ORDINANCE NO. 302

AN ORDINANCE AMENDING ORDINANCE NO. 288 OF THE COUNTY OF Solano, State of California, being the zoning plan ordinance of said County of Solano by amending Section 18, Section 19, Section 20, Section 21, Section 22 and Section 35 thereof

THE BOARD OF SUPERVISORS OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA, DO ORDAIN

AS FOLLOWS:

SECTION 1: ORDINANCE NO. 288 OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA, IS HEREBY AMENDED BY AMENDING SECTION 18, SECTION 19, SECTION 20, SECTION 21, SECTION 22, AND SECTION 35, as said amended sections are hereinafter set forth.

SECTION 2: AMENDING SECTION 18 OF SAID ORDINANCE NO. 288 TO READ AS FOLLOWS:

"REGULATIONS FOR "C" DISTRICTS:

The following regulations shall apply in all "C" Districts and shall be subject to the provisions of SECTION 25 of this ordinance:

(a) Uses Permitted:
1. All uses permitted in "A-4" Districts.
2. All agricultural uses except the conducting and maintenance of hog farms.
3. The following uses, subject to the securing of a use permit in each case, which use permit shall preserve conditions as to area of building site, dimensions of yards, provision of adequate off-highway automobile standing space and such other matters as may be deemed to be necessary:
   I. Hotels, inns, multiple dwellings and dwelling groups.
   II. Automobile courts and automobile camps.
   III. Automobile service stations, but not including junk yards, automobile wrecking or the storage of used automobile parts.
   IV. Restaurants, refreshment stands and retail stores.
   V. Commercial nurseries and greenhouses.
   VI. Public, quasi-public and institutional uses.
   VII. Outdoor advertising signs and outdoor advertising structures.
4. Accessory buildings incidental to any of the above uses.
(b) Building Height Limit:
   Two and one-half (2½) stories but not exceeding thirty-five (35) feet in height, except for agricultural purposes and except as otherwise provided under the terms of any use permit.
(c) Front Yard Required:
   Each Lot shall have a front yard not less than twenty (20) feet in depth or as otherwise specified in any use permit.
(d) Side Yards Required:
   None, except that a five (5) foot side yard shall be maintained along the side line adjacent to any existing residence or residential zone.
(e) Rear Yard Required:
   Each Lot upon which a dwelling, hotel or inn is located shall have a rear yard of not less than twenty (20) feet in depth, except as otherwise specified in any use permit.

SECTION 3: AMENDING SECTION 19 OF SAID ORDINANCE NO. 288 TO READ AS FOLLOWS:

"REGULATIONS FOR "D" DISTRICTS:

The following regulations shall apply in all "D" Districts and shall be subject to the provisions of SECTION 25 of this ordinance:

(a) Uses Permitted:
1. All uses permitted in the "C" District without regard to the securing of a use permit, except as hereafter provided in paragraph 4 of this section and except that in any "D" District which is entirely surrounded by a residential district or by such district and a city or county boundary, a use permit shall be required for the establishment of any use for which such permits are required in "A-4" Districts.
2. Stores and shops for the conduct of any retail business; automobile service stations for the sale of gasoline, oil and minor accessories; banks; barber shops; beauty parlors; conservatories; dressmaking, millinery, shoe and tailor shops; messenger offices; professional offices; storage garages; studios (except motion picture studios); telegraph offices; theaters; and other business uses which, in the opinion of the Planning Commission are
of the same general character as those enumerated in this subsection and will not be obnoxious
or detrimental to the district in which located.

3. Outdoor advertising signs and outdoor advertising structures shall be sub-
ject to the securing of a use permit. However, nothing contained herein shall be construed as
precluding the installation of any outdoor advertising sign or structure, attached to any build-
ing, the use of which has met the approval of the Planning Commission.

4. Outdoor advertising signs and outdoor advertising structures, at which general repairing is done, automobile courts, automobile service stations, and undertakings which are ordinarily incidental to the operation of the above establishments, subject to the securing of a use permit.

5. No dance hall, road house, night club, commercial club, or any establishment
where liquor is served 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 estab-
ishment, maintenance and operation of such use.

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

(c) 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 streetside 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 this or any
other 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 4. AMENDING SECTION 20 OF SAID ORDINANCE NO. 288 TO READ AS FOLLOWS:
REGULATIONS FOR "E" DISTRICTS:
(a) Uses Permitted:
1. All uses permitted in any "A-4" District;
2. All uses permitted in "O" and "D" Districts without regard to any limit-
ations imposed in said "O" Districts and without regard to the securing of any use permit for
any such use, except as hereinafter provided in paragraph 6 and paragraph 7 of this section.
3. Stores and shops for the conduct of any wholesale business (except ware-
houses; auto laundries; dancing academies; carpenter shops; laundries; paint, paper hanging
and decorating shops; plumbing shops; tinsmith shops; storage of household goods.
4. Junk Yards, subject to the securing of a use permit and only when con-
ducted in a building enclosed on all sides or when enclosed by a fence in such manner as may
be specified by the Planning Commission.
5. The use of power-driven machinery incidental to any of the uses permitted
in said "E" Districts.
6. No dance hall, road house, night club, commercial club, or any establishment
where liquor is served, 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 "E" 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.
7. Automobile courts and automobile camps subject to the securing of a use per-
mit in each case.

(b) Building Height Limit:
Six (6) stories or seventy-five (75) feet, provided that no 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) Front, side and rear yards required:
Same as specified for "D" Districts.
8. Outdoor advertising signs and outdoor advertising structures shall be
subject to the securing of a use permit. However, nothing contained herein shall be construed as
precluding the installation of any outdoor advertising sign or structure attached to any
building, the use of which has met the approval of the Planning Commission.
SECTION 5. AMENDING SECTION 21 OF SAID ORDINANCE NO. 288 TO READ AS FOLLOWS:

REGULATIONS FOR "G" DISTRICTS:

The following regulations shall apply in all "G" Districts and shall be subject to the provisions of SECTION 25 of this Ordinance:

(a) Uses Permitted:

All uses permitted in the "D" District or any other use not otherwise prohibited by law. Provided, however, that none of the following uses shall be established in any "G" District unless and until a use permit shall first have been secured for such use:

- Acid mgr.
- Ammonia, bleaching powder or chlorine manufacture
- Arsenal
- Bag Cleaning
- Blast Furnace
- Blueing mfr.
- Boiler or tank works
- Brick, tile, pottery or terra cotta manufacture other than the manufacture of handcraft products only.
- Candle factory
- Celluloid manufacture or treatment
- Cement, lime, gypsum, or plaster of Paris manufacture, or central mixing plant.
- Chemical mfr.
- Coke oven
- Cotton gin.
- Crematory
- Cremation or storage of raw hides or skin.
- Distillers manufacture
- Distillation of boilers, coal or wood
- Drilling for oil, gas or other hydrocarbon substances
- Dyestuff manufacture
- Earthenware or sandpaper manufacture
- Explosives or fireworks manufacture or storage
- Fat rendering
- Fertilizer 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
- Hog farm
- Junk yard
- Lamp black 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
- Potash works
- Power plant (steam)
- Pyroxlin manufacture
- Rubber or gutta-percha manufacture or treatment
- Salt works
- Sugar manufacture
- Shoe 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
- Stock yard 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
- Wood pulping or securing
- Yeast plant

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

(b) 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.

(c) Front, side and rear yards required:

Same as in the "D" District.

(d) Outdoor advertising signs and outdoor advertising structures shall be subject to the securing of a use permit. However, nothing contained herein shall be construed as precluding the installation of any outdoor advertising sign or structure attached to any building, the use of which has met the approval of the Planning Commission.
SECTION 6. AMENDING SECTION 22 OF SAID ORDINANCE NO. 288 TO READ AS FOLLOWS:

"REGULATIONS FOR "K" DISTRICTS:

The following regulations shall apply in all "K" Districts and shall be subject to the provisions of SECTION 25 of this ordinance.

(a) Uses Permitted:
1. All uses permitted in "A-1" Districts.
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 or landing strips for aircraft of any type providing that a Use Permit shall be secured in each case.
6. Accessory buildings and accessory uses, including all farm buildings and dwellings for farm help.
7. Any other use which 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) Building Site Area Required:
Same as specified for the "A-1" District.

(c) Front, side and rear yards required:
Same as specified for the "A-1" Districts; provided, however, that 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 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.

(d) Outdoor advertising signs and outdoor advertising structures shall be subject to the securing of a use permit. However, nothing contained herein shall be construed as precluding the installation of any advertising sign or structure attached to any building, the use of which has met the approval of the Planning Commission."

SECTION 7. AMENDING SECTION 35 OF SAID ORDINANCE NO. 288 TO READ AS FOLLOWS:

"REVOCATION OF PERMITS:

(a) Revocation: In the event any person, firm or corporation holding a Use Permit for any of the uses or purposes for which such permits are required or permitted by the terms of this Ordinance shall violate any of the provisions of this Ordinance, or any other law or ordinance, or shall conduct or carry on said use in such a manner as to materially affect adversely the health, welfare or safety of persons residing, or working in the neighborhood of the property of the said permittee, or shall conduct or carry on said use so that the said use is materially detrimental to the public welfare or injurious to property or improvements in the neighborhood, said Board of Supervisors shall revoke or suspend the said Use Permit:

(b) Procedure for Revoking: No permit shall be revoked or suspended, except by lapse of time as provided for in subsection "C" hereafter, until a hearing shall be held by the said Planning Commission of the County of Solano. Written notice of such hearing shall be served upon the permittee at least five and not more than ten (10) days prior to the date set for said hearing. At any such hearing the permittee shall be given an opportunity to be heard and defend himself, and he may call witnesses and present evidence in his behalf. Upon conclusion of such hearing the said Planning Commission may recommend the suspension or revocation of such permit upon such terms and conditions as, in the judgment of the Commission, will be deemed proper, which action shall be subject to the confirmation of the Board of Supervisors. In case such permit shall be revoked, no new permit shall be granted to such person to conduct or carry on any such use within six (6) months after such revocation.

(c) Automatic Revocation: In every case wherein any Use, Zoning, Occupancy, Adjustment and/or Variance Permit shall have been duly issued to any person, firm or corporation and where any such person, firm, or corporation shall neglect, fail, or refuse to use such Use, Zoning, Occupancy, Adjustment and/or Variance Permit within a period of one (1) year from the date of the issuance of such Use, Zoning, Occupancy, Adjustment and/or Variance Permit, the same shall automatically become and remain null and void and of no force or effect.

"A" or "B" or "C" or "D" or "E" or "F" or "G" or "H" or "I" or "J" or "K" or "L" or "M" or "N" or "O" or "P" or "Q" or "R" or "S" or "T" or "U" or "V" or "W" or "X" or "Y" or "Z"
whencever".

SECTION 8. This ordinance shall be published once on or before the eighth day after its passage, in the Vallejo Times-Herald, a newspaper printed, published and circulated in the County of Solano, and shall be effective thirty (30) days from and after its passage.

FRANK O. BELL
Frank O. Bell, Chairman of the Board of Supervisors of the County of Solano, State of California

Attest: (SEAL)
LEWIS MORRILL
County Clerk and Ex-officio Clerk of said Board

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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 7th day of June, 1948 by the following vote:

AYES: Supervisors Brown, Morrison, Mowers and Bell.
NOES: None.
ABSENT: Supervisor Rule.

WITNESS my hand and Official Seal as such Clerk this 7th day of June, 1948.

LEWIS MORRILL (SEAL)
Lewis Morrill, Clerk