ORDINANCE NO. 1308

AN ORDINANCE AMENDING SECTION 28-18 OF CHAPTER 28 OF THE SOLANO COUNTY CODE CLARIFYING THE INTENT OF THE C-N DISTRICT REGULATIONS AND SETTING FORTH STANDARDS FOR BUILDINGS AND USES EXCEEDING 1500 SQUARE FEET IN SIZE

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

SECTION I.

Section 28-18 of Chapter 28 of the Solano County Code is amended to read as follows:


(a) The CN district is designed to provide an area for a limited number of small retail and service establishments to provide for businesses serving the daily needs of nearby residential neighborhoods or rural community. The intent of this district is to promote convenience shopping goods and services for nearby residents and not for patrons outside the community to be served. Uses established shall be found compatible and developed with standards that prevent significant adverse impacts on land uses adjoining the CN districts.

(b) Uses allowed - Subject to General Provisions and Exceptions set forth in Section 28-24:

(1) Retail stores and services, business and professional offices providing convenience goods and services to serve a residential neighborhood or rural community conducted entirely within a building or buildings on a single ownership where such building(s) or use does not exceed 1,500 square feet of floor area, unless referred to the Planning Commission by the Director of Environmental Management for determination of consistency with the intent of CN District. In reviewing any proposed use or building, the following standards shall be applied.
a. That the establishment, maintenance or operation of a use or building is in conformity to the General Plan for the County with regard to traffic circulation, Neighborhood Commercial Policies, and other aspects of the General Plan.

b. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

c. That applicant exhibits reasonable evidence that such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood; provided, that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect.

(2) Automobile parking lot consistent with provisions set forth in Section 28-29.

(3) On-site signs: A maximum of three on-site signs with a total combined area of two hundred square feet. 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.

(4) 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.

(5) Uses clearly accessory or incidental to any permitted use.

(c) Uses permitted provided the conditions for use permit set forth in Section 28-27, are fulfilled:

(1) Retail stores and services, business and professional offices providing convenience goods and services to serve a residential neighborhood or rural community conducted entirely within a building or buildings on a single ownership where such building(s) or use exceeds 1,500 square feet of floor area.
(2) Automobile service station and repair garage.

(3) Lodges, fraternal organizations and clubs.

(4) Public service facility.

(5) Nursery school, church.

(6) Similar uses as may be determined by the Planning Commission to be consistent with the purpose and intent of the District.

(d) Architectural approval shall be required for any use in CN districts, as provided in Section 28-32.

(e) Maximum building height: Thirty-five feet; provided, that additional height may be permitted if a use permit is first secured.

(f) Minimum side yard required; None; except, that where the side of a lot abuts upon the side of a lot in an R or A district, in which case the abutting side yard shall be not less than five feet; and except, that where the side yard of a corner lot abuts on a street where the frontage of the block is partially in an R or A district, in which case the side yard adjacent to the street shall be ten feet.

(g) Minimum front yard required; None; except, that where the frontage of a block is partially in an R or A district, in which case the front yard shall be the same as required in such R or A districts; and except, that buildings shall not encroach upon the building lines established on the zoning maps.

(h) Loading requirements: Adequate private off-street space for the loading and unloading of all material.

(i) Fencing Requirements: A minimum six foot high separating masonry wall or solid board shall be erected and maintained where any use abuts any R District.
SECTION II.

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 Solano County, State of California, and shall be in full force and effect THIRTY (30) DAYS after its passage.

ATTEST:

OSBY DAVIS, Chairman
Board of Supervisors

LIINDA TERRA, Clerk of the Board of Supervisors

I, LINDA TERRA, Clerk of the Board of Supervisors, County of Solano, State of California, do hereby certify that the foregoing Ordinance was regularly introduced, passed and adopted by said Board at a regular meeting held May 19th, 1987, on Motion of Supervisor Sturn, Seconded by Supervisor Caddle, by the following vote:

AYES: SUPERVISORS Brann, Caddle, Sturn and Chairman Davis

NOES: SUPERVISORS Pippo

ABSTAINED: SUPERVISORS None

ABSENT: SUPERVISORS None

WITNESS my hand and Seal of said Board this 19th day of May, 1987.

LINDA TERRA, Clerk of the Board of Supervisors