THE ZONING PLAN FOR THE COUNTY OF SOLANO, STATE OF CALIFORNIA

ORDINANCE NO. 46

AN ORDINANCE OF THE COUNTY OF SOLANO, CALIFORNIA, ADOPTING A ZONING PLAN FOR SAID COUNTY BY ESTABLISHING VARIOUS DISTRICTS IN SAID COUNTY; REQUIRING CERTAIN PERMITS FOR THE aircraft OF USES AND BUILDINGS, HEIGHT LIMITS OF BUILDINGS, SETBACKS OF BUILDINGS FROM ROADS OR WAYS, REQUIRING THAT CERTAIN PERMITS SHALL BE SECURED FOR CERTAIN OF SUCH BUILDINGS AND USES; DEFINING CERTAIN TERMS USED HEREIN; SPECIFYING THE PROCEDURE FOR THE REVOCATION AND REVOCATION OF ANY OF THE PROVISIONS HEREOF; AND REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITHTHE BOARD OF SUPERVISORS OF THE COUNTY OF SOLANO, CALIFORNIA, DO ORDAIN AS FOLLOWS:

SECTION 1. ADOPTION OF ZONING PLAN

a. There shall be hereby adopted a Zoning Plan for the County of Solano, State of California, said Plan being a precise and detailed plan for the use of land in said County, based on the General Plan for the County of Solano.

b. Said Zoning Plan is adopted to provide a precise plan for residential, commercial, industrial, agricultural, public, and other land uses in the County in order to:
   1. Protect the established character and social and economic values of agricultural, residential, commercial, industrial, recreational, and other areas within the County which have developed in a healthy and orderly manner.
   2. Encourage beneficial development of these areas which have grown in conflict with uncontrolled patterns of use.
   3. Assist in providing a definite and publicly approved plan of development to guide, control, and stimulate the future growth of the County in accordance with the need of the County and in proper relation to other land-use areas in the region.

SECTION 2. ESTABLISHMENT AND DESIGNATION OF DISTRICTS

a. The several districts hereby established and into which the County is divided are designated as follows:
   1. Agricultural Districts
   2. Agricultural-Residential Districts
   3. Estate Residential Districts
   4. Duplex Residential Districts
   5. Multiple Family Residential Districts
   6. Park Districts
   7. Highway Commercial Districts
   8. General Commercial Districts
   9. Commercial Service Districts
   10. Limited Manufacturing Districts
   11. General Manufacturing Districts
   12. Special Use Districts

b. The boundaries of the several districts established herein shall be the boundaries thereof as set forth and designated herein and in accordance with the Ordinance which describes same, said districts: Section 2, which consists of index map, certain sections of the same, maps; and sections and other parts of this Ordinance, each of which is designated by the number so followed by a dash and numeral, and which section consists of a numerical designation and boundaries, and on said maps and all notations, references, data, and other information shown thereon are hereby adopted and made a part of this Ordinance.

c. Wherever as herein otherwise provided, the Planning Commission, upon written application or upon its own motion, shall determine the location of such boundaries.

SECTION 3. OTHER MATTERS

a. Notwithstanding anything herein contained, any building or structure shall be erected, moved, altered, added to or enlarged, not shall any building, or any part thereof, except a greenhouse, be used for any purpose other than is included among the uses hereinafter listed, as permitted in the district in which such building is located.

b. No building shall be erected, reconstructed, or structurally altered in excess of the limit hereinafter designated for the districts in which such building is located.

c. No building shall be erected, nor shall any existing building be altered, enlarged, or rebuilt, nor shall any open space be encroached upon or reduced in any manner, the building site area, building location, regulations hereinafter designated for the district in which such building or open space is located.

SECTION 4. EXCEPTIONS, ETC.

a. A building or structure shall be permitted on any building for the purpose of complying with the provisions of this Ordinance or for the use of greenhouses, as provided by or open space for a building on any other building site.
### SECTION 6—REGULATIONS FOR EXCLUSIVE AGRICULTURAL OR T DISTRICTS

The Board of Supervisors finds that agriculture is a major industry of the County, and that for the protection of agriculture and to prevent further encroachment upon (but incompatible uses of) property and for the general welfare of the County as a whole, there is hereby created a zone classification within which agriculture shall be encouraged to the exclusion of such other uses of land as may be in conflict therewith. Therefore, the provisions of this section shall be liberally interpreted, and, so far as they apply to agricultural pursuits and services to the end that no other use shall be permitted and no regulation shall be deemed or construed to interfere with any normal accessory uses con-

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ducted in conjunction therewith. It is the intention of this section to deter developer from considering lands in an A-10 exclusive agricultural zone as potential urban sub-division property; to provide maximum protection to existing and future agricultural enter-prise; from restrictions instituted at the request of present or future residents; and to in every way encourage the highest and best agricultural use of the land so classified including the necessary farm-residential and other similar uses necessary and incidental thereto.

It is expressly understood that areas zoned as A-10 exclusive agricultural in accordance herewith shall be deemed to be "zoned and used exclusively for agricultural and as to which there is no reasonable probability of the removal or modification of the zoning restriction within the near future" as such language appears in Chapter 3029, 1957 Statutes of the State of California.

Use Permits may be issued authorizing use of part of the land in said zones for recrea-
tional, educational, religious, or public utility purposes, as provided herein where and to the extent that such are necessary to serve such zones, and such issuance and use shall not in any sense invalidate said exclusive zoning classification or designation.

The purpose and intent of the A-District is two-fold: to preserve fertile lands best suited for permanent agricultural use from the encroachment of incompatible uses: and, in other areas to preserve in agricultural use and well suited for eventual development until such time as the provision of utilities, access highways and other facilities may permit orderly development to occur. Changes of zones from A-10 to another classification are to be made only where such uses are in accord with the General Plan.

b. Uses allowed:

1) Agriculture, except that those uses indicated in Paragraph c of this Section may be established only after a Use Permit shall have first been secured.

2) Roadside stand for the sale of agricultural products grown or produced on the premises when located not less than sixty (60) feet from the centerline of the street.

3) Processing of products produced on the premises.

4) Buildings and uses accessory or incidental to any permitted use, including farm-residences, barns, stables, and other farm out-buildings, quarters for farm labor employed on the premises, one non-commercial guest house.

5) On-site signs for the exclusive purposes of identifying any permitted use and listing services available. Signs not exceeding six (6) square feet in area for each building site addi-tions to the sale or lease of property upon which diplayed.

6) Oil and gas wells when located not less than one hundred fifty (150) feet from the centerline of the street.

c. Uses permitted provided the conditions for a Use Permit as set forth in Section 2 are fulfilled:

1) Animal feed yard, animal sales yard, animal stock yard, commercial kennel for dogs or cats, riding academy, public stable.

2) Processing of agricultural products other than those produced on the premises, fertilizer plant and yards.

3) Incineration, disposal, reduction of refuse.

4) Labor camp.

5) Hog farm.

6) Cemetery, mausoleum, columbarium.

7) Airport and heliport.

8) Swimming, boating, fishing, or hunting lodges, boat harbor.

9) School, church, or private school, tennis courts, private or rest home.

10) Oil and gas wells when located within one hundred fifty (150) feet of the centerline of the street.

11) Roadside stand for the sale of agricultural products grown or produced on the premises when located within eighty (80) feet of the centerline of the street.

d. Minimum Building Parcel Area Required: Minimum parcel areas in this district shall include either of the following. Upon the designation of an area to a particular parcel size, such designation shall be used as a suffix to the "A" designation.

Zone    Min. Parcel Area

A-10    10 acres

12) Minimum Front Yard Required: Thirty (30) feet, except that buildings shall not be less than fifty (50) feet from the centerline of the street and unless otherwise indicated by building lines on the Sectional District Maps.

13) Minimum Side Yard Required: Twenty (20) feet.

14) Minimum Rear Yard Required: Twenty-five (25) feet.

15) Special Yards and Distances between Buildings Required: Accessory buildings shall be not less than sixty (60) feet from the front property line, nor less than twenty (20) feet from any side or rear property line, nor less than ten (10) feet from any dwelling unit on the property.

16) Maximum Building Height: Thirty-five (35) feet, provided that additional height may be permitted for non-dwelling structures, including windmills, silos, private water tanks; provided no such structures shall exceed the heights allowed in Section 29, if located in an Airport Flight Obstruction Area.
SECTION 7—REGULATIONS FOR AGRICULTURAL-RESIDENTIAL OR A-R DISTRICTS

a. The purpose and intent of the A-R District is to provide an area suitable for small farms and rural residences.

b. Uses allowed:
   (1) Agriculture, except that those uses indicated in Paragraph c of this section may be established only after a Use Permit shall have first been secured.
   (2) Small animal husbandry, provided that not more than one hundred (100) turkeys per acre, in addition to brooding stock shall be kept, fed, or maintained on a parcel of less than five (5) acres.
   (3) The grazing of livestock, except hogs.
   (4) Processing of products produced on the premises.
   (5) One-family dwellings, not including tents or trailers.
   (6) Rooming and boarding of not more than three (3) persons per dwelling unit.
   (7) Roadside stand for the sale of agricultural products grown or produced on the premises when located not less than eighty (80) feet from the centerline of the street.
   (8) On-site signs for the exclusive purposes of identifying any permitted use and advertising the sale or lease of property upon which displayed.
   (9) Buildings and uses clearly accessory or incidental to any permitted use including barns, stables, and other farm outbuildings; quarters for farm labor employed on the premises; one non-commercial guest house.

c. Uses permitted provided the conditions for a Use Permit as set forth in Section 25 are fulfilled:
   (1) Commercial kennel for dogs or cats, riding academy, public stables.
   (2) Cemetery, crematory, mausoleum, and columbarium.
   (3) Tract office for a period to be specified in the Use Permit.
   (4) Airport and heliport.
   (5) Swimming, boating, fishing, or hunting lodges.
   (6) Public service facility, nursing school, church, nursing or rest home.
   (7) Oil and gas wells.
   (8) Signs not exceeding six (6) square feet in area advertising the sale of a subdivision.
   (9) Maximum Building Height: Thirty-five (35) feet, provided that additional height may be permitted for non-dwelling structures, including windmills, silos, private water tanks; provided such structures shall exceed the heights allowed in Section 29, if located in an Airport Flight Obstruction Area.
   (10) Minimum Parcel Area Required: Two and one-half (2½) acres, excepting that buildings shall be not less than fifty (50) feet from the centerline of the street and unless otherwise indicated by building lines on the Sectional District Maps.
   (11) Minimum Side Yard Required: Ten (10) feet.
   (12) Minimum Rear Yard Required: Twenty-five (25) feet.
   (13) Special Yards and Distances between Buildings Required: Accessory buildings shall be not less than sixty (60) feet from the front property line; nor ten (10) feet from any side or rear property line, nor ten (10) feet from any dwelling unit on the property.

SECTION 8—REGULATIONS FOR RESIDENTIAL ESTATE OR R-E DISTRICTS

a. The regulations for this district are designed to stabilize and protect the residential characteristics of the district, to promote, and encourage a suitable environment for family living for members of many families. The R-E District is to be used only for suburban single-family homes and the community services appurtenant thereto.

b. Uses allowed:
   (1) One-family dwellings, not including tents or trailers.
   (2) Agriculture, but not including the raising of any animals for commercial purposes.
   (3) Private stables, provided that such stables shall not be closer than (60) feet to any street or twenty (20) feet to any property line.
   (4) Buildings and uses clearly accessory or incidental to any permitted use, including servants' quarters and non-commercial guest houses.
   (5) Signs not exceeding six (6) square feet in area advertising the sale or lease of property upon which displayed.

b. Uses permitted provided the conditions for a Use Permit as set forth in Section 32 are fulfilled:
   (1) Public service facility.
   (2) Nursery school, church, nursing or rest home.
   (3) Use of a tract of land adjacent to an R-E or M-D District.
   (4) Tract offices, for a period to be specified in the Use Permit.
   (5) Signs not over three hundred (300) square feet advertising the sale of a subdivision.

b. Minimum Areas, Yards, and Other Conditions: Minimum building site areas in this district shall include any of the following. Upon the designation of an area to a particular building site area, such designation shall be used as a suffix to the R-E designation.
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<th>SITE WIDTH</th>
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<tr>
<td>R-E 28</td>
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*Excepting that buildings shall be not less than fifty (50) feet from the centerline of the street, lot line, or other existing line, as determined by the Sectional District Map.

1. Special Yards and Distances between Buildings: Accessory buildings used as stables shall be twenty (20) feet from any side or rear property line and not less than sixty (60) feet from the front property line nor less than twenty (20) feet from any dwelling unit or property.

2. The regulations for this district are designed to stabilize and protect the residential characteristics of the district, to promote and encourage a suitable environment for family life where children are members of many families. The R-S District is intended to be used only for urban single-family homes and the community services appurtenant thereto. The minimum five thousand (6000) square feet designation shall be used only in areas where this lot size is in use prior to the enactment of this ordinance. New districts hereafter created shall provide building sites of not less than sixty thousand (66000) square feet.

3. Uses allowed:
   a. One-family dwellings, not including tents or trailers.
   b. Sheet metal roofing, and boarding of not more than three (3) persons.
   c. Unlighted and unpowered sign not exceeding six (6) square feet in area, for each building site, advertising the sale or lease of property upon which displayed.
   d. Buildings and uses clearly accessory or incidental to any permitted use, including commercial or aggregational house on a minimum building site of seventy-five hundred (7,500) square feet.

4. Use permitted provided the conditions for a Use Permit as set forth in Section 23 are fulfilled.

   a. Automobile parking lot when adjacent to any C- or M-District.
   b. Tract office for a period to be specified in the Use Permit.
   c. Nursery school, church, nursing or rest home.

   Minimum Minimum Building Area Required:
   a. One-family dwellings: Not over two (2) acres, but not over three hundred (300) square feet per dwelling unit.
   b. Unlighted signs per dwelling unit.
   c. Unlighted signs per dwelling unit.

   Minimum Rear Yard Required: Twenty (20) per cent of the lot depth to a maximum requirement of twenty-five (25) feet, provided that no rear yard shall be less than fifteen (15) feet.

5. Maximum Building Height: Thirty-five (35) feet.

6. Parking: Minimum of one (1) off-street parking space for each dwelling unit, as required in Section 29, of this ordinance, shall be maintained behind the front yard.

7. The R-D District is designated for certain medium-density residential areas, where a considerable mingling of single unit and multi-unit dwellings is likely to occur. The regulations for this district are designed to stabilize and protect the essential residential characteristics of the district, to promote and encourage a suitable environment for family life.

8. Uses allowed:
   a. One-family dwellings, not including tents or trailers.
   b. Sheet metal roofing, and boarding of not more than three (3) persons.
   c. Unlighted and unpowered sign not exceeding six (6) square feet in area, for each building site, advertising the sale or lease of property upon which displayed.

9. Use permitted provided the conditions for a Use Permit as set forth in Section 23 are fulfilled.

   a. Off-street parking lot when adjacent to any M. or D. District.
   b. Tract office for a period to be specified in the Use Permit.
   c. Nursery school, church, nursing or rest home.

   Minimum Building Height: Main building — thirty-five (35) feet; accessory buildings — fifteen (15) feet.

10. Minimum Building Site Area Required: Eight thousand (8000) square feet for two-family homes on one (1) building site.

11. Average Building Site Width Required: Sixty (60) feet on corner lot; fifty (50) feet on interior lot.

12. Minimum Front Yard Required: Twenty (20) feet unless otherwise indicated by building lines shown on the Sectional District Maps.


14. Minimum Rear Yard Required: Twenty (20) per cent of the lot depth to a maximum requirement of twenty-five (25) feet, provided that no rear yard shall be less than fifteen (15) feet.

15. Distances between Buildings: Where two (2) separate single-family dwellings are located on (2) lot, there shall be a minimum distance of ten (10) feet between such buildings placed on (2) lots, six (6) feet between such buildings placed in any other manner.

16. Parking: A minimum of one (1) off-street parking space for each dwelling unit, as required in Section 29 of this ordinance, shall be maintained behind the front yard.

MIN. BLDG. AVE. MIN. SITE AREA | SITE WIDTH | MINIMUM YARDS | TOTAL | SIDE YDS.
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*Unless otherwise indicated by building lines on the Sectional District Maps.
SECTION 11—REGULATIONS FOR MULTIPLE RESIDENCE OR R-M DISTRICTS

a. The R-M District is designated in certain areas primarily for high-density residential uses of a multiple-dwelling nature and the community services appurtenant thereto. The regulations for this district are designed to stabilize and protect the essential aesthetic values and the character of the area, without being so restrictive as to be incompatible with the intensity of land use, a suitable environment for family life.

b. Uses allowed:
1. Family dwellings, not including tents and trailers.
2. Duplexes.
3. Multiple dwellings and dwelling groups, rooming, and boarding houses.
4. Street signs, advertising the sale or lease of property upon which displayed. Name plates not to exceed two square feet when appurtenant to any permitted use.
5. Buildings and uses clearly accessory or incidental to any permitted use.

c. Uses permitted provided the conditions for a Use Permit, as set forth in Section 20, are fulfilled:
1. Lodges, fraternal organizations and clubs, except those operated as a business for profit.
2. Automobile parking lots, when appurtenant to any permitted use in the district, or when adjacent to any O- or X-District.
3. Tract office for a period to be specified in the Use Permit.
4. Not over three hundred (300) square feet advertising the sale of a subdivision.
5. Nursing home, rest home.
6. Public service facility.
7. Nursery, school, church.
8. Automobile and trailer-park.

d. Maximum Building Height: Fifty (50) feet.

e. Minimum Land Area Per Dwelling Unit: Minimum land area per dwelling unit required shall include all of the following, unless the designation of an area is to a particular minimum land area per dwelling unit, such designation shall be used as a suffix to the R-M designation.

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f. Minimum Rear Yard Required: Fifteen (15) feet.

g. Minimum Average Building Site Width: Sixty (60) feet.

h. Special Yards, Required for Dwelling Groups:
1. In case the buildings of the group are so located on the lot that the rear of the building which faces the street is faced by the front of a building to the rear, i.e., in a single row of side to side series, this side yard providing access shall have a width of not less than twelve (12) feet.

2. In case the buildings of a group are so located on the lot that the rear thereof abut upon one side yard and the front thereof abut upon the other side yard, i.e., in a single row side to side series, this side yard providing access shall have a width of not less than twenty (20) feet.

3. In case the buildings of a group are so located on the lot that the rear thereof abut upon each side yard and the fronts thereof face a court, i.e., in a double row side to side series, this side yard providing access shall have a width of not less than twenty (20) feet.

4. In no case shall separate buildings of the group be closer to any other building than a distance of ten (10) feet.

5. No building in any group shall be so located on the lot that the rear thereof abuts on any street line.

6. Distances required between buildings on the same lot and as yards and courts for dwelling groups shall be increased by two (2) feet for each story that the height of any building or dwelling group exceeds two (2) stories.

SECTION 12—REGULATIONS FOR PARK OR P DISTRICTS

a. The P District is designated to preserve for recreational use areas well suited to recreational purposes.

b. Uses allowed:
1. Park and playground.
2. Riding academy, public stables.
3. Golf course, country club.
4. Campground.
5. Resort, guest ranch.
6. Agriculture, not including hog farms, animal feed, sales, or stock yards; fertilizer plant.
7. Farm dwellings on parcels of twenty (20) acres or more.
8. Roadside stand for sale of agricultural products grown or produced on the premises and not over eighty (80) feet from the centroid of the street.
10. Accessory uses and buildings clearly appurtenant to any permitted use.

11. Three on-site signs appurtenant to any permitted use shall be permitted for each establishment.

12. Signs not exceeding six (6) square feet in area, for each building site, for the purpose of advertising the sale or lease of property upon which displayed.
c. Uses permitted, provided the conditions for a Use Permit as set forth in Section 23 are fulfilled:
   1. Amusement center.
   2. Commercial service station.
   3. Restaurant and refreshment stand.
   4. Amusement center.
   5. Nursery and greenhouse.
   6. On-site signs, either double or single faced, for the exclusive purpose of identifying any permitted use and listing services available, provided that no sign shall be over 18 feet in height, the public right-of-way.
   7. Maximum building height: Thirty-five (35) feet, provided that additional height may be permitted if a Use Permit is first secured.

SECTION 35—REGULATIONS FOR HIGHWAY, COMMERCIAL OR C-H DISTRICTS

a. C-H Districts are intended for commercial uses to serve the highway traveler. The bulk of highway frontage throughout the County is not appropriate for commercial uses but is reserved for exclusive, agricultural uses, and is zoned. C-H Districts are to be established in areas of four (4) acres or larger, and shall be located on or near highway frontage.

b. Uses allowed:
   1. Commercial service station.
   2. Hotel.
   3. Restaurant and refreshment stand.
   4. Amusement center.
   5. Nursery and greenhouse.
   6. On-site signs, either double or single faced, for the exclusive purpose of identifying any permitted use and listing services available, provided that no sign shall be over 18 feet in height, the public right-of-way.
   7. Maximum building height: Thirty-five (35) feet, provided that additional height may be permitted if a Use Permit is first secured.

SECTION 14—REGULATIONS FOR NEIGHBORHOOD COMMERCIAL OR C-N DISTRICTS

a. The C-N District is designed to provide an area for convenient day-to-day shopping in the neighborhood. It shall be created in municipal zones (4) acre, or maximum of six (6) acre areas, in locations where economic studies show that such facilities are necessary. The C-N District is not designed to facilitate the large scale department stores or other extraneous retail sales buildings normally found in the central business area of a city or community.

b. Uses allowed:
   1. Shop, store and service for retail sales when conducted entirely within a building.
   2. Business and professional offices.
   3. Automotive service station, theatre, automobile parking lot, provided that where any such use abuts any R District a minimum six (6) foot high, masonry wall or solid, board fence shall be erected and maintained.
   4. Maximum building height: Thirty-five (35) feet, provided that no sign shall be permitted to overhang the public right-of-way.
   5. Maximum building height: Thirty-five (35) feet, provided that additional height may be permitted if a Use Permit is first secured.

b. Uses permitted: The conditions for a Use Permit as set forth in Section 23 are fulfilled:
   1. Commercial service station.
   2. Business and professional offices.
   3. Public service facility.

c. Architectural approval may be required for any use in C-N Districts, as provided in Section 38 of this ordinance.

d. Maximum Building Height: Thirty-five (35) feet, provided that additional height may be permitted if a Use Permit is first secured.

e. Maximum building yard: None, except where the street abutting the side yard shall be not less than five (5) feet, and in a R District, in which case the abutting side yard shall be not less than five (5) feet yard, and in a R District, in which case the abutting side yard shall be not less than five (5) feet. The maximum building yard shall be twenty (20) feet, in a R District, in which case the street shall be not less than twenty (20) feet.

f. Loading Requirements: Adequate private off-street space for the loading and unloading of all material.

1. In an R District, in which the front yard shall be the same as required in such R District, and, excepting that buildings shall not encroach upon the building lines established on the Sectional District Maps.
SECTION 15—REGULATIONS FOR GENERAL COMMERCIAL OR C-G DISTRICTS

A. The C-G District is designated for the general business areas of a community.
B. Uses allowed:
1. Shop, store, and service for retail sales conducted within a building.
2. Business and professional offices.
3. Indoor theatre.
4. Medical and dental clinic.
5. Hotel, motel, dormitory.
6. Lodger, fraternal organization, club, union hall, and similar organizations.
7. Auto-service station, garage, repair.
8. Business school, art, modeling, music and dancing studio, or similar academies.
9. Automobile parking lot.
10. Autographic signs appurtenant to any permitted use provided that no sign shall be permitted to overhang the public right-of-way.
11. Advertisements not exceeding thirty (30) square feet in area advertising the sale or lease of property, on which displayed.
12. Incidental storage and accessory uses, including processing and repair operations and services, provided such uses shall be clearly incidental to the sale of products at retail on the premises, and shall be so placed and constructed as not to be offensive or objectionable because of odor, dust, smoke, noise, or vibration.

C. Uses permitted for any use in C-G Districts, as provided in Sec. 25 of this ordinance:

1. Loading Requirements: Adequate private off-street space for the loading and unloading of vehicles.
2. Maximum Building Height: Fifty (50) feet.
3. Minimum Side Yard Required: None, except where the side of a lot abuts upon the side of a lot in an R District, in which case the abutting side yard shall be not less than five (5) feet, and except where the side yard of a corner lot abuts on a street where the street in an R District, in such case the side yard shall be ten (10) feet adjacent to the street.
4. Minimum Front Yard Required: None, except where the frontage in a block is partially in an R District, the side yard shall be the same as required in such R District, and excepting that buildings shall not encroach upon the building lines established on the Sectional District Maps.

SECTION 16—REGULATIONS FOR COMMERCIAL SERVICE OR C-S DISTRICTS

A. The C-S District is designated to provide an area for business services in support of the primary activities in other business districts.
B. Uses allowed:
1. Shops, stores and services for retail sales conducted within a building.
2. Business and professional offices.
3. Medical and dental clinic, medical and dental laboratory.
4. Auto service station, garage, repair.
5. Hotel, motel, lodge, fraternal organization, club, union hall, and similar organizations.
6. Business school, art, modeling, music and dancing studio, or similar academies.
7. General service uses, including: auto repair, garage, blacksmith shop, cabinet shop, cooper shop, electrical repair shop, machine shop, plate, works, plumbing shop, sheet metal shop, Upholstering shop, welding shop, wood mill, and other uses of a similar nature.
8. Wholesale uses, warehouse.
9. Automobile parking lot.
10. Automobile storage garage.
Minimum Side Yard Required: None, except where the side of a lot abuts upon the side of a street. For a District, in which case the abutting side yard shall be not less than ten (10) feet, and except where the side yard of a corner lot abuts on a street where the frontage of the block is partially in an R or A District, in which case, the side yard space shall not be less than ten (10) feet.

Minimum Front Yard Required: None, except where frontage in a block is partially in an R or A District, in which case, the front yard shall be the same as required in such Block or A District. However, no buildings shall not enroach upon the building lines as shown on the Sectional District Maps.

SECTION 17—REGULATIONS FOR BUSINESS AND PROFESSIONAL OFFICE OF C-O DISTRICTS.

a. The C-O District is designated primarily to provide an area for business and professional offices.

b. Uses Allowed:
   1. Medical and dental clinic.
   2. Business and professional offices.
   3. Law office.
   4. Library.
   5. Taxicab stand.
   6. Automobile parking lot.

   7. On-site signs appurtenant to any permitted use not to exceed thirty (30) square feet in area, which area may be divided into not more than three (3) single or double faced signs, provided that no sign shall be permitted to overhang the public right-of-way. Signs not exceeding in the aggregate fifteen (15) square feet in area for each building site for the purpose of advertising the sale or lease of property upon which displayed.

   8. Uses clearly accessory or incidental to any permitted use.

c. Uses permitted provided the conditions for a Use Permit, as set forth in Section 23, are fulfilled.

   1. Medical and dental laboratories, not including the manufacture of pharmaceutical or other products for general sale or distribution.
   2. Mortuary, funeral home.
   3. Restaurant.
   4. Florist shop, when conducted within a building.
   5. Public service facility.
   6. School, church, day nursery, nursery school.

Architectural approval may be required for any use in C-O Districts as provided in Section 28 of this ordinance.

f. Maximum Building Height: Thirty-five (35) feet, provided that additional height may be permitted if the required yards are increased by one (1) foot for each one (1) foot of building height over thirty-five (35) feet.

SECTION 15—REGULATIONS FOR LIMITED MANUFACTURING OR M-L DISTRICTS.

The M-L District is designed to provide an environment conducive to the development and protection of modern, large scale administrative buildings, research institutions, and specialized manufacturing organizations, all of a non-residential nature, in accordance with the provisions of an industrial park plan.

b. Uses Allowed:

   1. Administrative, executive, and financial offices.
   2. Manufacturing, assembly, printing, or packaging of products from previously processed raw materials such as: cloth, plastic, leather, precious, or semi-precious metals or stones but not including such operations as: saw and planing mills or any manufacturing uses involving primary production of metals or chemical products such as: raw mill, paper mill.
   3. Manufacturing of electric and electronic instruments and devices.
   4. Manufacturing of bakery goods, candy, cosmetics, pharmaceuticals and the like.
   5. Manufacturing of dish or meat products, condiments, vinegar or the like, or the rendering or refining of fats and oils.
   6. Any other research or light manufacturing use determined by the Planning Commission to be of the same general character of the above permitted uses.
   7. Agriculture, not including hog farms; animal feed, sales, or stock yards; or fertilizer plant.
   8. Farm dwellings on parcels of twenty (20) acres or more.
   9. On-site signs appurtenant to any permitted use when attached to the building.
   10. Sign advertising the sale or lease of property upon which displayed.
   11. Buildings and uses clearly accessory or incidental to any permitted use.
   12. Automobile parking lot.

a. Uses permitted provided the conditions for a Use Permit, as set forth in Section 23, are fulfilled.

   1. Public service facility.
   2. Airport, heliport.

d. Architectural approval may be required for any use in M-L Districts according to the provisions of Section 28 of this ordinance.

a. Minimum Lot Area Required. One (1) acre, except for parking lots and as may otherwise be permitted for a Use Permit as required by this Section.

b. Maximum Building Height: Fifty (50) feet, provided that additional height may be permitted if the required yards are increased by one (1) foot for each one (1) foot of building height over the height limit.


d. Minimum Yard Required. Twenty-five (25) feet, unless otherwise indicated by building line on the Sectional District Maps.

   1. Side Yard Required: Fifteen (15) feet, except that twenty-five (25) feet shall be required when adjacent to an R or A District.
   2. Rear Yard Required: Ten (10) feet, except that twenty-five (25) feet shall be required when adjacent to an R or A District.

k. Loading and unloading spaces shall be provided as required by the Zoning Administrator and/or Planning Commission. Loading space shall not be located in the required front yard space, and no vehicles shall be parked or loading of any kind shall be done on any streets within the required front yard space.

l. Other Required Conditions:

   1. All uses shall be conducted wholly within a completely enclosed building, except for agriculture and parking and loading facilities, and as otherwise specified in any Use Permit.
   2. Manufacturing processes shall use only gas or electricity as a source of power.
SECTION 19—REGULATIONS FOR GENERAL MANUFACTURING OR M-G DISTRICTS

a. The purpose of the M-G District is to permit the normal operations of almost all inducements as long as they are needed to operate or maintain the building or business. Such use of land may be in the beguising area or adjoining premises. The use designations are designed to provide a differentiation between an intensive and an extensive type of development.

b. No permit shall be granted for the following:
(1) Manufacturing, processing, disassembling, and assembling and storage of products and materials, railroad, airport and other transportation-use, removal of natural resources, or mining of the earth, unless the mining are not on or only in the vicinity of the creation or emission: of dust, gas, smoke, fumes, or other air pollutants, noise, vibrations, odors, liquid or solid refuse, or waste disposal. The Planning Commission, after date, that prior to the issuance of a Zoning-Building Permit, the Planning Commission may require evidence that adequate controls, measures, or devices will be provided to meet performance standards, in the zone, as

(2) Farm dwellings on parcels of twenty (20) acres or more.
(3) Accessory uses appurtenant to any permitted use.
(4) On-site sign appurtenant to any permitted use.
(5) Sign advertising the sale or lease of property upon which displayed.
(6) A use permitted under Section 20, provided that in Section 20, are fulfilled.

(7) Junk yard, wrecking yard.
(8) Dumpy, disposal, incineration, or reduction of refuse.
(9) General advertising sign.
(10) Animal feed yard, animal sales yard, animal stockyard, hog farm.
(11) Service uses appurtenant to any permitted use.

(2) On-site excavation or removal of native materials, including building, and construction, and to be used as a suffix to the M-G designations.

Zone Minimum Parcel Area
M-G-1 One-half (1/2) acre
M-G-2 Three (3) acres
M-G-3 Maxinum Building Height: None, provided no structure shall exceed the height limitations of Section 23; if located on an Airport Flight Path, a maximum height of three thousand (3000) feet above ground level.

(3) Front Yard: Ten (10) feet, except that buildings shall not be less than fifty (50) feet from the centerline of the public road, or unless otherwise indicated by building lines on the Sectional District Map.
Side Yard: Twenty (30) feet, except that twenty-five (25) feet in height when adjacent to any A-D District.
Rear Yard: Twenty (20) feet, except that forty (40) feet shall be required for any building over one (1) story or twenty-five (25) feet in height when adjacent to any R-D District.

l. Loading spaces shall be provided as required by the Zoning Administrator and/or Planning Commission. Loading and unloading space shall not be located in the required front or side yard.

SECTION 20—GENERAL PROVISIONS AND EXCEPTIONS

The regulations specified in this ordinance shall be subject to the following general provisions and exceptions:

a. Use;
(1) No dance hall, road house, night club, commercial, or any establishment, where liquor is served, or commercial place of amusement, or recreation shall be established in any two, hundred (200) feet of any two hundred (200) feet in any residential district unless a Use Permit is first secured in each case.

(2) Circus, carnival, fair, revivals, or similar temporary establishments involving the attendance of people and automobiles shall be limited in any B, A-R, P, C-H, C-S, M-L, and M-G District for a brief duration provided a Use Permit is first secured in each case.

(3) Removal of minerals or natural materials, including building and construction materials to be used for commercial purposes shall be allowed for a limited period in the M-G District; a Use Permit is first secured in each case.

(4) On-site excavation or removal or filling of materials for normal facilities, or where such removal or filling is motivated by land leveling as its prime objective, shall be allowed in any district provided no finished grades exceed a two to one (2 to 1) slope.

(5) Concrete and asphaltic concrete, mixing plants, and construction storage yards incidental to construction or public works projects may be allowed in any T, A, F, or A-R District for a limited period, provided a Use Permit is first secured in each case.

(6) Public utility electric, gas, water, oil, and telephone transmission, and distribution lines shall be permitted in any district without the necessity of first obtaining a Use Permit; provided, however, that maps showing proposed routes of such transmission lines, together with a written statement of approximate structure height and right-of-way widths shall be submitted to the Planning Commission, and routes finally acceptable to the Planning Commission and utility agencies concerned shall be determined in writing prior to the acquisition of any rights-of-way therefor.

(7) In any A-F or C-H District, one (1) directional sign, not exceeding three hundred (300) square feet in area, placed adjacent to a freeway, in advance of the turn off to a roadside commercial district or a by-pass road in writing, for the sole purpose of giving approaching motorists notice of such turn-off and of such commercial district. Community facilities provided a Use Permit is first secured in each case.
(1) In any district, vacant land shall not be required to be vacated.

(3) Derrick, for gas well drilling, shall be removed when wells are brought into production.

(20) The Planning Commission shall have power to hear and decide questions involving the enforcement of this ordinance when such questions are based upon the interpretation thereof.

b. Special regulations:

1. Regulations for private stables and corrals:

- The following regulations shall apply to all private stables:
  - The minimum lot area upon which a horse may be kept is one (1) acre, and two (2) acres shall be required for each additional horse.
  - One (1) acre shall be required for each twenty thousand (20,000) square feet by which the parcel of land exceeds one (1) acre.

- Stables shall be located in no case closer than twenty (20) feet from the side and rear lot lines, and not closer than sixty (60) feet to the front line of the property, nor more than one (1) dwelling unit on the property. Corrals shall be located on the rear half of the lot.

2. Regulations for guest houses:

- The following regulations shall apply to all guest houses in R, T, and A Districts:
  - There shall be no more than one guest house on any one building site. No kitchen may be permitted in any such building, and the building shall not be closer than one hundred (100) feet from the nearest point of the main residence.
  - The building shall be the main and only required for the main building.
  - The minimum rear yard shall be ten (10) feet.

- The guest house together with the other accessory buildings shall not exceed thirty (30) per cent of the area of the required rear yard on which it is built.

- A guest house shall not exceed a height of fifteen (15) feet.

- A garage shall not be placed on a lot of less than two thousand five hundred (2,500) square feet.

3. Regulations for accessory buildings:

- Accessory buildings attached to the main building shall comply with all requirements of this ordinance applicable to the main building, except that sixty (60) feet shall be located directly across the front property line or on the rear, fifty (50) per cent of the lot.

- The side and rear yard requirements may be waived for an accessory building other than guest houses or buildings other than the main building, and shall not be less than fifty (50) feet.

- Stables shall not be located closer than ten (10) feet from the main building.

- Stables shall be located at least twenty (20) feet from the main building.

- An accessory building for the shelter of small animals shall not be placed closer than ten (10) feet from the main buildings and in any case shall be located ten (10) feet from any property line.

- Accessory buildings in any R District shall be permitted in the required rear yard, except that such buildings, in the aggregate, shall not occupy more than thirty (30) per cent of the area.

- Accessory buildings in any R District shall not exceed a height of fifteen (15) feet.

4. Building site special regulations:

- In any district in which it is located, a building shall be permitted on a building site of less area or frontage than that required by the regulations existing in such district or districts ordaining such space shall be measured from such official plan lines and in no case shall the building site be less than one and one-half (1 1/2) times the required front yard.

- The use of land as permitted for the district in which it is located shall be permitted on a building site of less area or frontage than that required by the regulations existing in such district or districts ordaining such space, except that the sections of any building or structure which fail to comply with said sections shall be measured from such official plan lines and in no case shall the building site be less than one and one-half (1 1/2) times the required front yard.

- The use of land as permitted for the district in which it is located shall be permitted on a building site of less area or frontage than that required by the regulations existing in such district or districts ordaining such space, except that the sections of any building or structure which fail to comply with said sections shall be measured from such official plan lines and in no case shall the building site be less than one and one-half (1 1/2) times the required front yard.

- The use of land as permitted for the district in which it is located shall be permitted on a building site of less area or frontage than that required by the regulations existing in such district or districts ordaining such space, except that the sections of any building or structure which fail to comply with said sections shall be measured from such official plan lines and in no case shall the building site be less than one and one-half (1 1/2) times the required front yard.

5. Building site special regulations:

- In any R District, the building site shall have its principal frontage on a public or private street.

- For a private street serving more than three (3) building sites, the right-of-way with opening from the public street and along the full length of said private street shall be at least fifty (50) feet.

- In any R District, the building site shall have its principal frontage on a public or private street.

- For a private street serving more than three (3) building sites, the right-of-way with opening from the public street and along the full length of said private street shall be at least fifty (50) feet.

- In any R District, the building site shall have its principal frontage on a public or private street.

- For a private street serving more than three (3) building sites, the right-of-way with opening from the public street and along the full length of said private street shall be at least fifty (50) feet.

- In any R District, the building site shall have its principal frontage on a public or private street.

- For a private street serving more than three (3) building sites, the right-of-way with opening from the public street and along the full length of said private street shall be at least fifty (50) feet.

- In any R District, the building site shall have its principal frontage on a public or private street.

- For a private street serving more than three (3) building sites, the right-of-way with opening from the public street and along the full length of said private street shall be at least fifty (50) feet.

- In any R District, the building site shall have its principal frontage on a public or private street.

- For a private street serving more than three (3) building sites, the right-of-way with opening from the public street and along the full length of said private street shall be at least fifty (50) feet.
SECTION 31—PLANNED UNIT DEVELOPMENT PERMIT

a. Purpose
Where a special design proposal for a large scale development makes it desirable to apply regulations for the development of a district, the Planning Commission may grant a Planned Unit Development Permit. The purpose of such permit is to grant diversification in the location of structures and site qualities while achieving the standards relating to public health, safety, welfare, and convenience in the use and occupancy of buildings and facilities in planned building groups.

b. Conditions
When any district the Planning Commission may grant a Planned Unit Development except: to district regulations as to use, building height or bulk, yards and open areas, or other provisions of this ordinance when the following conditions are found:

(1) The tract or parcel of land involved must be a minimum of four (4) acres in area and must be either in one ownership or the subject of an application filed jointly by the owners of all the property included.

(2) The proposed development must be designed to provide an environment of stable and desirable character, and must provide over-all standards of population densities, of open space, of circulation, and of off-street parking in conformance with the Master Plan of the County and, at least equivalent to those required by the terms of this ordinance for the zoning district in which the development is to be located.

(3) The various elements of the development plan must relate to one another in such a way as to form a harmonious, integrated whole of sufficient unity to justify exceptions to the normal regulation of this ordinance.

c. Application
Application shall be filed with the Zoning Administrator and shall be accompanied by a development plan showing the use or uses, dimensions, and location of proposed structures, of parking spaces, and of areas, if any, to be reserved for streets, parks, plazas, rounded areas, school sites, and other open spaces. The applicant shall also submit such other information as may be necessary to determine that the contemplated arrangement or use makes it desirable to apply regulations and requirements different from those ordinarily applicable under this ordinance. Such a Planned Unit Development permit shall be accompanied by a fee of seventy-five ($75) dollars, no part of which shall be refundable.

d. Public Hearing
The Planning Commission shall hold at least one (1) public hearing on any proposed Planned Unit Development permit application.

e. Public Notice
At least ten (10) days prior to the granting of any Planned Unit Development permit notice of the proposed Planned Unit Development and of the public hearing thereon shall be given by a newspaper of general circulation in the County, by posting in the vicinity of the property, and by mailing of such notice as may be prescribed by State Law.

f. Action
The Planning Commission shall act upon an application for a Planned Unit Development Permit within ninety (90) days of the date of such application and shall forthwith notify the applicant of action taken. The Planning Commission may authorize the development as submitted, or may modify, alter, adjust, or amend the plan before authorization, and in authorizing, it shall prescribe a time limit within which development must take place, and such additional conditions as are in its opinion necessary to assure completion of the development and the objectives of this ordinance. The development as authorized shall be subject to all conditions so imposed, and shall be excepted from other provisions of the ordinance only to the extent specified in the authorization.

g. Revocation
In any case where a granted Planned Unit Development Permit has not been exercised within one (1) year after the date of granting thereof, then without further action by the Zoning Administrator and/or Planning Commission, the permit shall be null and void.

h. Appeal
From the action of the Planning Commission may be made according to the provisions of Section 34.

SECTION 32—ZONING-BUILDING PERMITS

a. Zoning Building Permits shall be required for all buildings, structures, signs, and fences over six (6) feet hereinafter erected, constructed, altered, repaired, or moved within or into any district established by this ordinance, and for the use of vacant land, or for a change in the character of the use of land within any district established by this ordinance, excepting that purely agricultural, non-residential buildings and/or structures upon agricultural property in units of five (5) acres or more, when exterior walls of such buildings and/or structures are located at least sixty (60) feet from any property line, and when any such buildings and/or structures are erected to be used only on the unit of land wherein the same are situated for the purpose of agricultural operations on such unit only, or for the occupancy of persons working and employed on such unit only, are exempted from the provisions of this section.
Notwithstanding anything in this ordinance to the contrary, in the case of the prospective use of land and the prospective construction of more than one building or other structures, in M-G Districts nothing contained in this ordinance shall require or be deemed to require additional permits, or prompt an additional approval or permit or to require any change in the previously filed and approved plans, construction, location, or designated use of any buildings or other structures or the nature of which of which plans or permits were given which were or are a part of which, in the Zone Building permit issued, and the use of any portion of the land and the construction of one or more of said buildings or structures was commenced, prior to the effective date of this ordinance.

a. Application
(1) Application for Zone Building Permit shall be made in writing on a form prescribed by the Zoning Administrator and shall be accompanied by an application fee to determine compliance with this ordinance, as required by the Zoning Administrator and/or Planning Commission. All applications shall be accompanied by the fee prescribed by the Uniform Building Code of the County of Solano, no part of which shall be refundable.

b. Issuance
The Zone Building Permit shall be issued if the proposed use or building is in conformance with the provisions of this ordinance. If any permit is issued by error or otherwise, i.e., where a proposed use or building is not in conformance with the provisions of this ordinance, such permit may be null and void.

c. Revocation
(1) In any case where the conditions of granting of a Zone Building Permit have not been, or are not hereafter complied with, the Zoning Administrator shall give notice to the permittee of intention to revoke such Zone Building Permit. Such revocation shall be subject to confirmation by the Planning Commission.

(2) Upon the revocation of a Zone Building Permit, within ten (10) days after the date of the granting thereof, then without further action by the Zoning Administrator or Planning Commission, the Zone Building Permit shall be null and void.

d. Appeal
Appeal from the action of the Zoning Administrator may be made according to the procedure of Section 32.

SECTION 23—USE PERMITS

a. The purpose of the Use Permit is to give public notice of certain proposed land uses and to allow review of said uses and necessary arbitration by the Planning Commission.

b. Use Permits, revocable, conditional, or valid for a term period, may be issued for any of the uses or purposes for which such permits are required or permitted by the terms of this ordinance. Granting of a Use Permit does not exempt applicant from complying with requirements of building codes and other ordinances.

c. Application
Application for Use Permit shall be made in writing on a form prescribed by the Zoning Administrator. The application shall be accompanied by the necessary fee and be subject to show that conditions set forth in paragraphs 2 and 3 of this section are fulfilled. The Zoning Administrator and/or Planning Commission shall be appointed and shall be notified of the date of the application. The written request shall forthwith notify the protesting person or group and the applicant of such meeting.

d. Action
(1) In cases of unopposed applications, the Zoning Administrator may grant a Use Permit upon the finding that the requirements set forth in this ordinance and in paragraphs 2 and 3 of this section are fulfilled.

(2) The Planning Commission may stipulate conditions in addition to the general conditions enumerated in paragraphs 2 and 3 of this section and guarantees such conditions will be complied with when in the public interest such additional conditions are deemed to be necessary.

(3) Unless the Use Permit application is withdrawn, application to approve, conditionally approve, or deny the Use Permit shall be taken by the Zoning Administrator or Planning Commission within sixty (60) days after the date of the application. The Planning Commission in the regular meeting which scheduling is not less than ten (10) days nor more than thirty (30) days from the date of the application. The application, the Zoning Administrator and Planning Commission shall find the following general conditions to be fulfilled:

(1) That the establishment, maintenance, or operation of a use or building, applied for, includes an implementation of the General Plan for the City of Solano, “Planning and Zoning,” population densities and distribution, and other aspects of the General Plan, as considered by the Zoning Administrator and/or Planning Commission to be pertinent.

(2) That adequate utilities, access, roads, drainage, and other necessary facilities necessary have been provided.

(3) That the proposed use or building will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, or general welfare of persons residing or working in or passing through the neighborhood of such proposed use or building or heretofore property and improvements in the neighborhood or to the general welfare of the community.
1. Conditions Relating to Specific Uses

2. Agricultural processing plant, such as canneries, можно, cannery, salting, etc. or dairy, etc. processing, etc., shall be located to provide convenience for the transportation of products or materials, shall be located to provide convenient transportation access to normal traffic, and shall provide loading areas as required by the Zoning Administrator, so that adequate measures shall be taken to control odors, dust, noise, and waste disposal so as not to constitute a nuisance; shall show that proposed source of water will not depire other water supplies, shall show that adequate controls or measures will be taken to prevent offensive dust, noise, vibrations, or bright lights.

3. Airports, bowling alleys, dance halls, and other similar places of amusement shall be located to provide ingress and egress designed so as to avoid traffic congestion, and shall provide a minimum six (6) foot solid board fence or masonry wall separating parking areas from residential property, and shall show that adequate measures will be taken to prevent offensive noise and vibration.

4. Animal feed yards, animal sales yards, animal stock yards, fertilizer plants and storage, etc., shall be located to provide ingress and egress so as to avoid traffic congestion, and shall show that adequate controls or measures will be taken to prevent offensive noise and odor. No incineration or refuse shall be permitted, on the premises.

5. Automobile repair garage shall show that adequate controls or measures will be taken to prevent offensive noise and vibrations.

6. Automobile parking lot adjacent to a C or M District shall be paved, shall have a minimum of six (6) foot high solid board fence or masonry wall separating the parking lot from the abutting residential use, shall provide lighting only constructed in such manner as to in no way disturb the living environment in the abutting residential district.

7. Automobile repair garage shall be entirely enclosed within a building, shall show that adequate controls or measures will be taken to prevent offensive noise and vibrations.

8. Automobile storage garage shall provide ingress and egress so designed as to avoid traffic congestion, and shall show that adequate controls or measures will be taken to prevent offensive noise and vibrations.

9. Bakery, creamery, laundry, cleaning and dyeing establishment shall provide off-street loading spaces as required by the Zoning Administrator, and shall provide off-street loading spaces as required by the Planning Commission. Amusement shall be entirely enclosed within a building, shall show that adequate controls or measures will be taken to prevent offensive noise, vibration, odor, and bright lights.

10. Cemetery, college, residential property, and shall provide ingress and egress so designed as to avoid traffic congestion, and shall show that adequate controls or measures will be taken to prevent offensive noise and light.

11. Church, museum, or welfare institution shall be located on a principal street or on a minimum one-half (1/2) acre parcel, and in all districts shall maintain a minimum ten (10) feet landscaped strip on all property lines abutting residential property and residential streets.

12. Circus, carnival, fair, revivals, or similar temporary establishments involving assembly shall be located to provide ingress and egress so as to not constitute a hazard or nuisance to surrounding property.

13. Community center shall be located on a major street or road, shall maintain a minimum ten (10) feet landscaped strip on all property lines abutting residential property, and shall show that adequate controls or measures will be taken to prevent offensive noise and light.

14. Concrete and asphaltic concrete mixing plant and construction storage yards, etc. shall provide adequate controls or measures will be taken to prevent offensive noise, odor, dust, fumes, smoke, or bright lights.

15. Dumping, disposal, incineration, or reduction of refuse shall show that adequate controls or measures will be taken to prevent offensive noise, odor, dust, fumes, smoke, or bright lights.

16. General advertising signs shall be located to provide ingress and egress so as not to constitute a hazard or nuisance to surrounding property.

17. Gun and archery shooting range shall show that adequate controls or measures will be taken to prevent any hazard or nuisance to surrounding residents or farm animals.

18. Hospital and sanitarium shall provide landscaping as required by the Zoning Administrator, and shall maintain a twenty (20) feet landscaped strip on all property lines abutting residential property.
(22) Junk or wrecking yard shall be entirely enclosed by a fence of sight (5), feet minimum height, constructed of a uniform material, shall be maintained clean and level in a structurally sound condition, and shall adequately screen the enclosed area from public view. This area, and garage area, may not be located in the selection of sites for junk or wrecking yards.

(23) Labor camp in an A District shall be located on a public road and where sanitary facilities are available.

(24) Library shall be located on a major street and in all districts shall maintain a minimum ten (10) foot landscaped strip on all property lines abutting residential property.

(25) Medical and dental laboratories shall maintain a minimum ten (10) foot landscaped strip on all property lines abutting residential property.

(26) Model airplane flying area, model car track, and model boat basin shall show that adequate controls or measures will be taken to minimize offensive noise, or prevent trespassing on surrounding property.

(27) Newspaper or commercial printing shop, blueprint shop shall be entirely enclosed within a building; shall provide off-street loading space in proportion to the number of truckloads per day, as required by the Zoning Administrator and/or Planning Commission; shall show that adequate controls or measures will be taken to prevent offensive noise, or vibration.

(28) Oil and gas well shall show that adequate control 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.

(29) Outdoor sales and rental lot shall show that adequate measures and controls shall be taken to prevent offensive noise, odors, and dust, and shall have a minimum six (6)-foot high sound barrier fence or masonry wall separating the lot from abutting residential uses.

(30) Outdoor theatre shall be located only on a major or secondary road or non-residential street. Entrances and exits shall be designed as to avoid traffic congestion; shall be located sufficiently distant from any dwelling, barn, or stable and to avoid any noise, fumes, and other disturbances that any farming 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.

(31) Public service facilities, shall maintain, a minimum ten (10) foot landscaped strip on all property lines abutting residential property.

(32) Railroad and bus depot shall be located on a major street, and shall be so located that generated traffic will not constitute a hazard or nuisance to surrounding property.

(33) Removal of natural material shall show that adequate controls or measures will be taken to prevent offensive noise, dust, vibrations, and standing water; shall not create finished grades of a greater slope than two (2) to one (1); and be so located that generated traffic will not constitute a hazard or nuisance to surrounding property.

(34) School, nursery school, and playground shall show that adequate controls, or measures will be taken to prevent offensive noise, light, or trespassing to surrounding property.

(35) Stadium, auditorium, race or drag track, shall have ingress and egress only on a major thoroughfare so designed as to avoid traffic congestion; shall provide, screen plantings to avoid disportion of motors; Zoning Administrator and/or Planning Commission shall show that adequate controls or measures will be taken to prevent offensive noise, or vibration.

(36) Subdivision sign, or tract office shall be limited to a six (6) month period at the expiration of which all permits may request a further extension of time.

(37) Plumbing, drainage, lighting, and holding tanks 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.

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

(39) Zoning Administrator or Planning Commission shall maintain a minimum fifty (50)-foot landscaped strip on all property lines; and shall show that adequate controls or measures will be taken to prevent offensive noise, odor, or light.

Repeal

(1) In any case where the conditions of a Use Permit have not been or are not complied with, the Zoning Administrator shall give the permittee notice of intention to revoke such permit, at least ten (10) days prior to a Planning Commission review thereof. After conclusion of the review, the Planning Commission may revoke such permit.

(2) In any case where a Use Permit has not been exercised within one (1) year after the date of the granting thereof, then without further action by the Zoning Administrator or Planning Commission, the Use Permit shall be null and void.

Re-application

(1) Whenever a Use Permit Application has been denied for a specific use, no new application covering all or a portion of the property involved in the original application shall be accepted by the Planning Commission for a period of six (6) months from the effective date of the final denial of the original application; provided, however, that upon a showing of a substantial change of circumstances, the Planning Commission may permit the filing of such new application prior to the expiration of six (6) month period.

Appeal

(1) Appeal from the action of the Zoning Administrator and/or Planning Commission may be made according to the provisions of Section 32.
SECTION 24—VARIANCES

b. Variances from the terms of this zoning ordinance may be granted only when the following conditions are found:

1. Because of special circumstances applicable to subject property, including size, shape, location, or surroundings, the strict application of the zoning ordinance is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.

2. A variance shall constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zoning district in which subject property is located.

c. Applications for Variance permits shall be filed with the Zoning Administrator upon such forms and for such purpose as shall be prescribed by the Zoning Administrator, so as to assure the fullest practicable presentation of facts for the permanent record.

Such application shall be accompanied by a fee of twenty ($20.00) dollars, which part of the fee shall be returnable.

d. Public Hearing

1. Public hearing shall be held on Variance permit applications, any hearing on any Variance permit application shall be not later than thirty (30) days from the date of application.

e. Public Notice

At least five (5) working days prior to the granting of any Variance permit notice of the proposed variance and of the public hearing shall be given by a newspaper of general circulation in the County by posting on or in the vicinity of the property involved and by mailed notice to the property owner.

f. Action

The Planning Commission may grant a Variance permit provided the conditions set forth in paragraph b of this section are satisfied. The applicant shall be forthwith notified of the action taken.

g. Revocation

In any case where a Variance permit has not been exercised within one (1) year after the date of granting thereof, then without further action by the Zoning Administrator the Variance granted by the Variance permit shall be null and void.

h. Re-application

Whenever a Variance permit application has been denied for a specific use, no new application for a property or the property involved, shall be accepted by the Planning Commission for a period of six (6) months from the effective date of the application, or any period of time that upon a showing of a substantial change of circumstances the Planning Commission may accept the filling of such new application prior to the expiration of such six (6) month period.

i. Appeal

Appeal from the action of the Planning Commission may be made according to the provisions of Section 53.

SECTION 25: PARKING REQUIREMENTS

a. In all districts, minimum, off-street parking spaces for the various uses shall be required as follows:

1. Residential uses— one (1) parking space per dwelling unit.

2. Commercial, industrial, governmental, and public use— one (1) parking space for each two (2) guest rooms.

3. Wholesale and storage uses— one (1) parking space for each employee.

4. Industrial uses— one (1) parking space for each three (3) employees, plus one (1) parking space for each type vehicle and storage vehicle.

5. Public assembly uses, including churches and theatres— one (1) parking space for each four (4) seats.

6. Parking for all other uses permitted not enumerated in this section shall be furnished as required by the Zoning Administrator and/or Planning Commission.

SECTION 26: PERFORMANCE STANDARDS

a. Application

1. Any proposed use in any district shall be used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable fires, explosive, or hazardous noise or vibration, smoke, dust, odor, or other form of air pollution; heat, cold, dampness, radioactivity, electrical or other disturbances; glare; liquid or solid refuse, or waste, or any element or object of destruction or waste (hereinafter referred to as "dangerous, injurious, noxious, or otherwise objectionable elements"); in such a manner or in such amount as to adversely affect the surrounding area or adjoining premises, provided that any use permitted by this ordinance is permitted only if it conforms to the regulations of this section limiting dangerous, injurious, noxious, or otherwise objectionable elements.

b. Performance Standards Procedure

At such hearing the Planning Commission believe that a proposed use in any district is likely to create dangerous, injurious, noxious, or otherwise objectionable elements, it may invoke the performance standards procedure contained herein.

1. Whenever the performance standards procedure has been invoked for a proposed use, zoning building permits therefor may be issued only as authorized by the Planning Commission.

c. Application

1. When the performance standards procedure has been invoked the applicant shall submit, in addition to the application for a Zoning Building Permit, a plan in duplicate and supplemental statement of the proposed machinery, processes and other equipment, together with specifications, to be used in obviating the emission of dangerous, injurious, noxious, or otherwise objectionable elements as set forth in the proposed plan.

2. Report by expert consultants

If the Planning Commission determines the proposed use may cause the emission of dangerous or objectionable elements the Planning Commission may refer the case to expert consultants for expert opinion as to whether the proposed use would adversely affect surrounding areas or adjoining premises by:"the creation or emission of dangerous or objectionable elements for investigation and to prepare a report to the forth right plan for the forth right plan for the proposed use and in a positive and concise manner recommend such additional specifications, standards, or devices such standards or devices as shall be applied as would obviate the creation or emission of dangerous or objectionable elements. The consultant shall address his report to the Planning Commission and a copy to the applicant at the same time.

3. Action by Planning Commission

Within thirty (30) days after the Planning Commission has received the aforesaid application, or the aforesaid report, if a report be required, the Planning Commission shall decide whether the proposed use will conform to the requirements of this section, and on such basis shall authorize or refuse to authorize issuance of a Zoning Building Permit or require a modification of the proposed plan of construction or other specifications, proposed equipment or operation, or other standards, hazardous, or objectionable elements, or dangerous or injurious elements in operation to the performance standards as stipulated in the Zoning Building Permit.
Enforcement. Whenever the performance standards procedure has been invoked and a conditioned Zoning-Building Permit, as authorized by the Planning Commission, has been issued, the Zoning Administrator shall investigate any alleged violation of such permit and, if, in his judgment, there is reasonable ground for the same, shall notify the Commission of the occurrence or existence of a probable violation thereof. The Commission shall investigate the alleged violation and, if satisfactory evidence of such violation is found, it may investigate the facts and circumstances surrounding the alleged violation. If the Commission finds that a violation has occurred or exists, a copy of said findings shall be forwarded to the Board of Supervisors. The services of any qualified experts employed by the Commission to advise in establishing a violation, shall be financed by the violator. If said violation is established, otherwise by the County.

d. Appeal. Appeal from the action of the Planning Commission may be made according to the provisions of Section 33.

SECTION 27. BUILDING LINES.

a. Establishment of building lines.

For the purpose of assuring the proper right-of-way width of certain streets and highways designated by the Master Plan to be of major importance, building lines measured from the center line of such streets or highways may be established on the Sectional District Maps of this ordinance or by Official Plan Lines adopted by ordinance as precise sections of the Master Plan of Streets and Highways of the County; in either case such building lines, when established shall supersede the front yard requirements of this ordinance.

b. Effect of establishment of building lines.

In no case shall any building be hereafter erected, nor shall any use of land be conducted (except the use of land for agriculture) so that such use will be closer to the right-of-way line or any building line which is established for such street or road by this or any applicable ordinance.

SECTION 33. ARCHITECTURAL APPROVAL.

The purpose of Architectural Approval is to promote the orderly and harmonious development of the County of Solano, to safeguard the public interest, health, safety, and general welfare, and to help prevent the impairment or depreciation of land values and development by the erection of structures of additions or alterations thereto of unsightly and unduly designed buildings. A Zoning-Building Permit may not, and such public architectural approval has been obtained for those structures and buildings for which such approval may be required in the District Regulations or elsewhere in this ordinance.

a. Procedure.


2. Should it be determined by the Zoning Administrator that any proposed structure, even though it is not undesirable or obnoxious in appearance, he shall schedule a architectural review of the plans of such structures at a regular meeting of the Planning Commission held not less than five (5) days nor more than twenty-one (21) days after the Zoning-Building Permit application filing date. The applicant shall be notified of the scheduling.

b. Action.

1. The Planning Commission shall have the function, duty, and power to approve or disapprove, or to approve subject to compliance with such modifications or conditions as the said Commission may deem necessary to carry out the purpose of these regulations, the external design of all proposed new buildings or structures for which architectural approval is required. Such decision shall be rendered within thirty (30) days of the regular meeting at which architectural review was scheduled.

2. In carrying out the purposes of this section, the Planning Commission shall keep in mind the following principles:

(a) It is not a purpose of this section that control of architectural character should be so rigidly enforced that individual initiative is stifled in the design of any particular building or substantial additional expense incurred; rather, it is the intent of this section that control of architecture sufficient to achieve the overall objectives of this section.

(b) Good architectural character is based upon the suitability of a building for its use; upon the appropriate use of sound materials; and upon the principles of harmony and proportion in the elements of the building.

(c) Good architectural character is not, in itself, more expensive than poor architectural character, and is not dependent upon the particular style and architecture selected.

(d) Where buildings are grouped in close proximity, harmony between individual buildings is of equal importance to the architectural character of any individual building. Similarity of materials, colors, and/or character of construction will help to minimize disharmony between buildings.

3. In carrying out the purposes of this section, the Planning Commission shall pay particular attention to on-site signs and general advertising structures, and shall have authority to limit, control the location, size, design, lighting, and use of colors in such on-site signs and general advertising structures, in order to promote the orderly and harmonious development of the commercial and industrial
SECTION 28. AIRPORT FLIGHT OBSTRUCTION AREAS

a. The purpose of the Airport Flight Obstruction Areas is to prevent the creation of flight obstructions and, thereby, protect the lives and property of users of airports and of occupants in the vicinity of airports, and to prevent destruction or impairment of the utility of airports and the investment therein.

b. Airport Reference Point.

Each airport shall submit to the Zoning Administrator and/or Planning Commission an Airport Reference Point. This Point will be located on the airport property at an elevation with its elevation above sea level on the appropriate Sectional District Map. Elevation shall be based on the U.S. Coast and Geodetic Survey Datum.

c. Airport Classification.

Each airport shall be classified as either: (a) Personal; (b) Secondary; (c) Feeder; (d) Trunk Line; (e) Express; (f) Continental; (g) Intercontinental Express in accordance with Civil Aviation Administration of the United States/Department of Commerce standards and Section 2155 of the Public Utilities Code of California—or (h) Military.

d. Airport Flight Obstruction Areas.

For each classification of airport, the following Airport Flight Obstruction Areas are established, which are restricted in height and shown combined with the designations of the use districts in which such Airport Flight Areas occur:

1. Transitional Area (V-Area):
   An area adjacent to the Approach Areas (W-1 and W-2) which extends outward from the Approach Areas.

2. Inner Approach Area (W-Area):
   An area of a distance of two hundred (200) feet from each end of each runway extending for a distance of ten thousand (10,000) feet and centered on the extended centerline of the runway, being (a) fifty (50) feet wide at the near end and to the runway and (b) fifty (50) feet wide at ten thousand (10,000) feet from the end of the runway.

3. Military Inner Approach Area (W-I):—Military Airport Only.
   An area of a distance of two thousand and seven hundred (2,750) feet from each end of each runway, extending for a distance of eight thousand (8,000) feet, and centered on the extended centerline of the runway being (a) fifty (50) feet wide at the near end and to the runway and (b) fifty (50) feet wide at ten thousand (10,000) feet from the end of the runway.

4. Outer Approach Area (W-2-Area):—Military Airport Only.
   An area of a distance of fifteen thousand (15,000) feet centered on the extended centerline of the runway at a constant four thousand (4,000) feet of width.

5. Airport Safety Area (T-Area):
   An area extending from the established Airport Reference Point a distance of (c) feet radius from the Airport Reference Point.

6. Flight Access Area (Y-Area):
   An area a distance of (d) feet radius from the established Airport Reference Point and extending to a distance of (e) feet radius from the Airport Reference Point.

7. Outer Airport Area (Z-Area):
   An area a distance of (e) feet radius from the established Airport Reference Point and extending to a distance of (f) feet radius from the Airport Reference Point.

8. Horizontal Sector Areas (Z-Area):
   An area of a distance of fifty thousand (50,000) feet radius from the established Airport Reference Point and extending to a distance of one hundred thousand (100,000) feet radius from the Airport Reference Point.

9. Distance—designated by letter varies according to type of airport classification as given in the following table:

<table>
<thead>
<tr>
<th>Airport Classification</th>
<th>Distance (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personal</td>
<td>200</td>
</tr>
<tr>
<td>Secondary</td>
<td>200</td>
</tr>
<tr>
<td>Trunk Line</td>
<td>300</td>
</tr>
<tr>
<td>Express</td>
<td>400</td>
</tr>
<tr>
<td>Intercontinental Express</td>
<td>600</td>
</tr>
<tr>
<td>Military Airports</td>
<td>1000</td>
</tr>
</tbody>
</table>

10. Use Permitted.

Use permitted in the district in which the Y, W-1, W-2, X, Z, Z-1, and/or Z-2 Areas are also subject, however, to the height limits of one in the section.

11. Height Regulations.

No structure or natural growth shall be permitted at greater heights above the elevation of the Airport Reference Point in the districts indicated in the following table, provided that such heights shall not supersede other height limitations of this ordinance of a more restrictive nature:

<table>
<thead>
<tr>
<th>District</th>
<th>Height Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>X, Y, Z, Z-1, Z-2 Areas</td>
<td>200 feet</td>
</tr>
</tbody>
</table>

12. W Areas:

Thirty-five (35) feet from two hundred (200) feet from end of runway in increasing in a direct proportion, (50:1) to two hundred thirty-five (235) feet at ten thousand (10,000) feet from end of runway.

13. W-1 Areas—Military Airport Only:

Thirty-five (35) feet at two thousand seven hundred fifty (2,750) feet from end of runway increasing in a direct proportion (50:1) to two thousand seven hundred fifteen thousand (17,000) feet from ten thousand (10,000) feet from end of runway.

14. W-2 Areas—Military Airport Only: Two hundred (200) feet.

15. Y Areas:

One hundred fifty (150) feet.

16. Z Areas:

One hundred fifty (150) feet at (d) feet from the Airport Reference Point, increasing in a direct proportion of one (1) foot in height for each twenty (20) feet horizontally away from the Airport Reference Point.

17. Y Areas—Military Airport Only:

Five hundred (500) feet increasing in a direct proportion of one (1) foot in height for each one hundred (100) feet horizontally away from the Airport Reference Point to a distance of one hundred thousand (100,000) feet from the Airport Reference Point.

18. Z-1 Areas:

Five hundred (500) feet horizontally away from the Airport Reference Point.

19. Z-2 Areas—Military Airport Only:

One hundred fifty (150) feet horizontally away from the Airport Reference Point.

20. Z-2 Areas—Military Airport Only:

Five hundred (500) feet horizontally away from the Airport Reference Point.
SECTION 23—NON-CONFORMING USES:

A. The lawful use of land and/or buildings existing on the effective date of this ordinance, although such use does not conform to the regulations specified by this ordinance for the district in which it is located, may be continued, so long as the land and/or buildings shall not be enlarged or increased, nor be extended to occupy a greater area than that occupied by such use at the time of the adoption of this ordinance, and that such use be granted by the County Assessor, unless and until a Use Permit is obtained in accordance with Section 24.

B. Any use for which a Use Permit is required under Section 24 hereof, if not subject to the regulations of this ordinance for the district in which such land and building are located.

C. If at any time a building in existence on the effective date of this ordinance which does not conform to the regulations, including parking regulations for the district in which it is located, be damaged or destroyed by fire, explosion, Act of God, or act of the public enemy, to the extent of more than ninety (90) per cent of its fair market value, according to the assessment by the County Assessor, for the fiscal year during which such destruction occurs, the land and building shall be subject to the regulations specified by the height and area regulations for the district in which such land and building are located.

D. If the actual operation of a non-conforming use of a building ceases for a continuous period of six (6) months, unless the legal owner can establish a valid proof to the contrary, the use of the non-conforming use shall be considered end. Further action by the Planning Commission, the said building and the land on which said building is located shall be subject to all the regulations specified by this ordinance for the district in which such land and building are located.

E. Ordinary maintenance and repairs may be made to any non-conforming building, provided no structural alterations are made except those required by law or ordinance, and provided such work does not exceed twenty-five (25) per cent of the actual value in the case of a non-conforming building.

F. Nothing contained in this ordinance shall be deemed to require any change in the plans, construction, or designated use of any building upon which actual construction was lawfully begun prior to the effective date of this ordinance, if the actual placing of construction materials in their permanent position, fastened in a permanent manner, actual work in excavating a basement, or the demolition or removal of any existing structure be provided. Any such building shall be diligently carried on until the completion of the building or structure involved.

G. The preceding provisions also apply to non-conforming uses in districts hereafter extended and in new districts hereafter created.

SECTION 24. DEFINITIONS:

A. For the purpose of this ordinance, certain terms used herein are defined as follows:

B. All words in the present tense shall include the future tenses; all words in 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 shall include the word "structure" and all buildings thereon; the word "plot" 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 "County" shall mean the County of Solano, State of California; and the words "County Boundary" shall mean the Boundary of the County of Solano, State of California, or the boundary of any incorporated political subdivision within said county.

C. Accessory use: A use naturally and normally incidental to and subordinate to the principal use of the land, and which does not change the character of the principal use.

D. Agriculture: The art or science of cultivating the ground, including harvesting of crops or pasturing of livestock, including horse, cattle, hogs, sheep, hogs, chickens, ducks, turkey, rabbit, duck, mink, hamster, chinchilla, frog, fish, worm, or other animals of a similar nature.

E. Animal, small: Shall mean chicken, turkey, rabbit, duck, mink, hamster, chinchilla, frog, fish, worm, or other animals of a similar nature.

F. Animal, live: Premises on which animals are held or maintained for the purpose of feeding and fattening for market and, where sixty (60) per cent or more of the feed for such animals is imported or purchased.

G. Animal, show: Premises wherein the care and treatment of sick or injured dogs, cats, rabbits, birds, and similar small animals is given but not including the boarding of animals that are not sick or injured.

H. Animal, sales yard: Shall mean an animal feed yard, including the auction or sale of animals therefrom.

I. Animal, stockyard: Shall mean any premises on which animals are held or maintained adjacent to a shipping or unloading point and where sixty (60) per cent or more of the feed for such animals is imported or purchased.

J. Automobile: Any vehicle with or without motive power, designed and constructed to travel on the public thoroughfares of the minimum speed limits in any one of the ways provided for in the Vehicle Code of the State of California, and designed and equipped for human habitation.

K. Automobile trailer-coach: Shall mean any vehicle with or without motive power, designed and constructed to travel on the public thoroughfares at the minimum speed limits and in any one of the ways provided for in the Vehicle Code of the State of California, and designed and equipped for human habitation.

L. Automobile trailer park: Premises upon which one or more automobile trailer coaches and/or similar vehicles are used as a place of habitation.

M. Building: That property abutting on one side of a street and lying between the two nearest intersecting or adjoining streets or nearest intersection or intersecting streets and railroad right of way, unless it is a street, alley or easement of waterways, or street or road easement.

N. Building, accessory: A subordinate building located on the same lot, the use of which is customarily incidental to that of the main building, or to the principal use of the land.

O. Building, height: Average height above the finished grade of the highest part of the building.

P. Building, main: A building in which is conducted the principal use of the building site and is not a part of any other district building shall be deemed to be a main building on the building site on which the same is situated.

Q. Building, site: The ground area of buildings or buildings, exclusive of the street, together with the land area under and surrounding the buildings and appurtenances thereon and area within a 100-foot radius of each building.

R. Camp ground: 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 temporary occupancy by transient or semi-occupancy by similar quarters.

S. Clinic: A building wherein a staff of doctors with necessary apparatus and equipment conduct the examination and treatment of out-patients.

T. Club: All clubs except those the chief activity of which is a service customarily carried on as a business.
Corporation yard: Buildings and premises for the storage of construction materials and machinery, used by the operator of the corporation yard in the conduct of his business.

Duplicate: A detached building, under one roof, designed for, or occupied exclusively by, two families living independently of each other, and separated by a common wall or floor.

Dwelling, multiple: A building or portion thereof, used or designed as a residence for three or more families living independently of each other, and doing their own cooking in said building, including apartment houses and flats.

Duplex: A detached building designed for, or occupied exclusively by, one family.

Dwelling, groups: A group of two or more detached, or semi-detached, one-family, two-family, or multiple-family dwellings occupying a parcel of land in one ownership, and having any yard or court in common.

Dwelling unit: A room or suite of rooms which is designed for, or occupied by one family doing its cooking therein.

Family: One or more persons occupying a premises and living as a single non-profit unit, excluding those temporarily occupying a hotel or sorority house. A family shall be deemed to include necessary servants.

Farm labor quarters: Roomsing and boarding houses and mess halls for any number of farm help customarily employed on land owned by the owner of the building site occupied by said houses or halls.

Garage, private: An accessory building for the storage of private motor vehicles; an accessory use incident to the main building.

Guest house: Detached living quarters of a permanent type of construction, without cooking facilities, clearly subordinate and incidental to and benefiting on the same building site, and not to be rented, let, or leased, whether compensation be direct or indirect.

Guest ranch: Shall mean buildings and premises offering recreational facilities for such pursuits as horseback riding, swimming, and hiking, and supplemental living accommodations.

Junk yard: The use of more than two hundred (200) square feet of area of any parcel, lot, or contiguous lots for the storage of junk or salvageable material, including junk metals or other scrap materials and/or for the storage, dismantling or "wrecking" of automobiles or other vehicles or machinery.

Lodge camp: Any living quarters, dwelling, boarding house, tent, bunkhouse, maintenance-of-way, car, trailer, coach, or other housing accommodations maintained in connection with any work or place where work is being performed and the premises upon which they are situated and/or the area set aside and provided for camping for five (5) or more employees by a labor contractor. Labor camp shall also mean a labor supply camp. A labor supply camp is hereby defined to be any place, area, or place of land where a person engages in the business of providing sleeping places or camping grounds for five (5) or more employees or prospective employees of another.

Lot key: The first lot to the rear of a corner lot, the front line of which is a continuation of the side line of the corner lot, exclusive of the width of any alley, and fronting on the street which intersects or intersects the street upon which the corner lot fronts.

Office, business: An office which has as its main function the arrangement or business transactions, the holding of sales meetings, and administrative conferences, the receiving of client payments, and the keeping of records, and accounts pertaining to the business.

Office, professional: An office from which a doctor, lawyer, engineer, architect, etc., may offer services.

One ownership: Ownership of property or possession thereof, under a contract to purchase all of which is not less than ten (10) years, by a person or persons, firm, corporation, or partnership, individually and jointly in common, or in any other manner whereby such property is under single or unified control. The term "owner" shall be defined to mean a person, firm, corporation, or partnership exercising such ownership as herein defined.

Parking space: A usable and accessible space for parking of a standard-sized motor vehicle on the street.

Public service facility: Any use of land by a governmental or public utility agency which has the power of eminent domain, or any land use of a public or quasi-public nature which is found by the Planning Commission to be necessary for the public health, safety, convenience, or welfare.

Road: See street.

Roofing: Boarding house: A dwelling other than a hotel, where lodging, and meals are for four (4) or more persons, are provided for compensation.

Servants quarters: Living accommodations for servants, not including cooking facilities.

Sign: Anything whatsoever placed: erected, constructed, posted, painted, printed, tacked, nailed, glued, stuck, carved, or otherwise fastened, affixed, or made visible for outdoor advertising purposes in any manner whatever, on the ground or on any tree, wall, bench, pole, sign, structure, or thing whatsoever.
alleged by the applicant, that there is error in any order, requirement, permit, decision, or action taken by an administrative official in the administration or enforcement of this ordinance.

b. Any person, firm, or corporation aggrieved or affected by any determination in the administration of this ordinance may, within ten (10) days, file an appeal in writing with the Planning Commission, Secretary, of the Planning Commission, who shall, in accordance with the provisions of this ordinance, transmit copies of all records constituting the record of the action appealed, including a written statement setting forth the reasons for his decision.

d. Upon hearing the appeal, the Commission shall find that the decision appealed from shall be affirmed, reversed, or modified. Notice of the Commission’s decision shall be mailed forthwith to the original applicant, the person making the appeal, and to any other person who has filed a written request therefor.

e. In case the applicant is not satisfied with the decision of the Planning Commission, he may, within ten (10) days, appeal in writing to the Board of Supervisors. A copy of such appeal shall be submitted by the applicant to the Planning Commission. The Board of Supervisors shall render its decision within thirty (30) days after receipt of such appeal and the Planning Commission of such appeal.
SECTION 34—AMENDMENTS

This ordinance may be amended by changing the boundaries of districts or by changing any other provision thereof whenever the public necessity and convenience require such amendment by following the procedure of this section.

Initiation. An amendment may be initiated by:

(1) The verified petition of one or more owners of property affected by the proposed amendment, which petition shall be filed with the Planning Commission and shall be accompanied by a fee of fifty ($50) dollars, no part of which shall be returnable to the petitioner or, if not filed, be refundable

(2) Resolution of intention by the Board of Supervisors;

(3) Resolution of intention by the Planning Commission.

Publication of Petition.

(1) The Planning Commission shall hold at least two (2) public hearings on any proposed amendment. At least ten (10) days prior to the first public hearing, said Planning Commission shall give notice thereof by at least one (1) publication of such public hearing in a newspaper of general circulation within the county.

(2) In case the proposed amendment consists of a change of the boundaries of any district so as to reclassify property from any district to any other district, the Planning Commission shall give additional notice thereof, at least three (3) places in the vicinity of the subject property, by mailing first class in the United States, postally, at least five (5) days prior to such hearing, to the owners of all property involved within three hundred (300) feet of the outer boundary of the proposed amendment, using for this purpose the last known addresses as shown on the records of the County Assessor. Any failure to mail written notices as aforesaid, shall not invalidate any proceedings for amendment of this ordinance.

Action by Planning Commission.

Following the aforesaid hearings, the Planning Commission shall make a report of its findings and recommendations with respect to the proposed amendment and may submit the report to the Board of Supervisors for determination. During the twenty (20) days following the adoption of the report, the Planning Commission shall give notice of the report and any recommendations in a newspaper of general circulation within the county at least ten (10) days prior to public hearing and of the purpose thereof by posting in at least three (3) places in the vicinity of the subject property, and by mailing first class in the United States, postally, at least five (5) days prior to such hearing, to the owners of all property involved within three hundred (300) feet of the outer boundary of the proposed amendment, using for this purpose the last known addresses as shown on the records of the County Assessor. Any failure to mail written notices as aforesaid, shall not invalidate any proceedings for amendment of this ordinance.

Action by Board of Supervisors.

Upon receipt of such report from the Planning Commission, or upon the expiration of the ninety (90) days as aforesaid, the Board of Supervisors shall set the matter for public hearing and shall give notice thereof by one (1) publication in a newspaper of general circulation within the county at least ten (10) days prior to such hearing. After conclusion of the hearing, the Board of Supervisors may adopt the proposed amendment or any part thereof in such form as said Board may deem advisable.

The decision of the Board of Supervisors shall be rendered within sixty (60) days after the receipt of a report and recommendation from the Planning Commission or, within sixty (60) days after the said report becomes due. Upon the consent of the said petition, any petition for an amendment may be withdrawn upon the written application of a majority of all the persons who signed such petition. The Board of Supervisors or the Planning Commission, as the case may be, may, by resolution, abandon any proceedings for an amendment initiated by its own resolution of intention, provided that such abandonment may be made only when such proceedings are before such body for consideration, and provided that any such abandonment shall not have been given as aforesaid.

Re-application.

Whenever a petition for an amendment to this ordinance has been denied, no new petition for the same amendment shall be accepted by the Planning Commission for a period of one (1) year from the effective date of the final denial of the original petition; provided, however, that upon a showing of a substantial change of circumstances, any such petition may be allowed by the Planning Commission or the Board of Supervisors at any time prior to the expiration of such one (1) year period. Nothing contained herein shall prevent the Board of Supervisors or the Planning Commission from at any time initiating proceedings for an amendment to this ordinance on its own motion.

SECTION 35—ENFORCEMENT, LEGAL PROCEDURES, PENALTIES

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 permits or licenses for uses, buildings, or purposes where the same would be in conflict with the provisions of this ordinance; and any such permits or licenses, if issued in conflict with the provisions of this ordinance, shall be null and void.

If it shall be the duty of the Planning Administrator and the Planning Commission to enforce the provisions of this ordinance pertaining to the erection, construction, reconstruction, moving, conversion, alteration or addition to any buildings or structure, it shall be the duty of the Sheriff of the County of Solano and all of his officers, to prevent such violations, and, in case herein and/or otherwise, charged by law with the enforcement of this ordinance, to enforce this ordinance and all the provisions of the same.
h. 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 punished by a fine of not more than five hundred ($500) dollars or by imprisonment in the county jail of said county for a term not exceeding six (6) months, or by both fine and imprisonment. Such persons, 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 punished as herein provided.

c. 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, removal, and enforcement thereof in the manner provided by law, and shall take such other steps and shall apply to such courts 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.

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

SECTION 36—CONFLICT

All ordinances, and parts of ordinances, of the County of Solano in conflict with this ordinance, to the extent of such conflict and no further, are hereby repealed.

SECTION 37—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 thereof, irrespective of the fact any one or more sections, sub-sections, sentences, clauses, or phrases be declared invalid.

SECTION 38—ENACTED

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

RAYMOND E. CHURCH
Chairman of the Board of Supervisors of the County of Solano, State of California

ATTEST: LEWIS MORRILL
County Clerk and Ex-officio Clerk
of said Board of Supervisors

Lewis Morril, 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 30th day of December, 1958 by the following vote:

AYES: Supervisors: Cohens, Long, Morrow and Church.

NOES: Supervisors: None.

ABSENT: Supervisor Kilby.

WITNESS my hand and official Seal as such Clerk this 30th day of December, 1958.

LEWIS MORRILL
Clerk