ORDINANCE NO. 1515

AN ORDINANCE AMENDING CHAPTER 28 OF THE SOLANO COUNTY CODE ADDING PROVISIONS TO BRING ABOUT ZONING AND BUILDING CODE CONFORMITY ON THE PART OF PRE-EXISTING NON-PERMITTED COMPANION LIVING UNITS

The Board of Supervisors of the County of Solano, State of California, ordains as follows:

SECTION I

Chapter 28, Section 60 (k) is added as follows:

(k) Notwithstanding the provisions of Section 10 of this Chapter, where Companion Living Unit and Secondary Living Unit are defined, certain unpermitted, non-conforming dwelling units may be brought into compliance with the Solano County Code and the California Building Code. The provisions set forth in this subsection shall only be applicable through December 31, 1996, after which all provisions of this Code shall apply. In determining whether a non-permitted improved residential structure may achieve permitted status as either a Companion Living Unit or a Secondary Living Unit, the following criteria shall apply:

1) The unit shall have existed as a substantially improved dwelling prior to December 8, 1994; and

2) In the case of Companion Living Unit, as defined, the improved livable space may be no larger than 850 square feet, either as it existed or as it shall be altered, so as to not exceed the maximum square footage allowable under the Solano County Code immediately prior the adoption of Ordinance No.1497. The 850 sq. ft. maximum livable space shall not be retroactively applied to Secondary Living Units, as defined, seeking permitted status under this section; and

3) All necessary building permits shall be applied for and obtained and as-built construction approved by the Building Official as conforming with the applicable zoning and building codes; and

4) The property owner shall certify that the Companion Living Unit shall be solely used for the purposes of providing independent living quarters for one or more adult persons who are sixty years of age or over, handicapped or convalescent. Either the principal residence or companion living unit shall be owner occupied.
SECTION II.

This Ordinance to amend Chapter 28 of the Solano County Code shall be in full force and effect THIRTY (30) DAYS after its adoption.

ATTEST:

BARBARA R. KONDYLIS, Chairwoman
Board of Supervisors

LINDA L. TERRA, Clerk to the Board of Supervisors

I, LINDA L. TERRA, Clerk to 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 of the Board of Supervisors held the 25th day of July, 1995.

On motion of Supervisor Thomson and the second of Supervisor Carroll, this Ordinance was adopted at a regular meeting of the Board on the 8th day of August, 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 the Board of Supervisors this 8th day of August, 1995.

LINDA L. TERRA, Clerk to the Board of Supervisors