ORDINANCE NO. 1692

ORDINANCE AMENDING CHAPTER 28 OF THE
SOLANO COUNTY CODE BY ADDING SECTION 28-10.6 THERETO
ENTITLED "LIMITED AGRICULTURAL DISTRICTS"
AND FURTHER AMENDING SECTION 28-24(a)(11) OF SAID CODE

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

SECTION I.

Chapter 28 of the Solano County Code is hereby amended by
the addition of Section 28-10.6, which shall read as follows:


(a) The Board of Supervisors finds that agriculture is an
essential natural resource which is a major contributor to the
economic well-being of Solano County. In addition, certain
agricultural lands serve an important function in buffering con­
tiguous environmentally sensitive lands from the effects of
urbanization. In order to prevent further encroachment upon
such agricultural lands by incompatible uses of property and for
the general welfare of the county as a whole, there is hereby
created a zone classification within which limited agriculture
shall be encouraged to the exclusion of such other uses of land
as may be in conflict therewith.

The provisions of this section shall be strictly
interpreted to provide maximum protection to such agricultural
areas. It is the intention of this section to deter developers
from considering lands within the A-L zone as a potential urban
development property, and it is further understood that there is
no reasonable probability of the removal or modification of this
zoning restriction within the near future.

The purpose and intent of the A-L district is to pre­
serve lands best suited for permanent agricultural use while
limiting certain intensive agricultural practices which may con­
ict with adjoining sensitive lands. Types of uses encouraged
within A-L districts are extensive agricultural operations con­
sisting primarily of grain and hay crop production, irrigated
and non-irrigated pasture, and grazing operations harmonious
with adjoining marshes, wetlands, grasslands, or other sensitive
lands.

A primary intent of the A-L district is to assure the
retention of upland and lowland grasslands adjacent to the
Suisun Marsh in uses compatible with its protection. Any develop-
ment within the Suisun Marsh as defined by Section 29114 of the
Public Resources Code, may be subject to obtaining a Marsh
Development Permit pursuant to the Suisun Marsh Preservation Act
of 1977, and as provided for in Section 28-26.5 of this Code.

(b) Uses Allowed

(1) Agricultural uses, with emphasis on grain and hay
crop production, pasture and grazing, except that those uses
indicated in subsection (c) of this section may be established
only after a use permit shall have first been secured.

(2) Processing of products produced on the premises.

(3) Buildings and uses clearly accessory or incidental
to any permitted use located on the premises, including a farm
residence, barns, private stable, sheds, and other farm buildings,
and one (1) guest house.

(4) Three (3) on-site signs with a total combined
area of 60 square feet appurtenant to any permitted use; provided,
that no sign shall be permitted to overhang the public right-of-
way, nor shall any sign be permitted which moves, blinks, flashes,
oscillates, rotates, pulses in sequence, or is wind-driven or
otherwise animated.

(5) Signs not exceeding six square feet in area for
each building site advertising the sale or lease of property
upon displayed.

(6) Oil and gas wells, when located not less than 150
feet from the center line of the street.
(c) Uses Permitted, Provided the Conditions for a Use Permit as set forth in Section 28-27 are Fulfilled:

(1) Animal feed yard, animal sales yard, animal stockyard, hog farm, poultry operation, commercial kennel for dogs or cats.

(2) Dumping, disposal, incineration, or reduction of refuse.

(3) Airport and heliport.

(4) 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.

(5) Public service facility.

(6) Oil and gas wells when located within 150 feet of the center line of the street.

(7) Rural resident enterprise.

(8) Additional dwellings for persons employed on the premises when such residential use is clearly accessory or incidental to the agricultural use of the site.

(9) Removal or transportation of minerals or natural materials.

(d) Minimum Parcel Area Required:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Minimum Parcel Area</th>
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</thead>
<tbody>
<tr>
<td>A-L - 80</td>
<td>80 Acres</td>
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<tr>
<td>A-L - 160</td>
<td>160 Acres</td>
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</tbody>
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(e) Minimum Front Yard Required: Thirty (30) feet; except that buildings shall not be less than 50 feet from the center line of the street, and unless otherwise indicated by building lines on the zoning maps.

(f) Minimum Side Yard Required: Twenty (20) feet.

(g) Minimum Rear Yard Required: Twenty-five (25) feet.

(h) Special Yards and Distances Between Buildings Required:

Assessor buildings shall not be less than 60 feet.
from the front property line, nor less than 20 feet from any
side or rear property line, nor less than 10 feet from any
dwelling unit on the property.

(i) Maximum Building Height: Thirty-five (35) 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 28-33 of this Code if located in
an airport flight obstruction area.

SECTION II.

Section 28-24(a)(11) of the Solano County Code, entitled
"General Provisions and Exceptions," is amended to read as
follows:


(a) Use.

(11) Temporary mobilehome site in any T, A-L, A, MF,
R-R, R-E, P, and M-G districts may be permitted for a temporary
term corresponding to the circumstances of the particular case,
and provided a use permit is first secured by the owner of the
mobilehome site in each case.

SECTION III.

This Ordinance shall be published once before the expiration
of FIFTEEN (15) DAYS after its final passage in the
\[Paper\]
\[Herald\], a newspaper of general circulation, printed and
published in the County of Solano, State of California, and
shall be in full force and effect THIRTY (30) DAYS after its
passage.

ATTEST:

JOHN S. BLACKLOCK
Clerk of the Board
of Supervisors,

By S

Deputy

WALLACE L. BRAZELTON, Chairman
Board of Supervisors
I, JOHN S. BLACKLOCK, Clerk of the Board of Supervisors of the County of Solano, State of California, do hereby certify that the above and foregoing Ordinance was introduced at a regular meeting thereof held this 8th day of January, 1980.

On the motion of Supervisor __________ and the Second of Supervisor __________, this Ordinance was adopted at a regular meeting of said Board on the 29th day of January, 1980, by the following vote:

AYES: SUPERVISORS: __________ __________

NOES: SUPERVISORS: __________

ABSTAINED: SUPERVISORS: __________

ABSENT: SUPERVISORS: __________

WITNESS my hand and the Seal of said Board this 7th day of __________, 1980.

JOHN S. BLACKLOCK
Clerk of the Board of Supervisors,

By __________ Deputy