§§ ORDINANCE NO. 204

SOLANO COUNTY

ZONING PLAN FOR TERRITORY WITHIN VALLEJO TOWNSHIP

AN ORDINANCE OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA, ADOPTING A ZONING PLAN FOR CERTAIN PORTIONS OF THE UNINCORPORATED TERRITORY OF SAID COUNTY LYING WITHIN VALLEJO TOWNSHIP.

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

SECTION 1. ADOPTION OF PLAN

There is hereby adopted a zoning plan for certain portions of the unincorporated territory of the County of Solano, State of California, lying within Vallejo Township, as hereinafter in this ordinance set forth, said zoning plan being a districting plan based on the land use plan of Vallejo Township, which plan is a portion of the master plan of said County, as provided by law. Said zoning plan consists of the establishment of various districts within which various regulations shall be in effect, all as set forth in this ordinance.

SECTION 2. TERMS AND PROCEDURE

The terms used in this ordinance shall have the meanings set forth in the Zoning Definitions Ordinance of the County of Solano. The procedure under this ordinance shall be in accordance with the provisions of the Zoning Procedure Ordinance of the County of Solano and the provisions of this ordinance shall be subject to the provisions of said Zoning Procedure Ordinance.

SECTION 3. ESTABLISHMENT OF DISTRICTS

The following districts are hereby established, as hereinafter set forth:

- "A-1" One-Family Dwelling District (or "A-1" District)
- "A-2" One-Family Dwelling District (or "A-2" District)
- "B" Two- to Four-Family Dwelling District (or "B" District)
- "D" Commercial District (or "D" District)
- "E" General Business District (or "E" District)
- "G" Light Industrial District (or "G" District)
- "H" Heavy Industrial District (or "H" District)
- "J" Residential-Agricultural District (or "J" District)
- "K" General Agricultural District (or "K" District)

The districts aforesaid and the boundaries of such districts are shown upon the map attached hereto, and made a part of this ordinance, being designated as the "District Map of the Zoning Plan - Portion of Vallejo Township, Solano County, California", and said map and all the notations, references and other information shown thereon shall be as much a part of this ordinance as if said matters were all fully described herein.

SECTION 4. REGULATIONS FOR "A-1" ONE-FAMILY DWELLING DISTRICT

In the "A-1" District the following regulations shall apply, except as otherwise
provided in Section 14 hereof:

(a) Uses Permitted:

1. One-family dwellings.
2. Two-family dwellings, subject to the securing of a use permit in each case.
3. Museums, libraries, parks, playgrounds, or community centers owned and operated by the County.
4. Golf courses, country clubs, tennis courts and similar non-commercial recreational uses.
5. Crop and tree farming; truck gardening.
6. Nurseries and greenhouses, but not including any salesrooms or other buildings used for the sale of the products thereof.
7. Churches and schools, subject to the securing of a use permit in each case.
8. Accessory buildings on the same lot with any of the above uses, including one (1) private garage or one (1) private stable when located not less than sixty (60) feet from the front lot line nor less than ten (10) feet from any other street line or a private garage constructed as a part of the main building.
9. Uses customarily incidental to any of the above uses when situated in the same building, and not involving the conduct of a business, provided that home occupations, giving no external evidence thereof, except a name plate, may be conducted within a dwelling.
10. Name plates not exceeding one (1) square foot in area, signs not exceeding six (6) square feet in area appertaining to the lease, hire or sale of a building or premises, provided, however, that no advertising sign of any other character, nor bulletin board, shall be permitted; provided, further, that no sign shall be permitted in the front yard or in the side yard between the front yard and the side lot line.

(b) Building Height Limit:

Two and one-half (2½) stories and not exceeding thirty-five (35) feet in height.

(c) Side Yard Required:

Five (5) feet in width on each side of a building, provided, however, that for a lot less than fifty (50) feet in width and of record at the time of passage of this ordinance, the side yard on each side of the building may be reduced to ten (10) per cent of the width of such lot, but shall be not less than three (3) feet in width.

(d) Rear Yard Required:

Twenty-five (25) feet in depth, provided that for a lot less than one hundred twenty-five (125) feet in depth and of record at the time of the passage of this ordinance, the rear yard may be reduced to twenty (20) per cent of the depth of such lot, but shall be not less than fifteen (15) feet in depth.

(e) Front Yard Required:

Twenty (20) feet in depth, provided, that if a building line for the street on which the lot faces is established by the Street and Highway Plan of the Master Plan of the County or by the terms of this ordinance, then the front yard shall have a depth of not less than the distance from the street line specified for such building line.
Lot Area Required:
1. Not less than six thousand (6000) square feet of area for each lot upon which a one-family dwelling with its accessory buildings is to be located.
2. Not less than nine thousand (9000) square feet of area for each lot upon which a two-family dwelling with its accessory buildings is to be located; provided that each such lot shall have an average width of not less than seventy-five (75) feet.

SECTION 5. REGULATIONS FOR "A-2" ONE FAMILY DWELLING DISTRICT

In the "A-2" District the following regulations shall apply except as otherwise provided in Section 14 hereof:

(a) Uses Permitted:
Same as in the "A-1" District, subject to the securing of a use permit for each case of any use for which a use permit is required in the "A-1" District.

(b) Building Height Limit:
Same as in the "A-1" District.

(c) Yards Required:
Same as in the "A-1" District.

(d) Lot Area Required:
1. Not less than five thousand (5000) square feet of area for each lot upon which a one-family dwelling with its accessory buildings is to be located.
2. Not less than seven thousand five hundred (7500) square feet of area for each lot upon which a two-family dwelling with its accessory buildings is to be located; provided that each such lot shall have an average width of not less than seventy-five (75) feet.

SECTION 6. REGULATIONS FOR "B", TWO-TO-FOUR FAMILY DWELLING DISTRICT

In the "B" Two-to-Four Family Dwelling District the following regulations shall apply except as otherwise provided in Section 14 hereof:

(a) Uses Permitted:
2. Two-family dwellings.
3. Multiple dwellings and group dwellings having accommodations for not more than four (4) families; provided, that for each twelve hundred fifty (1250) square feet of lot area in excess of five thousand (5000) square feet, one (1) additional family accommodation is permitted.
4. Private schools, child nurseries.
5. Automobile courts, upon the securing of a use permit in each case. Each such court, in the absence of specific regulations or conditions imposed by the Planning Commission in granting such permit, shall be governed by the regulations of this ordinance governing group dwellings.

(b) Building Height Limit:
Same as in the "A-1" District.

(c) Side and Rear Yards Required:
Same as in the "A-1" District.
(d) Front Yard Required:
Fifteen (15) feet in depth, provided that if a building line for the street on which
the lot faces is established by the Street and Highway Plan of the Master Plan of the County
or by the terms of this ordinance, then the front yard shall have a depth of not less than
the distance from the street line specified for such building line.
(e) Lot Area Required:
Not less than five thousand (5000) square feet of area for each lot upon which a
dwelling or group dwelling with its accessory buildings is to be erected; and not less than
an additional twelve hundred fifty (1250) square feet of lot area for each family accommoda-
tion in excess of four (4) families.

SECTION 7. REGULATIONS FOR "D" COMMERCIAL DISTRICT
In the "D" District the following regulations shall apply, except as otherwise provided
in Section 16 hereof:
(a) Uses Permitted:
1. Any use permitted in the "E" District or any other use except the following:
   Bakery, other than that whose products are sold only at retail on the premises.
   Beverage (soft drink) manufacture.
   Blacksmith or horse shoeing shop.
   Bottling works.
   Cabinet shop or woodworking shop.
   Cleaning or dyeing works.
   Creamery.
   Foodstuff manufacture or preparation other than manufacture or preparation for sale
   at retail only on the premises.
   Glass cutting.
   Ice plant or storage house of more than fifteen (15) tons daily capacity.
   Laundry.
   Livery stable or riding academy.
   Loft building.
   Market, wholesale.
   Mortuary.
   Milk bottling or distributing station, other than a retail business conducted on the
   premises.
   Repair shop.
   Second hand business.
   Storage of goods or materials.
   Tinsmith shop.
   Used car lot.
   Wholesale business.
   Any use excluded from the "E" General Business District.
Any kind of manufacturing or treatment other than the manufacture or treatment of products clearly incidental to the conduct of a retail business on the premises.

2. In the "D" District a public garage shall be permitted, provided:
   I. That it is incidental to the conduct of a gasoline service station, and covers not more than thirty (30) per cent of the total ground space thereof, and is not closer than thirty (30) feet to any street line.
   II. That it is incidental to an automobile sales room where the major business is the display and sale of new automobiles by an authorized agency and where the area followed for the storage and repair of automobiles is not closer than thirty (30) feet to any street line, or to the front line of the building.
   III. Automobile camps shall be permitted in the "D" District only upon the securing of a use permit in each case.
   IV. No dance hall, road house, night club, commercial club or commercial place of amusement or recreation or any such place or any other place where entertainers are provided, whether as social companions or otherwise, shall be established in any "D" District closer than two hundred (200) feet to the boundary of any dwelling district, unless and until a use permit shall first have been secured for the establishment, maintenance and operation of such use.

(b) Building Height Limit:
   Three (3) stories and not exceeding forty-five (45) feet in height.

(c) Side Yard Required:
   I. For buildings erected for dwelling purposes, the side yard requirement shall be the same as in the "B" District. No side yard shall be required for other buildings except on that side of a lot which abuts upon the side of a lot in a dwelling district, in which case there shall be a side yard of not less than four (4) feet in width. In any case, a side yard, if provided for a building, shall be not less than three (3) feet in width.

(d) Rear Yard Required:
   None, except for buildings erected for dwelling purposes or where a lot in the "D" District abuts upon a dwelling district, in each of which cases there shall be a rear yard of not less than ten (10) feet in depth.

(e) Front Yard Required:
   None, except where the frontage in a block is located partly in the "D" District and partly in a dwelling district, in which case the front yard depth, and the side yard width on the street side of a corner lot, shall be the same as in the dwelling district; provided that if a building line for the street on which the lot faces is established by any applicable ordinance, then the front yard on such lot shall have a depth of not less than the distance from the street line specified for such building line.

SECTION 8. REGULATIONS FOR "E" GENERAL BUSINESS DISTRICT

In the "E" District the following regulations shall apply, except as otherwise provided in Section 14 hereof.

(a) Uses Permitted:
   Any use permitted in the "D" District or any other use except the following:
Animal hospital.
Automobile assembly.
Building materials yard.
Clothing manufacture.
Carpet cleaning.
Chemical laboratory.
Cigar manufacture.
Cigarette manufacture.
Contractors' yard.
Cooperage works.
Cosmetics manufacture.
Drayage terminal.
Electric welding.
Elevator, storage.
Electroplating.
Feed manufacture.
Feed or fuel yard, distributing or storage.
Fruit canning or packing.
Furniture manufacture.
Lumber yard.
Macaroni manufacture.
Machine shop.
Paint mixing.
Poultry, rabbit raising, slaughter or live storage.
Shoe manufacture.
Stone cutting or polishing.
Tinsmith shop.
Truck storage, service or repair.

Any use which the Planning Commission shall determine is of the same general character as those enumerated in this subsection.

Any use excluded from the "G" District.

(b) Building Height Limit:
Six (6) stories or seventy-five (75) feet, provided that no building nor portion of a building shall be erected to a height exceeding three (3) stories or forty-five (45) feet on any portion of a lot less than twenty-five (25) feet distant from any portion of a lot in a dwelling district.

(c) Yards Required:
Same as in the "D" Commercial District.

SECTION 9. REGULATIONS FOR "G" LIGHT INDUSTRIAL DISTRICT

In the "G" District the following regulations shall apply except as otherwise provided in Section 14 hereof:
(a) Uses Permitted:

Any use permitted in the "D" District or any other use except the following:

- Acid manufacture.
- Alcohol or alcoholic beverage manufacture.
- Ammonia, bleaching powder or chlorine manufacture.
- Arsenal.
- Bag cleaning.
- Boiler works.
- Brick, tile, pottery or terra cotta manufacture other than the manufacture of handcraft products only.
- Celluloid manufacture or treatment.
- Cement, lime, gypsum, or plaster of paris manufacture.
- Central mixing plant for cement, mortar, plaster or paving materials.
- Chemical manufacture.
- Cotton gin.
- Crematory.
- Disinfectants manufacture.
- Distillation of bones, coal or wood.
- Dog pound.
- Dyestuff manufacture.
- Emery cloth and sandpaper manufacture.
- Explosives or fireworks manufacture or storage.
- Fat rendering.
- Fertiliser manufacture.
- Fish reduction or the curing, packing or storage of fish.
- Forge plant.
- Foundry or metal fabrication plant.
- Garbage, offal or dead animal reduction or dumping.
- Gas manufacture or storage.
- Glue, size or gelatin manufacture.
- Glass manufacture.
- Grease, lard or tallow manufacture or refining from or of animal fat.
- Junk yard, except in a building enclosed on all sides or when completely enclosed within a solid fence, and subject, in each case, to securing a use permit.
- Lamp black manufacture.
- Linseed oil manufacture.
- Match manufacture.
- Oil cloth or linoleum manufacture.
- Oiled or rubber goods manufacture.
- Paint, oil, shellac, turpentine or varnish manufacture.
- Paper or pulp manufacture.
- Petroleum or its products, refining or wholesale storage.
- Pickle manufacture.
- Planing mill.
Potash works.
Power plant (steam).
Pyrexlin manufacture.
Rubber or gutta-percha manufacture or treatment.
Salt works.
Sauerkraut manufacture.
Sawmill.
Shot polish manufacture.
Shipbuilding or shipyard.
Smelting of tin, copper, zinc, iron or other ores.
Soap manufacture, other than liquid soap.
Soda and compound manufacture.
Sugar refining.
Stockyard or slaughter of animals.
Stone mill or quarry.
Stove polish manufacture.
Tanning, curing or storing of raw hides or skins.
Tobacco (chewing) manufacture or treatment.
Vinegar manufacture.
Wool pulling or scouring.
Yeast plant.

And in general any use which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, vibration or noise, or which may impose hazard to life or property.

(b) Yards Required:
Same as in the "D" District.

(c) Building Height Limit:
Eight (8) stories or one hundred (100) feet, provided that no building nor portion of a building shall be erected to a height exceeding three (3) stories or forty-five (45) feet on any portion of a lot less than twenty (20) feet distant from any portion of a lot in a Dwelling District.

SECTION 10. REGULATIONS FOR "H" HEAVY INDUSTRIAL DISTRICT

In the "H" District the following regulations shall apply, except as otherwise provided in Section 14 hereof:

(a) Uses Permitted:
Any use not in conflict with any ordinance of the County regulating nuisances, provided, however, that for the establishment or the reconstruction, structural alteration, enlargement or moving of any of the following uses a use permit shall first have been secured in each case:

- Acid manufacture.
- Cement, lime, gypsum or plaster of Paris manufacture.
- Distillation of bones.
Explosives, manufacture or storage.
Fat rendering.
Fertilizer, manufacture.
Garbage, offal or dead animal reduction or dumping.
Gas manufacture.
Glue manufacture.
Petroleum refining.
Smelting of tin, copper, zinc, iron or other ores.
Stockyard or slaughter of animals.
Tannery.

(b) Side and Rear Yards Required:

Same as in the "D" District.

SECTION 11. REGULATIONS FOR "J" RESIDENTIAL-AGRICULTURAL DISTRICTS

In the "J" District the following regulations shall apply except as otherwise provided in Section 14 hereof:

(a) Uses Permitted:

1. All uses permitted in the "A-1" District.

2. Small livestock farming including the raising, conditioning and marketing of chickens or other fowl and rabbits or other grain-eating rodents.

3. The keeping of one (1) horse or one (1) cow or one (1) hog or Two (2) goats for each Twenty Thousand (20,000) square feet in area of the parcel of land on which the same are kept, but not to exceed three (3) horses or three (3) cows or three (3) hogs or six (6) goats in any one establishment, except as otherwise provided in Paragraph 4 of this subsection.

4. In any "J" District a dairy may be established, maintained and operated on any parcel of land not less than five (5) acres in area, provided that no dairy shall hereafter be established nearer than three hundred (300) feet to the boundary of any "A-1" District, "A-2" District, "B" District, or any school, library, community center, public park or public playground.

5. Temporary-stands or shelters for the display and sale of agricultural products produced on the premises provided a use permit has been secured for the construction thereof.

6. No livestock or any building used in connection with the same shall be located or maintained on any lot closer than fifty (50) feet to the street upon which the lot faces or closer than twenty-five (25) feet to any dwelling on the same lot or on the front half of any contiguous lot. Otherwise, any accessory building used in connection with any livestock use permitted in the district may occupy any portion of any rear yard or of any side yard along the rear half of the lot upon which located, except of any side yard adjacent to any street.

(b) Building Height Limit:

Same as in the "A-1" District.
SECTION 12. "K" GENERAL AGRICULTURAL DISTRICT

In the "K" District the following regulations shall apply, except as otherwise provided in Section 14 hereof:

(a) Uses Permitted:

1. All uses permitted in the "J" Residential-Agricultural District.
2. All agricultural uses; provided, however, that no hog ranch, cattle feed yard or animal sales yard shall be established in any "K" District unless and until a use permit shall first have been secured therefor.
3. Processing of agricultural products produced on the premises only.
4. Stables, riding academies, dog kennels and menageries.
5. Airports and landing fields.
6. Accessory buildings and accessory uses, including all farm buildings and dwellings for farm help.
7. Any other use which, in the opinion of the Planning Commission, is similar in character to the uses enumerated in this section and which would not be detrimental to adjoining properties or the immediate neighborhood or to the general welfare.

(b) Yards Required:

No building shall hereafter be erected, nor shall any use of land be conducted except the use of land for agricultural purposes so that the same will be closer to the right-of-way of any street than any future right-of-way line or any building line which is established for such street by any applicable ordinance.

(c) Lot Area Required:

Same as in the "A-1" District.

SECTION 13. BUILDING LINES

Building lines are hereby established as shown on any map establishing district boundaries and adopted as a part of this ordinance or as an amendment to this ordinance.

In addition to any such building lines thus established, the following specified building lines are hereby established, such building lines, unless otherwise specified being measured from the property line on each side of the right-of-way of the specified street or highway and being external thereto; provided, however, that if any future right-of-way line or any future width line is established for any such street or highway by the provisions of any applicable ordinance, then, unless otherwise specified, such measurement shall be taken from such future right-of-way line or such future width line;

1. State Highway X - SOL 7-G.
   a. West side, from Benicia Road to Wallace Avenue: fifteen (15) feet, measured from the westerly line of Mathews Road.
   b. East side, from Benicia Road to Annette Avenue: Five (5) feet measured from the easterly line of the sidewalk reserve.

2. Benicia Road
   a. North side, from State Highway X - SOL 7-G to a point fifty-five (55)
feet east of the intersection of the northerly line of Benicia Road with the easterly line of Laurel Street produced: Thirty (30) feet.
South Side, from State Highway X - SOL. 7-0 to a point forty-eight (48) feet east of the easterly line of Laurel Street: Thirty (30) feet.

SECTION 14. GENERAL EXCEPTIONS

The foregoing regulations shall be subject to the following exceptions and amplifications:

I. Height Exceptions

(a) In the thirty-five (35) and forty-five (45) feet height districts public or semi-public buildings, hospitals, sanitariums or schools may be erected to a height not exceeding seventy-five (75) feet when the front, side and rear yards are increased one additional foot for each foot such buildings exceed thirty-five (35) feet or forty-five (45) feet, respectively, in height.

(b) One-family dwellings in the thirty-five (35) foot height district may be increased in height by not more than ten (10) feet when two (2) side yards of not less than ten (10) feet each are provided. Such dwellings, however, shall not exceed three (3) stories in height.

(c) Chimneys, towers, penthouses, scenery lofts, sugar refineries, monuments, cupolas, domes, spires, false mansards, parapet walls, similar structures and necessary mechanical appurtenances may be erected in excess of the height limits hereinbefore specified.

(d) On a through lot located in two (2) districts with differing height limits, the following regulations shall apply: A building may be erected to the greater permitted height when such lot is one hundred thirty-five (135) feet or less in depth, but for a lot greater than one hundred thirty-five (135) feet in depth the greater height shall apply only on that half of the lot abutting the street with the greater height limit.

(e) In a six (6) story or eight (8) story height district, where the side line of a lot abuts a dwelling district with a height limit of two and one-half (2½) stories, the following regulation shall apply: A building may be erected to a height not to exceed forty-five (45) feet at the inner line of the required side yard abutting the lesser height district, provided, however, that ten (10) feet may be added to the height of the building or a portion thereof for each two (2) feet that the building, or portion thereof, is set back from such inner side yard line.

II. Area and Yard Exceptions

(a) For the purpose of side yard regulations a two-family dwelling or a three-family dwelling shall be considered as one building occupying one lot.

(b) The following regulations shall apply to group dwellings:

1. For group dwellings, the side of one building shall not be closer to the side of any other building (arranged "side by side") than six (6) feet; the rear of one building shall not be closer to the front or side of any other building ("rear to front" or "rear to side" respectively), or the side of one building shall not be closer to the front of any other building ("side to front") than twenty (20) feet, provided, that the distance between the two buildings as prescribed in this section shall be increased by two (2) feet for each story in height that the higher building exceeds two (2) stories.

2. For a group of buildings rearing upon a required side yard,
such yard shall be increased in width by two (2) feet for each story that the highest building exceeds two (2) stories in height. For the purpose of this regulation the required side yard width shall be eight (8) feet.

3. The depth of the rear yard need not be greater than ten (10) feet when no dwelling rears upon such yard.

4. For group dwellings abutting on one side only of a court, the width of such court shall be not less than one and one-half (1½) times the depth of the side yard as required in Paragraph 2, above; provided, further that this width shall be not less than one-third (1/3) of the height in feet of the highest building abutting thereon, nor less than twelve (12) feet in any case.

5. For group dwellings abutting upon at least two (2) sides of a court, such court shall be not less than two and one-half (2½) times the depth of the side yard as required in Paragraph 2, above; provided, further, that this width shall be not less than one-half (½) of the height in feet of the highest building abutting thereupon nor less than twenty (20) feet in any case.

(c) The front and side yard requirements for dwellings shall be waived where dwellings are located above stores or shops, except that any yard requirement for the store or shop shall be observed in the construction of the upper dwelling.

(d) In computing the depth of a required rear yard for any building where such yard opens on an alley, one-half (½) of the width of such alley may be included as a portion of the rear yard; provided, that in an "A-1", "A-2" or "B" District the depth of the rear yard actually on the lot shall be not less than ten (10) feet, nor less than five (5) feet in any other district.

(e) An accessory building not exceeding twelve (12) feet in height may occupy not more than thirty (30) per cent of a required rear yard, provided that where servants' quarters are intended above a private garage or a private stable, such building may be erected to a height of two (2) stories, but not exceeding twenty-five (25) feet in height.

(f) Every part of a required yard or court shall be open from its lowest point to the sky unobstructed, except for the ordinary projections of sills, belt courses, cornices, buttresses, ornamental features and eaves; provided, however, that none of the above projections shall extend into a minimum court more than twenty-four (24) inches; provided further, that uncovered porches or paved terraces may project not more than eight (8) feet into a minimum front yard, or rear yard.

(g) No cornice shall project over the street line more than five (5) per cent of the width of such street, nor more than four (4) feet in any case.

(h) Open or enclosed fire escapes, fireproof outside stairways and balconies, projecting into a minimum yard or court not more than three and one-half (3½) feet, and the ordinary projections of chimneys and flues shall be permitted where same are so placed as not to obstruct the light and ventilation.
(i) The lot area required in an "A-1", "A-2" or "B" District shall not be deemed to prevent the erection of a dwelling on any lot, provided the ownership of such lot does not include also adjacent lots, and is of record at the time of passage of this ordinance.

(j) On corner lots in Dwelling Districts the side yard regulations shall apply to the street side of a lot, except in the case of reversed frontage, where a corner lot faces an intersecting street. In this case there shall be a side yard on the street side of the corner lot of not less than fifty (50) per cent of the front yard required on the lots in the rear of such corner lot, and no accessory building on said corner shall project beyond the front yard line on the lots in the rear; provided, that this regulation shall not be so interpreted as to reduce the buildable width of a corner lot facing an intersecting street and of record at the time of passage of this ordinance to less than twenty-five (25) feet, nor to prohibit the erection of an accessory building where this regulation cannot reasonably be complied with.

(k) Front yard requirements in Dwelling Districts are subject to the following exception: Where lots comprising forty (40) per cent or more of the frontage in a block are developed with buildings having front yards varying in depth not more than six (6) feet, then the minimum front yard depth required for the remaining lots shall be equal to an average of the front yard of such developed lots within the six (6) foot variation; provided, that this regulation shall not be so interpreted as to require a front yard of more than thirty (30) feet in depth; provided, further, that for a lot, both sides of which adjoin lots developed with buildings, this regulation shall not be so interpreted as to require a front yard of greater depth than the average of the front yard depths of the adjoining lots.

(l) In no case shall any building be hereafter erected nor shall any use of land be conducted except the use of land for agricultural purposes so that the same will be closer to the right-of-way line of any street than any future right-of-way line or any building line which is established for such street by any applicable ordinance.

SECTION 15. BUILDING PERMITS

Building permits shall be required for buildings or structures in any district established by this ordinance, in accordance with the provisions of Section 5 of the Zoning Procedure Ordinance of the County of Solano.

SECTION 16. ARCHITECTURAL SUPERVISION
SECTION 17. CERTIFICATES OF OCCUPANCY

A Certificate of Occupancy, as provided in Section 7 of the Zoning Procedure Ordinance of the County of Solano shall be required for each building or structure for which a building permit is required by the provisions of this ordinance. A Certificate of Occupancy shall be required for any use of land in any district established by this ordinance which use is of a business or industrial nature (but not including any natural production use).

SECTION 18. VALIDITY

If any section, sub-section, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, sub-section, sentence, clause and phrase hereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses or phrases be declared invalid.

SECTION 19. ENACTMENT

This ordinance shall be published once in the VALLEJO TIMES-HERALD, a newspaper of general circulation in the County of Solano, not later than eight (8) days after the date of its passage and adoption, and shall take effect thirty (30) days from and after its passage.

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

ATTEST:

Lewis Morrill
County Clerk, and ex officio Clerk of the Board of Supervisors of the County of Solano, State of California

I, LEWIS MORRILL, County Clerk, and ex officio Clerk of the Board of Supervisors of the County of Solano, State of California, hereby certify that the above and foregoing Ordinance was regularly introduced, passed and adopted at a regular session of said Board held on the 1st day of April 1940, by the following vote:

Ayes: Supervisors Brown, Danielson, Foley, Schmeiser and Demmon

Nose: None

Absene: None

WITNESS my hand and official seal as such Clerk this 1st day of April 1940.

Lewis Morrill
Clerk