ORDINANCE NO. 1553

AN ORDINANCE AMENDING CHAPTER 28 OF THE SOLANO COUNTY CODE TO DEFINE PRINCIPAL STREET, TO DELETE REFERENCE TO OTHER ROAD NOMENCLATURE, AND DELETE CERTAIN USES AND CONSOLIDATE CONDITIONS RELATING TO SPECIFIC USES

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

SECTION I

Based on suggestions presented by the public and the Director of the County Transportation Department, the Board of Supervisors finds that it is appropriate to establish an objective definition of the term "principal street," and to require that specified land uses be restricted to sites or properties that abut such a street. Because of the traffic volumes reasonably expected to be associated with these types of land uses, in general, the Board of Supervisors finds that a street must have 40 feet or more of paved width in order to be called a principal street. This amount of paved width is necessary to allow parking on both sides of the street and still provide for the health and safety of area residents and pedestrians.

SECTION II

Chapter 28, Section 10 is amended to add the following definition:

Sec. 28-10. DEFINITIONS

Principal Street: A public thoroughfare that is currently developed or will be improved as part of a proposed project with a minimum roadway improvement of 40 feet or more of paved width.
SECTION III

Chapter 28, Section 53(i), paragraphs 11 through 44, are amended as follows:

Sec. 28-53. USE PERMITS
(i) Minimum conditions relating to specific uses.

(11) Cemeteries, crematories, mausoleums, columbariums and mortuaries shall provide ingress and egress so designed as to avoid traffic congestion and shall maintain a minimum twenty-foot landscaped strip on all property lines abutting residential property and residential streets.

(12) Churches, museums, libraries, community centers, and welfare institutions shall include the following minimum development standards:

(a) Located on a principal street on a minimum one acre site.

(b) In R Districts, except the R-R District, located on a site at least one-thousand five hundred feet (1,500) from any other site containing a church, museum, library, community center, or welfare institution.

(c) A six foot high decorative masonry wall shall be constructed and maintained on all side and rear property lines abutting R Districts, excepting the Rural Residential (R-R) District. For property lines abutting R-R Districts, a screen consisting of walls, fences, landscaping, berms or any combination to form a six foot high opaque screen shall be provided.

(d) No building shall be located closer than twenty-five feet to any property line constituting the parcel boundary.

(e) The required front yard setback as determined by the zone district shall be landscaped in accordance with a landscape and irrigation plan approved by the Department of Environmental Management. At least two twenty-four inch (24") box street trees are required for each 50 feet of street frontage or fraction thereof.

(f) Landscaping shall be provided equivalent to at least fifteen percent of the total parking area hard scape. The parking area hard scape includes parking stalls, sidewalks, and all driveways outside of the front yard setback. Such landscaping shall be located throughout the parking area and at a minimum shall include one twenty-four inch box
tree for every five parking stalls.

(g) Parking areas shall have lighting capable of providing adequate illumination for security and safety. Any illumination shall be directed away from adjacent properties and public rights-of-way.

(h) Parking areas, including driveways and loading areas, used for primary circulation and for frequent idling of vehicle engines shall be designed and located to minimize the impact of noise on adjacent properties.

(i) Churches, museums, libraries, community centers, and welfare institutions adjacent to agricultural activities shall provide sufficient buffer so as not to burden or interfere with normal agricultural operations.

(13) Club, lodge, and fraternal organizations shall maintain a minimum ten-foot landscaped strip on all property lines abutting residential property; shall show that adequate controls or measures will be taken to prevent offensive noise or light; and shall provide ingress and egress so designed as to avoid traffic congestion.

(14) Community care facilities shall not be located on any ownership within four hundred feet of any other ownership containing a community care facility, or for which a use permit for a community care facility has been issued. The number of persons under care living in such facilities shall not exceed three percent of the total unincorporated population within the census tract where the facility is located. If not already obtained, state authorization, certification or licensing by the appropriate agency is required within six months of issuance of a use permit. If not obtained within six months, the use permit becomes null and void.

(15) Concrete and asphaltic concrete mixing plants and construction storage yards, incidental to construction or public works projects, shall show that adequate controls or measures will be taken to prevent offensive noise, odor, dust, fumes, smoke or vibration; shall be so located that generated traffic will not constitute a hazard or nuisance to surrounding property.

(16) Dumping, disposal, incineration, or reduction of refuse shall show that adequate controls or measures will be taken to prevent offensive smoke, odors, fumes; and shall be located so that truck traffic noise and vibration shall not be offensive to neighboring dwellings.
(17) General advertising signs shall not be placed within two hundred feet of a residence or residential district; shall not exceed six hundred square feet in area; and shall maintain the required setback from any street or road right-of-way line of the district.

(18) Gun and archery shooting ranges, public stables, horse shows, lodge, club or resort for swimming, boating, fishing, hunting or shooting; shall show that adequate controls or measures will be taken to prevent any hazard or nuisance to surrounding residents or farm animals, and to prevent trespassing to surrounding property.

(19) Hospitals and sanitariums in an A or R-R district shall provide parking as required by the Zoning Administrator or Planning Commission and shall maintain a minimum forty-foot landscaped strip on all property lines abutting residential property.

(20) Junk or wrecking yards shall be entirely enclosed by a fence of eight feet minimum height, constructed of uniform material, maintained plumb and level in structurally sound condition, which shall adequately screen the enclosed area from view. Hilly areas in which adequate screening cannot be achieved shall be avoided in the selection of sites for junk or wrecking yards.

(21) Labor camps in an A district shall be located on a public road and where sanitary facilities are available.

(22) Medical and dental laboratories shall maintain a minimum ten-foot landscaped strip on all property lines abutting residential property and residential streets.

(23) Model airplane, boat, car or train courses shall show that adequate controls or measures will be taken to minimize offensive noise or prevent trespassing on surrounding property.

(24) Newspaper or commercial printing shops and blueprinting shops shall be entirely enclosed within a building; shall provide off-street loading space in proportion to the number of truck loads per day as required by the Zoning Administrator or Planning Commission; and shall show that adequate controls or measures will be taken to prevent offensive noises or vibration.

(25) Oil and gas wells shall show that adequate controls or measures will be taken to prevent offensive noise, odor, vibration or fumes. Derricks shall be removed when wells are brought into production or when drilling is
abandoned.

(26) Outdoor sales and rental lots shall show that adequate measures and controls shall be taken to prevent offensive noise, odors and dust, and shall have a minimum six-foot high, solid board fence or masonry wall separating the lot from abutting residential uses.

(27) Outdoor theaters or drive-in theaters shall be located only on a principal street; shall provide ingress and egress so designed as to avoid traffic congestion; shall be located sufficiently distant from any dwelling, barn or stable, and so screened from such buildings that any noise shall not disturb residents or farm animals; and any lighted signs and other lights shall be maintained in such a way as not to disturb neighboring residents or farm animals.

(28) Public service facilities shall maintain a minimum ten-foot landscaped strip on all property lines abutting residential property.

(29) Removal of natural material shall show that adequate controls or measures will be taken to prevent offensive noise, dust, vibrations or standing water; shall not create finished grades of a greater slope than two to one; and shall be so located that generated traffic will not constitute a hazard or nuisance to surrounding property.

(30) Schools, nursery schools, playgrounds, golf courses, parks, bowling and croquet greens, court games, resorts, picnic grounds and campgrounds shall show that adequate controls or measures will be taken to prevent offensive noise, light or trespassing on surrounding property.

(31) Stadiums, racetracks, athletic fields, polo fields, exhibition grounds, and similar places of outdoor recreation shall have ingress and egress only on a principal street so designated as to avoid distraction of motorists traveling on adjacent thoroughfares; and shall show that adequate controls or measures will be taken to prevent offensive noise or light.

(32) Subdivision signs or tract offices shall be limited to a six-month period, at the expiration of which time the permittee may request a further extension of time.

(33) Sports arenas, auditoriums and exhibition halls shall have ingress and egress only on a principal street; shall provide ingress and egress so designed as to avoid traffic congestion, and shall show that adequate controls or measures will be taken to minimize offensive noise, odors or light.

(34) Mobilehome parks shall provide a minimum of four acres in single or contiguous ownership occupied exclusively by the mobilehome parks; each
mobilehome space within mobilehome parks shall be bounded by parking on the ground and shall have not less than twelve feet of frontage along a street; mobilehomes within mobilehome parks shall be placed a minimum distance of twenty feet from any public street right-of-way; and private streets within mobilehome parks shall intersect generally at right angles with pavement rounding at minimum ten-foot radii; except that, intersections of private streets with public streets shall have radii of thirty feet.

(35) Warehouses shall show that any stored material will not constitute a hazard to surrounding property and shall provide adequate off-street loading and unloading space.

(36) Automobile, mobilehome, recreational vehicle or boat storage lots shall provide ingress and egress designed to avoid traffic congestions; shall be enclosed and screened by a solid fence or wall of a minimum height of eight feet or vegetation except as may be waived by the Zoning Administrator or Planning Commission; and shall provide traffic surfaces that are maintained in a dust-free manner.

(37) Roadside stands, food establishments open to the outside air, and retail dairies shall have ingress and egress designed so as to avoid traffic congestion and hazards; shall provide adequate controls or measures to prevent dust, odor or light; shall provide adequate off-street parking; shall obtain health department approval prior to issuance of the use permit, and shall be determined to be in harmony with the committed character of the subject locality.

(38) Uses established in the areas designated Commercial Service-Light Industrial by the Solano County General Plan shall be consistent with existing development and considered interim uses which terminate upon annexation to a municipality.

SECTION IV

Chapter 28, Section 28-60, is amended to add the following:

(I) The definition of Principal Street contained in Section 28-10 of this Chapter shall not affect the validity of any conditional use permit approved prior to November 4, 1997, nor affect the authority of the County to extend the term of, or otherwise modify, such conditional use permits. In addition, that definition shall not apply to the review and consideration of any conditional use permit application that was filed prior to a November 4, 1997. As to such previously
approved permits or previously submitted permit applications, such uses shall be subject to the location requirements specified in Section 28-53 of this Chapter, but the determination of whether a street is "principal" shall be based on existing and anticipated traffic patterns within the vicinity of the project.

SECTION V

Section III of this ordinance incorporates the amendments to Chapter 28-53(i)(12) reflected in Ordinance No. 1552 adopted by the Board of Supervisors on October 28, 1997.

SECTION VI

This ordinance will be effective thirty (30) days after its adoption.

SECTION VII

A summary of this ordinance will be published once within fifteen (15) days after its adoption in the Fairfield Daily Republic, a newspaper of general circulation.
On the motion of Supervisor Kondyli, and second of Supervisor Carroll, the Solano County Board of Supervisors adopted this resolution on November 4, 1997, by the following vote:

AYES: Supervisors Carroll, Kondyli, Silva, Thomson, and Chairman Gojkovich

NOES: Supervisors None

ABSTAINED: Supervisors None

ABSENT: Supervisors None

Chairman Gordon Gojkovich, Board of Supervisors

ATTEST:
Michael Johnson, Clerk
of the Board of Supervisors

By: Maggie Jimenez, Deputy Clerk
Reggi Blancett, Deputy Clerk

r:principal:ord/ad (October 28, 1997)