AN ORDINANCE AMENDING SECTION 28-10
OF THE SOLANO COUNTY CODE

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

SECTION I.

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

Section 28-10 -- Exclusive Agricultural (A) Districts.

(a) The Board of Supervisors finds that agriculture is a major industry of the county, and that for the protection of agriculture and in order to prevent further encroachment upon it by 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 insofar 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 use conducted in conjunction therewith. It is the intention of this section to deter developers from considering lands in an A-10, A-20, A-40, A-80 or A-160 exclusive agricultural zone as potential urban or suburban property, to provide maximum protection to existing and future agricultural enterprisers from restrictions instituted at the request of present or future residents, and to encourage in every way the highest and best agricultural use of the lands so classified, including the necessary residences for farm labor and other similar uses necessary and incidental thereto.

It is expressly understood that areas A-10, A-20, A-40, A-80 or A-160, exclusive agricultural in accordance herewith, shall be used exclusively for agriculture. It is further understood that there is no reasonable probability of the removal or
modification of this zoning restriction within the near future.

Use permits may be issued authorizing use of part of the land in such zones for recreational, educational, religious or necessary public service purposes as provided herein, where and to the extent that such are necessary to serve such zones or the community where alternate sites are not available and, provided, such issuance and use shall not in any sense invalidate such exclusive zoning classification or designation.

The purpose and intent of the A district is to preserve lands best suited for permanent agricultural use from the encroachment of incompatible uses. Changes of zone from A-10, A-20, A-40, A-80 or A-160 to another classification are to be made only where such uses are in accord with the general plan, and where it has been clearly demonstrated that such agricultural land is needed for urban expansion and there is no other land available, and that utilities, road access and public facilities are readily available so that orderly development may occur.

(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) guest house.

(5) Three (3) on-site signs with a total combined area of sixty (60) square feet appurtenant to any permitted use, pro-

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

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

(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 stock-yard, 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.

(3) Dumping, disposal, incineration, or reduction of refuse.

(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 home or community care facility.

(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.

(d) Minimum parcel area required:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Minimum Parcel Area</th>
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<tbody>
<tr>
<td>A-10</td>
<td>10 acres</td>
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<tr>
<td>A-20</td>
<td>20 acres</td>
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<tr>
<td>A-40</td>
<td>40 acres</td>
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<tr>
<td>A-80</td>
<td>80 acres</td>
</tr>
<tr>
<td>A-160</td>
<td>160 acres</td>
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</tbody>
</table>

(e) Minimum front yard required: thirty feet, except that buildings shall not be less than fifty (50) feet from the center line of the street, and unless otherwise indicated by building lines on the sectional district maps.
(f) Minimum side yard required: Twenty (20) feet.

(g) Minimum rear yard required: Twenty-five (25) feet.

(h) Special yards and distances between buildings required: Accessory buildings shall not be 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.

(i) Maximum building height: Twenty-five (25) feet; provided, that additional height may be permitted for nondwelling structures, including windmills, silos, private water tanks; provided further, that no such structure shall exceed the heights allowed in Section 28-33 if located in an airport flight obstruction area.

SECTION II.

This Ordinance shall be published once before the expiration of FIFTEEN (15) DAYS after its final passage in the Vacaville Reporter, a newspaper of general circulation, printed and published in the County of Solano, State of California, and shall be in full force and effect THIRTY (30) DAYS after its passage.

ATTEST:

THOMAS HANNIGAN, Chairman of the Solano County Board of Supervisors

NEIL CRAWFORD, County Clerk and ex officio Clerk of the Board of Supervisors,

By

GARLAND DUNHAM, Deputy Clerk

I, NEIL CRAWFORD, County Clerk and ex officio Clerk of the Board of Supervisors of the County of Solano, State of California, do hereby certify that the above and foregoing Ordinance was introduced at a regular meeting thereof held on the 22 day

On the motion of Supervisor Brazelton
and the second of Supervisor Brann, this
Ordinance was adopted at a regular meeting of said Board on the
1 day of March, 1977, by the following vote:

AYES: SUPERVISORS: ASERA, BRANN, BRAZELTON,
       SCOFIELD AND HANNIGAN

NOES: SUPERVISORS: none

ABSENT: SUPERVISORS: none

WITNESS my hand and the Seal of said Board this 1 day

NEIL CRAWFORD, County Clerk

By [Signature] Deputy Clerk