ORDINANCE NO. 1044


The Board of Supervisors of the County of Solano, State of California, does ordain as follows:

SECTION I.

Section 28-14(c)(5), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(5) Nursery school, church, nursing home, rest home, or community care facility.

SECTION II.

Section 28-24(a)(1), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(1) No dance hall, nightclub, commercial club, or any establishment where liquor is served, commercial place of amusement or recreation shall be established in any district closer than two hundred feet to any boundary of any residential district unless a use permit is first secured in each case.

SECTION III.

Section 28-24(b)(3)(d), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(d) An accessory building shall not be located closer than ten feet from the main building; except in the W District, the distance shall be thirty feet.

Stables shall be located at least twenty feet from
the main building.

SECTION IV.
Section 28-26(d)(2), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(2) In any case where a zoning-building permit has not been exercised within 120 days after the date of the granting thereof, then, without further action by the Zoning Administrator or Planning Commission, the zoning-building permit shall be null and void.

SECTION V.
Section 28-27(1)(41), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(41) Rural resident enterprises shall be located only in A Exclusive Agricultural Districts, and R-R Rural Residential Districts; shall be located with the resident family on the same parcel; shall not occupy, in the aggregate, more than five hundred square feet of gross floor area of the residence or any accessory building; shall not occupy more than one thousand square feet of contiguous land, exclusive of any building; shall not occupy any part of the required yard areas of the residence; shall not project closer to adjacent streets than the residence; and, shall not create a hazard or nuisance to surrounding property.

SECTION VI.
Section 28-30(b)(4), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(4) If the Planning Commission determines the proposed use may cause the emission of dangerous or objectionable elements, the Planning Commission may refer the applicant to one or more expert consultants qualified
to advise as to whether a proposed use would adversely affect surrounding areas or adjoining premises by the creation or emission of dangerous or objectionable elements for investigation and report. Such report shall set forth definite findings as to the actual performance of the proposed use, and in a positive and concise manner, recommend such additional installations or safeguards, or devise such standards to be implied as would obviate the creation or emission of dangerous or objectionable elements. Such consultant or consultants shall address his report to the Planning Commission and a copy to the applicant at the same time.

SECTION VII.

Section 28-32, Chapter 28, Zoning, Solano County Code, is amended to read as follows:

The purpose of architectural approval is to promote the orderly and harmonious development of the County, the stability of land values and investments, and the general welfare, and to help prevent the impairment or depreciation of land values and development by the erection of structures or additions, or alterations thereto of unsightly, undesirable or obnoxious appearance. A zoning-building permit shall not be issued until architectural approval has been obtained for those structures and buildings for which such approval may be required in the district regulations or elsewhere in this chapter.

SECTION VIII.

Section 28-32(b)(3), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(3) In carrying out the purposes of this section, the Planning Commission shall pay particular attention to
on-site signs and general advertising structures, and
shall have authority to limit and control the location,
number, size, design, lighting, and use of colors in
such on-site signs and general advertising structures,
in order to promote the orderly and harmonious develop-
ment of the commercial and industrial districts of the
County.

SECTION IX.

Section 28-33(b), Chapter 28, Zoning, Solano County Code,
is amended to read as follows:

(b) Airport reference point. Each airport shall submit,
to the Zoning Administrator or Planning Commission, an
airport reference point for approval which, when
approved, shall be recorded together with its eleva-
tion above sea level on the appropriate zoning map.
Elevation shall be based on the U. S. Coast and
Geographic Survey Datum.

SECTION X.

Section 28-10(c)(8), Chapter 28, Zoning, Solano County Code,
is amended to read as follows:

(8) Public stable, horse show, lodge, club or resort for
swimming, boating, fishing, hunting or shooting, and
similar types of uses as may be determined by the
Planning Commission.

SECTION XI.

Section 28-16(b)(1), Chapter 28, Zoning, Solano County Code,
is amended to read as follows:

(1) Park, playground, athletic field, golf course, polo
field, exhibition grounds, bowling and croquet greens,
court games, and similar places of outdoor recreation
as determined by the Planning Commission.
SECTION XII.

Section 28-16(c)(1), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(1) Bowling alley, billiard parlor, dance hall, skating rink, athletic club, gymnasium, swimming pool, indoor theatre, shooting gallery, facilities for coin-operated amusement devices, auditorium, exhibition hall, sports arena, miniature golf course, course for model airplane, boat, car or trains, amusement rides, court games, drive-in theatre, country club, public stable, horse show, resort, picnic and campground, racetrack, stadium, lodge, club or resort for swimming, boating, fishing, hunting or shooting and similar types of uses as may be determined by the Planning Commission.

SECTION XIII.

Section 28-19(b)(5), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(5) Lodge, fraternal organization, club, union hall and other uses of similar nature as may be determined by the Planning Commission.

SECTION XIV.

Section 28-19(b)(7), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(7) Business school, art, modeling, music and dancing studio, and other uses of similar nature as may be determined by the Planning Commission.

SECTION XV.

Section 28-23(b)(1), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(1) Manufacturing, processing, disassembling and assembling, and storage of products and materials, railroad, airport and other transportation uses; provided, that
such uses are not or will not be offensive by reason of the creation or emission of dust, gas, smoke, fumes or other air pollutants, noise, vibrations, odors, liquid or solid refuse or wastes, radioactivity, glare, liquid or solid refuse or wastes, radioactivity, glare, fire or explosives; and provided further, that prior to the issuance of a zoning-building permit, the 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 28-30, all to insure and protect the public interest, health, comfort, convenience, safety and general welfare.

SECTION XVI.

Section 28-24(a)(3), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(3) Removal of minerals or natural materials, including building and construction materials to be used for commercial purposes, shall be allowed for a limited period in any district, provided a use permit is first secured in each case, as provided in Chapter 29 of the Solano County Code.

SECTION XVII.

Section 28-28(c), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(c) Application. Applications for variances shall be filed with the Zoning Administrator upon such forms and accompanied by such plans and data as may be prescribed by the Zoning Administrator so as to assure the fullest practical presentation of facts for the permanent record. Each such application for any variance shall be accompanied by a fee of one hundred twenty-five ($125.00) dollars, or such other fee as may be set by
the Board of Supervisors by resolution pursuant to
Section 1-18 of this Code. No part of such fee shall
be refundable.

SECTION XVIII.

✓ Section 28-24(a)(6), Chapter 28, Zoning, Solano County Code,
is amended to read as follows:

(6) Public utility, electric, gas, water, oil and telephone
transmission and distribution lines shall be permitted
in any district without the necessity of first obtain­
ing a use permit; provided, that maps showing proposed
routes of such transmission lines, together with a
written statement of approximate structure heights
and right-of-way widths, shall be submitted to the
Planning Commission, and routes mutually acceptable
to the Planning Commission and utility agencies con­
cerned shall be determined in writing prior to the
acquisition of any rights-of-way therefor. Each
transmission line route proposal submitted in accord­
ance herewith shall be accompanied by a fee of three
hundred dollars ($300.00), or such other fee as may be
set by the Board of Supervisors by resolution pursuant
to Section 1-18 of this Code. No part of such fee
shall be refundable.

SECTION XIX.

✓ Section 28-38(a)(1), Chapter 28, Zoning, Solano County Code,
is amended to read as follows:

(1) The verified petition of one or more owners of property
affected by the proposed amendment, which petition
shall be filed with the Planning Commission, shall be
accompanied by a fee of three hundred dollars ($300.00),
plus two dollars ($2.00) per acre, or such other fee
as may be set by the Board of Supervisors by resolution

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pursuant to Section 1-18 of this Code. No part
of such fee shall be refundable.

SECTION XX.

Section 28-25(c)(2), Chapter 28, Zoning, Solano County
Code, is amended to read as follows:

(2) Each planned unit development permit application
shall be accompanied by a fee of three hundred fifty
dollars ($350.00), plus five dollars ($5.00) for each
commercial enterprise, or such other fee as may from
time to time be set by the Board of Supervisors by
resolution pursuant to Section 1-18 of this Code. No
part of such fee shall be refundable.

SECTION XXI.

This Ordinance shall be published once before the expira-
tion of FIFTEEN DAYS after its final passage in the DAILY
REPUBLIC, a newspaper of general circulation,
printed and published in the County of Solano, State of Cali-
ifornia, and shall be in full force and effect THIRTY (30) DAYS
after its passage.

ATTEST:

THOMAS M. HANNIGAN, Chairman
NEIL CRAWFORD, County Clerk and ex officio Clerk of the
Board of Supervisors,

By: DEPUTY CLERK

I, NEIL CRAWFORD, County Clerk and ex officio Clerk of the
Board of Supervisors of the County of Solano, State of Cali-

ifornia, do hereby certify that the above and foregoing Ordinance
was introduced at a regular meeting thereof held September 26,
1978.

On the motion of Supervisor BRANN

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the second of Supervisor SCOFIELD, this Ordinance was adopted at a regular meeting of said Board on the 26 day of September, 1978, by the following vote:

AYES: SUPERVISORS: ASERA, BRAUN, BRAZELIAN, SCOFIELD AND CHAIRMAN HANNIGAN

NOES: SUPERVISORS: NONE

ABSENT: SUPERVISORS: NONE

WITNESS my hand and the Seal of said Board this 26 day of September, 1978.

NEIL CRAWFORD, County Clerk

By Garland Dunham, Deputy Clerk