

A Zoning Regulation Revisions

Existing Zoning Regulations are shown in standard text. Proposed modifications to the Regulations and new language are shown in *red italics*. These changes will be inserted within the County Zoning Regulations and adopted by the Board of Supervisors in tandem with the Suisun Valley Strategic Plan. Only sections of the Regulations pertaining to the key issues addressed within the Strategic Plan are reproduced here.

ARTICLE I - IN GENERAL

Section 28-10. Definitions

Agricultural processing facility. A fixed establishment performing any processing or packaging of crops after harvest, whether or not value is added, to prepare them for market on-site or for further processing and packaging elsewhere, including but not limited to: alfalfa and hay cubing; corn shelling; drying of corn, rice, hay, fruits or vegetables; precooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packing of fruits and vegetables; canning, freezing, or preserving fruits and vegetables; tree nut hulling and shelling; and alcohol fuel production. *Includes related accessory uses such as: offices, laboratories, tasting facilities, retail sales of agricultural products produced on the premises or off-site by the operator, retail sales of agriculture-related promotional and/or educational items, and facility tours.* Does not include “wineries,” which are defined separately. Note: any of the above activities performed in the field with mobile equipment not involving permanent buildings are included under “Crop Production.”

Agricultural processing facility with special events. A facility that handles agricultural products in which the nature of the product is changed or altered, that as an accessory use, conducts *special events* at the facility.

Agricultural homestay. Lodging accommodations provided as part of a farming operation, as regulated under Section 113893 of the California Health and Safety Code, which meets all of the following requirements:

- (a) Has not more than 6 guest rooms or accommodates not more than 15 guests;
- (b) Provides overnight transient accommodations;
- (c) Serves food only to its registered guests and serves meals at any time, and includes the price of the food in the price of the lodging;
- (d) Lodging and meals are incidental and not the primary function of the facility; and
- (e) The facility is located on, and is part of, a farm, as defined in Section 52262 of the Food and Agricultural Code, that produces agricultural products as its primary source of income.

Agriculture-related products: *Items sold to promote agriculture, typically including but not limited to olive oil, wine, jams, pickles, pies, juices, and other food stuffs and fertilizer, seeds, farm equipment, irrigation equipment, tractor parts, chickens, bees, or other farm and ranch supplies.*

Agritourism: *The provision of facilities, commercial services, guides, or instructional content to encourage visitors to a working farm or any*



agricultural, horticultural or agribusiness operation for the purpose of enjoyment, education, or active involvement in the activities of the farm or operation other than as a contractor or employee of the operation.

Bed and Breakfasts: *Lodging accommodations as regulated under Section 113893 of the California Health and Safety Code, which provides overnight transient accommodations and serves food only to its registered guests and that serves only a breakfast or similar early morning meal and no other meals and includes the price of the food in the price of the lodging.*

Hotels: *A building or portion thereof containing six or more guest rooms used, designed or intended to be rented, let or leased, whether compensation be direct or indirect. May include incidental meeting space, recreational facilities and storage areas intended primarily for the use of guests. Excludes bed and breakfasts as defined above and resorts as defined below.*

Local Products Store: *A retail store meant to promote agriculture and/or tourism by selling agriculture-related products and nonagriculture-related products.*

Nonagriculture-related products: *Items not connected to agriculture or agricultural operations, such as novelty t-shirts or other clothing, crafts, and collectables imported from other states or countries.*

Marketing Event: *A marketing function or promotional event that is part of the normal operation of an agricultural processing facility or winery and directly related to products sourced from that operation.*

Resort: *A hotel that also provides interrelated visitor services intended to serve the needs of the community and people travelling through the area. Typical uses include but are not limited to: recreation activities/facilities, meeting rooms, banquet facilities, administrative facilities, maintenance and storage facilities, and restaurant and retail uses intended for use by both guests and nonguests.*

Roadside Stand: *An area of an agricultural property set aside for the sale of processed and unprocessed crops that are grown primarily on the property ("on-site"). Crops that have been grown or produced off the property ("off-site") may only be sold in conjunction with the sale of crops grown on-site or off-site on land owned or leased by the operator within Solano County and in compliance with applicable laws or regulations governing the construction, operation and maintenance of the stand. Nonagricultural products may also be sold, but only in conjunction with the sale of crops, as regulated by the applicable Zoning District. A roadside stand includes pumpkin patches and other similar promotional uses, but shall not include the sale of nursery stock or winery products, or any processing of agricultural products or "food preparation" unless conducted in compliance with the California Health and Safety Code and approved by the Department of Resource Management, Environmental Health Services Division.*

Special Event: *An event, other than a marketing event, not related to the normal operation of an agricultural processing facility or winery, such as weddings, receptions, and meetings/retreats. These include social gatherings for hire.*

Tasting Facility: *A facility in which agricultural products may be tasted and sold, such as gift/retail sales, assembly areas, and meeting rooms, as permitted within the applicable zone district.*

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 50,000 gallons per year, in bulk and bottles combined..*

Winery-Large: A winery with annual production greater than 50,000 gallons per year, in bulk and bottles combined.

Section 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:

T Districts--TEMPORARILY UNCLASSIFIED 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

R-R Districts--RURAL RESIDENTIAL DISTRICTS

R-E Districts--ESTATE RESIDENTIAL DISTRICTS

R-D Districts--DUPLEX RESIDENTIAL DISTRICTS

R-S Districts--ONE-FAMILY RESIDENTIAL DISTRICTS

R-M Districts--MULTIPLE-FAMILY RESIDENTIAL DISTRICTS

P Districts--PARK DISTRICTS

C-H Districts--HIGHWAY COMMERCIAL DISTRICTS

C-N Districts--NEIGHBORHOOD COMMERCIAL DISTRICTS

C-G Districts--GENERAL COMMERCIAL DISTRICTS

C-S Districts--COMMERCIAL SERVICE DISTRICTS

C-O Districts--BUSINESS AND PROFESSIONAL OFFICE DISTRICTS

M-L Districts--LIMITED MANUFACTURING DISTRICTS

M-G Districts--GENERAL MANUFACTURING DISTRICTS

I-WD Districts--WATER DEPENDENT INDUSTRIAL DISTRICTS

W Districts--WATERSHED AND CONSERVATION DISTRICTS

MP Districts--MARSH PRESERVATION DISTRICTS

PP Districts--POLICY PLAN OVERLAY DISTRICTS

(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 2815 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.

Section 28-15. Zoning Map

Amend the zoning map to change all "A" districts (A 20, A 40, A 80, A 160) within the Suisun Valley to the new A-SV-20 district.

Amend zoning map to change the selected neighborhood agricultural tourist center sites to ATC zoning districts (ATC, ATC-NC).



ARTICLE II - DISTRICTS

Section 28-41. Agriculture – Suisun Valley District (A-SV-20)

28.40.010- PURPOSE OF SECTION

This Section lists the uses of land allowed within the Agriculture-Suisun Valley zoning district, 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.

28.40.020 - 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.

28.40.030 – AGRICULTURE - SUISUN VALLEY DISTRICT USES AND PERMIT REQUIREMENTS

***Permanent uses:** Table 28-40A identifies the land uses allowed by these Zoning Regulations in the Agriculture – Suisun Valley district and the land use permit required to establish each use. In addition to the land use permit required by Table 28-40A, special requirements may apply to certain uses. A Building Permit shall also be required prior to any construction, demolition, or change of occupancy type. Architectural Approval, as described in Section 28-58 of the Solano County Zoning Regulations, shall be required for all uses requiring a building permit within the Agriculture – Suisun Valley district. 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.*

Note: Where the last column in the table ("Specific Use Regulations") includes a section number, e.g. 28.53, 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 section apply to the use. Provisions contained in other sections of the Zoning Regulations may also apply.

***Special uses:** Conditions relating to specific uses allowed when incidental to the principal use on the same parcel:*

Special uses identified for the Exclusive Agriculture (A) Districts in Section 28-21 of the Solano County Zoning Regulations shall also apply within the Agriculture – Suisun Valley district, except as specifically defined or modified below:

(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 28-21 B and 28-21 C 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.*



Suisun Valley Strategic Plan

Figure A-1

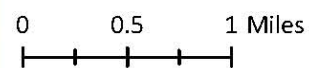
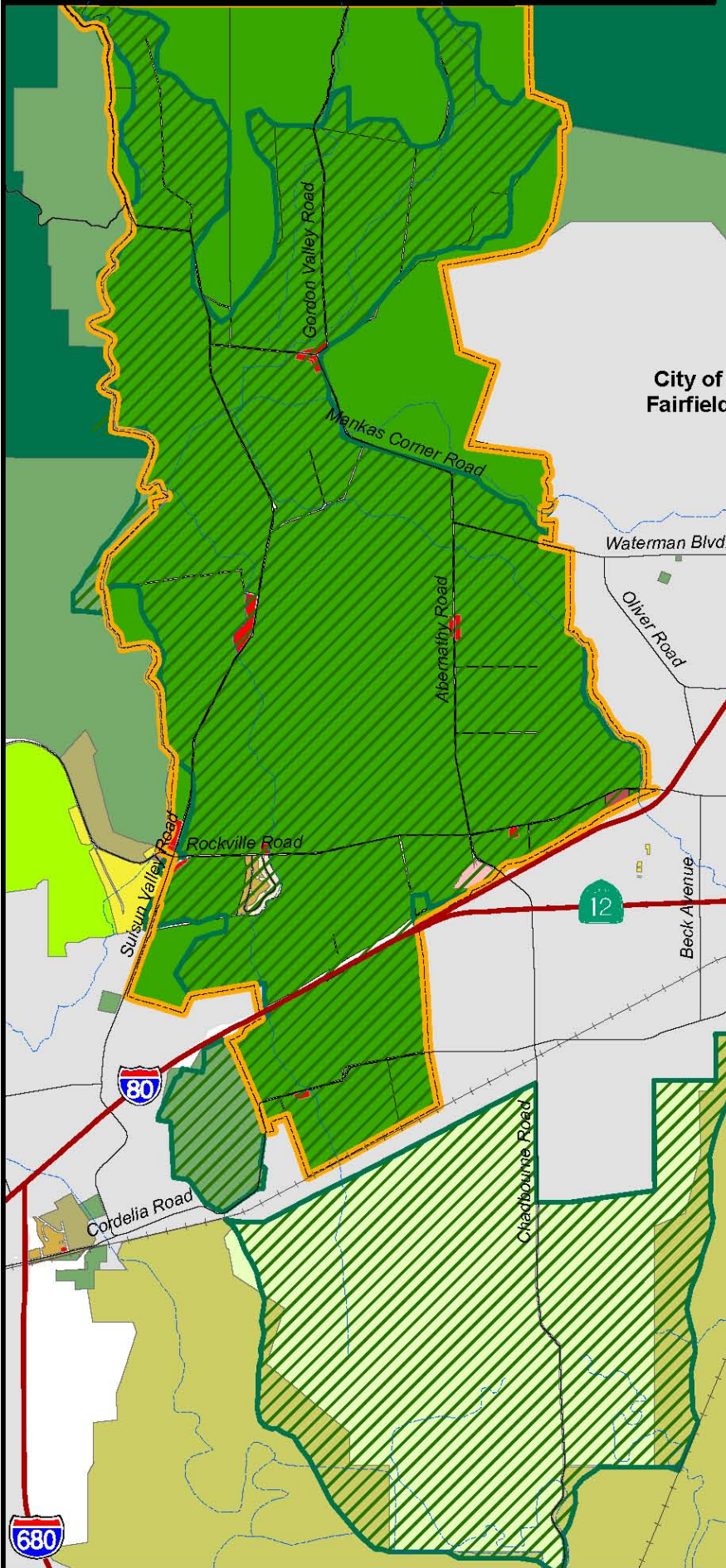
Suisun Valley Zoning

Legend

-  Suisun Valley Strategic Plan Area
-  Suisun Valley Agricultural Region
-  City Boundaries

Zoning Designations

-  Agriculture (20 ac. min.)
-  Agric. - Suisun Valley (20 ac. min)
-  Agriculture (40 ac. min.)
-  Agriculture (80 ac. min.)
-  Watershed (160 ac. min.)
-  Park District
-  Marsh Preservation
-  Agricultural Tourist Center
-  Agricultural Tourist Center NC
-  Neighborhood Commercial
-  Service Commercial
-  Estate Residential (1/3 ac. min.)
-  Estate Residential (1/4 ac. min.)
-  Estate Residential (1 ac. min.)
-  Rural Residential (5 ac. min.)



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(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 ~~lesser~~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 28-21 B and 28-21 C 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 ~~lesser~~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 large winery, as defined in Section 28-10, is allowed with a conditional use permit, subject to compliance with the applicable development standards delineated in Tables 28-21 B and 28-21 C.

(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 ~~lesser~~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.



- (d) Roadside stand. A roadside stand, as permitted in *Table 28-40A*, must meet the applicable development standards delineated in Tables 28-21 B and 28-21 C and comply with the following:
- (1) Shall be operated by the property owner or business owner.
 - (2) Size, as regulated in *Table 28-40A*, shall be determined by measuring the total roof-covered 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 28-40 A*, 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.

(e) Bakeries, Cafés and Restaurants. A bakery, café, or restaurant as permitted in Table-28-40A shall be incidental to the principal agricultural use on the property. Such uses must meet the applicable development standards contained in Tables 28-21 B and 28-21 C, conditions of Section 28.53(i)(10), and comply with the following:

- (1) Shall be operated by the property owner or lessee, 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 28-55 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.

(f) Galleries. An art gallery may be permitted by administrative use permit, incidental to the principal agricultural use on the property. Such use must meet the applicable development standards delineated in Tables 28-21 B and 28-21 C.

(1) Shall be operated by the property owner or business owner.

(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 28-55 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with Building Code.

(5) Shall obtain all necessary approvals with other County departments, if required, prior to operation.

(g) Resorts. Resorts may be permitted by conditional use permit. Such uses must meet the applicable development standards delineated in Tables 28-21 B and 28-21 C and all standards specified in the use permit.

(h) 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 28-21 B and 28-21 C and comply with the following:

(1) Shall be operated by the property owner or business owner.

(2) Shall have ingress and egress designed so as to avoid traffic congestion and hazards.

(3) Shall obtain all necessary approvals with other County departments prior to operation.

(i) 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 28-21 B and 28-21 C and comply with the following:

(1) Shall be operated by the property owner or business owner.

(2) Shall have ingress and egress designed so as to avoid traffic congestion and hazards.

(3) Shall obtain all necessary approvals with other County departments, if required, prior to operation.

(j) Bed and Breakfasts. Bed and Breakfasts are allowed by right, incidental to the principal agricultural use on the property. Such use must meet the applicable development standards delineated in Tables 28-21 B and 28-21 C and comply with the following:

(1) Shall be operated by the property owner or business owner, subject to possession of a valid Solano County business license.

(2) Signage shall be limited to one (1) nonilluminated wall-mounted sign not to exceed four (4) square feet in area.

(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 obtain necessary approvals for sale of prepared food, including Department of Resource Management (if required) and Environmental Health Services Division approval prior to operation and other approvals with other County departments, if required, prior to operation.*
- (5) 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 the Building Code.*
- (6) Shall have no more than 10 guest rooms.*
- (k) 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 28-21 B and 28-21 C and comply with the following:*
- (1) Shall be operated by the property owner or business owner, subject to possession of a valid Solano County business license.*
 - (2) 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.*
 - (3) Shall obtain all necessary approvals with other County departments, if required, prior to operation.*
 - (4) Tasting facilities must be no larger than 2,000 square feet or 30 percent of the size of the processing facility, whichever is ~~lesser~~greater. Size shall be determined by measuring the total roof covered area.*
 - (5) Products tasted and sold must be produced on-site or off-site on land owned or leased by the operator within Solano County.*
- (l) Agritourism: Agritourism activities are allowed by right, incidental to the principal agricultural use on the property. Such use must meet the applicable development standards delineated in Tables 28-21 B and 28-21 C and comply with the following:*
- (1) Shall be operated by the property owner or business owner.*
 - (2) Shall have ingress and egress designed so as to avoid traffic congestion and hazards.*
 - (3) Shall obtain all necessary approvals with other County departments, if required, prior to operation.*
 - (4) 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.*
- 28.40.040 - Agriculture – Suisun Valley District General Development Standards**-Development standards in the A-SV District shall be the same as those for A -- Exclusive Agriculture Districts as found in Section 28.21.040.



Table-28-40A
Allowed Uses and Use Permit Requirements for the A-SV-20 District

Use Codes:	A: Allowed Use	UP: Use Permit req'd	AP: Administrative Permit	—: Use not allowed
Land Use	A-SV-20 District		Specific Use Regulations	
Agricultural Land Uses				
Crop Production, including orchards and vineyards	A			
Agricultural accessory structures	A		28.50(b)(3)	
Agricultural processing facility	A			
On-site products ¹	A			
Off-site products ²	UP		28.53(i)(1)	
With special events	UP			
Wineries				
Winery, Small	A/UP ³		28.40.030 (a)	
Winery, Medium	AP/UP ⁴		28.40.030 (b), 28.53(i)(1)	
Winery, Large	UP		28.40.030 (c), 28.53(i)(1)	
Agritourism	A		28.40.030 (l)	
Animal Facilities and Operations				
Kennels	UP		28.53(i)(3.5)	
Fowl and poultry ranches	---			
<u>Pastured poultry and livestock</u>	A			
Grazing	A			
Confined animal facilities, including dairies	---			
Slaughterhouse	---			
Aquaculture	UP			
Nursery	A			
Wind turbines, non commercial over 100 ft	UP		28.50(b)(4)	
Conservation bank	A			

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 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.



Table-28-40A
Allowed Uses and Use Permit Requirements for the A-SV-20 District

Use Codes:	A: Allowed Use	UP: Use Permit req'd	AP: Administrative Permit	---: Use not allowed
Land Use	A-SV-20 District		Specific Use Regulations	
Residential Uses				
Single family dwelling	A			28.58
Secondary dwelling	A			28.21.030 (1)
Accessory buildings and uses	A			28.50(b)(3)
Agricultural employee housing	AP			28.21.030 (b)
HCD Agricultural employee housing	AP			
Agricultural homestay	A			28.21.030 (d), 28.58
Agricultural homestay with special events	UP			
Home occupations	A			28.50(b)(7)
Rural residential enterprise	A			28.50(b)(6)
Storage, manufactured home	A			28.50(b)(8)
Temporary single-family dwelling	UP			
Guest house	---			
Stable, private	A			28.50(b)(1)
Recreation, Education and Public Assembly Uses				
Stable, public and horse show	---			
Agricultural education	A			
Limited public events	UP			28.53(i)(17)
Public open space area	A			28.53(i)(30)
Retail Trade Uses				
Farm/ranch supply store	---			
Farm supplies and farm equipment sales	---			
Retail stores and services	---			
Roadside Stands				
1,000 square feet or less in size	A			
1,001 to 2,500 square feet in size	AP			28.40.030 (d), 28.53(i)(35)
Greater than 2,501 square feet in size	UP			28.40.030 (d), 28.53(i)(35)
Nonagricultural product sales, 10% or less	A			
Nonagricultural product sales, 10% or more	UP			28.40.030 (d), 28.53(i)(35)



Table-28-40A
Allowed Uses and Use Permit Requirements for the A-SV-20 District

Use Codes:	A: Allowed Use	UP: Use Permit req'd	AP: Administrative Permit	---: Use not allowed
Land Use	A-SV-20 District		Specific Use Regulations	
Tourist Uses				
<i>Bakery</i>				
1,000 square feet or less in size	A			28.40.030 (e)
1,001 or more square feet in size	AP			28.40.030 (e)
Bed and breakfast	AP			28.40.030 (j)
Gallery	AP			28.40.030 (f)
Hotel	---			
Local products store	---			
Resort	UP			28.40.030 (g)
<i>Restaurant/café</i>				
1,000 square feet or less in size	A			28.40.030 (e)
1,001 or more square feet in size	AP			28.40.030 (e)
Tasting facilities	AP			28.40.030 (k)
Service Uses				
Agricultural trucking services and facilities	---			
Airfields and heliports, Agricultural	---			
Custom farm services, e.g. hay baling	A			
Farm equipment fabrication and repair	A			
Veterinary facilities	UP			
Storage/sale of agricultural service products (e.g. fertilizer, fuel)	A			
Veterinary facilities	UP			28.53(i)(5)
Communications and infrastructure uses				
Injection wells	UP			Chapter 13.6
Pipelines, transmission and distribution lines in R.O.W.	A			28.50(a)(6)
Public service facility	UP			28-53(i)(12), 28.53(i)(28)
Refuse dumping, disposal, processing, composting	UP			28.53(i)(16)
Surface mining operation	UP			Chapter 29
Utility facilities or infrastructure, outside R.O.W.	UP			28.50(a)(7)
Wireless communication facilities	UP			28.50.01
Other Uses				
Cemetery	UP			
Signs-Commercial and Real Estate	A			



Section 28-41. Agriculture Tourist Center Districts (ATC, ATC-NC)

28.41.010- PURPOSE OF SECTION

This section lists the uses of land that may be allowed within the Agriculture Tourist Center zoning districts (ATC and ATC-NC) 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.

28.41.020 - 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

28.41.030 – AGRICULTURAL TOURIST CENTER DISTRICT LAND USES & PERMIT REQUIREMENTS

This section describes uses that are allowed by right, uses that are allowed when subordinate to a primary use, and uses that require a use permit. Table 28-41A identifies uses that are permitted in the ATC and ATC-NC districts.

Permanent uses Table 28-41A identifies the land uses allowed by these Zoning Regulations in the Agricultural Tourism Center districts 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. A Building Permit shall also be required prior to any construction, demolition, or change of occupancy type. Architectural Approval, as described in Section 28-58 of the Solano County Zoning Regulations, shall be required for all uses requiring a building permit within the Agricultural Tourist Center districts (ATC, ATC-NC). 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.

Special uses In addition to the land use permit required by Table 28-41A, special requirements may apply to certain uses. The sections below describe special requirements for some uses, which appear on Table 28-41A.

(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 Table 28-41B and as follows:

(1) 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.

(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.

(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 Table 28-41B and as follows:

(1) Six or fewer special events with 150 or fewer guests 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 in a calendar year or if any single event exceeds 150 guests.

(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.

(c) *Large winery.* A large winery, as defined in Section 28-10, is allowed with a conditional use permit, subject to compliance with the applicable development standards delineated in Table 28-41B. Special events at large wineries are subject to the terms of the conditional use permit.

(1) 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.

(d) *Roadside stand.* A roadside stand is permitted as described in Table 28-41A. Roadside stands must meet the applicable development standards delineated in Table 28-41B and comply with the following:

(1) Shall be operated by the property owner or business owner.

(2) Shall comply with the requirements of the Department of Resource Management, Environmental Health Services Division.

(3) 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 28-41A, except that sales and inventory of prepackaged food shall be further subject to the requirements of subsection (d)(2).

(4) 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.

(5) Shall provide adequate controls or measures to prevent dust, odor or light.

(6) 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. Off-street parking requirements may be met through participation in a parking district that apportions off-site parking.

(7) Shall obtain Department of Resource Management, Environmental Health Services Division approval, if required, prior to operation.

(e) *Bakeries, Cafés and Restaurants.* A bakery, café or restaurant is permitted by right. Such use must meet the applicable development standards delineated in Table 28-41B, standards identified in section 28.53(i)(10), and comply other necessary approvals for the sale of prepared foods, including but not limited to Environmental Health Services Division approval. These uses shall also be subject to the following:

(1) Shall be operated 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 28-55 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with Building Code. Off-street parking requirements may be met



through participation in a parking district that apportions off-site parking.

(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.

(f) **Galleries.** An art gallery is permitted by right. Such use must meet the applicable development standards delineated in Table 28-41B and comply with the following:

(1) 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.

(2) 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. Off-street parking requirements may be met through participation in a parking district which apportions off-site parking.

(3) Shall obtain all necessary approvals with other County departments, if required, prior to operation.

(g) **Hotels.** Hotels are permitted by right. Such use must meet the applicable development standards delineated in Table 28-41B and all standards specified in the use permit.

(1) 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.

(2) 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. Off-street parking requirements may be met through participation in a parking district that apportions off-site parking.

(3) Shall obtain all necessary approvals with other County departments, if required, prior to operation.

(4) Shall have no more than 30 guest rooms.

(h) **Local Products Store.** Local Products Stores are provided by right, subject to compliance with the applicable development standards delineated in Table 28-41B and as follows:

(1) 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.

(2) 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. Off-street parking requirements may be met through participation in a parking district that apportions off-site parking.

(3) Shall obtain all necessary approvals with other County departments, if required, prior to operation.

(i) **Tasting Facilities.** Tasting facilities are allowed by right. Such use must meet the applicable development standards delineated in Tables 28-21 B and 28-21 C and comply with the following:

(1) 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.

(2) Shall obtain all necessary approvals with other County departments, if required, prior to operation.

(j) Retail stores and services are allowed by right, subject to compliance with the applicant development standards delineated in Table 28-41B and as follows:

(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 environmental 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.

(3) Shall obtain all necessary approvals with other County departments, if required, prior to operation.

(j) Bed and Breakfasts. Bed and Breakfasts are allowed by right. Such use must meet the applicable development standards delineated in Tables 28-41B and comply with the following:

(1) Shall be operated by the property owner or business owner, subject to possession of a valid Solano County business license.

(2) Signage shall be limited to one (1) nonilluminated wall-mounted sign not to exceed four (4) square feet in area.

(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 obtain necessary approvals for sale of prepared food, including Department of Resource Management (if required) and Environmental Health Services Division approval prior to operation and other approvals with other County departments, if required, prior to operation.

(5) 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 the Building Code.

(6) Shall have no more than 10 guest rooms.

(k) Residential dwelling unit. A residential dwelling unit, as permitted in Table 28-41A must meet applicable development standards and comply with the following.

(1) The dwelling unit must be ancillary to an existing business on the same parcel.

(l) Resorts. Resorts may be permitted by conditional use permit. Such uses must meet the applicable development standards delineated in Tables 28-21 B and 28-21 C and all standards specified in the use permit.



Table-28-41A
Allowed Uses and Use Permit Requirements for the ATC Districts

<i>Use Codes: A: Allowed Use UP: Use Permit req'd AP: Administrative Permit ---: Use not allowed</i>			
<i>Land Use</i>	<i>ATC District</i>	<i>ATC-NC District</i>	<i>Specific Use Regulations</i>
Agricultural Land Uses			
<i>Crop Production, including orchards and vineyards</i>	<i>A</i>	<i>A</i>	
<i>Agricultural accessory structures</i>	<i>A</i>	<i>A</i>	<i>28.50(b)(3)</i>
<i>Agricultural processing facility</i>			
<i>On-site products⁵</i>	<i>A</i>	<i>A</i>	
<i>Off-site products⁶</i>	<i>UP</i>	<i>UP</i>	<i>28.53(i)(1)</i>
<i>Winery, Small</i>	<i>A</i>	<i>A</i>	<i>28.41.030 (a)</i>
<i>Winery, Medium</i>	<i>AP</i>	<i>AP</i>	<i>28.41.030 (b), 28.53(i)(1)</i>
<i>Winery, Large</i>	<i>UP</i>	<i>UP</i>	<i>28.41.030 (c), 28.53(i)(1)</i>
<i>Agritourism</i>	<i>A</i>	<i>A</i>	
Animal Facilities and Operations			
<i>Kennels</i>	<i>---</i>	<i>---</i>	
<i>Fowl and poultry ranches</i>	<i>---</i>	<i>---</i>	
<i>Grazing</i>	<i>---</i>	<i>---</i>	
<i>Confined animal facilities, including dairies</i>	<i>---</i>	<i>---</i>	
<i>Slaughterhouse</i>	<i>---</i>	<i>---</i>	
<i>Aquaculture</i>	<i>---</i>	<i>---</i>	
<i>Nursery</i>	<i>---</i>	<i>---</i>	
<i>Wind turbines, non commercial over (100 ft)</i>	<i>UP</i>	<i>UP</i>	<i>28.50(b)(4)</i>
<i>Conservation bank</i>	<i>---</i>	<i>---</i>	
Residential Uses			
<i>Residential dwelling unit</i>	<i>AP</i>	<i>AP</i>	<i>28.58, 28.41.030 (k)</i>
<i>Accessory buildings and uses</i>	<i>A</i>	<i>---</i>	<i>28.50(b)(3)</i>
<i>Agricultural homestay</i>	<i>---</i>	<i>---</i>	<i>28.21.030 (d)</i>
<i>Agricultural homestay with special events</i>	<i>---</i>	<i>---</i>	<i>28.58</i>
<i>Home occupations</i>	<i>A</i>	<i>---</i>	<i>28.50(b)(7)</i>
<i>Rural residential enterprise</i>	<i>A</i>	<i>---</i>	<i>28.50(b)(6)</i>
<i>Storage, manufactured home</i>	<i>A</i>	<i>---</i>	<i>28.50(b)(8)</i>

⁵ Products originating on-site or off-site on land owned or leased by the operator within Solano County.

⁶ Products originating on land not owned or leased by the operator within Solano County.



Table-28-41A
Allowed Uses and Use Permit Requirements for the ATC Districts

Use Codes: A: Allowed Use UP: Use Permit req'd AP: Administrative Permit ---: Use not allowed			
Land Use	ATC District	ATC-NC District	Specific Use Regulations
Temporary single family dwelling	UP	---	
Guest house	A	---	
Stable, private	A	---	28.50(b)(1)
Recreation, Education and Public Assembly Uses			
Boating and swimming facilities on existing waterways	UP	UP	
Stable, public and horse show	---	---	
Hunting and fishing clubs	---	---	
Agricultural education	A	A	
Limited public events	UP	UP	28.53(i)(17)
Public open space area	A	A	28.53(i)(30)
Retail Trade Uses			
Farm/ranch supply store	A	A	
Farm supplies and farm equipment sales	---	A	
Retail stores and services	A	A	28.41.030 (j)
Roadside Stands	A	A	28.41.030 (d), 28.53(i)(36)
Tourist Uses			
Restaurant/café	A	A	28.41.030 (e)
Bakery	A	A	28.41.030 (e)
Bed and breakfast	A	A	28.41.030 (k)
Gallery	A	A	28.41.030 (f)
Hotel	A	A	
Local products store	A	A	
Resort	UP	UP	28.41.030 (l)
Tasting facilities	A	A	28.41.030 (i)
Service Uses			
Agricultural trucking services and facilities	---	UP	
Airfields and heliports, Agricultural	---	---	
Custom farm services, e.g. hay baling	---	UP	
Farm equipment fabrication and repair	---	A	
Veterinary facilities	UP	UP	28.53(i)(5)
Storage/sale of agricultural service products (e.g. fertilizer, fuel)	UP	A	



Table-28-41A
Allowed Uses and Use Permit Requirements for the ATC Districts

<i>Use Codes: A: Allowed Use UP: Use Permit req'd AP: Administrative Permit ---: Use not allowed</i>			
<i>Land Use</i>	<i>ATC District</i>	<i>ATC-NC District</i>	<i>Specific Use Regulations</i>
Communications and infrastructure uses			
<i>Injection wells</i>	---	---	<i>Chapter 13.6</i>
<i>Oil and gas wells</i>	UP	UP	<i>28.50(b)(5)</i>
<i>Pipelines, transmission and distribution lines in R.O.W.</i>	A	A	<i>28.50(a)(6)</i>
<i>Public service facility</i>	A	A	<i>28-53(i)(12), 28.53(i)(28)</i>
<i>Refuse dumping, disposal, processing, composting</i>	---	---	<i>28.53(i)(16)</i>
<i>Surface mining operation</i>	UP	UP	<i>Chapter 29</i>
<i>Utility facilities or infrastructure, outside R.O.W.</i>	UP	UP	<i>28.50(a)(7)</i>
<i>Wind turbine generators, commercial</i>	---	---	<i>28.50(b)(4)</i>
<i>Wireless communication facilities</i>	UP	UP	<i>28.50.01</i>
Other Uses			
<i>Cemetery</i>	---	---	
<i>Signs-Commercial and Real Estate</i>	A	A	



28.41.040 – Agriculture Tourism Center District
General Development Standards-Development standards in the ATC Districts are described in Table 28-41B.

Table-28-41B
ATC Districts Development Standards for Main Building, Primary and Secondary Dwelling

Development Feature	Zoning District Requirement	
	ATC	ATC-NC
Minimum lot area	<i>Minimum area required for new parcels</i>	
<i>w/ water and sewer</i>	<i>2,000 square feet</i>	<i>5,000 square feet</i>
<i>w/water or sewer</i>	<i>2.5 acres</i>	<i>2.5 acres</i>
<i>w/o water and sewer</i>	<i>5 acres</i>	<i>5 acres</i>
Floor Area Ratio	<i>Minimum or maximum gross floor area for new dwellings</i>	
<i>w/ water and sewer</i>	<i>0.5</i>	<i>0.5</i>
<i>w/o water and sewer</i>	<i>0.3</i>	<i>0.3</i>
Setbacks	<i>Minimum Setbacks required. See section 28-50(e) for setback measurement, allowed projections into setback and exceptions to setbacks.</i>	
<i>Front</i>	<i>None to 25 feet maximum</i>	<i>10 to 25 feet maximum</i>
<i>Side</i>	<i>None</i>	<i>15 feet on corner lot, None for interior lots</i>
<i>Rear</i>	<i>None</i>	<i>15</i>
<i>Between Structures</i>	<i>None, except per Building Code</i>	<i>None, except per Building Code</i>
Height Limits	<i>Maximum allowed height of structures: 35 feet and as allowed by 28-50(b) special regulations (See section 28-50 (c) for exceptions).</i>	
Parking	<i>As required by 28-55, 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</i>	
Signs	<i>See Section 28.66 Signs</i>	

