ORDINANCE NO. 1226

AN ORDINANCE AMENDING CHAPTER 28 OF THE SOLANO COUNTY
CODE ADDING AND DELETING VARIOUS PROVISIONS TO ALLOW
MANUFACTURED DWELLINGS IN ALL ZONING DISTRICTS WHERE
ONE-FAMILY DWELLINGS ARE PERMITTED, ADDING DEVELOPMENT
STANDARDS AND RENUMBERING CERTAIN SECTIONS

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

SECTION I.
Chapter 28, Section 28-9(b)(2) is amended as follows:

SECTION 28-9. TEMPORARILY UNCLASSIFIED (T) DISTRICTS.
(b) Uses allowed:
(2) One-family dwelling or manufactured dwelling.

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

SECTION 28-11. RURAL RESIDENTIAL (R-R) DISTRICTS.
(b) Uses allowed:
(1) One-family dwelling or manufactured dwelling.

SECTION III.
Chapter 28, Section 28-12 is amended to allow manufactured
dwellings in Residential Estate Districts by amending subsection
(b)(1), deleting subsection (b)(2) and renumbering the remaining
subsections as follows:

SECTION 28-12. RESIDENTIAL ESTATE (R-E) DISTRICTS.
(b) Uses allowed:
(1) One-family dwelling or manufactured dwelling.
(2) Agriculture, but not including the raising of any
animals for commercial purposes nor the sale of any product at
retail on the premises.
(3) Private stable.
(4) Buildings and uses clearly accessory or incidental
to any permitted use, including servants' quarters and a guest
house or a companion living unit or a secondary living unit
provided the secondary living unit is connected to a public
sewer.
(5) 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.

(6) Nameplates and nonilluminated signs not exceeding two square feet appurtenant to any permitted use.

SECTION IV.

Chapter 28, Section 28-13 is amended to allow manufactured dwellings in One-Family Residence Districts by amending subsection (b)(1), deleting subsection (b)(2) and renumbering the remaining subsections as follows:

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

(b) Uses allowed:

(1) One-family dwelling or manufactured dwelling.

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

(3) 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.

(4) Buildings and uses clearly accessory or incidental to any permitted use, including, on a minimum building site of seventy-five hundred square feet, a guest house or a companion living unit or a secondary living unit provided the secondary living unit is connected to a public sewer.

SECTION V.

Chapter 28, Section 28-14 is amended to allow manufactured dwellings in Duplex Residence Districts by amending subsection (b)(1), deleting subsection (b)(2) and renumbering the remaining subsections as follows:

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

(b) Uses allowed:

(1) One-family dwelling or manufactured dwelling.

(2) 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.

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

SECTION VI.

Chapter 28, Section 28-15 is amended to allow manufactured dwellings in Multiple Residence Districts by amending subsection (b)(1), deleting subsection (b)(2) and renumbering the remaining subsections as follows:

(b) Uses allowed:

(1) One-family dwelling or manufactured dwelling.

(2) Duplexes.

(3) Multiple dwellings and dwelling groups, rooming and boarding houses.

(4) 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.

(5) Buildings and uses clearly accessory or incidental to any permitted use.

SECTION VII.

Chapter 28, Section 28-16(b)(3) is amended to allow manufactured dwellings in Park (P) Districts as follows:

SECTION 28-16. PARK (P) DISTRICTS.

(b) Uses allowed:

(3) One-family dwelling or manufactured dwelling on parcels of twenty acres or more.

SECTION VIII.

Chapter 28, Section 28-22(b)(8) is amended to allow manufactured dwellings on Limited Manufacturing Districts as follows:

SECTION 28-22. LIMITED MANUFACTURING (M-L) DISTRICTS.

(b) Used allowed:

(8) One-family dwelling or manufactured dwelling on parcels of twenty acres or more.
SECTION IX.
Chapter 28, Section 28-23(b)(3) is amended to allow manufactured dwellings in General Manufacturing Districts as follows:

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

SECTION X.
Chapter 28, Section 28-24(a)(14) is deleted in its entirety.

SECTION 28-24. GENERAL PROVISIONS AND EXCEPTIONS.

SECTION XI.
Chapter 28, Section 28-24(g) is amended by adding subsections g and h to provide for additional 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 one thousand square feet.

b. Exterior siding shall be a material commonly found in conventional built residential structures. Metal sidings with a shiny or metallic appearance are 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 twelve 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 three inches vertical to twelve inches horizontal.

e. The finished first floor of the dwelling shall
be a maximum of thirty 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.

g. The aesthetic quality of building design, as
evidenced by the use and relationship of materials, color and
texture, application of the principles of scale, proportion and
harmony, and suitability of structure to its site, shall be
comparable to that exhibited in the surrounding area.

h. New dwellings shall maintain design continuity,
conform to or be aesthetically compatible in areas where a par-
ticular design style or theme has been established.

SECTION XII.

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

LINDA TERRA
Clerk of the Board
of Supervisors

By Linda Terra

I, LINDA TERRA, Clerk of the Board of Supervisors of the
County of Solano, State of California, do hereby certify that the
foregoing Ordinance was introduced at a regular meeting held
May 1, 1984.

On motion of Supervisor Pippo, seconded
by Supervisor Hewitt, this Ordinance was adopted
at a regular meeting of said Board on May 1, 1984, by
the following vote:

AYES:   SUPERVISORS: Brann, Davis, Hewitt, Pippo and
           Chairman Cunningham

NOES:   SUPERVISORS: None

ABSTAINED: SUPERVISORS: None

ABSENT: SUPERVISORS: None

WITNESS my hand and the Seal of said Board this 1st day of
May_____________, 1984.

LINDA TERRA, Clerk of the
Board of Supervisors

By Linda Terra