ORDINANCE NO. 1492

AN ORDINANCE AMENDING CHAPTER 28 OF THE SOLANO COUNTY CODE TO CLARIFY EXISTING LANGUAGE, DELETE NURSING HOMES AS A PERMITTED USE IN THE EXCLUSIVE AGRICULTURAL DISTRICTS, ADD A PROVISION FOR SIGNAGE IN COMMERCIAL DISTRICTS, ADD STANDARDS FOR ROADSIDE STANDS IN THE RURAL RESIDENTIAL DISTRICTS AND DELETE RECREATIONAL VEHICLE PARKS FROM THE PARK AND HIGHWAY COMMERCIAL DISTRICTS.

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

SECTION I.

Chapter 28, Sections 20(c) is amended to read as follows:

Sec. 28-20. TEMPORARILY UNCLASSIFIED (T) DISTRICTS.

(c) Conditional uses, provided the conditions for a use permit and requirements set forth in Section 28-53 are fulfilled:

SECTION II.

Chapter 28, Section 21(c)(8) and 21(c)(9) are amended to read as follows:

Sec. 28-21. EXCLUSIVE AGRICULTURAL (A) DISTRICTS.

(c) Conditional uses, provided the conditions for a use permit and requirements set forth in Section 28-53 are fulfilled:

(8) Public stable, horse show, lodge, club or facility for swimming, boating, fishing, hunting or shooting, and similar types of uses which are also dependent on a land or water base that is essentially undeveloped, in a natural state, and can be used in conjunction with agricultural endeavors or can be reasonably returned to an agricultural use as may be determined by the Planning Commission.

(9) Public service facility, nursery school or church.
SECTION III.

Chapter 28, Section 22(c) is amended to read as follows:

Sec. 28-22. LIMITED AGRICULTURAL (A-L) DISTRICTS.

(c) Conditional uses, provided the conditions for a use permit and requirements set forth in Section 28-53 are fulfilled:

SECTION IV.

Chapter 28, Section 23(b)(4) and Section 23(c) are amended to read as follows:

Sec. 28-23. RURAL RESIDENTIAL (R-R) DISTRICTS.

(b) Uses allowed:

(4) Roadside stand incidental to a dwelling for the sale of products grown or produced on the premises when such stand is not greater than 500 square feet in size and located not less than eighty feet from the centerline of the street.

(c) Conditional uses, provided the conditions for a use permit and requirements set forth in Section 28-53 are fulfilled:

SECTION V.

Chapter 28, Section 24(c) is amended to read as follows:

Sec. 28-24. RESIDENTIAL ESTATE (R-E) DISTRICTS.

(c) Conditional uses, provided the conditions for a use permit and requirements set forth in Section 28-53 are fulfilled:

SECTION VI.

Chapter 28, Section 25(c) is amended to read as follows:

Sec. 28-25. ONE-FAMILY RESIDENCE (R-S) DISTRICTS.

(c) Conditional uses, provided the conditions for a use permit and requirements set forth in Section 28-53 are fulfilled:
SECTION VII.

Chapter 28, Section 26(c) is amended to read as follows:

Sec. 28-26. DUPLEX RESIDENCE (R-D) DISTRICTS.

(c) Conditional uses, provided the conditions for a use permit and requirements set forth in Section 28-53 are fulfilled:

SECTION VIII.

Chapter 28, Section 27(c) is amended to read as follows:

Sec. 28-27. MULTIPLE RESIDENCE (R-M) DISTRICTS.

(c) Conditional uses, provided the conditions for a use permit and requirements set forth in Section 28-53 are fulfilled:

SECTION IX.

Chapter 28, Section 28(b)(1), Section 28(c) and Section 28(c)(1) are amended and Section 28(c)(4) is deleted as follows:

Sec. 28-28. PARK (P) DISTRICTS.

(b) Uses allowed:

(1) Park, playground, athletic field, golf course, golf driving range, polo field, exhibition grounds, bowling and croquet greens, outdoor court games, and similar places of outdoor recreation as determined by the Planning Commission.

(c) Conditional uses, provided the conditions for a use permit and requirements set forth in Section 28-53 are fulfilled:

(1) Bowling alleys, billiard parlor, dance hall, skating rink, athletic club, gymnasium, swimming pool; indoor theater, shooting gallery, facilities for coin-operated amusement devices; auditorium, exhibition hall, sports arena, miniature golf course; course for model airplane, boats, cars or trains; amusement rides, indoor court games, drive-in theater; country club, public stable, horse show, resort, picnic and campground; racetrack, stadium, lodge, club or resort for swimming, boating, fishing, hunting or shooting; and similar types of uses as determined by the Planning Commission.
SECTION X.

Chapter 28, Section 29(c), Section 29(c)(2), and Section 29(c)(5) are amended to read as follows:

Sec. 28-29. HIGHWAY COMMERCIAL (C-H) DISTRICTS.

(c) Conditional uses, provided the conditions for a use permit and requirements set forth in Section 28-53 are fulfilled:

(2) Bowling alleys, billiard parlor, dance hall, skating rink, athletic club, gymnasium, swimming pool, theater, shooting gallery; facilities for coin-operated amusement devices; auditorium, exhibition hall, sports arena, miniature golf course, amusement rides, indoor court games, drive-in theater; course for model airplanes, boats, cars.

(5) Additional on-site signs on lots adjacent to commercial districts located in a municipal jurisdiction provided such signage maintains the design continuity and does not exceed the current development standards for signs located on the adjacent commercial property.

SECTION XI.

Chapter 28, Section 30(c) is amended and Section 30(c)(7) is added to read as follows:

Sec. 28-30. NEIGHBORHOOD COMMERCIAL (C-N) DISTRICTS.

(c) Conditional uses, provided the conditions for a use permit and requirements set forth in Section 28-53 are fulfilled:

(7) Additional on-site signs on lots adjacent to commercial districts located in a municipal jurisdiction provided such signage maintains the design continuity and does not exceed the current development standards for signs located on the adjacent commercial property.

SECTION XII.

Chapter 28, Section 31(c) is amended and Section 31(c)(10) is amended to read as follows:
Sec. 28-31. GENERAL COMMERCIAL (C-G) DISTRICTS.

(c) Conditional uses, provided the conditions for a use permit and requirements set forth in Section 28-53 are fulfilled:

(10) Additional on-site signs on lots adjacent to commercial districts located in a municipal jurisdiction provided such signage maintains the design continuity and does not exceed the current development standards for signs located on the adjacent commercial property.

SECTION XIII.

Chapter 28, Section 32(c) is amended and Section 32(c)(7) is added to read as follows:

Sec. 28-32. COMMERCIAL SERVICE (C-S) DISTRICTS.

(c) Conditional uses, provided the conditions for a use permit and requirements set forth in Section 28-53 are fulfilled:

(7) Additional on-site signs on lots adjacent to commercial districts located in a municipal jurisdiction provided such signage maintains the design continuity and does not exceed the current development standards for signs located on the adjacent commercial property.

SECTION XIV.

Chapter 28, Section 33(c)(7) is amended to read as follows:

Sec. 28-33. BUSINESS AND PROFESSIONAL OFFICE (C-O) DISTRICTS.

(c) Conditional uses, provided the conditions for a use permit and requirements set forth in Section 28-53 are fulfilled:

(7) Additional on-site signs on lots adjacent to commercial districts located in a municipal jurisdiction provided such signage maintains the design continuity and does not exceed the current development standards for signs located on the adjacent commercial property.
SECTION XV.
Chapter 28, Section 34(c) is amended to read as follows:

Sec. 28-34. LIMITED MANUFACTURING (M-L) DISTRICTS.

(c) Conditional uses, provided the conditions for a use permit and requirements set forth in Section 28-53 are fulfilled:

SECTION XVI.
Chapter 28, Section 35(c) is amended to read as follows:

Sec. 28-35. GENERAL MANUFACTURING (M-G) DISTRICTS.

(c) Conditional uses, provided the conditions for a use permit and requirements set forth in Section 28-53 are fulfilled:

SECTION XVII.
Chapter 28, Section 36(c) is amended to read as follows:

Sec. 28-36. WATER-DEPENDENT INDUSTRIAL (I-WD) DISTRICTS.

(c) Conditional uses, provided the conditions for a Planned Unit Development Permit and requirements set forth in Section 28-51 are fulfilled:

SECTION XVIII.
Chapter 28, Section 37(c) is amended to read as follows:

Sec. 28-37. WATERSHED AND CONSERVATION (W) DISTRICTS.

(c) Conditional uses, provided the conditions for a use permit and requirements set forth in Section 28-53 are fulfilled:

SECTION XIX.
Chapter 28, Section 38(c) is amended to read as follows:

Sec. 28-38. MARSH PRESERVATION (MP) DISTRICTS.

(c) Conditional uses, provided the conditions for a use permit and requirements set forth in Section 28-53 are fulfilled:
SECTION XX.

Chapter 28, Section 58(a)(2) is amended to read as follows:

Sec. 28-58. ARCHITECTURAL APPROVAL.

(a) Applicability

(2) Should the Zoning Administrator determine that a proposed dwelling does not meet minimum architectural and development standards, zoning consistency approval of the building permit shall not be granted.

Upon written request of the applicant seeking a waiver of a minimum architectural and development standard listed in Section 28-50(g), 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 twenty-one 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.

SECTION XXI.

Pursuant to provisions of Government Code Section 25124(b)(1), a Summary of this Ordinance shall be published once, at least FIVE (5) DAYS prior to the meeting of the Board of Supervisors at which the Ordinance is to be finally considered for adoption (second reading), and a summary of this Ordinance, with the vote of the members of the Board of Supervisors thereon, shall also be published once before the expiration of FIFTEEN (15) DAYS after adoption of the Ordinance. Both publications shall be 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.

A certified copy of the full text of the proposed ordinance shall be posted in the office of the Clerk to the Board of Supervisors at least FIVE (5) DAYS prior to the meeting of the Board of Supervisors, at which the Ordinance is to be finally considered for adoption (second reading). A certified copy of the final Ordinance shall be posted in the Office of the Clerk to the Board of Supervisors, at least FIFTEEN (15) DAYS after adoption of
the ordinance, and the posting shall include the vote of the Supervisors for or against the Ordinance.

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ATTEST:

LINDA TERRA, Clerk to the Board of Supervisors

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I, LINDA TERRA, Clerk to 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 the 9th day of August, 1994.

On the motion of Supervisor Kondylis and the Second of Supervisor Caddle, this Ordinance was adopted at a regular meeting of said Board on October 4, 1994, by the following vote:

AYES: SUPERVISORS Caddle, Kondylis, Schlenker, Thomson and Chairman Carroll

NOES: SUPERVISORS None

ABSTAINED: SUPERVISORS None

ABSENT: SUPERVISORS None

WITNESS my hand and the Seal of said Board this 4th day of October, 1994.

LINDA TERRA, Clerk to the Board of Supervisors

By LINDA TERRA, Deputy