ORDINANCE No. 182
SOLANO COUNTY
ZONING DEFINITIONS ORDINANCE

AN ORDNANCE OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA, DEFINING THE TERMS USED IN ANY ORDNANCE ADOPTING A ZONING PLAN OR ANY PART THEREOF FOR ANY PORTION OF THE UNINCORPORATED TERRITORY OF SAID COUNTY.

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

SECTION 1.
The definitions set forth in this ordinance shall apply to the terms used in any ordinance adopting a zoning plan or any part thereof for any portion of the unincorporated territory of the County of Solano, State of California, and in any ordinance relating thereto.

SECTION 2.
All words used in the present tense shall include the future; all words in the plural number shall include the singular number and all words in the singular number shall include the plural number; unless the natural construction of the wording indicates otherwise. The word "lot" includes the word "plot"; the word "building" includes the word "structure" and the word "shall" is mandatory and not directory. The word "County" shall mean the County of Solano, State of California; the words "Board of Supervisors" shall mean the Board of Supervisors of the County of Solano, State of California; the words "Planning Commission" shall mean the Planning Commission of the County of Solano, State of California; and the words "County boundary" shall mean the boundary of the County of Solano, State of California, and/or the boundary of any incorporated municipality within said County.

SECTION 3. Agriculture:
The tilling of the soil, the raising of crops, horticulture, small livestock, farming, dairying and/or animal husbandry, including all uses customarily incidental thereto but not including slaughter houses, fertilizer yards, bone yards or plants for the reduction of animal matter or any other industrial use which is similarly objectionable because of odor, smoke, dust or fumes.

SECTION 4. Alley:
A way which affords only a secondary means of access to abutting property.

SECTION 5. Apartment:
A room or suite of rooms designed for occupancy by one family doing its cooking therein.

SECTION 6. Apartment House:
See Dwelling, Multiple.

SECTION 7. Automobile Camp:
Land or premises which is used or intended to be used let or rented for occupancy by campers traveling by automobile or otherwise, or for occupancy by or of trailers or movable dwellings, rooms or sleeping quarters of any kind.

SECTION 8. Automobile Court:
A group of two or more detached or semi-detached buildings containing guest rooms and/or apartments with automobile storage space serving such guest rooms and/or apartments with automobile storage space serving such guest rooms and/or apartments provided in connection therewith, which group is designed, intended and/or used primarily for the accommodation of automobile travelers; including groups designated as auto cabins, motor lodges, and by similar designations.
SECTION 9. Automobile Wrecking:
See Junk Yard.

SECTION 10. Basement:
A story partly underground and having at least one-half (½) of its height above grade. A basement shall be counted as a story if the vertical distance from grade to the ceiling is over five feet or if used for business purposes or if used for dwelling purposes by other than a janitor of domestic servants employed in the same building, including the family of the same.

SECTION 11. Block:
That property abutting on one side of a street and lying between the two nearest intersecting or intercepting streets, or nearest intersecting or intercepting streets and railroad right of way, or unsubdivided acreage.

SECTION 12. Building:
Any structure having a roof supported by columns and/or by walls and intended for the shelter, housing and/or enclosure of any person, animal or chattel.

SECTION 13. Building Accessory:
A subordinate building or portion of the main building the use of which is purely incidental to that of a main building on the same lot.

SECTION 14. Building, Main:
A building in which is conducted the principal use of the lot upon which it is situated.

SECTION 15. Bungalow Court:
See Dwelling Group.

SECTION 16. Center Line:
The center line of a street, as referred to in any zoning ordinance, shall mean the center line thereof as established by the County Surveyor of the County or by the City Engineer of any city within the County or by the Division of Highways of the Department of Public Works of the State of California. If no such center line has been established, the center line of a street shall be a line lying midway between the side lines of the right of way thereof.
In any case in which the foregoing definition is not applicable, the Planning Commission shall designate the center line.

SECTION 17. Court:
An open, unoccupied space, other than a yard, on the same lot with a building or buildings and which is bounded on two (2) or more sides by such building or buildings, including the open space in a house court or court apartment providing access to the units thereof.

SECTION 18. Dwelling, One-Family:
A detached building designed for and/or occupied exclusively by one family.

SECTION 19. Dwelling, Two-Family:
A building designed for and/or occupied exclusively by two families living independently of each other.
SECTION 20. Dwelling, Multiple:
A building designed for occupancy by three (3) or more families, each living independently as a separate housekeeping unit.

SECTION 21. Dwelling Group:
A group or row of detached or semi-detached dwellings occupying a parcel of land in one ownership and having any yard or court in common, including bungalow courts and apartment courts, but not including automobile courts.

SECTION 22. Family:
One or more persons (with necessary domestic servants) occupying a premises and living as a single, non-profit housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity or sorority house.

SECTION 23. Garage, Private:
An accessory building for the storage only of self-propelled vehicles.

SECTION 24. Garage, Public:
Any premises, except those herein defined as a private or storage garage, used for the storage and/or care of self-propelled vehicles are equipped for operation or repair, or kept for remuneration, hire or sale.

SECTION 25. Garage, Storage:
Any premises, except those herein defined as a private garage, used exclusively for the storage of self-propelled vehicles.

SECTION 26. Grade:
The average elevation of the ground adjacent to the exterior walls of a building.

SECTION 27. Guest Room:
A room which is intended, arranged or designed to be occupied or which is occupied by one or more guests, but in which no provision is made for cooking and not including dormitories for sleeping purposes.

SECTION 28. Height of Building:
The vertical distance from the grade to the ceiling of the topmost story.

SECTION 29. Home Occupation:
Any use customarily conducted entirely within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling purposes and does not change the character thereof. Clinics, hospitals, barber shops, beauty parlors and animal hospitals shall not be deemed to be home occupations.

SECTION 30. Hotel:
Any building or portion thereof containing six (6) or more guest rooms used, designed or intended to be used, let or hired out to be occupied, or which are occupied by six (6) or more individuals for compensation be paid directly or indirectly.

SECTION 31. Junk Yard:
The use of more than two hundred (200) square feet of area of any lot or of any portion of that half of any lot, but not exceeding a depth or width, as the case may be, of one hundred (100) feet, which half adjoins any street, for the storage of junk, including scrap metals or other scrap material, and/or for the dismantling of "wrecking" of automobiles or other vehicles or machinery; provided, however, that this definition shall not be deemed to include any case of any of the foregoing uses which is accessory and incidental to any agricultural use.
SECTION 32. Lot:
Land occupied or to be occupied by a building and its accessory buildings, or by a dwelling group and its accessory buildings, together with such open spaces as may be required under the provisions of any zoning ordinance, and having its principal frontage on a street.

SECTION 33. Lot, Corner:
A lot situated at the intersection of two or more streets, or bounded on two or more adjacent sides by street lines.

SECTION 34. Lot, Interior:
A lot other than a corner lot.

SECTION 35. Lot Area:
The total horizontal area included within lot lines, including one-half (½) the width, but not to exceed ten (10) feet, of any alley or portion thereof abutting any such lot line.

SECTION 36. Natural Production Use:
Any of the following uses: agriculture; mining; production, storage, or distribution of water supplies; cutting and splitting of wood; extraction of minerals, building and construction materials or other natural materials.

SECTION 37. Non-Conforming Use:
A building or land occupied by a use that does not conform to the regulations for the district in which it is situated.

SECTION 38. Outdoor Advertising Sign:
Any card, cloth, paper, metal, painted, glass, wooden, plaster, stone, or other sign of any kind or character whatsoever placed for outdoor advertising purposes on the ground or on any tree, wall, bush, rock, post, fence, building, structure or thing whatsoever.
The term "placed" as used in the definitions of "outdoor advertising sign" and "outdoor advertising structure" shall include erecting, constructing, posting, painting, printing, tacking, nailing, gluing, sticking, or otherwise fastening, affixing or making visible in any manner whatsoever.

SECTION 39. Outdoor Advertising Structure:
Any structure of any kind or character erected or maintained for outdoor advertising purposes, upon which any outdoor advertising sign may be placed, including also outdoor advertising statuary.

SECTION 40. Small Livestock Farming:
The raising and/or keeping of more than twenty-four fowl of any kind and/or twenty-four rabbits or twenty-four similar animals or any goats, sheep or similar livestock; or the raising and/or keep for commercial purposes of any cats or dogs; provided that the term "small livestock farming" as used in this ordinance shall not include hog farming, dairying or the raising and/or keeping of horses, mules, or similar livestock.

SECTION 41. Stable, Private:
An accessory building where not more than three (3) horses are kept.
SECTION 42. Stable, Public:

A stable other than a private stable or with capacity for more than three (3) horses.

SECTION 43. Story:

That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.

SECTION 44. Story, Half:

A story with at least two (2) opposite exterior sides meeting a sloping roof not more than two (2) feet above the floor of such story.

SECTION 45. Street:

A public or private thoroughfare other than an alley which affords the principal means of access to abutting property.

SECTION 46. Structure:

Anything constructed or erected having location on the ground or attachment to something having location on the ground.

SECTION 47. Structural Alterations:

Any change in the supporting members of a building, such as bearing walls, columns, beams or girders.

SECTION 48. Use:

The purpose for which land or premises or a building thereon is designed, arranged or intended or for which it is or may be occupied or maintained.

SECTION 49. Use, Accessory:

A use incidental and accessory to the principal use of a lot and located thereon or to the principal use of a building located on the same lot as the accessory use.

SECTION 50. Yard:

An open space other than a court on the same lot with a building, which open space is unoccupied and unobstructed from the ground upward, except as otherwise provided in any zoning ordinance. In measuring a yard, as hereinafter provided, on any lot which abuts on any street for which a future right of way line established by any applicable ordinance, the depth or width, as the case may be, of any front, side or rear yard which is cut by some future right of way line shall be deemed to be equal to the shortest distance from the building to such future right of way line instead of the nearest lot line.

SECTION 51. Yard, Front:

A yard extending across the front of the lot between the inner side yard lines and having a depth equal to the shortest distance between the building and the front lot line.

SECTION 52. Yard, Rear:

A yard extending across the full width of the lot and having a depth equal to the shortest distance between the building and the rear lot line.

SECTION 53. Yard, Side:

A yard between the side lot line and the building and extending from the front lot line to the rear yard and having a width equal to the shortest distance between the building and the side lot line.
SECTION 54. Zoning Ordinance:
Any ordinance of the County adopting a zoning place or part thereof for any portion of the unincorporated territory of the County or any ordinance of the County relating to any such plan or part thereof.

SECTION 55.
This ordinance shall be known and cited as the Zoning Definitions Ordinance of the County of Solano.

SECTION 56.
This ordinance shall be published once in the Times Herald, a newspaper of general circulation in the County of Solano, not less than fifteen (15) days from and after the date of its passage and adoption, and shall take effect thirty (30) days from and after its passage.

The foregoing ordinance was regularly introduced, passed and adopted by the Board of Supervisors of the County of Solano at a regular adjourned meeting of said Board held on the 28th day of January, 1939, by the following vote:

Ayes: Supervisors Foley, Schmeiser and Demmon
Nones: None
Absent: Supervisors Danielson and Brown

G. C. Demmon
Chairman of the Board of Supervisors of the County of Solano, State of California.

Attest:
G. G. Halliday
County Clerk and ex-officio Clerk of said Board of Supervisors.