ORDINANCE NO. 969

AN ORDINANCE AMENDING SECTION 28-11
OF THE SOLANO COUNTY CODE

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

SECTION I.

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

Section 28-11 -- Rural Residential (R-R) Districts.

(a) The purpose and intent of the rural residential district is to provide areas for single-family homes in a rural setting for persons who desire to live in a rural environment but who are not solely engaged in commercial agriculture. The rural residential districts shall not be applied to intensive (prime) agricultural lands or to extensive (non-prime) agricultural lands, but shall be applied to areas that have low capability for agricultural production while being desirable for rural homesites. The rural residential districts shall not be applied to areas with a high risk of wild fires, landslides, or flood hazards. It is the intent that only minimal public facilities and services essential to the health, safety, and welfare of present and future residents be provided in the rural residential districts. Homesites are to be self-sufficient, with individual wells and private sewage disposal systems. Public sewers and community package sewer systems are not intended to be installed or established in the rural residential districts. Homesites served by individual private wells and septic tanks shall have a minimum parcel size of five (5) acres. Homesites served by a public water supply and an individual private sewage system shall have a minimum parcel size of two and one-half (2 1/2) acres. It is intended that the rural residential districts be uniformly applied in specifically designated areas outside of agricultural districts so as to keep potential conflicts to a minimum. Areas of low capability for
agricultural production which abut productive agriculture or abut areas well suited for agriculture or grazing lands, would be those reviewed for designation as R-R-10 Districts. Those non-productive lands which do not abut productive agricultural lands would be those reviewed for designation as R-R-5 or R-R-2 1/2 Districts; provided, any such uses are in accord with the General Plan.

(b) Uses allowed:

1. One-family dwelling, not including tents or mobile homes.

2. Rooming and boarding of not more than three persons per dwelling unit.

3. Growing of crops or plants useful to man.

4. Roadside stand for the sale of products grown or produced on the premises when located not less than eighty (80) feet from the center line of the street.

5. Small animal husbandry; provided, that not more than one hundred (100) poultry shall be kept.

6. The grazing of livestock, including hogs; however, the raising or keeping of hogs shall be regulated by the limitations and restrictions set forth in paragraph (7) below.

7. 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 from any dwellings on adjacent property, and at least one hundred (100) feet distant from any water well.

(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 permitted which moves, blinks, flashes, oscillates, rotates, pulses in sequence, or is wind driven or otherwise animated.

(9) Signs, not to exceed 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, including barns, stables, sheds, and other buildings; one (1) guest house.

(c) Uses permitted; provided, the conditions for a use permit as set forth in §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) Public service facility, nursery school, church, nursing home or community care facility.

(5) Oil and gas wells.

(6) Sign not to exceed 300 square feet in area advertising the sale of a subdivision.

(7) Rural resident enterprise.
(d) Maximum building height: Thirty-five (35) feet; provided, that additional height may be permitted for non-dwelling structures, including windmills, silos and private water tanks; provided further, that no such structures shall exceed the height allowed in Section 28-33 if located in an airport flight obstruction area.

(e) Minimum parcel area and minimum average parcel required:

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Minimum Building Site Area</th>
<th>Minimum Average Parcel Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-R 2 1/2</td>
<td>2 1/2 acres</td>
<td>165 feet</td>
</tr>
<tr>
<td>R-R-5</td>
<td>5 acres</td>
<td>235 feet</td>
</tr>
<tr>
<td>R-R-10</td>
<td>10 acres</td>
<td>330 feet</td>
</tr>
</tbody>
</table>

(f) Minimum front yard required: Not less than thirty (30) feet, except that buildings shall be not less than fifty (50) feet from the center line of the street, and unless otherwise indicated by building lines on the sectional district maps.

(g) Minimum side yards required: Ten (10) feet.

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

(i) 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 of rear property line, nor ten (10) feet from any dwelling unit on the property.

SECTION II.

This Ordinance shall be published once before the expiration of FIFTEEN (15) DAYS after its final passage in the [newspaper], 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.

THOMAS HANNIGAN, Chairman of the
Solano County Board of Supervisors

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

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 Cali-

On the motion of Supervisor Brown, and the second of Supervisor Asche, this

Ordinance was adopted at a regular meeting of said Board on the
11th day of March, 1977, by the following vote:

AYES: SUPERVISORS: Brown, Bragg, Hennigan

NOES: SUPERVISORS: None

ABSENT: SUPERVISORS: None

WITNESS my hand and the Seal of said Board this 14th day
of March, 1976.

NEIL CRAWFORD, County Clerk

By S/ Deputy Clerk