ARTICLE VII. DESIGN REQUIREMENTS

(Ord. No. 1419, §1; Ord. No. 1575, §2)

Sec. 26-71. General

The provisions of this Article apply only to subdivisions for which a final map or parcel map is required. All tentative maps must be consistent with the Solano County General Plan and satisfy all applicable planning, zoning, design and improvement requirements specified or incorporated in this Code.

(Ord. No. 1608, §2)

Sec. 26-72. Lot design

The design of proposed lots is regulated in the following ways in order to obtain the optimal usability of each lot, preserve on- and off-site resources, including existing contours and trees, minimize the potential for adverse impacts on adjacent property, minimize the need for additional infrastructure, and maintain consistency with appropriate General Plan policies and zoning regulations.

(Ord. No. 1608, §2)

Sec. 26-72.1. Lot lines

Each sideline of a proposed lot shall be as close to perpendicular to the centerline of the road as is practicable at the point at which the lot sideline terminates.

(Ord. No. 1608, §2)

Sec. 26-72.2. Lot width

All proposed lots shall conform to the minimum lot width requirements of the zone in which the property is located. No lot, other than a flag lot, shall have less than 40 feet of frontage, unless the minimum lot width of the zone is less than 40 feet. No flag lot shall have an access strip less than 30 feet or more than 40 feet in width.

(Ord. No. 1608, §2)

Sec. 26-72.3. Lot depth

For all proposed lots, the average lot depth shall not be greater than three times the average lot width unless the Director of Environmental Management, upon information presented by the applicant, determines that a greater depth is justified. The applicant shall use the following criteria to justify the modification of this requirement.

- (a) Potential Amount of Grading The amount and impact of on-site grading may be less with the provision of a greater lot depth.
- (b) Usable Lot Area The steepness of the topography of proposed lots, the configuration of the parent parcel, and the location of on-site natural features may

necessitate a greater depth to provide usable lot areas.

- (c) Flood Hazards On-site and off-site flood hazards such as streams, tributaries and inundation areas subject to 100-year flood may create a need for a greater depth to provide usable lot areas and buildable sites.
- (d) Sun and Wind Orientation A greater lot depth may be necessary to provide for passive and active solar heating and natural cooling opportunities.
- (e) Other Other criteria relevant to unique or uncommon physical features of the property may necessitate a greater depth to provide usable lot areas and buildable sites or to mitigate adverse environmental effects.

Sec. 26-72.4. Lot area

All proposed lots, except lots to be dedicated or offered for dedication or reserved by recorded restrictions for flood control, natural resource preservation, common open space or other similar purpose, shall conform to the minimum lot area requirements of the General Plan Designation and Zoning District in which the property is located. In determining whether a proposed lot conforms to such minimum area requirements, only the net area of the lot shall be considered unless the General Plan or Zoning ordinance provides otherwise.

(Ord. No. 1608, §2)

Sec. 26-72.5. Access

All proposed lots shall have legal access to public rights-of-way or approved private roads. Road layout shall be designed to provide for future access to, and not impose undue hardship upon, property adjoining the subdivision.

(Ord. No. 1608, §2)

Sec. 26-72.6. Buildable area

Each proposed lot shall have at least one buildable area. Within the Watershed and Conservation, Exclusive Agricultural and Rural Residential Zone Districts, the minimum buildable area shall be 4000 square feet unless waived by the Director of Environmental Management. Buildable areas are not required for:

- (a) Those parcels dedicated or offered for dedication to the County or some other public entity or reserved by recorded restrictions for flood control purposes, natural resource preservation, common open space, environmental subdivision, or other similar purposes; and
- (b) Those lots created for such purposes as landfills, mining operations, or other similar, long-term uses which do not normally require a permanent, on-site, primary structure and which lots are or will be subject to a discretionary permit issued by the County regulating their proposed use.

(Ord. No. 1608, §2)

Sec. 26-72.7. Setbacks

Each proposed lot shall, at all designated buildable areas and at all existing buildings, comply with all setback requirements of the zone. Whenever a subdivision results in a lot for which the only means of access is by way of an easement, that easement shall be considered as a public road or street for purposes of determining setbacks for all lots over which the easement passes.

(Ord. No. 1608, §2)

Sec. 26-72.8. Energy conservation

The design of a subdivision shall provide, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

- (a) Examples of passive or natural heating opportunities in subdivision design include design of a lot size and configuration to permit orientation of a structure in an east-west alignment for southern exposure and solar easements.
- (b) Examples of passive or natural cooling opportunities in subdivision design include design of lot size and configuration to permit orientation of a structure to take advantage of shade or prevailing breezes.

(Ord. No. 1608, §2)

Sec. 26-72.9. Agricultural preserves

Each proposed lot which is subject, in whole or in part, to a contract entered into pursuant to the California Land Conservation Act of 1965 (Chapter 7, commencing with Section 51200 of Part 1, of Division 1 of Title 5 of the Government Code) shall be consistent with the policy and uniform regulations governing administration of agricultural preserves in Solano County.

(Ord. No. 1608, §2)

Sec. 26-73. Hillside and visually-sensitive areas

In areas where General Plan policies, Specific Plan policies or action of the Board of Supervisors provide that ridge lines, natural land formations, stands of native vegetation, open space and view shed corridors, or other visually-sensitive site characteristics should be maintained while integrating residential development, and in hillside areas having such characteristics, subdivision applications shall include and conform to the following provisions:

- (a) The designation of building areas shall be shown on the tentative map;
- (b) The designation of areas subject to grading, including the amount of excavation,

fill, and/or export or import material shall be shown on the tentative map;

- (c) The identification of all trees exceeding six inches in diameter measured three feet above the ground shall be shown on the tentative map for buildable area, road easements, driveway access and cut and fill areas;
- (d) Elevation drawings, photographs, or other graphic illustration method showing each building area in the project setting as viewed from adjacent primary roads in the area, shall be provided.

(Ord. No. 1608, §2)

Sec. 26-73.1. Design guidelines

The design of proposed subdivisions shall be evaluated under this section relative to the following guidelines:

- (a) SITE GRADING
- (1) Building pads should not be situated on slopes exceeding 25% grade.
- (2) Stepped building pads should be utilized to reduce the grading of hillside areas and to reduce the mass and bulk of structures to be built thereon.
- (3) Bare, exposed soils should be avoided and graded areas should be reseeded with natural grasses or should be planted, subject to a comprehensive landscaping plan which includes predominately native, drought tolerant and fire resistant species.
- (4) Building pads atop ridge lines and knolls should be avoided.
- (5) Grading to achieve flat areas atop ridge lines and knolls or other alteration of the existing topography including removal of native landscaping should be avoided.
- (6) Retaining walls should be faced with materials and color compatible with the natural setting of the site such as natural stone or wood. Where it is physically feasible, retaining walls should be stepped to reduce the visual bulk and mass of such structures. Further, landscaping should be incorporated to minimize visual impacts of the walls, including plantings in front of or within the stepped structures.
- (7) Contouring of graded areas to provide visual compatibility with existing terrain characteristics should be encouraged.

(b) DESIGN ELEMENTS

(1) The configuration of proposed parcels should be sensitive to existing landform and characteristics, particularly regarding building pad and access locations.

(2) Parcels should be designed and building pads and access driveways sited to allow, to the maximum extent feasible, the retention of open space and view corridors without intrusion.

(Ord. No. 1608, §2)

Sec. 26-74. Road rights-of-way

The road layout of a proposed subdivision shall be consistent with all road right-of-way designations and general alignment shown on the Circulation Element of the Solano County General Plan. As a condition of approval of tentative maps, subdividers may be required to dedicate, or to make irrevocable offers of dedication, or to obtain offers of dedication of real property for roads, alleys, flood control, drainage, public utility purposes or other public purposes, together with such access rights and abutter's rights as may be required for public purposes. All roads that are to be offered for dedication and used for vehicular traffic shall conform to the Road Improvement Standards and Land Division and Subdivision Requirements for public roads, and all other roads that are to be used for access shall conform to the Road Improvement Standards and Land Division and Subdivision Requirements for private roads.

(Ord. No. 1608, §2)

Sec. 26-75. Road improvement requirements

The required improvement of existing roads and construction of new roads to provide access for subdivided land is contained in this section. Details and standards for construction of road improvements are contained in the Road Improvement Standards and Land Division and Subdivision Requirements.

(Ord. No. 1608, §2)

Sec. 26-75.1. Provisions for circulation and access

All proposed lots shall have, as a minimum, "adequate access" (as defined in the Road Improvement Standards and Land Division and Subdivision Requirements) to public rights-of-way or approved private roads. The design of the subdivision shall provide for the following:

- (a) The circulation plan for a proposed subdivision shall provide public or private road frontage to each lot, shall conform to the circulation element of the county general plan and any other applicable circulation plan as may be adopted by the County, and shall extend proposed roads to contiguous property to facilitate through roads.
- (b) Where lots abut a public or private road and road improvements are required to be made as a condition of approval of a tentative map, the standard of improvements required shall be reasonable for the parcels being created and shall conform to the Road Improvement Standards and Land Division and Subdivision Requirements.
- (c) Where the Board of Supervisors has adopted plans for the establishment of bike

lanes, but turnouts, equestrian trails, and other similar facilities, the design of the subdivision shall incorporate and allow for the establishment of such facilities.

(Ord. No. 1608, §2)

<u>Sec. 26-75.2.</u> Additional conditions for properties zoned RR-2 2, R-E, R-S, R-D and R-M

In addition to the design standards set forth in this Chapter, the Advisory Agency may approve, or conditionally approve, a tentative final map or tentative parcel map affecting properties zoned RR 2 2, R-E, R-S, R-D and R-M, pursuant to Chapter 28 of the Solano County Code, only when the following minimum conditions are met:

- (a) Each proposed lot shall abut a maintained public road, except where the road meets the requirements of Section 26-75.2(d), below.
- (b) The proposed subdivision shall provide that each proposed lot shall abut an existing or proposed county road within the maintained mileage system or abut a state highway which affords access to the subdivision. If a subdivider proposes a public road to be constructed and dedicated it shall have direct access to an existing county road within the maintained mileage system or to a state highway. All proposed county roads shall be dedicated and offered for acceptance by the subdivider to the County of Solano. As a condition precedent to the acceptance of any such proposed county road, the Advisory Agency shall require reasonable off-site and on-site improvements to the standards required by the Road Improvement Standards and Land Division and Subdivision Requirements. If the road improvements are not completed prior to the filing of the final map or parcel map, the subdivider shall enter into a secured agreement or contract as described in Article XI of this Chapter, and in the case of a subdivision which creates four or fewer lots, a statement shall be placed on the parcel map stating the nature, extent and requirements for the construction of such improvements.
- (c) If any proposed lot abuts or is provided access by a county road within the maintained mileage system, reasonable improvements limited to the dedication of rights-of-way and/or easements, and the construction of offsite and onsite improvements, or the payment of a road impact fee may be required by the Advisory Agency.
- (d) If, in the judgment of the Advisory Agency, a proposed road cannot serve more than four potential lots, based on the existing General Plan, the proposed road may be a private road that is not maintained by the public. The road shall be improved to conform to the Road Improvement Standards and Land Division and Subdivision Requirements for private roads.

(Ord. No. 1608, §2)

Sec. 26-75.3. Additional conditions for properties zoned RR-5 and 55-10 In addition to the design standards set forth in this Chapter, the Advisory Agency may

approve, or conditionally approve, a tentative final map or tentative parcel map affecting properties zoned RR-5 and RR-10 pursuant to Chapter 28 of the Solano County Code, only when the following minimum conditions are met:

- (a) Each proposed lot shall abut a maintained public road or private road.
- (b) The proposed subdivision shall provide that each proposed lot shall abut an existing or proposed county road within the maintained mileage system, abut a state highway which affords access to each lot, or abut an existing or proposed private road. All proposed roads shall have a direct connection to an existing county road within the maintained mileage system or state highway. All public road improvements shall conform to the Road Improvement Standards and Land Division and Subdivision Requirements for public roads. All private roads shall be no less than deeded private easements improved to conform to the Road Improvement Standards and Land Division and Subdivision Requirements for private roads. If the road improvements are not completed prior to the filing of the final map or parcel map, the subdivider shall enter into a secured agreement or contract as described in Article XI of this Chapter, and in the case of a subdivision which creates four or fewer lots, a statement shall be placed on the parcel map stating the nature, extent and requirements for the construction of such improvements.
- (c) If any proposed lot abuts or is provided access by an existing county road or private road, reasonable improvements limited to the dedication of rights-of-way and/or easements, and the construction of offsite and onsite improvements, or payment of a road impact fee may be required by the Advisory Agency.

(Ord. No. 1608, §2)

Sec. 26-75.4. Additional conditions for properties zoned T, A, A-L, P, C-H, C-N, C-G, C-S, C-O, M-L, M-G, I-WD, W, and MP

In addition to the design standards set forth in this Chapter, the Advisory Agency may approve, or conditionally approve, a tentative final map or tentative parcel map affecting properties zoned T, A, A-L, P, C-H, C-N, C-G, C-S, C-O, M-L, M-G, I-WD, W, and MP established pursuant to Chapter 28 of the Solano County Code, only when the following minimum conditions are met:

- (a) Adequate access as defined in the Road Improvement Standards and Land Division and Subdivision Requirements shall be provided to all lots.
- (b) If the proposed subdivision abuts a county road, the standard of improvements, including dedication, shall be reasonable for the parcel being created and shall conform with the Road Improvement Standards and Land Division and Subdivision Requirements.

(Ord. No. 1608, §2)

Sec. 26-75.5. Time of construction

If the subdivision does not create five or more lots, any construction requirements established pursuant to Section 26-75.2 through Section 26-75.4 shall be completed as a prerequisite to the issuance of any building permit, or at such other time as may be determined by the Advisory Agency pursuant to Section 66411.1 of the Subdivision Map Act. In such case, the Advisory Agency shall require a notation on the parcel map to the effect that said construction shall be completed as provided above unless, at the time of filing of the parcel map, the Advisory Agency requires the subdivider to complete said construction within a reasonable time following the approval of the parcel map because the same are necessary for reasons of public health and safety, or are required as a necessary prerequisite to the orderly development of the surrounding area.

(Ord. No. 1608, §2)

Sec. 26-76. Utility easements

Whenever overhead utilities are allowed in a proposed subdivision by this Code, utility easements of sufficient width shall be provided along the rear or side lot lines. Whenever possible, such easements shall extend an equal distance into each of two abutting lots. This requirement may be modified or recommended for modification by the Advisory Agency if warranted by unusual circumstances in a particular proposed subdivision. To the extent practicable, underground utility easements, whenever necessary, shall be abutting and parallel to lot lines.

(Ord. No. 1608, §2)

Sec. 26-77. Drainage facilities and rights-of-way

The design of a subdivision shall conform to good engineering practices, conform to Section 12.2-52, Standards for Subdivisions, Flood Damage Prevention of the Solano County Code, and shall provide for the proper drainage of the subdivision and all lots and improvements therein based on the runoff that can be anticipated from ultimate development of the watershed. The subdivision shall contain no undrained depressions. The subdivision and all lots and improvements therein shall be protected from off-site drainage or flood damage. All public facilities such as sewer, gas, electrical and water systems shall be located, elevated and constructed to minimize or eliminate potential flood damage. Any concentrations or increases of surface water resulting from the development of the subdivision must be conveyed by means of adequate facilities to a suitable natural watercourse in the area. If channels need to be constructed or improved to facilitate surface water removal, reasonable dedications to the appropriate public agency may be required. The design shall depict all those channels and all rights-of-way reasonably necessary for their improvements and maintenance. Such rights-of-way shall include, in addition to the channels themselves, and access right-ofway alongside the entire length of the channels.

(Ord. No. 1608, §2)

Sec. 26-78. State highways

If an existing or proposed State highway abuts or crosses a proposed subdivision, the subdivider shall secure all pertinent road data and specifications, and shall make the design of the proposed subdivision compatible with such State highway.

(Ord. No. 1608, §2)

Sec. 26-79. Public Water Agency

Whenever a proposed subdivision is located within the boundaries of a public water agency willing and able to provide water service to the lots, the public water agency shall be chosen as the water purveyor for the proposed subdivision. At the time of tentative map approval, the Advisory Agency may waive the requirements of this section for good cause shown.

(Ord. No. 1608, §2)

Sec. 26-80. On-site water supply system

When the proposed subdivision contains lots that are not served by a public water agency, each lot shall have a water supply provided by a private, individual well or spring and the subdivider shall submit to the Environmental Health Services Division the water source quantity information which complies the criteria listed as follows:

- (a) All proposed lots within water yield zones "A" and "B" as designated on the USGS Water Bearing Rock Map dated 1972 (on file with the Department of Environmental Management) shall submit water quantity test results prior to recordation of the final map or parcel map which demonstrate that ample water for domestic purposes is available on each lot. The test shall conform to methods specified in the Solano County Water Supply Standards.
- (b) All proposed lots within water yield zones "C" and "D" shall be presumed to have an adequate water source for domestic purposes.
- (c) All well yield tests shall be conducted by a professional with proper training and knowledge relating to water quantity testing and who is licensed well-driller, a registered civil engineer, hydrologist or registered geologist.
- (d) The results of water source production testing for subdivisions shall be reported on forms developed by the Environmental Health Services Division and shall include data relative to static water level, draw-down rates, pumping rates, and well recovery rates and test duration information.
- (e) A minimum yield of 3 gallons per minute shall be deemed acceptable for domestic use provided that a note is included on the final map or parcel map that at least 500 gallons of water storage capacity will be required at the time of lot development. A yield of five gallons per minute shall be deemed acceptable for

residential development with no additional storage requirements for drinking water supplies; however, additional storage may be required to meet the current fire code.

(Ord. No. 1608, §2)

Sec. 26-81. Public sewer agency

Whenever a proposed subdivision is located within the boundaries of a public sewer agency willing and able to provide sewer services to the lots, the public sewer agency shall be chosen to provide sewer service to the proposed subdivision. At the time of tentative map approval, the Advisory Agency may waive the requirements of the first sentence of this section for good cause shown.

(Ord. No. 1608, §2)

Sec. 26-82. On-site sewage disposal systems

- (a) In all cases where sewage disposal is not to be by means of a sewer operated by public sewer agency, it shall be by means of an individual sewage disposal system located entirely on the lot generating the sewage. Each proposed lot within a subdivision that is not served by a public sewer system shall meet minimum site and design criteria in this Section and Chapter 6.4 of the Solano County Code.
- (b) Minimum Parcel Size.
- (1) Parcels which are served by on-site sewage disposal systems and individual, on-site water supplies shall not be less than 5 acres.
- (2) Parcels, which are served by on-site sewage disposal systems and community water supplies, operated by a public agency or utility district shall be no less than 2.5 acres. Where a planned unit development process is proposed where parcels may vary in size, the overall density of the project shall not be greater than one dwelling unit per 2.5 acres with a community water supply and no individual parcel development parcel shall be less than one acre in area.
- (3) Parcels which meet the above-noted minimums, but are otherwise limited by conditions such as steep slopes, watercourses, easements, wetlands or other site constraints shall be sufficient size to accommodate conventional development (considering buildable area, driveways, parking areas and etc.) without the need to waive required setbacks, leach field area, or reserve areas.

(Ord. No. 1608, §2)

Sec. 26-83. Street lighting

Prior to recordation of the final map or parcel map, the subdivider shall cause the area within the subdivision to be included in a County Service Area or other special district providing street lighting. At the time of tentative map approval, the Advisory Agency may waive this requirement if it finds that inclusion within such a service area or other

special district is unnecessary because of the size or location of the proposed lots.

(Ord. No. 1608, §2)

Sec. 26-84. Supplemental facilities

The Advisory Agency may require that improvements to be constructed or installed by the subdivider for the benefit of the subdivision contain supplemental size, capacity, number or length for the benefit of property not within the subdivision, and that some or all of those improvements be dedicated to public whenever the Advisory Agency determines that such supplemental size, capacity, number, length is necessary to ensure orderly development or otherwise protect the public health, safety or welfare. Any such requirement shall be subject to the condition precedent that the County enters into a reimbursement agreement with the subdivider pursuant to Article 6 (commencing with Section 66485) of Chapter 4 of the Subdivision Map Act.

(Ord. No. 1608, §2)