ORDINANCE NO. 972

AN ORDINANCE AMENDING CHAPTER 28, ZONING, SOLANO COUNTY CODE, TO CHANGE LANGUAGE FROM "TRAILER" TO "MOBILEHOME" AND ADD ADDITIONAL ZONES IN WHICH MOBILEHOMES, RECREATIONAL VEHICLES AND BOATS MAY BE STORED OR SOLD

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

SECTION I.

Section 28-1, Chapter 28, Zoning, Solano County Code, is amended to read as follows:

Section 28-1. Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

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

Agriculture. The art or science of cultivating the ground, including harvesting of crops and rearing and management of livestock; tillage, husbandry, farming, horticulture and forestry; the science and art of the production of plants and animals useful to man.

Alley. A passage or way open to public travel, affording a secondary means of vehicular access to abutting lots, and not intended for general traffic circulation.

Animal, small. Chicken, turkey, rabbit, duck, mink, hamster, chinchilla, frog, fish, worm or other animals of a similar nature.

Animal feed yard. Any premises on which animals are held or maintained for the purpose of feeding and
fattening for market and where 60 per cent or more of
the feed for such animals is imported or purchased.

Animal hospital. A building 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.

Animal sales yard. An animal feed yard, including
the auction or sale of animals therefrom.

Animal stockyard. Any premises on which animals
are held or maintained adjacent to a shipping or unload­
ing point and where 60 per cent or more of the feed for
such animals is imported or purchased.

Automobile parking lot. Premises on which operable
and duly licensed automobiles are parked by their indi­
vidual owners for a period not to exceed seventy-two
hours.

Automobile storage garage. Any building, except
a private garage, used principally for the storage of
motor vehicles.

Block. That property abutting on one side of a
street and lying between the two nearest intersecting
or intercepting streets, or nearest intersection or
intercepting streets and railroad right-of-way, unsub­
divided acreage, watercourse or body of water.

Building. Includes structure.

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.

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

Building, main. A building in which is conducted
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the principal use of the building site on which it is situated. In any residential district, any dwelling shall be deemed to be a main building on the building site on which the same is situated.

**Building site.** The ground area of building or buildings, exclusive of the street, together with all open space required by this chapter and having its principal frontage on a street.

**Campgrounds.** 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 tents or similar quarters.

**Clinic, medical and dental.** A building wherein a staff of doctors with necessary assistants and equipment conduct the examination and treatment of out-patients.

**Club.** All clubs except those the chief activity of which is a service customarily carried on as a business.

**Commercial Coach.** A vehicle with or without motive power designed and equipped for human occupancy for industrial, professional or commercial purposes.

**Corporation yard.** Buildings and premises for storage of construction materials and machinery used by the operator of the corporation yard in the conduct of his business.

**County boundary.** The boundary of the county, or the boundary of any unincorporated municipality within the county.

**Courts.** An open, unoccupied space, other than a yard, on the same lot with a building or group of buildings, and which is bounded on two or more sides by such building or buildings.
**Duplex.** 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 such building, including apartment houses and flats.

**Dwelling, one-family.** A detached building designed for, or occupied exclusively by, one family.

**Dwelling groups.** A group of two or more detached or semidetached 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 nonprofit housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity or sorority house. A family shall be deemed to include necessary servants.

**Farm labor quarters.** Rooming 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 such houses or halls.

**Garage, private.** An accessory building for the storage or private motor vehicles; an accessory use incidental to the main building.

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

Hog. Any boar, sow, swine, gilt or pig over ninety (90) days in age.

Hog farm. Any place where four or more hogs are maintained, raised, fed or fattened upon the premises.

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

Labor camps. Any living quarters, dwelling, boarding house, tent, bunkhouse, maintenance-of-way car, mobilehome 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 or the area set aside and provided for camping of five or more employees by a labor contractor. Labor camp shall also mean a labor supply camp.

Labor supply camp. Any place, area or piece of land where a person engages in the business of providing sleeping places or camping grounds for five or more employees or prospective employees of another.

Lot. Includes plot.

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 intercepts the street upon which the corner lot fronts.
Mobilehome. A vehicle, other than a motor vehicle, designed and constructed to travel on the public thoroughfares in accord with the provisions of the Vehicle Code of the State, designed and equipped to contain one or more dwelling units which, if placed on a permanent foundation, would be contrary to the building regulations of Solano County, and which is in excess of eight (8) feet in width, or in excess of 40 feet in length.

Mobilehome park. Any area or tract of land where one or more mobilehome lots are rented or leased or held out for rent or lease to accommodate mobilehomes used for human habitation. The rental paid for any such mobilehome shall be deemed to include rental for the lot it occupies.

Office, business. An office which has as its main function the arrangement of 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 particular business.

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

Ownership. Ownership of property or possession thereof, under a contract to purchase or under lease, the term of which is not less than ten (10) years, by a person, individually, jointly, in common, or in any other manner whereby such property is under single or unified control.

Owner. The person exercising one ownership as herein defined.

Parking space. A usable and accessible space for parking of a standard-sized motor vehicle off the street.
Planning commission. The county planning commission of Solano County.

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.

Recreational vehicle. A vehicle which is a motor home, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation, for recreation, travel accommodation purposes or emergency occupancy, and which is not defined herein as a mobilehome or commercial coach.

Recreational vehicle park. Any area or tract of land within an area zoned for recreational use where one or more lots are rented or leased, or held out for rent or lease to owners or users of recreational vehicles, and which is occupied for temporary periods of time.

Remnant parcel. Area under one or more ownerships of four acres or less in aggregate area which has been isolated by public right-of-way, or publicly acquired land, or both.

Road. See street.

Rooming or boarding house. A dwelling, other than a hotel, where lodging or meals, or both, for four or more persons are provided for compensation.

Rural resident enterprise. A small commercial or industrial land use, exclusive of agriculture, on the same parcel as the resident family in a rural area.

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 out-of-door advertising purposes in any manner whatsoever, on the ground or on any tree, wall, bush, rock, post, fence, building, structure or thing whatsoever.

The two sides of a double-faced sign shall be counted as only one sign. Wedge-shaped or "V"-shaped signs where messages are not carried back-to-back, shall be counted as two signs even though they may be attached.

This definition shall not include official notices issued by a court or public body or officer or directional warning or information sign or structures required by or authorized by law or by federal, state, county, or city authority.

Sign area. The area of a sign or other advertising device shall be measured to the outside of the sign frame, or where there is no sign frame, to a simple boundary perimeter around the outer limits of the sign elements, including any voids within such perimeter. The two sides of a double-faced sign shall be counted as one sign. Wedge shaped or "V"-shaped signs where messages are not carried back-to-back shall be counted as two signs, even though they may be attached.

Sign, general advertising. A sign which directs attention to a business, profession, organization, commodity, service or entertainment conducted, sold or offered elsewhere than upon the same lot or parcel on which such sign is located.

Sign, on-site. A sign which directs attention to a business, profession, organization, commodity, service or entertainment conducted, sold or offered upon the lot or -8-
parcel on which the sign is placed.

Street. A street, road, highway, thoroughfare, drive lane, or way affording the principal means of access to abutting property, and dedicated to, or maintained by city county, or state government, or a private street, road, highway, thoroughfare, drive, lane or way affording the principal means of access to abutting property.

Structural alterations. Any change in the supporting members of a building, such as bearing walls, columns, beams or girders.

Structure. Anything constructed or erected, except fences under six (6) feet in height, the use of which requires location on or in the ground or attachment to something having location on or in the ground, but not including any mobilehome or tent.

Temporary commercial coach site. Premises which are used for temporary occupancy and upon which one or more occupied commercial coaches are located for temporary predetermined periods.

Temporary mobilehome site. Premises which are used for temporary occupancy and upon which one or more inhabited mobilehomes are located for temporary predetermined periods.

Use. The purpose for which land or premises or a building thereon is designed, arranged or intended, or for which it is or may be occupied or maintained.

Wrecking yard. See junk yard.

Yard. An open space, other than a court on the same building site with a building, which open space is unoccupied and unobstructed from the ground upward, except for landscaping, but not including any portion of any street or alley or road right-of-way.
Yard, front. A yard extending across the front of the lot between the side lot lines and to a depth required by the district in which the lot is situated.

Yard, rear. A yard extending across the back of the lot between the side lot lines and to a depth required by the district in which the lot is situated.

Yard, side. A yard between the side line of the lot and the building, and to a width required by the district in which the lot is situated, and extending from the front yard to the rear yard.

SECTION II.
Section 28-12(b)(1), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(1) One-family dwellings, not including tents or mobilehomes.

SECTION III.
Section 28-13(b)(1), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(1) One-family dwellings, not including tents or mobilehomes.

SECTION IV.
Section 28-14(b)(1), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(1) One-family dwelling, not including tents or mobilehomes.

SECTION V.
Section 28-15(b)(1), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(1) One-family dwelling, not including tents or mobilehomes.

SECTION VI.
Section 28-15(c)(8), Chapter 28, Zoning, Solano County
Code, is amended to read as follows:

(8) Mobilehome park.

SECTION VII.
Section 28-16(c)(4), Chapter 28, Zoning, Solano County Code, is added to read as follows:
(4) Recreational vehicle park.

SECTION VIII.
Section 28-17(c)(3), Chapter 28, Zoning, Solano County Code, is amended to read as follows:
(3) Mobilehome park.

SECTION IX.
Section 28-17(c)(6), Chapter 28, Zoning, Solano County Code, is added to read as follows:
(6) Recreational vehicle park.

SECTION X.
Section 28-19(c)(2), Chapter 28, Zoning, Solano County Code, is amended to read as follows:
(2) Automobile, mobilehome, recreational vehicle, and boat storage garage.

SECTION XI.
Section 28-19(c)(4), Chapter 28, Zoning, Solano County Code, is amended to read as follows:
(4) Automobile, mobilehome, recreational vehicle or boat sales lot.

SECTION XII.
Section 28-20(b)(10), Chapter 28, Zoning, Solano County Code, is amended to read as follows:
(10) Automobile, mobilehome, recreational vehicle or boat storage garage.

SECTION XIII.
Section 28-20(b)(12), Chapter 28, Zoning, Solano County Code, is amended to read as follows:
(12) Automobile, mobilehome, recreational vehicle or boat sales lot.

SECTION XIV.

Section 28-20(c)(7), Chapter 28, Zoning, Solano County Code, is added to read as follows:

(7) Automobile, mobilehome, recreational vehicle or boat storage lot.

SECTION XV.

Section 28-24(a)(11), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(11) Temporary mobilehome site in any T, A, A-R, R-E, P and M-G districts 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 mobilehome site in each case.

SECTION XVI.

Section 28-24(a)(12), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(12) A temporary commercial coach 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.

SECTION XVII.

Section 28-27(1)(6), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(6) Automobile, mobilehome, recreational vehicle, or boat sales lots shall show that adequate controls or measures will be taken to prevent offensive light, noise, or vibrations.

SECTION XVIII.

Section 28-27(1)(9), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(9) Automobile, mobilehome, recreational vehicle, or
boat storage garages shall provide ingress and egress so designed as to avoid traffic congestion.

SECTION XIX.

Section 28-27(1)(38), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

   (38) Mobilehome parks shall provide a minimum of four (4) acres in single or contiguous ownership, occupied exclusively by the mobilehome parks; each mobilehome space within mobilehome parks shall be bounded by markings on the ground, and shall have not less than twelve (12) feet of frontage along a street; mobilehomes within mobilehome parks shall be placed a minimum distance of twenty (20) feet from any public street right-of-way; and private streets within mobilehome parks shall intersect generally at right angles with pavement roundings of minimum ten (10) foot radii except that intersections of private streets with public streets shall have radii of thirty (30) feet.

SECTION XX.

Section 28-27(1)(42), Chapter 28, Zoning, Solano County Code, is added to read as follows:

   (42) Automobile, mobilehome, recreational vehicle or boat storage lots shall provide ingress and egress designed to avoid traffic congestions, shall be entirely enclosed by a solid fence or wall of a minimum height of eight (8) feet and shall provide traffic surfaces that are maintained in a dust-free manner.

SECTION XXI.

Section 28-29(b), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

   (b) Mobilehome park -- At least one parking space for each mobilehome space within a mobilehome park, and within fifty (50) feet of the related mobilehome. Added parking lots or
bays shall be provided at the rate of one space for each eight (8) mobilehome spaces.

SECTION XXII.

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

By

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

By

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 5 day of April, 1977.

On the motion of Supervisor BRANN and the second of Supervisor SCOFIELD, this Ordinance was adopted at a regular meeting of said Board on the 12 day of April, 1977, by the following vote:

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

NOES: SUPERVISORS: NONE

ABSENT: SUPERVISORS: NONE

WITNESS my hand and the Seal of said Board this 12 day of April, 1977.

By

Garland Dunham, Deputy Clerk