ORDINANCE NO. 471
AN ORDINANCE AMENDING ORDINANCE NO. 440
THE SOLANO COUNTY ZONING ORDINANCE

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

SECTION 1. Ordinance No. 440, The Solano County Zoning Ordinance, is hereby amended by the amending of: Subsections (1), (2) and (3) of Subsection b. and Subsection e. of Section 5; by the adding of Subsections f., g. and h. to Section 5; by the amending of Subsection (1) of Subsection b. of Section 5; by the amending of Subsection (1) of Subsection b. of Section 7; by the amending of Subsection (1) of Subsection b. of Section 6; by the adding of Subsections (11) and (12) to Subsection a. of Section 20; by the amending of Subsection (1) of Subsection b. and Subsection c. of Section 21; by the amending of Subsection a. of Subsection b. of Section 21; by the amending of Subsection a. of Subsection b. of Section 22; by the amending of Subsection a. of Subsection b. of Section 23; by the amending of Subsection e of Subsection b. of Section 23; by the amending of Subsection a. of Subsection b. of Section 24; by the adding of Subsection c. to Section 25; by the amending of Subsection a. of Section 27; by the amending of Subsection c. and g. of Subsection 30; by the adding of Subsection (j) to Subsection a. of Ordinance No. 440.

SECTION 2. Subsections b. (1), (2) and (3) and Subsection 3 are amended and Subsections f., g. and h. are added to Section 5 of Ordinance No. 440 to read:

b. (1) All uses as permitted in A Districts, Section 6, except that those uses indicated in Paragraph c. Section 6 may be established only after a Use Permit shall have first been secured.

b. (2) The term "one-family dwelling not including tents" shall be defined as follows:

(1) A temporary trailer coach site in any T, A, A-R, R-E, P and H-G District may be permitted for a temporary term corresponding to the circumstances of the particular case and provided a Use Permit is first secured by the owner of the temporary trailer coach site in each case.

a. (12) A temporary construction trailer site may be permitted in any district for a term corresponding to the circumstances of the particular case and provided a Use Permit is first secured in each case.

b. (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; except that in cases of remnant parcels, as herein defined, Planned Unit Development Permits may be granted for areas of less than four (4) acres.

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 publication in a newspaper of general circulation in the County and by posting in the vicinity of the property involved or by mailing of such notices as may be prescribed by State Law.
SECTION 8. Subsection a. of Section 22 of Ordinance No. 440 is amended to read:

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, are exempted from the provisions of this section.

SECTION 9. Subsections a., d., e., f. and g. (1) of Section 23 of Ordinance No. 440 are amended to read:

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

b. Public Hearing
   At least one (1) public hearing on any Use Permit Application shall be held by the Zoning Administrator, who shall maintain a public record of all hearings.

c. Public Notice
   At least ten (10) days prior to the hearing on any Use Permit Application, notice of the proposed use and the public hearing by the Zoning Administrator shall be given by publication in a newspaper of general circulation in the County and by posting in the vicinity of the property involved or by mailing such notices as may be prescribed by State law.

d. Right to be Heard
   The public notice of the proposed use shall set forth the right of any person or group to appear and be heard at the public hearing.

e. Action
   (1) The Zoning Administrator and/or Planning Commission may grant Use Permits upon the finding, in each case, that the requirements set forth in this ordinance and in paragraphs h. and i. of this section are fulfilled.

SECTION 10. Subsection i. (38) of Section 23 of Ordinance No. 440 is amended to read:

i. (38) Automobile and trailer park shall provide minimum four (4) acre site.

SECTION 11. Subsections J. and m. are amended and subsections eee. and fff. are added to Section 31 of Ordinance No. 440 to read:

J. Automobile trailer coach: Shall mean any vehicle with or without motive power, designed or constructed to travel on the public thoroughfares in accordance with the provisions of the vehicle code of the State of California and designed and equipped for human habitation.

m. Automobile and trailer park: Premises which are designed and improved for continual occupancy and upon which one or more inhabited automobile trailer coaches are located for non-temporary, indefinite periods.

eee. Remnant Parcel: Area under one or more ownerships of four (4) acres or less in aggregate area which has been isolated by public right of way and/or publicly acquired land.

fff. Temporary Trailer Coach Site: Premises which are used for temporary occupancy and upon which one or more inhabited automobile trailer coaches are located for temporary predetermined periods.

SECTION 12. Section 32.1 is added to Ordinance No. 440 to read:

Section 32.1 Rules of Procedure
The Planning Commission may establish rules of procedure governing all hearings required by this Ordinance and the laws of the State of California. Upon the adoption of rules of procedure by the Planning Commission the same shall be filed in the office of the Zoning Administrator and copies of said rules of procedure shall be given to each person requesting the same.

SECTION 13. Subsections b. and c. of Section 33 of Ordinance No. 440 is amended to read:

b. Any person, firm or corporation aggrieved or affected by any determination of this ordinance may within ten (10) days file an appeal in writing with the Planning Commission Secretary. In the written appeal, the reasons of the appeal shall be outlined.
Pursuant to Section 14, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 15. This ordinance shall be published once in the Dixon Tribune, a newspaper of general circulation, printed, published and circulated in the County of Solano, before the expiration of fifteen (15) days after its passage and shall take effect thirty (30) days after its passage.

RATIFIED: RAYMONDE CHURCH
Chairman of the Board of Supervisors of Solano County, State of California

Attest: LEWIS MORRILL
County Clerk and Ex-officio Clerk of the Board of Supervisors of Solano County, California.

I, LEWIS MORRILL, County Clerk of the County of Solano, State of California, and ex-officio Clerk of the Board of Supervisors of said County do hereby certify that the above and foregoing ordinance was regularly introduced, passed and adopted by said Board at a regular meeting thereof, held August 23rd, 1960 by the following vote:

AYES: Supervisors Goheen, Lopes, Mowers and Church
NOES: None
ABSENT: Supervisor Kilby

WITNESS my hand and the seal of said Board this 23rd day of August, 1960.

LEWIS MORRILL
Clerk