
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 28-23.6, which shall read as follows:

Section 28-23.6. Marsh Preservation (MP) District.

(a) The Board of Supervisors finds that marshes, wetlands, and certain adjacent grasslands within the county represent an area of significant aquatic and wildlife habitat and are an irreplaceable and unique resource to the people of the county, state, and the nation. In order to preserve and enhance the quality and diversity of marsh habitats, there is hereby created a zone classification, the "MP" district, within which marsh oriented uses shall be encouraged to the exclusion of such other uses of land as may be in conflict with the long-term preservation and protection of marsh areas.

The provisions of this section shall be strictly interpreted to provide maximum protection to marsh areas. It is the intention of this section to deter developers from considering lands within the MP zone as 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. Furthermore, it is the intention of the MP zone to promote the continuation of existing uses of land and water areas within marsh areas and to encourage the enhancement of the value of such areas as marsh-related habitat. Types of uses encouraged within marsh areas include aquatic and wildlife habitat; game hunting preserves; marsh-oriented recreational uses such as wildlife observation, sightseeing, nature photography, walking and hiking, bicycling,
horseback riding, hunting, boating, fishing, waterskiing, sail-
ing, swimming, and other similar aquatic recreational uses;
agricultural activities compatible with the marsh environment
and which protect and enhance the habitat value of marsh areas;
and educational and scientific research opportunities and
resources.

A primary intent of this section is to assure the
preservation of tidal marshes, seasonal marshes, managed wetlands
and lowland grasslands within the Suisun Marsh. Any development
within the Suisun Marsh as defined by Section 29114 of the
Public Resources Code may be subject to obtaining a Marsh Develop-
ment Permit pursuant to the preservation Act, and as provided
for in Section 28-26.5 of this Code.

(b) Uses Allowed:

(1) Management of wetlands and agricultural opera-
tions limited to grain and hay crop production, pasture, graz-
ing, and the growing of plants and natural feed important to
wildlife habitat, except that those uses indicated in subsection
(c) of this section may be established only after a use permit
has first been secured.

(2) Processing of agricultural products produced on
the premises.

(3) Buildings and uses clearly accessory or inciden-
tal to any permitted use located on the premises, including a
residence, barns, private stables, sheds, and other associated
buildings.

(4) One (1) on-site sign, with a maximum area of 15
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.

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(c) Uses Permitted Provided the Conditions for a Use Permit as Set Forth in Section 28-27 of this Code are Fulfilled:

(1) Marsh-oriented recreational use and use incidental to recreation, including park, interpretive center, day-use facility, lodge, club, or resort for swimming, boating, sailing, fishing, hunting or shooting, public stable, dog kennel, fish hatchery and raising of game, fishing pier and boat ramp, small craft docking and storage facility; commercial recreation use, including bait shop and refreshment stand, and similar types of uses as may be determined by the Planning Commission.

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

(3) Oil and gas wells, and storage of natural gas in abandoned wells.

(4) Public service facility.

(5) Scientific research and educational facility directly related to the marsh environment, and similar uses as may be determined appropriate by the Planning Commission.

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

(d) The minimum parcel area required shall be 250 acres.

(e) Minimum Front, Side and Rear Yard Required: Ten (10) feet, unless otherwise indicated by building lines on the zoning maps.

(f) Distances Between Buildings Required: Accessory buildings shall not be less than 10 feet apart, and shall not be less than 10 feet from any dwelling unit on the property.

(g) Maximum Building Height: Thirty-five (35) feet; provided, that additional height may be permitted for non-dwelling structures, including windmills, silos, and private water tanks; and provided further, that no such structure shall
exceed the heights allowed in Section 28-33 of this Code, if located in an airport flight obstruction area.

(h) Architectural approval may be required for any use in MP districts, as provided in Section 28-32 of this Code.

SECTION II.

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


(a) Use.

(11) Temporary mobilehome site in any T, A-L, A, MP, 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.

Section 28-32(a)(1) of the Solano County Code, entitled "Architectural Approval," is hereby amended to read as follows:

Section 28-32. Architectural Approval.

(a) Applicability.

(1) The provisions of this section shall apply in any C-H, C-G, C-S, C-O, M-L, P, or MP district.

SECTION IV.

This Ordinance shall be published once before the expiration of FIFTEEN (15) DAYS after its final passage in the Napa Press, 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  

Deputy
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 15 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 27th day of
January, 1980, by the following vote:

AYES: 
SUPERVISORS: _____, _____, _____, _____,
Harvey, Colman, Brayton

NOES: 
SUPERVISORS: None

ABSTAINED: 
SUPERVISORS: None

ABSENT: 
SUPERVISORS: None

WITNESS my hand and the Seal of said Board this 17th day of
February, 1980.

JOHN S. BLACKLOCK
Clerk of the Board of Supervisors,

By [Signature] Deputy