ORDINANCE NO. 989

AN ORDINANCE AMENDING CERTAIN SECTIONS OF
CHAPTER 28, ZONING, OF THE SOLANO COUNTY
CODE DELETING THE EXISTING SECTIONAL
DISTRICT MAP SYSTEM AND ESTABLISHING A NEW
1"=1000' SCALE ZONING MAP SYSTEM

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

SECTION I.

Section 28-4(b), Chapter 28, Zoning, Solano County Code, is
amended to read as follows:

(b) The aforesaid districts are hereby established
insofar as the designations, locations and boundaries
thereof are set forth and indicated in this section, and
in other sections of this chapter which describe certain
of said districts. Section 28-6 consists of a series of
maps, each entitled "Solano County Zoning Map" identified
by a number and a letter. Such maps and all notations,
references, data and other information shown thereon are
hereby adopted and made part of this chapter.

SECTION II.

Section 28-5, Chapter 28, Zoning, Solano County Code, is
amended to read as follows:

Section 28-5. Index Maps.

The Contents of this section have been repealed by
Ordinance No.

SECTION III.

Section 28-6, Chapter 28, Zoning, Solano County code, is
amended to read as follows:

Section 28-6. Zoning Maps.

The zoning maps shall consist of a series of maps which show
the zoning plan being parts of this chapter under the provisions
of Section 28-4, and are hereby designated as follows:
SECTION IV.

Section 28-7, Chapter 28, Zoning, Solano County Code, is amended to read as follows:

Section 28-7. Uncertainty of boundaries.

Where uncertainty exists as to the boundaries of any of the districts described in this chapter, or as shown on the zoning maps, the planning commission, upon written application or upon its own motion, shall determine the location of such boundaries.

SECTION V.

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

(a) All the unincorporated territory of the county not indicated to be used for precise districts of agriculture, residential, park, commercial and manufacturing as are designated on the zoning maps, shall be temporarily designated as T districts. These areas have not yet been studied sufficiently to justify precise zoning; therefore, precise zoning is deferred until such time as complete studies may be made and zoning maps are completed and adopted as part of this chapter.

SECTION VI.

Section 28-10(e), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(e) Minimum front yard required: Thirty (30) 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 zoning maps.

SECTION VII.

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

(f) Minimum front yard required: Not less than thirty (30) 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 zoning maps.

SECTION VIII.

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

(e) Minimum areas, yards and other conditions: Minimum building site areas in this district shall include any of the following. Upon the designation of an area to a particular site area, such designation shall be used as a suffix to the R-E designation.

<table>
<thead>
<tr>
<th>ZONE</th>
<th>SITE AREA SQ.FT.</th>
<th>SITE WIDTH FEET</th>
<th>MIN. BLDG. AVG. MIN. (FEET)</th>
<th>MINIMUM YARDS (FEET)</th>
<th>(SIDE)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-E 1/4</td>
<td>10,000</td>
<td>80</td>
<td>20*</td>
<td>10 Feet</td>
<td>25</td>
</tr>
<tr>
<td>R-E 1/3</td>
<td>15,000</td>
<td>100</td>
<td>30*</td>
<td>15% site width up to 20 ft.</td>
<td>25</td>
</tr>
<tr>
<td>R-E 1/2</td>
<td>20,000</td>
<td>100</td>
<td>30*</td>
<td>15% site width up to 20 ft.</td>
<td>25</td>
</tr>
<tr>
<td>R-E 1</td>
<td>1 Acre</td>
<td>120</td>
<td>30*</td>
<td>15% site width up to 25 ft.</td>
<td>25</td>
</tr>
</tbody>
</table>

* 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 zoning maps.

SECTION IX.

Section 28-13(d), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(d) Minimum areas, yard and other conditions: Minimum building site areas required shall include any of the fol-
lowing. Upon the designation of an area to a particular minimum site area, such designation shall be used as a suffix to the R-S designation.

<table>
<thead>
<tr>
<th>ZONE</th>
<th>MIN. BLDG. SITE AREA (Sq. Ft.)</th>
<th>MIN. BLDG. AVG. SITE WIDTH (feet)</th>
<th>MINIMUM YARDS (feet)</th>
<th>TOTAL SIDE YARDS (Feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-S 5</td>
<td>5,000</td>
<td>50</td>
<td>60</td>
<td>20*</td>
</tr>
<tr>
<td>R-S 6</td>
<td>6,000</td>
<td>60</td>
<td>70</td>
<td>20*</td>
</tr>
<tr>
<td>R-S 7.5</td>
<td>7,500</td>
<td>75</td>
<td>75</td>
<td>25*</td>
</tr>
</tbody>
</table>

*Unless otherwise indicated by building lines on the zoning maps.

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

(g) Minimum front yard required: Twenty (20) feet unless otherwise indicated by building lines shown on the zoning maps.

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

(e) Minimum land area per dwelling unit: Minimum land areas per dwelling unit required in this district shall include any of the following. Upon the designation of an area to a particular minimum land area per dwelling unit, such designation shall be used as a suffix to the R-M designation.

<table>
<thead>
<tr>
<th>ZONE</th>
<th>MINIMUM LAND AREA Dwelling Units (sq. ft.)</th>
<th>PER Guest Room (Sq. F.t.)</th>
<th>MIN. BLDG. SITE AREA (sq. ft.)</th>
<th>MINIMUM YARDS (front)</th>
<th>FRONT</th>
<th>SIDE</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-M 4</td>
<td>1,250</td>
<td>250</td>
<td>5,000</td>
<td>20**</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>R-M 2</td>
<td>2,500</td>
<td>500</td>
<td>5,000</td>
<td>20**</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>R-M 1</td>
<td>4,000</td>
<td>800*</td>
<td>5,000</td>
<td>30**</td>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>
With a ten per cent reduction allowed for each story in excess of one to a maximum of fifty per cent.

**Unless otherwise indicated by building lines shown on the zoning maps.**

SECTION XII.
Section 28-16(e), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(e) Minimum building setback: Fifty (50) feet from the center line of the street, or not less than twenty (20) feet from the street right-of-way, whichever is greater, unless otherwise indicated by building lines on the zoning maps.

SECTION XIII.
Section 28-17(g), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(g) Minimum front yard: Twenty (20) feet unless otherwise indicated by building lines on the zoning maps.

SECTION XIV.
Section 28-18(g), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(g) Minimum front yard required: None; except that where the frontage of a block is partially in an R district, in which case the front yard shall be the same as required in such R district; and except that buildings shall not encroach upon the building lines established on the zoning maps.

SECTION XV.
Section 28-19(h), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(h) Minimum front yard required: None; except that where the frontage in a block is partially in an R district, in which case, the front yard shall be the same as required
in such R district; and except that buildings shall not
encroach upon the building lines established on the zoning
maps.

SECTION XVI.
Section 28-20(h), Chapter 28, Zoning, Solano County Code, is
amended to read as follows:

(h) Minimum front yard required: None; except that
where frontage in a block is partially in an R or A district,
in which case the front yard shall be the same as required
in such R or A districts; and except that buildings shall
not encroach upon the building lines established on the
zoning maps.

SECTION XVII.
Section 28-21(e), Chapter 28, Zoning, Solano County Code, is
amended to read as follows:

(e) Minimum yard: Front, fifteen (15) feet; side,
ten (10) feet; rear, ten (10) feet; except that buildings
shall not encroach upon the building lines established on
the zoning maps.

SECTION XVIII.
Section 28-22(h), Chapter 28, Zoning, Solano County Code, is
amended to read as follows:

(h) Front yard required: Thirty (30) feet, unless
otherwise indicated by building lines on the zoning maps.

SECTION XIX.
Section 28-23(f), Chapter 28, Zoning, Solano County Code, is
amended to read as follows:

(f) Front yard: Ten (10) feet; except that buildings
shall not be less than fifty (50) feet from the center line
of the public road, or unless otherwise indicated by build-
ing lines on the zoning maps.
SECTION XX.

Section 28-31(a), Chapter 28, Zoning, Solano County Code, is amended to read as follows:

(a) Establishment of building lines. For the purpose of assuring the proper right-of-way width of certain streets or highways designated by the master plan to be of major importance, building lines measured from the center line of such streets or highways may be established on the zoning maps of this chapter or by official plan lines adopted by ordinance as precise sections of the master plan of streets and highways of the county; in either case, such building lines, when established, shall supersede the front yard requirements of this chapter.

SECTION XXI.

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

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 26th day of July, 1977.

On the motion of Supervisor BROWN, and the second of Supervisor PEARL, this Ordinance was adopted at a regular meeting of said Board on the 3rd day of August, 1977, by the following vote:

AYES: SUPERVISORS: Acea, Brown,

NOES: SUPERVISORS: Moore

ABSENT: SUPERVISORS: Harnigan

WITNESS my hand and the Seal of said Board this 2nd day of August, 1977.

NEIL CRAWFORD, County Clerk

By/Deputy Clerk