ORDINANCE NO. 1126

AN ORDINANCE AMENDING CHAPTER 28 OF THE SOLANO COUNTY CODE REGARDING ZONING DISTRICTS, ADDING VARIOUS PROVISIONS, AND RENUMBERING CERTAIN SECTIONS

The Board of Supervisors of the County of Solano does hereby ordain as follows:

SECTION I.

Chapter 28, Section 28-1 is amended regarding the following definitions, as follows:

SECTION 28-1. DEFINITIONS.

Dwelling, manufactured. A mobilehome certified under the National Mobile Home Construction and Safety Standard Act of 1974 placed on a foundation system constructed according to the provisions of Section 18551 of the Health and Safety Code and implementing regulations and designed for or occupied exclusively by one family.

Dwelling, one-family. A detached building which meets the building regulations of Solano County designed for or occupied by exclusively one family. Does not include a tent, mobilehome or manufactured dwelling.

Mobilehome. A vehicle other than a motor vehicle designed and equipped to contain one dwelling unit to be used without a permanent foundation and which is in excess of 8 feet in width; or in excess of 40 feet in length. Does not include a manufactured dwelling.

Temporary mobilehome site. Premises which are used for temporary occupancy and upon which one or more inhabited mobile homes or manufactured dwellings are located for temporary predetermined periods.

SECTION II.

Chapter 28, Section 28-9 is amended as to subsection (b)(2) as follows:

SECTION 28-9. TEMPORARILY UNCLASSIFIED (T) DISTRICTS.

(b)(2) One-family dwelling.
SECTION III.
Chapter 28, Section 28-10 is amended as to subsection (b)(4) and (c)(14) to allow manufactured dwellings in agricultural districts and not allow guest houses as follows:

SECTION 28-10. EXCLUSIVE AGRICULTURE (A) DISTRICTS.
(b)(4) Buildings and uses clearly accessory or incidental to any permitted use located on the premises, including a one-family dwelling or manufactured dwelling, barns, private stable, shed, and other farm buildings.

(c)(14) Additional one-family dwellings or manufactured dwellings for persons employed on the premises when such residential use is clearly accessory or incidental to the agricultural use of the property.

SECTION IV.
Chapter 28, Section 28-10.6 is amended as to subsection (b)(3) and (c)(8) to allow manufactured dwellings in limited agricultural districts and not allow guest houses as follows:

SECTION 28-10.6. LIMITED AGRICULTURE (A-L) DISTRICTS.
(b)(3) Buildings and uses clearly accessory or incidental to any permitted use located on the premises, including a one-family dwelling or manufactured dwelling, barns, private stable, sheds, and other farm buildings.

(c)(8) Additional one-family dwellings or manufactured dwellings for persons employed on the premises when such residential use is clearly accessory or incidental to the agricultural use of the property.

SECTION V.
Chapter 28, Section 28-11 is amended as to subsection (b)(1) as follows:

SECTION 28-11. RURAL RESIDENTIAL (R-R) DISTRICTS.
(b)(1) One-family dwelling.
SECTION VI.

Chapter 28, Section 28-12 is amended as to subsection (b)(1) and (b)(2) to allow manufactured dwellings on certain lots in Residential Estate Districts and to renumber certain sections, as follows:

SECTION 28-12. RESIDENTIAL ESTATE (R-E) DISTRICTS.

(b) Uses allowed:
(1) One-family dwelling.
(2) Manufactured dwelling on lots determined to be compatible for such dwelling as shown by the suffix "M-DnM-D!! to the zone designation on the Zoning Map(s).
(3) Agriculture, but not including the raising of any animals for commercial purposes nor the sale of any product at retail on the premises.
(4) Private stables.
(5) Buildings and uses clearly accessory or incidental to any permitted use, including servants' quarters and noncommercial guesthouses.
(6) Signs not exceeding six square feet in area for each building site for the purpose of advertising the sale or lease of property upon which displayed.
(7) Nameplates and nonilluminated signs not exceeding two square feet appurtenant to any permitted use.

SECTION VII.

Chapter 28, Section 28-13 is amended as to subsection (b)(1) and (b)(2) to allow manufactured dwellings on certain lots in One-Family Residence Districts, and to renumber certain sections as follows:

SECTION 28-13. ONE-FAMILY RESIDENCE (R-S) DISTRICTS.

(b) Uses allowed:
(1) One-family dwelling.
(2) Manufactured dwelling on lots determined to be compatible for such dwelling as shown by the suffix "M-D" to the zone designation on the Zoning Map(s).
zone designation on the Zoning Map(s).

(3) Rooming and boarding of not more than three persons.

(4) Unilluminated nameplates not over two square feet when appurtenant to any permitted use. Signs not exceeding six square feet in area, for each building site advertising the sale or lease of property upon which displayed.

(5) Buildings and uses clearly accessory or incidental to any permitted use, including one noncommercial guest house on a minimum building site of seventy-five hundred square feet.

SECTION VIII.

Chapter 28, Section 28-14 is amended as to subsection (b)(1) and (b)(2) to allow manufactured dwellings on certain lots in Duplex Residence Districts, and to renumber certain sections, as follows:

SECTION 28-14. DUPLEX RESIDENCE (R-D) DISTRICTS.

(b) Uses allowed:

(1) One-family dwelling.

(2) Manufactured dwelling on lots determined to be compatible for such dwelling as shown by the suffix "M-D" to the zone designation on the Zoning Map(s).

(3) Duplex or second dwelling; provided, that a minimum of three thousand square feet of land area is required for each dwelling unit, existing and proposed.

(4) Rooming and boarding of not over three persons for each dwelling unit.

(5) Unilluminated nameplates not over two square feet when appurtenant to any permitted use. Signs not exceeding six square feet in area for each building site advertising the sale or lease of property upon which displayed.

(6) Buildings and uses clearly accessory or incidental to any permitted use.
SECTION IX.

Chapter 28, Section 28-15 is amended as to subsection (b)(1) and (b)(2) to allow manufactured dwellings on certain lots in Multiple Residence Districts, and to renumber certain sections as follows:

SECTION 28-15. MULTIPLE RESIDENCE (R-M) DISTRICTS.

(b) Uses allowed:
(1) One-family dwelling.
(2) Manufactured dwelling on lots determined to be compatible for such dwelling as shown by the suffix "M-D" to the zone designation on the Zoning Map(s).
(3) Duplexes.
(4) Multiple dwellings and dwelling groups, rooming and boarding houses.
(5) Signs not exceeding six square feet in area, for each dwelling site, advertising the sale or lease of property upon which displayed. Nameplates not to exceed two square feet when appurtenant to any permitted use.
(6) Buildings and uses clearly accessory or incidental to any permitted use.

SECTION X.

Chapter 28, Section 28-16, is amended as to subsection (b)(3), substituting the words "one-family dwelling" for "Farm dwellings" in Park (P) Districts, as follows:

SECTION 28-16. PARK (P) DISTRICTS.
(b)(3) One-family dwelling on parcels of twenty acres or more.

SECTION XI.

Chapter 28, Section 28-17 is amended as to subsection (c)(3) to delete mobilehome parks as a permitted use and to renumber certain sections as follows:

SECTION 28-17. HIGHWAY COMMERCIAL (C-H) DISTRICTS.
(c)(3) Public service facility
(c)(4) Church
(c)(5) Recreational vehicle park.

(c)(6) Roadside stands, food establishments open to the outside air and retail dairies established pursuant to Title 17 California Administrative Code Section 13650 et seq.

SECTION XII.

Chapter 28, Section 28-22 is amended as to subsection (b)(8), substituting the words "one-family dwelling" for "farm dwelling" in Limited Manufacturing Districts, as follows:

SECTION 28-22. LIMITED MANUFACTURING (M-L) DISTRICTS. (b)(8) One-family dwelling on parcels of twenty acres or more.

SECTION XIII.

Chapter 28, Section 28-23 is amended as to subsection (b)(3), substituting the words "one-family dwelling" for "farm dwelling" in General Manufacturing Districts, as follows:

SECTION 28-23. GENERAL MANUFACTURING (M-G) DISTRICTS. (b)(3) One-family dwelling on parcels of twenty acres or more.

SECTION XIV.

Chapter 28, Section 28-23.5 is amended as to subsection (b)(2) and (c)(5) to allow manufactured dwellings in Watershed and Conservation Districts and not allow guest houses as follows:

SECTION 28-23.5. WATERSHED AND CONSERVATION (W) DISTRICTS. (b)(2) Buildings and uses clearly accessory or incidental to any permitted use located on the premises, including a one-family dwelling or manufactured dwelling, barns, private stable, shed, and other farm buildings.

(c)(5) Additional one-family dwellings or manufactured dwellings for persons employed on the premises when such residential use is clearly accessory or incidental to the agricultural use of the property.

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SECTION XV.

Chapter 28, Section 28-23.6 is amended as to subsections (b)(3) and (c)(2) to allow manufactured dwellings in Marsh Preservation Districts, as follows:

SECTION 28-23.6. MARSH PRESERVATION (MP) DISTRICTS.

(b)(3) Buildings and uses clearly accessory or incidental to any permitted use located on the premises, including a one-family dwelling or a manufactured dwelling, barns, private stables, sheds and other associated buildings.

(c)(2) Additional one-family dwellings or manufactured dwellings for caretakers or persons employed on the premises when such residential use is clearly accessory or incidental to the allowed use of the property.

SECTION XVI.

Chapter 28, Section 28-24 is amended by adding subsection (a)(14) to require lots determined to be compatible for manufactured dwellings in certain zones to be designated for such use as follows:

SECTION 28-24. GENERAL PROVISIONS AND EXCEPTIONS.

(a)(14) Lots in R-E, R-S, R-D, and R-M Districts which are determined to be compatible for manufactured dwellings shall be designated by amending the zoning map(s) to include the suffix "M-D" to the zone designation on the zoning map.

SECTION XVII.

Chapter 28, Section 28-24 is amended as to subsection (b)(2) to delete reference to A and T Districts as follows:

SECTION 28-24. GENERAL PROVISIONS AND EXCEPTIONS.

(b)(2) Regulations for guest houses:

The following regulations shall apply to all guest houses in R Districts:

SECTION XVIII.

Chapter 28, Section 28-24 is amended by adding subsection
(g) to provide for minimum development standards for all dwellings as follows:

(g) **Minimum Architectural and Development Standards for Dwellings.**

(1) Except as otherwise provided by Section 28-32, all dwellings shall conform to the following minimum architectural and development standards:

a. Each dwelling shall have a minimum gross floor area of 1000 square feet.

b. Exterior siding shall be a material commonly found in conventional built residential structures. Metal sidings with a shiny or metallic appearance is not allowed. Siding shall extend to the ground or to the solid concrete or masonry perimeter foundation. Foundation or skirting materials simulating brick, concrete block, or stone are permitted.

c. Roof eave or gable overhang shall be not less than 12 inches measured horizontally from the vertical side of the dwelling.

d. Roofing material shall be limited to materials commonly found on conventionally built residential structures. Roofing material with a shiny, metallic appearance is not allowed. The minimum pitch of the roof shall be 3 inches vertical to 12 inches horizontal.

e. The finished first floor of the dwelling shall be a maximum of 30 inches from the exterior finished grade of the lot measured from its highest level where it supports the dwelling.

f. A two-car enclosed garage shall accompany each dwelling, and the siding and roofing materials shall match the dwelling.

**SECTION XIX.**

Chapter 28, Section 28-32 is repealed in its entirety; a
new Section 28-32 is enacted to provide for development and architectural approval in all districts as follows:

SECTION 28-32. ARCHITECTURAL APPROVAL.

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.

(a) Applicability.

(1) The provisions of this section shall apply to all zoning districts.

(2) Should the building-zoning inspector determine that a proposed dwelling does not meet minimum architectural and development standards, he shall deny the building permit.

Upon written request of the applicant denied a building permit, the zoning administrator shall schedule architectural review of the plans of such structure by the Architectural Review Committee, composed of the Zoning Administrator and two Planning Commissioners appointed by the Planning Commission. The architectural review shall occur within 21 days from the date the applicant requests plan review, and the applicant shall be notified forthwith of the scheduling. A building permit shall be issued if the Architectural Review Committee determines the proposed dwelling is compatible with the surrounding neighborhood pursuant to the standards set out in this section.

(3) Should it be determined by the Zoning Administrator that any proposed structure will be unsightly, undesirable,
or obnoxious in appearance, he shall schedule architectural
review of the plans of such structures by the Architectural
Review Committee not more than 21 days from the zoning-building
permit application filing date. The applicant shall be forth-
with notified of the scheduling.

(b) Action.

(1) The Architectural Review Committee shall have the
function, duty, and power to approve or disapprove, or to approve
subject to compliance with such modifications or conditions as
the Committee may deem necessary to carry out the purpose of
these regulations, the external design of all proposed new
dwellings, buildings, or structures for which architectural
review is scheduled. Such decision shall be rendered by a
majority of its three members within 30 days of the meeting at
which architectural review was scheduled.

(2) In carrying out the purposes of this section, the
Architectural Review Committee shall keep in mind the following
principles:

a. It is not a purpose of this section that
core control of architectural character should be so rigidly
enforced that individual initiative is stifled in the
design of any particular building or substantial additional
expense incurred; rather, it is the intent of this section
that any control exercised be the minimum necessary to
achieve the overall objectives of this section.

b. Good architectural character is based upon
the suitability of a building for its purposes, upon the
appropriate use of sound materials, and upon the principles
of harmony and proportion in the elements of the building.

c. Good architectural character is not in
itself more expensive than poor architectural character,
and is not dependent upon the particular style of architecture selected.

d. Where buildings are grouped in close proximity, harmony between individual buildings in any group is of equal importance to the architectural character of any individual building. Similarity of materials, of colors, of landscaping, or character of construction, will help to minimize disharmony between buildings in proximity.

(3) In carrying out the purposes of this section, the Architectural Review Committee 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 and such on-site signs and general advertising structures in order to promote the orderly and harmonious development of the commercial and industrial districts of the County.

(4) When determining the compatibility of locating a dwelling amidst or adjacent to existing residential structures, additional consideration shall be given to the minimum development standards for dwellings found in Section 28-24(g), existing architecture, and use of exterior materials used on structures in the immediate neighborhood.

SECTION XX.

Chapter 28, Section 28-37 is amended as to subsection (a) to include the Architectural Review Committee as an administrative body from which an appeal may be taken, as follows:

SECTION 28-37. APPEALS.

(a) The Planning Commission shall have power to hear and decide appeals when it is alleged by the appellant that there is error in any order, requirement, permit, decision, or determination made by an administrative official or Architectural Review Committee in the administration or enforcement of this Chapter.
SECTION XXI.

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

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 16th day of June, 1981.

On the motion of Supervisor Brann and the Second of Supervisor Cunningham, this Ordinance was adopted at a regular meeting of said Board on the 23rd day of June, 1981, by the following vote:

AYES: SUPERVISORS: Brazelton, Cunningham, Davis and Chairman Brann

NOES: SUPERVISORS: None

ABSTAINED: SUPERVISORS: None

ABSENT: SUPERVISORS: Hewitt

WITNESS my hand and the Seal of said Board this 23rd day of June, 1981.

JOHN S. BLACKLOCK, Clerk
of the Board of Supervisors

By Deputy Clerk