ORDINANCE NO. 914

AN ORDINANCE CLARIFYING AND RE-DEFINING CERTAIN ALLOWED USES IN THE EXCLUSIVE AGRICULTURAL (A) AND AGRICULTURAL-RESIDENTIAL (A-R) DISTRICTS OF SOLANO COUNTY

The Board of Supervisors does ordain as follows:

SECTION I:

Section 28-10(b) of the Solano County Code is amended to read as follows:

Section 28-10 Exclusive Agricultural (A) Districts.

(b) Uses allowed:

(1) Agriculture; except that those uses indicated in subsection (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 eighty (80) feet from the center line of the street.

(3) Processing of products produced on the premises.

(4) Buildings and uses clearly accessory or incidental to any permitted use located on the premises, including a farm residence; barns, stables, sheds and other farm buildings, and one (1) non-commercial guest house.

(5) Three (3) on-site signs with a total combined area of sixty (60) square feet appurtenant to any permitted use; provided that no sign shall be permitted to overhang the public right-of-way, nor shall any sign be permitted which moves, blinks, flashes, oscillates, rotates, pulses in sequence, or is wind-driven or otherwise animated.

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

SECTION II:

Section 28-10(c) of the Solano County Code is amended to read as follows:

SECON 28-10 Exclusive Agricultural (A) Districts.

(c) Uses permitted provided the conditions for a use permit as set forth in Section 28-27 are fulfilled:

(1) Animal feed yard, animal sales yard, animal stockyard, commercial kennel for dogs or cats.

(2) Processing of agricultural products other than those produced on the premises, but not including commercial or industrial enterprises not in harmony with the agricultural environment.
of refuse. (3) Dumping, disposal, incineration, or reduction
(4) Farm labor quarters or labor camp.
(5) Hog farm.
(6) Cemetery, crematory, mausoleum, columbarium.
(7) Airport and heliport.
(8) Riding academy, public stable, lodge, club or resort for horsemen, swimming, boating, fishing, hunting, or shooting.
(9) Public service facility, nursery school, church, nursing or rest home.
(10) Oil and gas wells when located within one hundred fifty (150) feet of the center line 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 center line of the street.
(12) Rural resident enterprise.
(13) Agriculture service uses, provided such uses are limited to:
   a. Bulk storage and/or sale of products such as fertilizers, chemicals for weed and insect control, petroleum products, seeds, animal feeds, fencing material, pipe and stakes, the primary purpose of which clearly serves commercial agriculture.
   b. Corporation yard for storage and maintenance of equipment and/or supplies used in the conduct of services peculiar to agriculture such as trucking of farm crops and products including milk, grain, tomatoes, sugar beets and the like or conduct of a custom farm service including spraying, land leveling, harvesting and irrigation operations.
   c. Farm machinery repair, including all those services normally conducted in a machine, general repair or welding shop, the primary purpose of which clearly serves commercial agriculture.
   d. Animal hospitals and/or veterinarian services.
(14) Additional dwellings for persons employed on the premises when such residential use is clearly accessory or incidental to the agricultural use of the site.
(15) Fertilizer plant and yards including composting.

SECTION III.
Section 28-11(b) of the Solano County Code is amended to read as follows:
(b) Uses allowed:

(1) Agriculture; except that those uses indicated in subsection (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, including hogs, however, the raising or keeping of hogs shall be regulated by the limitations and restrictions set forth in (3.5) below.

(3.5) The raising of hogs, incidental to a residence, provided that:

a. The parcel upon which the hogs are kept shall contain a minimum of two (2) net acres;

b. The total number of hogs kept on such parcel shall not exceed three (3), one of which may be a brood sow;

c. In the event that the brood sow farrows, the litter resulting therefrom shall be allowed to remain on the premises until the litter is weaned, but in no event for a period longer than ninety (90) days;

d. The hogs shall be kept in a clean and sanitary manner, free of offensive odors, flies and rodents, as shall be determined by the County Department of Public Health;

e. The hogs shall be kept within a secure enclosure which is located within the rear half of the parcel and maintained at least one hundred fifty (150) feet distant from any dwellings on adjacent property and at least one hundred (100) feet distant from any water well.

(4) Processing of products produced on the premises.

(5) One-family dwellings not including tents.

(6) Rooming and boarding of no 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 center line of the street.

(8) Three (3) on-site signs with a total combined area of sixty (60) square feet appurtenant to any
permitted use; provided that no sign shall be permitted to
overhang the public right-of-way, nor shall any sign be per-
mittcd which moves, blinks, flashes, oscillates, rotates,
pulses in sequence, or is wind-driven or otherwise animated.

(9) Signs not exceeding six (6) square feet in
area for each building site advertising the sale or lease of
property upon which displayed.

(10) Buildings and uses clearly accessory or
incidental to any permitted use located on the premises, in-
cluding a farm residence, barns, stables, sheds, and other
farm buildings; one (1) non-commercial guest house.

SECTION IV.

Section 28-11(c) of the Solano County Code is amended to
read as follows:

Section 28-11 Agricultural-residential (A-R) Districts.

(c) Uses permitted, provided the conditions for a
use permit as set forth in Section 28-27, are fulfilled:

(1) Commercial kennel for dogs or cats.

(2) Cemetery, crematory, mausoleum and
columbarium.

(3) Tract office for a period to be specified
in the use permit.

(4) Airport and heliport.

(5) Public service facility, nursery school,
church, nursing or rest home.

(6) Oil and gas wells.

(7) Sign not to exceed three hundred (300)
square feet in area advertising the sale of a sub-
division.

(8) Rural resident enterprise.

(9) Farm labor quarters for persons employed
on the premises when clearly accessory or incidental
to the agricultural use of the site.