations to existing accessory buildings and other structures, shall be designed, constructed, and/or established in compliance with the applicable development standards in Tables 28-32D.



<b>TABLE 28-32D</b>										
<b>Development Standards for Accessory Buildings and Structures <sup>(1)</sup></b>										
<b>Development Feature</b>	<b>Requirement by Zoning District</b>									
	R-TC-1AC	R-TC-20	R-TC-15	R-TC-10	R-TC-6	R-TC-5	R-TC-4	R-TC-D4	R-TC-D6	R-TC-MF
Setbacks <sup>(2)</sup>	<i>Minimum setbacks required. See Section 28.90 for setback measurement, allowed projections into setbacks, and exceptions. See also: Section 28.72.10 A.1. &amp; B.1. (Accessory buildings and uses, residential)</i>									
Attached	An accessory building attached to the main building shall comply with the setback requirements for the main building.									
Detached	60 feet or on the rear 50% of the lot									
Front				60 feet for private stables						
Sides (each) <sup>(3)</sup>	10 feet			10 feet, 20 feet for private stables	5 feet				10 feet	<u>5 feet</u>
Sides (combined)	N/A				15 feet	10 feet			20 feet	<u>10 feet</u>
Rear <sup>(3)</sup>	10 feet			10 feet, 20 feet for private stables	10 feet	0 feet	10 feet			<u>0 feet</u>
Between structures <sup>(4)</sup>	10 feet from any dwelling or other main building on the same lot									
Site coverage (maximum)	In a required rear setback for the main building: the aggregate total of all accessory buildings shall not occupy more than 30% of the required rear setback area for the main building.									
Height limit	<i>Maximum allowed height of structures. See Section 28.93 (height exceptions) and Section 28-99 (Airport Flight Obstruction Areas)</i>									
	15 feet									
Parking	As required by Section 28-94 (Parking Requirements) and Section 28.72.10.A.1.									

Notes:

- (1) Does not include a secondary dwelling as defined in Section 28.01.
- (2) Other setbacks may be required for specific uses listed in Table 28-32A and 28-32B, as referenced.
- (3) The side or rear yard requirements may be waived for an accessory building other than an animal shelter, except that: a) such building shall not be located closer to any side street line than the main building; and, b) such buildings in the aggregate shall not exceed the maximum site coverage in the rear yard for the main building. Waiver of said requirements shall be subject to provisions set forth in Section 28.102 and notice as set forth in Section 28.14(f) of this Chapter.
- (4) Other separation between structures may be required by County Building Code.

(Ord. No. 1732, §3)

## **28.40 Commercial and Industrial Districts**

### **Sections:**

#### **28.41 Commercial Districts**

#### **28.42 Manufacturing and Industrial Districts**

#### **28.41. COMMERCIAL (C) DISTRICTS**

##### Subsections:

28.41.10 - Purpose of Section

28.41.11 – Purpose of Commercial Districts

28.41.20 – Commercial Districts Land Uses and Permit requirements

28.41.30 – Commercial District Development Standards

#### **28.41.10 Commercial District(s)**

This Section includes regulations for the following zoning districts

- A. Highway Commercial (C-H) District**
- B. Neighborhood Commercial (C-N) District**
- C. Commercial Recreation (C-R) District**
- D. Commercial Recreation – Limited (C-R-L)**
- E. Commercial-Service (C-S) District**
- F. Commercial-Office (C-O) District**

#### **28.41.11 Purpose of Commercial Districts**

This Section lists the uses of land that may be allowed within the areas of the County designated for commercial land uses. It also determines the type of land use approval required for each use within each district, and provides general standards for site development.

The purposes of the different commercial zoning districts are as follows:

##### **A. Highway Commercial (C-H) District**

The C-H districts are intended for commercial uses to serve the highway traveler. The bulk of highway frontage throughout the County is not appropriate for commercial uses but is reserved for exclusive agricultural uses, and is so zoned. C-H districts are to be established in areas of four acres or larger, and shall be located only where need is clearly indicated.

##### **B. Neighborhood Commercial (C-N) District**

The C-N district is designed to provide an area for a limited number of small retail and service establishments to provide for businesses serving the daily needs of nearby residential neighborhoods or rural community. The intent of this district is to promote convenience

shopping goods and services for nearby residents and not for patrons outside the community to be served. Uses established shall be found compatible and developed with standards that prevent significant adverse impacts on land uses adjoining the C-N districts.

**C. Commercial Recreation (C-R) District**

The C-R zoning district is intended to provide appropriate commercial recreation uses that support recreational activities and resource based recreational uses within the County in a manner compatible with surrounding land uses. The C-R zoning district is consistent with the commercial recreation designations of the General Plan outside the Suisun Marsh management area.

**D. Commercial Recreation- Limited (C-R-L) District**

The C-R-L zoning district is intended to provide for limited commercial recreational uses adjacent to the Suisun Marsh compatible with its protection. The C-R-L zoning district is consistent with the Commercial Recreation land use designation of the General Plan within the Secondary Management Area of the Suisun Marsh.

**E. Commercial Service (C-S) District**

The C-S district is designed to provide an area for commercial services of an extensive or heavy nature in support of industrial, construction, or other business activities.

**F. Business and Professional Office (C-O) District**

The C-O district is designated primarily to provide an area for business and professional offices.

**28.41.20 Commercial District(s) Land Uses and Permit Requirements**

**A. Allowed Uses and Permit Requirements**

Table 28.41A identifies the land uses allowed by this Zoning Ordinance in each commercial zoning district and the land use permit required to establish each use. In addition to the land use permit required by Table 28.41A, special requirements may apply to certain uses.

**B. Marsh Development Permit Requirements**

Any development within the Suisun Marsh, as defined by Section 29114 of the Public Resources Code, shall be subject to obtaining a Marsh Development Permit pursuant to the Suisun Marsh Preservation Act of 1977 and as provided for in Section 28.104 of this Code. When a land use subject to a marsh development permit is proposed in both the Primary Management Area and Secondary Management Area, as defined in the Suisun Marsh

Preservation Act of 1977, the land use shall be subject to a use permit covering the whole of the project.

**C. Architectural Review**

Architectural Approval may be required for certain uses, in compliance with Section 28.102 (Architectural Approval).

**D. Building Permits**

A Building Permit shall be required prior to any construction.

**E. Land Use Regulations**

Where the last column in Table 28-41A (Land Use Regulations) includes a section number, e.g. 28.70.10, the zoning regulations in the referenced section apply to the use. Where the last column includes a chapter number, e.g. Chapter 13.6, the regulations in the referenced Solano County Code apply to the use. Provisions in other sections of this Zoning Ordinance may also apply.

**F. Non-Conforming Uses**

Within the Suisun Marsh, as defined by Section 29114 of the Public Resources Code, uses established prior to August 4, 1981 that do not conform to the uses set forth in Table 28-41A shall be considered nonconforming uses under Section 28.114, except that non-substantial changes, alterations, and additions to nonconforming uses may be allowed within the existing established project footprint area subject to a marsh development permit, pursuant to the Suisun Marsh Preservation Act of 1977 and as provided for in Section 28.104 of this Code. The overall existing development area may not be expanded under these provisions. Development within the existing development area should minimize additional impervious surfaces. An adequate buffer should be established or maintained between the development areas and any water, wetlands, or other Marsh habitat to protect the habitat from adverse environmental impacts. An erosion, sediment, and runoff control plan shall be prepared in accordance with Section 31.26(b) of the Solano County Grading, Drainage, Land Leveling and Erosion Control Ordinance. When the non-conforming uses is located in both the Primary Management Area and Secondary Management Area, as defined by the Suisun Marsh Preservation Act of 1977, non-substantial changes, alterations, and additions to the nonconforming use shall be subject to a use permit covering the whole of the project.

**G. Site Development and Other Standards**

All uses shall comply with the provisions of Section 28-90, Site Development and Other Standards, which includes standards for parking, signs, and other project elements

**TABLE 28.41A ALLOWED USES: (C-H), (C-N), (C-R), (C-R-L), (C-S), (C-O) DISTRICTS**

A= Allowed by right, AP= Administrative Permit, MUP= Minor use permit, PD = Planned Unit Development, UP= Use permit, E=Exempt, - - -= Prohibited							
ALLOWED USES* *See Definition Section 28-10	Permitted Uses						Land Use Regulations** **See Section 28.70.10
	C-H	C-N	C-R	C-R-L <sup>(6)</sup>	C-S	C-O	
<b>28.71 AGRICULTURAL USES<sup>2</sup></b>							
<b>A. CROP PRODUCTION</b>							
Accessory uses and structures	---	---	A	A	---	---	28.71.10(A) & (B)(1)
Crop Production	---	---	A	---	---	---	28.71.10(A)
Non-irrigated and non-cultivated farming	---	---	---	A	---	---	28.71.10(A)
Grazing	---	---	A	A	---	---	28.71.10(A)
<b>B. AGRICULTURAL PROCESSING USES</b>							
On-site Agricultural Processing	---	---	A	---	---	---	28.71.20(A) & (B)(1)
<b>28.72 RESIDENTIAL USES</b>							
<b>A. DWELLINGS</b>							
Primary Dwelling	---	---	A	A	---	---	28.72.10
<b>B. TEMPORARY RESIDENTIAL USES</b>							
None Allowed							
<b>C. AGRICULTURAL AND ANIMAL FACILITIES INCIDENTAL TO A RESIDENCE</b>							
None Allowed							
<b>D. OTHER RESIDENTIAL USES</b>							
None Allowed							

**TABLE 28.412A ALLOWED USES: (C-H), (C-N), (C-R), (C-R-L), (C-S), (C-O) DISTRICTS**

A= Allowed by right, AP= Administrative Permit, MUP= Minor use permit, PD = Planned Unit Development, UP= Use permit, E=Exempt, - - - = Prohibited							
ALLOWED USES* *See Definition Section 28-10	Permitted Uses						Land Use Regulations** **See Section 28.70.10
	C-H	C-N	C-R	C-R-L <sup>(6)</sup>	C-S	C-O	
<b>28.73 RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES<sup>2</sup></b>							
<b>A. RECREATION USES</b>							
Amusement Facilities	MUP	---	---	---	---	---	
Commercial Outdoor Recreation							28.73.10(A)
Not including enclosed structures	---	---	A	A	---	---	28.73.10(A)
Including enclosed structures	---	---	UP	UP	---	---	28.73.10(A)
Complementary commercial facilities	---	---	---	UP	---	---	
Marina							
Boat launching facilities	---	---	UP	UP	---	---	
Boat and boat trailer storage	---	---	UP	UP	---	---	
Boat construction, servicing, sales and repair	---	---	UP	UP	---	---	
Floating home	---	---	UP	---	---	---	
Marsh oriented recreation	---	---	---	UP	---	---	
Recreational Vehicle Park and/or Campground	---	---	UP <sup>1</sup>	UP <sup>1</sup>	---	---	28.73.10(A)
<b>B. EDUCATION USES</b>							
Ecological and agricultural education	---	---	UP	UP	---	---	
Business school; art, modeling, music, or dance studio	---	---	---	---	---	---	
<b>C. PUBLIC ASSEMBLY USES</b>							
Auditorium, exhibition hall, sports arena, drive-in theater	---	---	---	---	UP <sup>4</sup>	---	28.73.30(A)
Church	MUP	MUP	---	---	MUP <sup>4</sup>	MUP	28.73.30(A) & (B)(1)
Circus, Carnival, Fair, or Revival	MUP	---	---	---	MUP <sup>4</sup>	---	28.73.30(A)
Nursery School	---	---	---	---	MUP <sup>4</sup>	MUP	28.73.30(A)
<b>28.74 RETAIL AND OFFICE USES</b>							
<b>A. RETAIL USES</b>							
Automobile parking lot	---	A	---	---	A <sup>4</sup>	A	28.74.10(A) & (B)(2)

**A= Allowed by right, AP= Administrative Permit, MUP= Minor use permit, PD = Planned Unit Development, UP= Use permit, E=Exempt, - - = Prohibited**

ALLOWED USES* *See Definition Section 28-10	Permitted Uses						Land Use Regulations** **See Section 28.70.10
	C-H	C-N	C-R	C-R-L <sup>(6)</sup>	C-S	C-O	
Automobile Repair Garage	MUP	MUP	---	---	MUP <sup>4</sup>	---	28.74.10(A) & (B)(3)
Automobile Service Station	A	MUP	---	---	A <sup>4</sup>	---	28.74.10(A)
Food Establishments open to the outside air	MUP	---	---	---	---	---	28.74.10(A)
Bank	---	---	---	---	---	A	28.74.10(A)
Florist Shop (Indoor)	---	---	---	---	---	A	28.74.10(A)
Hotel, Motel	A	---	---	---	---	---	28.74.10(A)
Massage establishments, slenderizing establishments, and similar personal services	---	---	UP	---	---	---	28.74.10(A)
Merchandise Showroom	---	---	---	---	---	A	28.74.10(A)
Neighborhood Commercial Uses							28.74.10(A)
Less than 1,500 square feet	---	A	---	---	MUP <sup>4</sup>	---	28.74.10(A)
More than 1,500 square feet	---	UP	---	---	UP <sup>4</sup>	---	28.74.10(A)
Outdoor sales and service	---	MUP	---	---	MUP <sup>4</sup>	---	28.74.10(A)
Serving Liquor within 200 feet of an R-District	---	MUP	---	---	MUP <sup>4</sup>	---	28.74.10(A)
Pharmacy	---	---	---	---	---	A	28.74.10(A)
Refreshment Stand	A	---	---	---	---	---	28.74.10(A)
Restaurant	A	---	---	---	---	MUP	28.74.10(A)
Serving Liquor within 200 feet of an R-District	UP	---	---	---	---	MUP	28.74.10(A)
Retail Dairies	MUP	---	---	---	---	---	28.74.10(A)
Roadside Stand	MUP	---	---	---	---	---	28.74.10(A) & (B)(8)
Roadside stand for the sale of agricultural products grown on-site							28.74.10(A) & (B)(8)
More than 80 feet from the centerline of the street	---	---	A	---	---	---	28.74.10(A) & (B)(8)
Less than 80 feet from the centerline of the street	---	---	MUP	---	---	---	28.74.10(A) & (B)(8)
Shop, store and service for retail sales (indoor)	---	---	A	---	---	---	28.74.10(A)
Serving Liquor within 200 feet of an R-District	---	---	MUP	---	---	---	28.74.10(A)





**TABLE 28.41A ALLOWED USES: (C-H), (C-N), (C-R), (C-R-L), (C-S), (C-O) DISTRICTS**

A= Allowed by right, AP= Administrative Permit, MUP= Minor use permit, PD = Planned Unit Development, UP= Use permit, E=Exempt, - - = Prohibited							
ALLOWED USES*	Permitted Uses						Land Use Regulations**
*See Definition Section 28-10							** See Section 28.70.10
	C-H	C-N	C-R	C-R-L <sup>(6)</sup>	C-S	C-O	
<b>28.75 TOURIST USES</b>							
None Allowed							
<b>28.76 COMMERCIAL SERVICE USES</b>							
Animal Hospital					MUP <sup>4</sup>	---	28.76.20(A) & (B)(1)
Automobile, mobilehome, recreational vehicle or boat sales garage	---	---	---	---	A <sup>4</sup>	---	28.76.20(A)
Automobile, mobilehome, recreational vehicle or boat sales lot	---	---	---	---	A <sup>4</sup>	---	28.76.20(A)
Bakery, dairy creamery, laundry and dry cleaning establishment	---	---	---	---	A <sup>4</sup>	---	28.76.20(A)
Corporation Yard	---	---	---	---	A <sup>4,5</sup>	---	28.76.20(A)
Equipment Rental Lot	---	---	---	---	MUP <sup>4</sup>	---	28.76.20(A)
General Service Uses	---	---	---	---	A <sup>4</sup>	---	28.76.20(A)
Lumber yard	---	---	---	---	MUP <sup>4</sup>	---	28.76.20(A)
Medical laboratory	---	---	---	---	A <sup>4</sup>	MUP	28.76.20(A)
Mortuary, Funeral Home	---	---	---	---	---	MUP	28.76.20(A)
Newspaper and commercial printing shop, blueprint shop	---	---	---	---	A <sup>4</sup>	---	28.76.20(A)
Nursery and Landscaping Materials and Supplies	UP	---	---	---	A <sup>4</sup>	---	28.76.20(A)
Outdoor Storage	---	---	---	---	MUP <sup>4</sup>	---	28.76.20(A)
Sales of Construction and Landscaping Supplies and Materials	---	---	---	---	MUP <sup>4</sup>	---	28.76.20(A)



**TABLE 28.41A ALLOWED USES: (C-H), (C-N), (C-G), (C-S), (C-O) DISTRICTS**

A= Allowed by right, AP= Administrative Permit, MUP= Minor use permit, PD = Planned Unit Development, UP= Use permit, E=Exempt, - - -= Prohibited							
ALLOWED USES* *See Definition Section 28-10	Permitted Uses						Land Use Regulations** **See Section 28.70.10
	C-H	C-N	C-R	C-R-L <sup>(6)</sup>	C-S	C-O	
<b>28.78 COMMUNICATION, INFRASTRUCTURE AND SERVICE USES</b>							
<b>A. COMMUNICATION USES</b>							
Wireless communication facility							
Co-location	MUP	MUP	MUP	---	MUP	MUP	28.78.10 & 28.81
New tower	UP	UP	UP	---	UP	UP	28.78.10 & 28.81
<b>B. INFRASTRUCTURE USES</b>							
Commercial wind turbine generator	UP	UP	---	---	UP	UP	28.80
Non-commercial wind turbine							28.80
<i>Under 100 feet</i>	A	A	A	A	A	A	28.80
<i>Over 100 feet</i>	MUP	MUP	MUP	---	MUP	MUP	28.80
Pipeline, transmission, or distribution line, in R.O.W.	A	A	A	A	A	A	28.78.20(B)(8)
Utility facilities or infrastructure, outside of R.O.W.	UP	UP	UP	UP	UP	UP	28.78.20(B)(9)
<b>C. TEMPORARY CONSTRUCTION AND INFRASTRUCTURE USES</b>							
Meteorological Tower, 1000 feet or less in height	AP	AP	AP	AP	AP	AP	28.78.20(A) & (B)(6)
Meteorological Tower, greater than 100 feet in height	MUP	MUP	MUP	MUP	MUP	MUP	28.78.20(A) & (B)(6)
<b>D. SERVICE USES</b>							
Hospital	---	---	---	---	---	A	28.78.30(A) & (B)(3)
Club, lodge, fraternal organization	---	MUP	---	---	MUP		28.78.30(A)

**A= Allowed by right, AP= Administrative Permit, MUP= Minor use permit, PD = Planned Unit Development, UP= Use permit, E=Exempt, - - -= Prohibited**

<b>ALLOWED USES*</b> *See Definition Section 28-10	<b>Permitted Uses</b>						<b>Land Use Regulations**</b> **See Section 28.70.10
	<b>C-H</b>	<b>C-N</b>	<b>C-R</b>	<b>C-R-L<sup>(6)</sup></b>	<b>C-S</b>	<b>C-O</b>	
Public Service Facility	UP	UP	UP	---	UP	UP	28.78.30(A) & (B)(4)
<b>28.79 RESOURCE CONSERVATION USES</b>							
None Allowed							

**Notes:**

1. Where uses are conducted entirely within a building and do not produce any dangerous, injurious, noxious or otherwise objectionable fire, explosive or other hazard; noise or vibration; smoke, dust, odor, or other form of air pollution; radioactivity, electrical or other disturbances; glare; liquid or solid refuse or wastes; in such amount as to adversely affect the surrounding area or adjoining premises and shall not exceed 50% of the net usable floor area per tenant.
2. Total square footage devoted to uses allowed shall not exceed 80% of the net usable floor area per tenant space and shall not generate more than one commercial delivery per day per tenant.
3. Shall not exceed 50% of the net usable floor area per tenant space and shall not generate more than one commercial delivery per day per tenant.
4. Incidental accessory uses, including processing and repair operations and services; provided, that such uses shall be clearly incidental to the sale or storage of products on the premises, and shall be so placed and constructed as not to be offensive or objectionable because of odor, dust, smoke, noise or vibration.
5. When enclosed by a minimum eight foot fence, wall or vegetative screening.
6. Any development within the Suisun Marsh, as defined by Section 29114 of the Public Resources Code, shall be subject to obtaining a Marsh Development Permit pursuant to the Suisun Marsh Preservation Act of 1977, and as provided for in Section 28.104 of this Code.

**28.41.30 Commercial District Development Standards**

Subdivision, new land uses, main buildings including primary and secondary dwellings, and alterations to existing land uses and buildings, shall be designed, constructed, and/or established in compliance with the applicable development standards delineated or referenced in Table 28-41B.

<b>TABLE 28-41B</b>	
<b>Development Standards for Main Building, ACCESSORY STRUCTURES and USES</b>	
<b>PRIMARY BUILDING</b>	
<b>Minimum Lot Area</b>	<i>None</i>
<b>Setbacks</b>	
<b>Front</b>	
<b>C-H District</b>	<i>Twenty feet; unless otherwise indicated by building lines on the zoning maps.</i>
<b>C-N District C-S District</b>	<i>None, except that where the frontage of a block is partially in an R or A district, in which case the front yard shall be the same as required in such R or A districts; and except that buildings shall not encroach upon the building lines established on the zoning maps.</i>
<b>C-R-District C-R-L District</b>	<i>Twenty feet; except that buildings shall not be less than fifty feet from the centerline of the street, and unless otherwise indicated by building lines on the zoning maps.</i>
<b>C-O District</b>	<i>15 feet</i>
<b>Sides (each)</b>	
<b>C-H District</b>	<i>None, except that where C-H districts abut upon any R or A district, side yards of not less than ten feet shall be required.</i>
<b>C-N District C-S District</b>	<i>None; except that where the side of a lot abuts upon the side of a lot in an R or A district, in which case the abutting side yard shall be not less than five feet; and except that, where the side yard of a corner lot abuts on a street where the frontage of the block is partially in an R or A district, in which case the side yard adjacent to the street shall be ten feet.</i>
<b>C-R District C-R-L District</b>	<i>None</i>
<b>C-O District</b>	<i>10 feet</i>
<b>Rear</b>	<i>None; except in the C-O District, 10 feet; except when adjacent to a residential zone, then the minimum yard shall be fifteen feet.</i>
<b>Between structures</b>	<i>10 feet</i>
<b>Height limit</b>	
<b>C-H District C-R District C-N District</b>	<i>Thirty-five feet; provided that additional height may be permitted if a use permit is first secured.</i>
<b>C-R-L District</b>	<i>Thirty-five feet; provided that additional height may be permitted if a use permit is first secured, but in no case more than 50 feet</i>
<b>C-S District</b>	<i>50 feet; provided, that the additional height may be allowed upon the obtaining of a use permit.</i>
<b>C-O District</b>	<i>35 feet; provided, that additional height may be permitted if the required yards are increased by one foot for each one foot of building height over the height limit.</i>

<b>Accessory Structures</b>	<i>Accessory buildings shall not be less than sixty feet from the front property line nor less than twenty feet from any side or rear property line, nor less than thirty feet from any dwelling unit on the property.</i>
<b>OTHER STANDARDS</b>	
<b>Loading Requirements</b>	<i>Adequate, private, off-street space for the loading and unloading of all materials.</i>
<b>Parking Requirements</b>	<i>Parking shall be provided in conformance with the parking standards in Section 28.94</i>
<b>Signs</b>	<i>All signs shall comply with the sign requirements in Section 28.96</i>
<b>Fencing Requirements</b>	<i>In the C-S District, a minimum, six-foot high separating masonry wall or solid board shall be erected and maintained where any use abuts any R district.</i>
<b>Walls and Fences</b>	<i>In the C-O District, a six foot high decorative masonry wall shall be constructed and maintained on all side and rear property lines abutting R Districts, excepting the Rural Residential (R-R) District. For property lines abutting R-R Districts, a screen consisting of walls, fences, landscaping, berms or any combination to form a six foot high opaque screen shall be provided.</i>
<b>Lighting</b>	<i>In the C-O District, parking areas shall have lighting capable of providing adequate illumination for security and safety. Any illumination shall be directed away from adjacent properties and public rights-of-way. Low level lighting shall be used where possible.</i>
<b>Other Standards</b>	<i>Table 28.41A refers identifies allowable uses and permitting requirements. The last column of the table points to additional land use regulations for permitted uses, contained within Section 28-70. Please refer to this section for the additional requirements.</i>

(Ord. No. 1732, §5)

## **28.42 MANUFACTURING AND INDUSTRIAL DISTRICTS**

Subsections:

- 28.42.10 – Manufacturing and Industrial District(s)
- 28.42.11 – Purpose of Manufacturing and Industrial Districts
- 28.42.20 – Manufacturing and Industrial Districts Land Uses and Permit requirements
- 28.42.30 – Manufacturing and Industrial District Development Standards

### **28.42.10 Manufacturing and Industrial Districts**

This Section includes regulations for the following zoning districts

- A. Manufacturing - Limited (M-L) District**
- B. Manufacturing - General (M-G) Districts**
  - 1. M-G-1/2 District
  - 2. M-G-3 District
- C. Industrial – Water Dependent (I-WD) District**

### **28.42.11 Purpose of Manufacturing and Industrial District(s)**

This Section lists the uses of land that may be allowed within the areas of the County designated for industrial and manufacturing land uses. It also determines the type of land use approval required for each use within each district, and provides general standards for site development.

The purpose of the different industrial and manufacturing zoning districts and the manner in which they are applied are as follows:

#### **A. Manufacturing - Limited (M-L) District**

The M-L district is designed to provide an environment conducive to the development and protection of modern, large scale administrative facilities, research institutions, warehousing, and specialized or light manufacturing organizations, all of a non-nuisance type, in accordance with the concept of an industrial park.

#### **B. Manufacturing - General (M-G) District**

The purpose of the M-G district is to permit the normal operations of almost all industries, subject only to those regulations needed to control congestion and to protect the surrounding area or adjoining premises. The two size designations are designed to provide a differentiation between an intensive and an extensive type of development.

#### **C. Industrial – Water Dependent (I-WD) District**

Certain waterfront lands within Solano County are of statewide and regional significance because they are among the few remaining deep-water sites suitable for water-dependent



industries. Furthermore, significant agricultural and marsh lands are nearby resources which the County is committed to preserve. For this reason, the I-WD district is established to reserve waterfront lands for large-scale, water-dependent industries to assure the efficient use of waterfront industrial sites, and to ensure that impact upon nearby environmentally sensitive lands are minimized.

The provisions of this Section shall be strictly interpreted to assure that only those industries which depend on a waterfront site are to locate within this district. It is expressly understood that prior to consideration of any industrial proposal within the district, the Planning Commission shall determine the industry's need for a waterfront site and assure its conformance with the provisions of the Solano County General Plan, this Chapter, and where applicable, the Suisun Marsh Preservation Act of 1977. Industries seeking to locate in the area designated Water Related Industrial Reserve on the Suisun Marsh Protection Plan Map are to be governed by the definition of water-related industry contained in the San Francisco Bay Plan. Those industries which are not considered to be water dependent may continue to locate within other industrial districts.

Some of the land in this district is lowland grassland or seasonal marsh which has existing value as wetland habitat or is suitable for restoration to wetland habitat. These areas have subsided and may be filled, using approved dredged sediments, and restored to tidal, managed, or seasonal wetlands, for the purpose of increasing their natural resource value and restoring some of the formerly natural tidal wetland area. Restored wetlands shall remain as wetlands and not be developed for industrial uses.

## **28.42.20 Manufacturing and Industrial (s) Land Uses and Permit Requirements**

### **A. Allowed Uses and Permit Requirements**

Tables 28-42A and 28-42B identifies the land uses allowed by this Zoning Ordinance in each manufacturing and industrial district and the land use permit required to establish each use. In addition to the land use permit required by Tables 28-42A and 28-42B, special requirements may apply to certain uses.

### **B. Marsh Development Permit Requirements**

Any development within the Suisun Marsh, as defined by Section 29114 of the Public Resources Code, shall be subject to obtaining a Marsh Development Permit pursuant to the Suisun Marsh Preservation Act of 1977 and as provided for in Section 28.104 of this Code. When a land use subject to a marsh development permit is proposed in both the Primary Management Area and Secondary Management Area, as defined in the Suisun Marsh Preservation Act of 1977, the land use shall be subject to a use permit covering the whole of the project.

### **C. Architectural Review**

Architectural Approval may be required for certain uses, in compliance with Section 28.102 (Architectural Approval).

#### **D. Building Permits**

A Building Permit shall be required prior to any construction. Prior to the issuance of a building permit, the Zoning Administrator or Planning Commission may require evidence that adequate controls, measures or devices will be provided to meet performance standards for this zone, as provided in Section 28.95, all to insure and protect the public interest, health, comfort, convenience, safety, and general welfare.

#### **E. Land Use Regulations**

Where the last column in Table 28.42A (Land Use Regulations) includes a section number, e.g. 28.70.10, the zoning regulations in the referenced section apply to the use. Where the last column includes a chapter number, e.g. Chapter 13.6, the regulations in the referenced Solano County Code apply to the use. Provisions in other sections of this Zoning Ordinance may also apply.

#### **F. Non-Conforming Uses**

Within the Suisun Marsh, as defined by Section 29114 of the Public Resources Code, uses established prior to August 4, 1981 that do not conform to the uses set forth in Table 28.41A shall be considered nonconforming uses under Section 28.114, except that non-substantial changes, alterations, and additions to nonconforming uses may be allowed within the existing established project footprint area subject to a marsh development permit, pursuant to the Suisun Marsh Preservation Act of 1977 and as provided for in Section 28.104 of this Code. The overall existing development area may not be expanded under these provisions. Development within the existing development area should minimize additional impervious surfaces. An adequate buffer should be established or maintained between the development areas and any water, wetlands, or other Marsh habitat to protect the habitat from adverse environmental impacts. An erosion, sediment, and runoff control plan shall be prepared in accordance with Section 31.26(b) of the Solano County Grading, Drainage, Land Leveling and Erosion Control Ordinance. When the non-conforming uses is located in both the Primary Management Area and Secondary Management Area, as defined by the Suisun Marsh Preservation Act of 1977, non-substantial changes, alterations, and additions to the nonconforming use shall be subject to a use permit covering the whole of the project.

#### **G. Site Development and Other Standards**

All uses shall comply with the provisions of Article IV, Section 28-90 Site Development and Other Standards which includes standards for parking, signs and other project elements.

**TABLE 28.42A ALLOWED USES: (M-L), (M-G), (I-WD) DISTRICTS**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,  
 - - - = Prohibited

ALLOWED USES* *See Definitions Section 28-10	Permitted Uses					Land Use Regulations** **See Section 28-70.10
	M-L	M-G-1/2	M-G-3	I-WD <sup>8</sup>		
<b>28.71 AGRICULTURAL USES</b>						
<b>A. CROP PRODUCTION</b>						
Crop Production and Grazing	A	- - -	- - -	- - -		
Non-irrigated and non-cultivated farming, grazing	- - -	- - -	- - -	A <sup>5</sup>		
<b>B. AGRICULTURAL PROCESSING USES</b>						
None Allowed						
<b>C. ANIMAL FACILITIES AND OPERATIONS</b>						
Confined Animal Facility	- - -	- - -	- - -	UP <sup>65</sup>		28.73.30(A) & (B)(1)
Fowl and Poultry Ranch	- - -	- - -	- - -	UP <sup>65</sup>		28.73.30(A) & (B)(2)
<b>28.72 RESIDENTIAL USES</b>						
<b>A. DWELLINGS</b>						
Primary residence	A <sup>1</sup>	A <sup>1,4</sup>	A <sup>1,4</sup>	- - -		28.72.10(A)
<b>B. TEMPORARY RESIDENTIAL USES</b>						
None Allowed						
<b>A. AGRICULTURAL AND ANIMAL FACILITIES INCIDENTAL TO A RESIDENCE</b>						
None Allowed						
<b>C. OTHER RESIDENTIAL USES</b>						
None Allowed						

**TABLE 28.42A ALLOWED USES: (M-L), (M-G), (I-WD) DISTRICTS**

**A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,  
 - - - = Prohibited**

ALLOWED USES* *See Definitions Section 28-10	Permitted Uses					Land Use Regulations** **See Section 28-70.10
	M-L	M-G-1/2	M-G-3	I-WD <sup>8</sup>		
<b>28.73 RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES</b>						
<b>A. RECREATION USES</b>						
None Allowed						
<b>B. EDUCATION USES</b>						
None Allowed	---	---	---	---		
<b>C. PUBLIC ASSEMBLY USES</b>						
Circus, Carnival, Fair, or Revival	MUP	MUP	MUP	---		28.73.30(A)
<b>28.74 RETAIL AND OFFICE USES</b>						
<b>A. RETAIL USES</b>						
Automobile parking lot <sup>(7)</sup>	A	A	A	---		28.74.10(A) & (B)(2)
<b>B. OFFICE USES</b>						
Administrative, Executive, and Financial Office	A	---	---	---		28.74.20(A)

**TABLE 28.42A ALLOWED USES: (M-L), (M-G), (I-WD) DISTRICTS**

**A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,  
- - - = Prohibited**

ALLOWED USES* *See Definitions Section 28-10	Permitted Uses					Land Use Regulations** **See Section 28-70.10
	M-L	M-G-1/2	M-G-3	I-WD <sup>8</sup>		
<b>28.75 TOURIST USES</b>						
None Allowed						
<b>28.76 COMMERCIAL SERVICE USES</b>						
Research and Development Laboratory	A	- - -	- - -	- - -		28.76.20(A)
<b>28.77 INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE USES</b>						
<b>A. Industrial, Manufacturing and Processing Uses</b>						28.77.10
Accessory buildings and uses	A	- - -	- - -	- - -		28.77.10(A)
General Manufacturing	- - -	A <sup>4</sup>	A <sup>4</sup>	- - -		28.77.10(A) & (B)(1)
Junk Yard, Wrecking Yard	- - -	MUP <sup>4</sup>	MUP <sup>4</sup>	- - -		28.77.10(A) & (B)(2)
Manufacturing, Assembly, Printing or Packaging from previously prepared materials.	A	- - -	- - -	- - -		28.77.10(A)
Manufacturing of electrical and electronic instruments	A	- - -	- - -	- - -		28.77.10(A))
Manufacturing of bakery goods, candy, cosmetics, pharmaceuticals	A	- - -	- - -	- - -		28.77.10(A)
Outdoor storage, incidental to an allowed use	A <sup>3</sup>	- - -	- - -	- - -		28.77.10(A)
Waterfront Facilities						
Waterfront Storage Facility	- - -	- - -	- - -	UP7		
Waterfront Manufacturing or Processing Facility	- - -	- - -	- - -	UP7		
Water-Using Facility	- - -	- - -	- - -	UP7		
Associated Manufacturing or Processing Uses	- - -	- - -	- - -	UP7		
Berthing Facility	- - -	- - -	- - -	UP7		
Support Facilities	- - -	- - -	- - -	UP7		
Accessory Structures and Uses	- - -	- - -	- - -	UP7		

**A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,  
 - - - = Prohibited**

<b>ALLOWED USES*</b> *See Definitions Section 28-10	<b>Permitted Uses</b>					<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>M-L</b>	<b>M-G-1/2</b>	<b>M-G-3</b>	<b>I-WD<sup>8</sup></b>		
<b>B. Wholesale Uses</b>						
Wholesale uses, warehouse	A	- - -	- - -	- - -		28.77.20(A)

**TABLE 28.42A ALLOWED USES: (M-L), (M-G), (I-WD) DISTRICTS**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited						
ALLOWED USES*	Permitted Uses					Land Use Regulations**
*See Definitions Section 28-10						**See Section 28-70.10
	M-L	M-G-1/2	M-G-3	I-WD <sup>8</sup>		
<b>28.78 COMMUNICATION, INFRASTRUCTURE AND SERVICE USES</b>						
<b>A. COMMUNICATION USES</b>						
Wireless communication facility						
Co-location	MUP	MUP	MUP	MUP		28.78.10(A) & (B)(1) and 28.81
New tower	UP	UP	UP	UP		28.78.10(A) & (B)(1) and 28.81
<b>B. INFRASTRUCTURE USES</b>						
Airport, heliport	A	- - -	- - -	- - -		28.78.20(A) & (B)(1)
Commercial wind turbine generator	UP	UP	UP	UP		28.78.20(A) & 28.80
Dredge Disposal Site	- - -	- - -	- - -	UP		28.78.20(A)
Waste disposal, processing, and composting	- - -	UP <sup>4</sup>	UP <sup>4</sup>	- - -		28.78.20(A) & (B)(3)
Non-commercial wind turbine						28.80
<i>100 feet or less in height</i>	A	A	A	A		28.80
<i>Over 100 feet in height</i>	MUP	MUP	MUP	MUP		28.80
Gas Well <sup>(9)</sup>	- - -	AP	AP	AP		28.78.20(A) & (B)(7)
Pipeline, transmission, or distribution line, in R.O.W.	A	A	A	A		28.78.20(A) & (B)(8)
Utility facilities or infrastructure, outside of R.O.W.	UP	UP	UP	UP		28.78.20(A) & (B)(9)
<b>C. TEMPORARY CONSTRUCTION AND INFRASTRUCTURE USES</b>						
Meteorological Tower, 100 feet or less in height	AP	AP	AP	AP	AP	28.78.20(A) & (B)(6)
Meteorological Tower, greater than 100 feet in height	MUP	MUP	MUP	MUP	MUP	28.78.20(A) & (B)(6)

**A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,  
 - - - = Prohibited**

ALLOWED USES* *See Definitions Section 28-10	Permitted Uses					Land Use Regulations** **See Section 28-70.10
	M-L	M-G-1/2	M-G-3	I-WD <sup>8</sup>		
<b>D. SERVICE USES</b>						
Public Service Facility	UP	UP <sup>5</sup>	UP <sup>5</sup>	- - -		28.78.20(A) & (B)(4)
<b>28.79 RESOURCE CONSERVATION USES</b>						
Rehandling of dredged materials for on-site and off-site use.	- - -	- - -	- - -	UP <sup>6</sup>		28.79(A)
Restoration of Tidal, Managed and Seasonal Wetlands using dredge sediments	- - -	- - -	- - -	UP		28.79(A)

Notes:

- <sup>1</sup> On parcels of twenty acres or more
- <sup>2</sup> All uses located within the Fairfield Train Station Area, designated an Urban Project Area by the Solano County General Plan require a minor use permit.
- <sup>3</sup> Outdoor storage incidental to an allowed use on any portion of the lot, excepting any portion of the required front yard or any required parking area. Such outdoor storage shall not occupy a greater area than the buildings on the lot, and shall be screened by fencing or buildings from view or surrounding properties. Fencing shall be not less than six feet in height.
- <sup>4</sup> Except Public Utility Uses
- <sup>5</sup> As an interim use.
- <sup>6</sup> Where a use is granted pursuant to an approved and certified Specific Plan or Policy Plan the further requirement of a Use Permit may be waived
- <sup>7</sup> Water Front facilities are subject to adoption of a Specific Plan or Policy Plan by the Board of Supervisors and certification of the plan by the Bay Conservation and Development Commission prior to development.
- <sup>8</sup> Any development within the Suisun Marsh, as defined by Section 29114 of the Public Resources Code, shall be subject to obtaining a Marsh Development Permit pursuant to the Suisun Marsh Preservation Act of 1977 and as provided for in Section 28.104 of this Code.



9. Oil wells not permitted in the Suisun Marsh primary and secondary management areas

**28.42.30 Manufacturing and Industrial District Development Standards**

Subdivision, new land uses, main buildings including primary and secondary dwellings, and alterations to existing land uses and buildings, shall be designed, constructed, and/or established in compliance with the applicable development standards delineated or referenced in Table 28-42B.

<b>TABLE 28.42B</b>	
<b>Development Standards for Main Building, ACCESSORY STRUCTURES and USES</b>	
<b>PRIMARY BUILDING</b>	
<b>Minimum Lot Area</b>	
<b>M-L District</b>	<i>One acre; except that for parking lots and as may otherwise be as specified for any use for which a use permit is required by this Section.</i>
<b>M-G-1/2 District</b>	<i>One-half acre</i>
<b>M-G-3 District</b>	<i>Three acres</i>
<b>I-WD District</b>	<i>Determined by the conditions of the approved planned unit development permit. Parcels less than two hundred acres in area are permitted only if they accommodate uses which are directly auxiliary to approved industrial uses on larger sites.</i>
<b>Front</b>	
<b>M-L District</b>	<i>Thirty feet, unless otherwise indicated by building lines on the zoning maps.</i>
<b>M-G-1/2 District</b>	<i>Ten feet; except that buildings shall not be less than fifty feet from the centerline of the public road, or unless otherwise indicated by building lines on the zoning maps.</i>
<b>M-G-3 District</b>	
<b>I-WD District</b>	<i>Where parcel abuts an agricultural district, the minimum building setback shall be five hundred feet except where otherwise provided by specific guidelines set forth in a specific plan or policy plan for the Collinsville area. Other setbacks shall be established by the Planning Commission or Zoning Administrator in conformance with the specific setback requirements set forth in a specific plan or policy plan for the Collinsville area.</i>
<b>Sides (each)</b>	
<b>M-L District</b>	<i>Ten feet; except that twenty-five feet shall be required adjacent to any R-TC district; and except that the minimum of twenty-five feet shall be increased one foot for each foot over thirty-five feet of building height.</i>
<b>M-G-1/2 District</b>	<i>Twenty feet; except that forty feet shall be required for any building over one story or twenty-five feet in height when adjacent to any R district.</i>
<b>M-G-3 District</b>	
<b>I-WD District</b>	<i>Where parcel abuts an agricultural district, the minimum building setback shall be five hundred feet except where otherwise provided by specific guidelines set forth in a specific plan or policy plan for the Collinsville area. Other setbacks shall be established by the Planning Commission or Zoning Administrator in conformance with the specific setback requirements set forth in a specific plan or policy plan for the Collinsville area.</i>
<b>Rear</b>	<i>Twenty feet; except that forty feet shall be required for any building over one story or twenty-five feet in height when adjacent to any R district.</i>
<b>Between</b>	<i>10 feet</i>

<b>TABLE 28.42B</b>	
<b>Development Standards for Main Building, ACCESSORY STRUCTURES and USES</b>	
<b>structures</b>	
<b>Height limit</b>	
<b>M-L District</b>	<i>50 feet; provided, that additional height may be permitted if the required yards are increased by one foot for each one foot of building height over the height limit.</i>
<b>M-G-1/2 District</b> <b>M-G-3 District</b>	<i>50 feet; provided that additional height may be allowed provided a use permit is first secured in each case and that no structure shall exceed the height limitations of Section 28-99, if located in an airport flight obstruction area.</i>
<b>I-WD District</b>	<i>Height limits as established in a specific plan or policy plan for the Collinsville area; provided, that no structure shall exceed the height limitations of Section 28-99 if located in an airport flight obstruction area.</i>
<b>Accessory Structures</b>	<i>Accessory buildings shall not be less than sixty feet from the front property line nor less than twenty feet from any side or rear property line, nor less than thirty feet from any dwelling unit on the property.</i>
<b>OTHER STANDARDS</b>	
<b>Loading Requirements</b>	<i>Loading and unloading spaces shall be provided as required by the Zoning Administrator and Planning Commission. Loading space shall not be located in the required front yard.</i>
<b>Parking Requirements</b>	<i>Parking shall be provided in conformance with the parking standards in Section 28.94</i>
<b>Signs</b> <b>Fencing Requirements</b> <b>Walls and Fences</b>	<i>All signs shall comply with the sign requirements in Section 28.96</i>
<b>Lighting</b>	
<b>Other Requirements</b>	<p><i>Table 28.42A refers identifies allowable uses and permitting requirements. The last column of the table points to additional land use regulations for permitted uses, contained within Article III. Please refer to this section for the additional requirements.</i></p> <p><i>In the M-L District, all uses shall be conducted wholly within a completely enclosed building except for agriculture, allowed outdoor storage, parking and loading facilities, and as otherwise specified in any use permit.</i></p> <p><i>Manufacturing processes shall use only gas or electricity as a source of power.</i></p> <p><i>In the I-WD District, application for planned unit development permits shall be prepared in accordance with the provisions of Section 28-105, and shall follow the seven-step development review process for siting waterfront industries as set forth within the Solano County general plan and the following criteria:</i></p> <ol style="list-style-type: none"> <li><i>1. Adequate provision is made, through the dedication of property or by other means, to provide for the protection of adjacent agricultural uses, easements for connections to berth facilities, and where feasible, open space, public access, and wetlands preservation.</i></li> <li><i>2. Adequate safeguards are provided for the safe transport, transfer, storage, and emission of substances potentially hazardous to health, life or property.</i></li> </ol>

## **28.50 Resource Conservation Districts**

### **Subsections**

#### **28.51 Watershed and Conservation (W) District**

#### **28.52 Marsh Protection (MP) District**

### **28.51. Watershed and Conservation (W) District**

#### **A. Purpose:**

The Board of Supervisors finds that the watershed and conservation district areas of Solano County are very valuable natural resources, and in order to protect these areas from the constant threat of wildfire, subsidence, and landslide leading to the destruction and financial loss to private and public property; and in order to prevent increased threats of these hazards through overdevelopment of these areas; and in order to protect the general welfare of the County as a whole, there is hereby created a zone classification within which the establishment, perpetuation and protection of watershed and conservation district shall be encouraged.

The provisions of this Section shall be liberally interpreted insofar as they apply to the protection of watershed and conservation district areas. It is the intention of this Section to deter developer from considering lands in a "W" zone as potential urban subdivision property, as residential uses are not compatible with watershed and conservation district areas by the fact that such areas are characterized by slope instability, fire hazards, and the unavailability of water and public services.

Those areas to be designated under this zone are fire hazard areas and are subject to slope instability as determined by the Solano County general plan, and are characterized by the following conditions:

1. Steep topography (defined as slopes in excess of twenty-five percent grade).
2. Excessive vegetation coverage (defined as fifty percent or more of the area or parcel being covered with chaparral or woodland).
3. Inadequate roads (defined as roads below the County standards as to width, alignment, grade or improvement).
4. Lack of available water (defined as insufficient water to sustain a flow of two hundred gallons a minute for twenty minutes).
5. Land susceptible to subsidence or landsliding (defined as characterized by slopes greater than fifteen percent underlain by landslide-prone deposits, or by existing landslide deposits).

A range of agricultural uses are found to be compatible with watershed management. However, these uses are specifically defined and prescribed to prevent an increase in the fire

or landslide hazards that now exist, and such uses would not require additional public services. These agricultural uses should not attract increased habitation or encourage activities that are not compatible with watershed management.

**B. W District Land Uses and Permit Requirements.** Table 28-51A identifies the land uses allowed by this Zoning Ordinance in the W district and the land use permit required to establish each use. In addition to the land use permit required by Table 28-51A, special requirements may apply to certain uses. Architectural Approval may also be required for certain uses in compliance with Section 28.102 (Architectural Approval). A Building Permit shall also be required prior to any construction, alteration, remodeling or change in occupancy from a previous building permit.

**Note:** Where the last column in Table 28-51A (“Land Use Regulations”) includes a section number, e.g. 28.74, the zoning regulations in the referenced section apply to the use. Where the last column includes a chapter number, e.g. Chapter 13.6, the regulations in the referenced Solano County Code apply to the use. Provisions in other sections of this Zoning Ordinance may also apply.

**TABLE 28.51A TABLE OF ALLOWED USES**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited		
<b>ALLOWED USES*</b> *See Definitions Section 28-10	<b>Permitted Uses</b>	<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>W District</b>	
<b>28.71 AGRICULTURAL USES</b>		
<b>A. CROP PRODUCTION AND GRAZING</b>		
Crop Production	A	28.70.10
Grazing	A	28.70.10
<b>B. AGRICULTURAL PROCESSING USES</b>		
<i>None Allowed</i>	- - -	
<b>C. ANIMAL FACILITIES AND OPERATIONS</b>		
Fowl and Poultry Ranch	UP <sup>1</sup>	28.71.30(B)(2)
<b>D. OTHER AGRICULTURAL OPERATIONS</b>		
Additional One-Family Homes for persons employed in agriculture	UP	28.71.40(A)
<b>28.72 RESIDENTIAL USES</b>		
<b>A. DWELLINGS</b>		
Primary residence dwelling	A	28.72.10(A)
<b>B. TEMPORARY RESIDENTIAL USES</b>		
<i>None Allowed</i>	- - -	
<b>C. AGRICULTURAL AND ANIMAL FACILITIES INCIDENTAL TO A RESIDENCE</b>		
Private stable	A	28.72.30(A) & (B)(5)
<b>D. OTHER RESIDENTIAL USES</b>		
<i>None Allowed</i>	- - -	

**TABLE 28.51A TABLE OF ALLOWED USES**

<b>A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited</b>		
<b>ALLOWED USES*</b> *See Definitions Section 28-10	<b>Permitted Uses</b>	<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>W District</b>	
<b>28.73 RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES</b>		
<b>A. RECREATION USES</b>		
Lodge, club, resort for swimming, boating, fishing, hunting or shooting	UP	28.73.10(A) & (B)(1)
Public Stable	UP	28.73.10(A) & (B)(3)
<b>B. EDUCATION USES</b>		
None Allowed	- - -	
<b>C. PUBLIC ASSEMBLY USES</b>		
None Allowed	- - -	
<b>28.74 RETAIL AND OFFICE USES</b>		
<b>A. RETAIL USES</b>		
None Allowed	- - -	
<b>B. OFFICE USES</b>		
None Allowed	- - -	
<b>28.75 TOURIST USES</b>		
<b>A. AGRITOURISM</b>		
None Allowed	- - -	
<b>B. TEMPORARY AGRITOURISM</b>		
None Allowed	- - -	

**TABLE 28.51A TABLE OF ALLOWED USES**

<b>A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited</b>		
<b>ALLOWED USES*</b> *See Definitions Section 28-10	<b>Permitted Uses</b>	<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>W District</b>	
<b>28.76 COMMERCIAL SERVICE USES</b>		
<b>A. AGRICULTURAL SERVICES</b>		
None Allowed	- - -	
<b>B. COMMERCIAL SERVICES</b>		
None Allowed	- - -	
<b>28.77 INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE USES<sup>2</sup></b>		
<b>A. INDUSTRIAL, MANUFACTURING AND PROCESSING USES</b>		
None Allowed	- - -	
<b>B. WHOLESALE USES</b>		
None Allowed	- - -	



**TABLE 28.51A TABLE OF ALLOWED USES**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited		
<b>ALLOWED USES*</b> *See Definitions Section 28-10	<b>Permitted Uses</b>	<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>W District</b>	
<b>28.78 COMMUNICATION, INFRASTRUCTURE AND SERVICE USES</b>		See Section 28.78
<b>A. COMMUNICATION USES</b>		
Wireless communication facility		
Co-location	MUP	28.81
New tower	UP	28.81
<b>B. INFRASTRUCTURE USES</b>		
Commercial wind turbine generator	UP	28.80
Meteorological Tower, Temporary	MUP	28.78.20(A) & (B)(6)
Non-commercial wind turbine		
<i>100 feet or less in height</i>	A	28.80
<i>Over 100 feet in height</i>	MUP	28.80
Pipeline, transmission or distribution line in R.O.W.	A	28.78.20(A) & (B)(8)
Utility facilities or infrastructure, outside of R.O.W.	UP	28.78.20(A) & (B)(9)
<b>C. SERVICE USES</b>		
Cemetery	UP	28.78.30(A) & (B)(1)
Public Service Facility	UP	28.78.30(A) & (B)(4)
<b>D. TEMPORARY CONSTRUCTION AND INFRASTRUCTURE</b>		
Meteorological Tower, 100 feet or less in height	AP	28.78.20(A) & (B)(6)
Meteorological Tower, greater than 100 feet in height	MUP	28.78.20(A) & (B)(6)
<b>28.79 RESOURCE CONSERVATION USES</b>		
None Allowed	- - -	

**C. General Development Standards:**

Subdivision, new land uses, main buildings including primary and secondary dwellings, and alterations to existing land uses and buildings, shall be designed, constructed, and/or established in compliance with the applicable development standards delineated or referenced in Table 28-51B.

<b>TABLE 28-51B</b>	
<b>DEVELOPMENT STANDARDS FOR MAIN BUILDING, ACCESSORY STRUCTURES AND USES</b>	
<b>W District</b>	
<b>PRIMARY BUILDING</b>	
<b>Minimum Lot Area</b>	<i>160 acres</i>
<b>Setbacks</b>	
Front	Thirty feet; except that buildings shall not be less than fifty feet from the centerline of the street, and unless otherwise indicated by building lines on the zoning maps.
Sides (each)	<i>20 feet</i>
Rear	<i>20 feet</i>
Between structures	<i>10 feet</i>
<b>Height limit</b>	<i>Thirty-five feet; provided, that additional height may be permitted for non-dwelling structures, including windmills, silos, private water tanks, and provided further, that no such structure shall exceed the heights allowed in Section 28-99, if located in an airport flight obstruction area.</i>
<b>Accessory Structures</b>	<i>Accessory buildings shall not be less than sixty feet from the front property line or less than twenty feet from any side or rear property line, nor less than thirty feet from any dwelling unit on the property.</i>
<b>OTHER STANDARDS</b>	
<b>Parking Requirements</b>	<i>Parking shall be provided in conformance with the parking standards in Section 28.94</i>
<b>Signs</b>	<i>All signs shall comply with the sign requirements in Section 28.96</i>
	<b>1.</b>

**Special yards and distances between buildings required:** accessory buildings shall not be less than sixty feet from the front property line nor less than twenty feet from any side or rear property line, nor less than thirty feet from any dwelling unit on the property.

**D. Maximum building height:** Thirty-five feet; provided, that additional height may be permitted for non-dwelling structures, including windmills, silos, private water tanks, and provided further, that no such structure shall exceed the heights allowed in Section 28-99, if located in an airport flight obstruction area.

## **Section 28.52 – MARSH PRESERVATION (MP) DISTRICT**

Subsections:

28.52.10 – Marsh Preservation District

28.52.11 – Purposes of Marsh Preservation District

28.52.20 – Marsh Preservation District Land Uses and Permit Requirements

28.52.30 – Marsh Preservation District Development Standards

### **28.52.10 – Marsh Preservation District**

This Section includes regulations for MP zoning district.

### **28.52.11 – Purpose of Marsh Preservation District**

This Section lists the uses of land that may be allowed within the Marsh Preservation (MP) zoning district, established by Section 28.13 (Districts Designated and Established). It also determines the type of land use approval required for each type of use and provides general standards for site development.

Marshes, wetlands, and certain adjacent grasslands within the County represent an area of significant aquatic and wildlife habitat and are an irreplaceable and unique resource to the people of the County, State, and the Nation. Therefore, the Board of Supervisors has determined it is in the interest of the County to preserve and enhance the quality and diversity of marsh habitats, within which marsh-oriented uses shall be encouraged to the exclusion of such other uses of land as may be in conflict with the long-term preservation and protection of marsh areas. The provisions of this Section shall be strictly interpreted to provide maximum protection to marsh areas.

## **28.52.20 – Marsh Preservation District Land Uses and Permit Requirements**

### **A. Allowed Uses and Permit Requirements**

Table 28-52A identifies the land uses allowed by this Zoning Ordinance in the marsh preservation district and the land use permit required to establish each use. In addition to the land use permit required by Table 28-38A, special requirements may apply to certain uses.

### **B. Marsh Development Permit Requirements**

Any development within the Suisun Marsh, as defined by Section 29114 of the Public Resources Code, shall be subject to obtaining a Marsh Development Permit pursuant to the Suisun Marsh Preservation Act of 1977 and as provided for in Section 28.104 of this Code. When a land use subject to a marsh development permit is proposed in both the Primary Management Area and Secondary Management Area, as defined in the Suisun Marsh Preservation Act of 1977, the land use shall be subject to a use permit covering the whole of the project.

### **C. Architectural Review**

Architectural Approval may be required for certain uses, in compliance with Section 28.102 (Architectural Approval).

### **D. Building Permits**

A Building Permit shall be required prior to any construction.

### **E. Land Use Regulations**

Where the last column in Table 28.52A (Land Use Regulations) includes a section number, e.g. 28.70.10, the zoning regulations in the referenced section apply to the use. Where the last column includes a chapter number, e.g. Chapter 13.6, the regulations in the referenced Solano County Code apply to the use. Provisions in other sections of this Zoning Ordinance may also apply.

### **F. Non-Conforming Uses**

Within the Suisun Marsh, as defined by Section 29101 of the Public Resources Code, uses established prior to 1977 that do not conform to the uses set forth in Table 28.38A shall be considered nonconforming uses under Section 28.114 and subject to Section 28.18, except that non-substantial changes, alterations, and additions to nonconforming uses may be allowed within the existing established project footprint area subject to a marsh development permit pursuant to the Suisun Marsh Preservation Act of 1977 and as provided for in Section 28.104 of this code. The overall existing development area may not be expanded under these provisions. Development within the existing development area should minimize additional impervious surfaces. An adequate buffer should be established or maintained between the development areas

and any water, wetlands, or other Marsh habitat to protect the habitat from adverse environmental impacts. An erosion, sediment, and runoff control plan shall be prepared in accordance with Section 31.26(b) of the Solano County Grading, Drainage, Land Leveling and Erosion Control Ordinance. When the non-conforming uses is located in both the Primary Management Area and Secondary Management Area, as defined by the Suisun Marsh Preservation Act of 1977, non-substantial changes, alterations, and additions to the nonconforming use shall be subject to a use permit covering the whole of the project.

**G. Site Development and Other Standards**

All uses shall comply with the provisions of Article IV, Section 28-90 Site Development and Other Standards which includes standards for parking, signs and other project elements.

<b>Table 28.52A TABLE OF ALLOWED USES</b>		
<b>A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit, UP = Use Permit, - - - = Prohibited</b>		
<b>ALLOWED USES</b>	<b>Permit Requirements</b>	<b>Land Use Regulations</b>
See Definitions Section 28.10	<b>MP<sup>(1)</sup> Zoning District</b>	See Section 28.70.10
<b>28.71 AGRICULTURAL USES</b>		
<b>A. CROP PRODUCTION AND GRAZING</b>		
Non-irrigated and non-cultivated farming	A <sup>(2)</sup>	
Grazing	A <sup>(2)</sup>	
<b>B. AGRICULTURAL PROCESSING USES</b>		
None allowed		
<b>C. ANIMAL FACILITIES AND OPERATIONS</b>		
None allowed		
<b>D. OTHER AGRICULTURAL OPERATIONS</b>		
Agricultural employee housing	UP	28.71.40(A) & (B)(1)
<b>28.72 RESIDENTIAL USES</b>		
<b>A. DWELLINGS</b>		
Primary Dwelling <sup>(3)</sup>	A	28.72.10(A)
<b>B. TEMPORARY RESIDENTIAL USES</b>		
None allowed		
<b>C. AGRICULTURAL AND ANIMAL FACILITIES INCIDENTAL TO A RESIDENCE</b>		
None allowed		
<b>D. OTHER RESIDENTIAL USES</b>		
None allowed		
<b>28.73 RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES</b>		
<b>A. RECREATION USES</b>		
Complementary Commercial Facility	UP	28.73.10(A)
Marsh oriented recreation	UP	28.73.10(A)
Public open space area	A	28.73.10(A)
<b>B. EDUCATION USES</b>		
Marsh Education	UP	28.73.20(A)
<b>C. PUBLIC ASSEMBLY USES</b>		

**Table 28.52A TABLE OF ALLOWED USES**

**A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit,  
UP = Use Permit, - - - = Prohibited**

<b>ALLOWED USES</b>	<b>Permit Requirements</b>	<b>Land Use Regulations</b>
See Definitions Section 28.10	<b>MP<sup>(1)</sup> Zoning District</b>	See Section 28.70.10
None allowed		
<b>28.74 RETAIL AND OFFICE USES</b>		
<b>A. RETAIL USES</b>		
None Allowed		
<b>B. OFFICE USES</b>		
Marsh research facility	UP	28.74.20(A)
<b>28.75 TOURIST USES</b>		
None Allowed		
<b>28.76 COMMERCIAL SERVICE USES</b>		
None Allowed		
<b>28.77 INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE USES</b>		
None Allowed		
<b>28.78 COMMUNICATION, INFRASTRUCTURE AND SERVICE USES</b>		
<b>A. COMMUNICATION USES</b>		
None Allowed		
<b>B. INFRASTRUCTURE USES</b>		
Commercial wind turbine generator	- - -	
Dredging of minerals and natural resources	UP	28.78.20(A)
Non-commercial wind turbine		
<i>100 feet or less in height</i>	A	28.80
<i>Over 100 feet in height</i>	- - -	
Oil or Gas Well <sup>(4)</sup> ; Natural Gas Storage	UP	28.78.20(A) & (B)(7)
Pipeline, transmission or distribution line in R.O.W.	A	28.78.20(A) & (B)(8)
Utility facilities or infrastructure, outside of R.O.W.	UP	28.78.20(A) & (B)(9)
<b>C. PUBLIC SERVICE USES</b>		
Public Service Facility	UP	28.78.30(A) & (B)(4)
<b>D. TEMPORARY CONSTRUCTION AND INFRASTRUCTURE</b>		
Temporary facility for the transfer of material from shore to barge	UP	28.78.40(A)
<b>28.79 RESOURCE CONSERVATION USES</b>		
Conservation and Mitigation Bank	UP	28.79.10(A)
Growing of plants and natural feed important to wildlife habitat	A	28.79.10(A)
Restoration of tidal, managed, and seasonal wetlands	UP	28.79.10(A)

Notes:

1. Any development within the Suisun Marsh, as defined by Section 29114 of the Public Resources Code, shall be subject to obtaining a Marsh Development Permit pursuant to the Suisun Marsh Preservation Act of 1977, and as provided for in Section 28.104 of this Code.

- 2 Management of wetlands and agricultural operations, with emphasis on grain and hay crop production, pasture, grazing, and the growing of plants and natural feed important to wildlife habitat.
- 3 Buildings and uses clearly accessory or incidental to any permitted use located on the premises, including a one-family dwelling or a manufactured dwelling, barns, private stables, sheds, and other associated buildings.
4. Oil wells not permitted in the Suisun Marsh primary and secondary management areas.

**28.52.30 – Marsh Preservation District Development Standards**

Subdivision, new land uses, main buildings including primary and secondary dwellings, and alterations to existing land uses and buildings, shall be designed, constructed, and/or established in compliance with the applicable development standards delineated or referenced in Table 28-52B.

<b>TABLE 28.52B</b>	
<b>DEVELOPMENT STANDARDS FOR MAIN BUILDING, ACCESSORY STRUCTURES, AND USES</b>	
<b>MAIN BUILDING</b>	
<b>Minimum Lot Area</b>	250 acres
<b>Setbacks</b>	
Front	Ten feet; unless otherwise indicated by building lines on the zoning maps.
Sides (each)	Ten feet; unless otherwise indicated by building lines on the zoning maps.
Rear	Ten feet; unless otherwise indicated by building lines on the zoning maps.
Between structures	10 feet
<b>Height limit</b>	<i>Thirty-five feet; provided, that additional height may be permitted for non-dwelling structures, including windmills, silos, and private water tanks; and provided further, that no such structure shall exclude the heights allowed in Section 28-99 of this code, if located in an airport flight obstruction area.</i>
<b>ACCESSORY STRUCTURES AND USES</b>	

<b>Setbacks</b>	<i>Accessory buildings shall not be less than sixty feet from the front property line nor less than twenty feet from any side or rear property line, nor less than thirty feet from any dwelling unit on the property.</i>
<b>OTHER STANDARDS</b>	
<b>Parking Requirements</b>	<i>Parking shall be provided in conformance with the parking standards in Section 28.94</i>
<b>Signs</b>	<i>All signs shall comply with the sign requirements in Section 28.96</i>

(Ord. No. 1732, §4)



## **28.60 Special and Overlay Districts**

### **Subsections**

**28.61 Park (P) District**

**28.68 Policy Plan Overlay (PP) Districts**

### **28.61. Park (P) District**

#### **A. Purpose:**

The P District is designated to preserve land well suited for outdoor recreational purposes and to provide for recreation, amusement, play or relaxation.

#### **B. P District Land Uses and Permit Requirements.**

Table 28-61A identifies the land uses allowed by this Zoning Ordinance in the P District and the land use permit required to establish each use. In addition to the land use permit required by Table 28-61A, special requirements may apply to certain uses. Architectural Approval may also be required for certain uses in compliance with Section 28.102 (Architectural Approval). A Building Permit shall also be required prior to any construction, alteration, remodeling or change in occupancy from a previous building permit.

**Note:** Where the last column in the table (“Land Use Regulations”) includes a section number, e.g. 28.74, the zoning regulations in the referenced section apply to the use. Where the last column includes a chapter number, e.g. Chapter 13.6, the regulations in the referenced Solano County Code apply to the use. Provisions in other sections of this Zoning Ordinance may also apply.

**TABLE 28.61A TABLE OF ALLOWED USES**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited

<b>ALLOWED USES*</b> *See Definitions Section 28-10	<b>Permitted Uses</b>	<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>P District</b>	
<b>28.71 AGRICULTURAL USES</b>		
<b>A. CROP PRODUCTION AND GRAZING</b>		28.71.10
Agricultural Accessory structures	A	28.71.10(A) & (B)(1)
Crop Production	A	28.71.10(A)
Grazing	A	28.71.10(A)
<b>B. AGRICULTURAL PROCESSING USES</b>		
On-site Agricultural Processing	- - -	28.71.20(A) & (B)(1)
<b>C. ANIMAL FACILITIES AND OPERATIONS</b>		
None Allowed	- - -	
<b>D. OTHER AGRICULTURAL OPERATIONS</b>		
None Allowed	- - -	
<b>28.72 RESIDENTIAL USES</b>		
<b>A. DWELLINGS</b>		28.72.10
Primary Dwelling	A <sup>(1)</sup>	28.72.10(A)
<b>B. TEMPORARY RESIDENTIAL USES</b>		
<i>None Allowed</i>	- - -	
<b>C. AGRICULTURAL AND ANIMAL FACILITIES INCIDENTAL TO A RESIDENCE</b>		
<i>None Allowed</i>	- - -	
<b>D. OTHER RESIDENTIAL USES</b>		
<i>None Allowed</i>	- - -	

**(1) TABLE 28.61A TABLE OF ALLOWED USES**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited

<b>ALLOWED USES*</b> *See Definitions Section 28-10	<b>Permitted Uses</b>	<b>Land Use Regulations**</b> **See Section 28-70.10
<b>P District</b>		
<b>28.73 RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES</b>		
<b>A. RECREATION USES</b>		
Commercial Outdoor Recreation		
Not including enclosed structures	A	28.73.10(A)
Including enclosed structures	UP	28.73.10(A)
Public Outdoor recreation	A	28.73.10(A)
<b>B. EDUCATION USES</b>		
Ecological and agricultural education	A	28.73.20(A)
<b>C. PUBLIC ASSEMBLY USES</b>		
Circus, Carnival, Fair, or Revival	MUP	28.70.10; 28.73.30(A)
Special Events incidental to Commercial Agriculture		
<i>6 per year max, and 150 persons or less</i>	AP	28.73.30(A) & (B)(6)
<i>12 per year max, and 150 persons or less</i>	MUP	28.73.30(A) & (B)(6)
<i>More than 12 per year, or more than 150 persons</i>	UP	28.73.30(A) & (B)(6)
<b>28.74 RETAIL AND OFFICE USES</b>		
<b>A. RETAIL USES</b>		
Roadside stand for the sale of agricultural products grown on-site		
More than 80 feet from the centerline of the street	A	28.74.10(A) & (B)(8)
Less than 80 feet from the centerline of the street	UP	28.74.10(A) & (B)(8)
<b>B. OFFICE USES</b>		
None Allowed	- - -	
<b>28.75 TOURIST USES</b>		
<b>A. AGRITOURISM</b>		
None Allowed	- - -	
<b>B. TEMPORARY AGRITOURISM</b>		
None Allowed	- - -	

**TABLE 28.61A TABLE OF ALLOWED USES**

<b>A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited</b>		
<b>ALLOWED USES*</b> *See Definitions Section 28-10	<b>Permitted Uses</b>	<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>P District</b>	
<b>28.76 COMMERCIAL SERVICE USES</b>		
<b>A. AGRICULTURAL SERVICES</b>		
None Allowed	- - -	
<b>B. COMMERCIAL SERVICES</b>		
None Allowed	- - -	
<b>28.77 INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE USES</b>		
<b>A. INDUSTRIAL, MANUFACTURING AND PROCESSING USES</b>		
None Allowed	- - -	
<b>B. WHOLESALE USES</b>		
None Allowed	- - -	

**TABLE 28.61A TABLE OF ALLOWED USES**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited		
ALLOWED USES*	Permitted Uses	Land Use Regulations**
*See Definitions Section 28-10		**See Section 28-70.10
	<b>P District</b>	
<b>28.78 COMMUNICATION, INFRASTRUCTURE AND SERVICE USES</b>		
<b>A. COMMUNICATION USES</b>		
Wireless communication facility		
Co-location	MUP	28.78.10; 28.81
New tower	UP	28.78.10; 28.81
<b>B. INFRASTRUCTURE USES</b>		
Commercial wind turbine generator	UP	28.80
Non-commercial wind turbine		
<i>100 feet or less in height</i>	A	28.80
<i>Over 100 feet in height</i>	MUP	28.80
Pipeline, transmission or distribution line in R.O.W.	A	28.78.20(A) & (B)(8)
Utility facilities or infrastructure, outside of R.O.W.	UP	28.78.20(A) & (B)(9)
<b>C. SERVICE USES</b>		
Public Service Facility	UP	28.78.30(A) & (B)(4)
<b>D. TEMPORARY CONSTRUCTION AND INFRASTRUCTURE</b>		
Meteorological Tower, 100 feet or less in height	AP	28.78.20(A) & (B)(6)
Meteorological Tower, greater than 100 feet in height	MUP	28.78.20(A) & (B)(6)
<b>28.79 RESOURCE CONSERVATION USES</b>		
None Allowed	- - -	

Notes:

- (1) On parcels with 20 acres or more.

**C. General Development Standards:**

Subdivision, new land uses, main buildings including primary and secondary dwellings, and alterations to existing land uses and buildings, shall be designed, constructed, and/or established in compliance with the applicable development standards delineated or referenced in Table 28-61B.

<b>TABLE 28-61B</b>	
<b>DEVELOPMENT STANDARDS FOR MAIN BUILDING, ACCESSORY STRUCTURES AND USES</b>	
<b>P District</b>	
<b>PRIMARY BUILDING</b>	
<b>Minimum Lot Area</b>	<i>None</i>
<b>Setbacks</b>	
Front	Twenty feet; except that buildings shall not be less than fifty feet from the centerline of the street, and unless otherwise indicated by building lines on the zoning maps.
Sides (each)	<i>None</i>
Rear	<i>None</i>
Between structures	<i>Ten feet</i>
<b>Height limit</b>	<i>Thirty-five feet; provided, that additional height may be permitted if a use permit is first secured</i>
<b>OTHER STANDARDS</b>	
<b>Parking Requirements</b>	<i>Parking shall be provided in conformance with the parking standards in Section 28.94</i>
<b>Signs</b>	<i>All signs shall comply with the sign requirements in Section 28.96</i>
	<b>1.</b>

## 28.68. POLICY PLAN OVERLAY (PP) DISTRICTS

- (a) **Purpose.** The policy plan overlay district is intended to encourage comprehensive planning on focused, large-scale or mixed land use developments. Policy plan overlay districts can provide zoning flexibility by establishing development standards and land use allocations which may vary with the type, density or intensity of use of the underlying district regulations for specific parcels or areas that will ensure balanced and integrated growth guided by creativity and innovation in architecture, planning and environmental design. These standards and uses should accommodate the special needs of the physical site and the community while being consistent with the Solano County General Plan. Development standards are intended to meet or exceed those of the underlying districts described in the other chapters of the Zoning Ordinance while promoting the public health, safety and general welfare without unduly inhibiting the advantages of modern planning and building techniques. The policy plan overlay district requires a detailed development plan that combines the functions of zoning, master, and precise plans, design review, and capital improvement plans in one coordinated process.
- (b) **Applicability.** The policy plan overlay district may be combined with all or part of any general plan area or zoning district designated for this purpose by the general plan. Each policy plan overlay district shall be shown on the official Solano County zoning map by adding the symbol “-PP” as a designator to a base district along with a clear delineation of the boundaries of the overlay district and an identifying serial number. The serial number shall refer to the Department of Resource Management’s rezoning petition file for the particular policy plan overlay zone application.
- (c) **Initiation of Zone Change.** A petition for a policy plan overlay district may be initiated pursuant to Section 28-111 of this Chapter. Application shall be in the form prescribed by the Director of Resource management. The application shall consist of a written plan and graphics for policy guidance, and a detailed statement of standards and uses to determine consistency with the Solano County general plan. The application shall, at a minimum, include the items and information described in this Section.
1. Fee or fees as set by the Board of Supervisors pursuant to Section 11-111 of this code. No part of such fee shall be refundable.
  2. A complete legal description of the subject property.
  3. A narrative description of existing uses of the subject property and adjacent properties.
  4. Enumeration of existing and proposed ordinance standards along with a detailed explanation of the differences between them.
  5. Findings of fact demonstrating the proposed policy plan overlay district in its entirety is consistent with the Solano County general plan and findings set forth in subsection (d) of this Section.

- 6.** A set of standards which will define the purpose, intended uses, development density, dimensional constraints and performance standards for the subject property and, in general, shall take the following form:
  - a.** Statement of purpose
  - b.** Permitted uses
  - c.** Accessory uses
  - d.** Conditional uses
  - e.** Prohibited uses
  - f.** Architectural and sign standards
  - g.** Height, building coverage, and yard setbacks
  - h.** Landscaping
  - i.** Parking and loading requirements
  - j.** Additional development standards
  - k.** Performance standards (e.g., hazardous materials and waste management)
  - l.** Site specific policies to ensure adequate protection of the public health and safety and consistency with the surrounding uses
  - m.** Exceptions and general provisions
- 1.** A development plan at a scale no smaller than one inch equals a hundred feet shall depict use areas and proposed circulation based on traffic density information provided in subsection (c)(6). The development plan shall include a schematic representation of subdivision, grading, landscaping and proposed systems of drainage, water supply, sewage disposal and utility service.
- 2.** Representative design and improvement details shall accompany the development plan and be presented in detail to establish that development and construction will be consistent with the proposed policy plan overlay district. Minimum specific design and improvement details shall include typical building elevations, streetscape, and explanation of all relevant features required pursuant to this subsection.
- 3.** A development schedule describing the sequence and timing of subdivision and capital improvements, along with estimated capital costs and proposed funding mechanism.
- 4.** Such other information as may be required by the Board of Supervisors, Planning



Commission, or Director of Resource Management concerning the proposed development and use of such property, or which the applicant may deem appropriate for a full consideration of the proposal by the Board of Supervisors, Planning Commission, and Director of Resource Management.

5. All information required by this Section shall be stated in a manner to describe the character and style of the proposed development and use in sufficient detail to constitute definite criteria under which subsequent development can be judged for compliance.

**B. Adoption of Policy Plan Overlay District.** Adoption of a policy plan overlay district shall be by action of the Planning Commission and Board of Supervisors, including adoption of an ordinance, pursuant to Section 28-111 of this code.

The Board of Supervisors shall not approve a policy plan overlay district unless it makes the following findings:

- (1) The proposed development is in conformity with the general plan and any applicable specific plan.
- (2) The proposed development is designed to produce an environment of stable and desirable character consistent with all applicable goals, objectives, policies, proposals, criteria, standards and procedures of the general plan, and any applicable specific plan for the area in which the proposed development is a part.
- (3) The proposed development meets applicable development requirements and where possible, exhibits creativity and innovation in architectural, engineering, planning, and environmental design.
- (4) Adequate mitigation is provided for any use, process, equipment, or materials which are found to be objectionable or to be injurious to property located in the vicinity by reason of odor, fumes, dust, smoke, cinders, glare, unsightliness, hazardous materials, traffic congestion, or to involve any hazard of fire or explosion.

Upon approval of the policy plan overlay district by the Planning Commission and adoption by the Board of Supervisors of an ordinance amending the underlying zoning district, no further review by the Board of Supervisors or Planning Commission shall be required under this Chapter except pursuant to Section 28-112 of this Chapter.

- (e) **Interim Applicable Zoning.** During review of an application for a policy plan overlay district, no uses of the property subject to such application shall be allowed except those which would have been permitted under the zoning that existed at the time of the policy plan overlay district application.
- (f) **Administration and Modification.** The Director of Resource Management is authorized to issue approvals for building construction, site development plans, and for all minor design, site, sign, and building alterations that are deemed substantially in accord with the approved

policy plan overlay district. All requests for minor alterations shall be submitted to the Director of Resource Management in writing, and shall include an explanation of the circumstances necessitating such alteration and the substantial conformity of the proposed modification with the approved policy plan overlay district.

- (g) Conflict and severability.** All uses and development in the policy plan overlay district shall also be subject to all other provisions of this code, except that where conflict in regulations occurs, the regulations specified in this Chapter shall prevail. All uses and development in the policy plan overlay district shall also be subject to all applicable provisions of state law, including the California Environmental Quality Act. Wherever possible, the requirements of that act shall be integrated into the approval process for a policy plan overlay district to ensure comprehensive and coordinated review in a timely manner.

(Ord. No. 1726, §2)