ORDINANCE NO. 1509

AN ORDINANCE AMENDING CHAPTER 28 OF THE SOLANO COUNTY CODE TO DELETE THE ARCHITECTURAL REVIEW COMMITTEE AND ASSIGN ARCHITECTURAL REVIEW RESPONSIBILITIES TO THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

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

SECTION I

Chapter 28, Section 28-50(g) of General Provisions and Exceptions, entitled "Minimum Architectural and Development Standards for Dwellings," is hereby deleted.

SECTION II

Chapter 28, Section 28-58 is amended to read as follows:

Sec. 28-58. 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 building permit shall not be issued until architectural approval has been obtained.

(a) Minimum development standards for dwelling units.

(1) Except as otherwise provided by section 28-58, all dwellings shall conform to the following minimum 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 conventionally 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.

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

(3) Upon written request of the applicant seeking a waiver of any of these minimum development standards, the Zoning Administrator may grant the requested waiver if the proposed dwelling is compatible with the surrounding neighborhood in accord with the architectural standards set forth in subsection (c).

(b) Applicability

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

(2) Should the Zoning Administrator or Planning Commission determine that a proposed use or structure does not meet the architectural standards set forth in this section, zoning approval of the permit or entitlement authorizing such use or structure shall not be granted.

(c) Architectural Standards.

(1) The Zoning Administrator or Planning Commission shall have the function, duty, and power to approve or disapprove, or approve subject to compliance, the external design of all proposed new uses, dwellings, buildings or structures with such modifications or conditions as may be deemed necessary to carry out the purpose of these regulations, and this Chapter.

(2) In carrying out the purposes of this Section, the Zoning Administrator or Planning Commission shall keep in mind the following standards:

a. It is not a purpose of this Section that 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.

e. 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.

f. New dwellings shall maintain design continuity, conform to or be aesthetically compatible in areas where a particular design style or theme has been established.

(3) In carrying out the purposes of this Section, the Zoning Administrator or Planning Commission 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 (a) of this section, existing architecture, and use of exterior materials used on structures in the immediate neighborhood.

SECTION III.
Chapter 28, Section 28-28(d) is hereby deleted as follows:

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

SECTION IV.
Chapter 28, Section 28-29(d) is hereby deleted as follows:

Sec. 28-29. HIGHWAY COMMERCIAL (C-H) DISTRICTS.
(d) Repealed.
SECTION V.
Chapter 28, Section 28-30 (d) is hereby deleted as follows:

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

SECTION VI.
Chapter 28, Section 28-31(d) is hereby deleted as follows:

Sec. 28-31. GENERAL COMMERCIAL (C-G) DISTRICTS.
(d) Repealed.

SECTION VII.
Chapter 28, Section 28-32(d) is hereby deleted as follows:

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

SECTION VIII.
Chapter 28, Section 28-33(d) is hereby deleted as follows:

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

SECTION IX.
Chapter 28, Section 28-34(d) is hereby deleted as follows:

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

SECTION X.
Pursuant to provisions of Government Code §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.

[Signature]
BARBARA KONDYLIS, Chair,
Board of Supervisors

ATTEST:
LINDA TERRA, Clerk to the Board of Supervisors

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 14th day of March 1995.

On the motion of Supervisor Thomson and the Second of Supervisor Gojkovich, this Ordinance was adopted at a regular meeting of said Board on March 28, 1995, by the following vote:

AYES: SUPERVISORS Carroll, Gojkovich, Schlenker, Thomson and Chairwoman Kondylis

NOES: SUPERVISORS None

ABSTAINED: SUPERVISORS None

ABSENT: SUPERVISORS None

WITNESS my hand and the Seal of said Board this 14th day of March 1995.

LINDA TERRA, Clerk to the Board of Supervisors

By [Signature] Deputy