ORDINANCE NO. 232

AN ORDINANCE OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA, APPLYING CERTAIN REGULATIONS TO THE USE OF LAND, BUILDING AND STRUCTURES AND TO THE ERECTION, CONSTRUCTION AND ALTERATION OF BUILDINGS, STRUCTURES AND IMPROVEMENTS IN CERTAIN AREAS, PENDING THE ADOPTION BY THE BOARD OF SUPERVISORS OF SAID COUNTY OF AMENDMENTS TO THE ZONING PLAN OF THE COUNTY FOR THE APPLICATION OF CERTAIN REGULATIONS TO SAID AREAS; PRESCRIBING THE PENALTY FOR THE VIOLATION OF ANY OF THE PROVISIONS HEREOF.

THE BOARD OF SUPERVISORS OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA, DO ORDAIN AS FOLLOWS:

SECTION 1. The Board of Supervisors of the County of Solano, State of California, having heretofore instructed the County Planning Commission of said County to prepare a zoning or districting plan for said County and to make tentative reports thereon, and said Board of Supervisors thereafter having adopted the Zoning Ordinance of said County, embodying the basic structure of a Zoning plan, and applying certain detailed regulations to certain portions of the unincorporated territory of said County, said Board of Supervisors hereby declares it to be its intention to proceed with the consideration of further tentative and final reports by said County Planning Commission, when the same shall have been made, respectively, on amendments to said Zoning Ordinance, in the manner prescribed by law, for the purpose of applying the detailed regulations of said Zoning Ordinance to other portions of the unincorporated territory of said County, which other portions are now included in an "A" District, as prescribed in said Zoning Ordinance. Said Board of Supervisors hereby finds that, owing to the territorial extent of said County, the diversity of interests therein and the necessity for making of careful studies and thorough analyses of facts in the preparation of the aforesaid amendments to the Zoning Ordinance of said County, considerable time will necessarily elapse before the adoption of said amendments covering various portions of the unincorporated territory of said County, and that certain regulations of an interim nature are necessary to be adopted at this time in order to assure the orderly and harmonious development of said County, to protect the character and stability of residential areas and of sound land uses in general and otherwise to protect the public interest, health, comfort and convenience and to preserve the public peace, safety and welfare pending the preparation and adoption of the aforesaid amendments. Said regulations are hereinafter in this ordinance set forth.

SECTION 2. All that portion of the unincorporated territory of the County of Solano, lying within a distance of one thousand feet from the exterior boundaries of State Route 74 (Napa Road), from the Napa County Line south to a point 460 feet north of the junction of the north line of State Route 208 (Chabot Road) and the east line of State Route 74 (Napa Road), and all uses of land, buildings and other structures therein, and all uses of land, buildings and other structures therein, and all uses of land, buildings and other structures therein, and all buildings and other structures therein, and the erection, construction, conversion, alteration and repair of the same shall be in full conformity to the regulations prescribed for "A-1" Districts by said Zoning Plan Ordinance of the County of Solano, being Ordinance No. 228 of said County, adopted on the 5th day of January 1942, as if said land, buildings and other structures were in districts as established by said Zoning Ordinance.
SECTION 1. No use of any land, building or other structure, which use is other than one-family residential in character or accessory and incidental thereto shall hereafter be established or established and conducted, and no building or other structure which is designed and/or intended to be used for any purpose other than one-family residential in character or accessory and incidental thereto shall hereafter be erected, constructed, moved or converted, within any Interim Zoning District, as hereinafter in this ordinance set forth, unless and until, in any such case, a permit for such establishing or establishing and conducting or for such erection, construction, moving or conversion shall first have been secured from the Board of Supervisors of said County. Application for any such permit shall be made to the Planning Commission of said County and shall be accompanied by plans of any proposed building or structure, together with drawings or sketches showing the front, sides and rear elevation thereof. The County Planning Commission shall consider the same and shall report its recommendations with respect thereto to the Board of Supervisors. Said Board of Supervisors shall consider such application and report at its next succeeding meeting following receipt of such report from the Planning Commission. Said Board of Supervisors may issue such permit if, in the opinion of said Board, the proposed building structure or use will not be detrimental to the character or development of the neighborhood thereof and will not otherwise adversely affect the welfare of said territory and/or of said County; or said Board of Supervisors may refuse to issue such permit or may issue such permit subject to specified conditions designed to accomplish the purposes of this Ordinance.

SECTION 4. Interim Zoning District Number Two is hereby established, consisting of the following described territory:

All that portion of the unincorporated territory lying with a distance of 1000 feet from the exterior boundaries of County Road #140 from the Napa County line south to a point 460 feet north of the junction of the north line of State Route 203 (County Road) and the east line of State Route 74 (Napa Road).

SECTION 5. Interim Zoning District Number Three is hereby established consisting of the following described territory:

All that portion of the unincorporated territory lying within a distance of 1000 feet from the exterior boundaries of State Highway Route Z-Sol-7-G, 7-A and 7-H, being between a point 2000 feet north of the junction of State Route X-Sol-7-G and State Route 208 and Cordelia Junction.

SECTION 6. All departments, officials and public employees of the County of Solano which are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this ordinance and shall issue no such permit or license for uses, buildings, or purposes if the same would be in conflict with the provisions of this ordinance, and any such permit or license, if issued in conflict with the provisions of this ordinance, shall be null and void.

It shall be the duty of the Planning Commission of the County of Solano to enforce the provisions of this ordinance pertaining to the erection, construction, reconstruction, moving, conversion, alteration or addition to any building or structure.
It shall be the duty of the Sheriff of the County of Solano and of all officers of said County herein and/or otherwise charged by law with the enforcement of this ordinance to enforce this ordinance and all the provisions of the same.

Any person, firm or corporation, whether as principal agent, employee or otherwise, violating or causing or permitting the violation of any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not more than Three Hundred Dollars ($300) or by imprisonment in the County Jail of said County for a term not exceeding three (3) months or by both such fine and imprisonment. Such person, firm or corporation shall be deemed to be guilty of a separate offense for each and every day during any portion of which any violation of this ordinance is committed, continued or permitted by such person, firm or corporation, and shall be punishable as herein provided.

Any building or structure set up, erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of this ordinance shall be and the same is hereby declared to be unlawful and a public nuisance and the District Attorney of said County shall, upon order of the Board of Supervisors, immediately commence action or proceedings for the abatement and removal and enjoinder thereof in the manner provided by law and shall take such other steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate and remove such building or structure and restrain and enjoin any person, firm or corporation from setting up, erecting, building, maintaining or using any such building or structure or using any property contrary to the provisions of this ordinance.

The remedies provided for herein shall be cumulative and not exclusive.

SECTION 1. This ordinance is hereby declared to be an urgency measure and shall take effect and shall be in force immediately upon its adoption, and shall be published one time on or before the eighth day after its passage in VALLEJO TIMES-HERALD, a newspaper of general circulation printed and published in said County. The conditions constituting such urgency, in addition to the matters recited in Section 1 hereof, to which reference is hereby made, are as follows: The erection or enlargement of dwellings in Interim Zoning Districts hereby created on building sites of less than five thousand (5000) square feet in area and having side yards less than five (5) feet in width, would, except under unusual circumstances in particular cases and under appropriate conditions to be prescribed in such cases, be a menace to the public health, safety and general welfare. Said Board of Supervisors hereby finds that various persons intend to erect or enlarge dwellings and will do so unless prevented by the immediate adoption of this ordinance. The immediate adoption of this ordinance is therefore necessary in order to protect public health, safety and general welfare.

Chairman of the Board of Supervisors of the County of Solano, State of California.

ATTEND:

County Clerk and ex officio Clerk of said Board.
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 meeting of said Board held on the 15th day of April 1942, by the following vote:

AYES: Supervisors Brown, Danielson, Demmon, Schmeiser and Foley.

NOES: None.

ABSENT: None.

WITNESS my hand and Official Seal as such Clerk this 15th day of April, 1942.

LEWIS MORRILL

SEAL

Clark