

TABLE 28-23A Table of Allowed Uses and Permit Requirements

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited				
ALLOWED USES*				
*See Definitions Section 28-10				
	A-SV-20	ATC	ATC-NC	Land Use Regulations** **See Section 28-70.10
AGRICULTURAL USES				
Crop production, including orchards and vineyards	A	A	A	
Agricultural accessory structures	A	A	A	
Agricultural processing facility				
On-site products ⁽¹⁾	A	A	A	28.71.20(A) & (B)(1)
Off-Site product ⁽²⁾	UP	UP	UP	28.71.20(A) & (B)(1)
With Special Events	UP			28.71.20(A) & (B)(1) & 28-23.50(A)(B)(C4)
Wineries				
Winery, small	A/UP ^{3,4}	A	A	28.23.50.10
Winery, medium	A/UP ^{3,4}	AP	AP	28.23.50.10
Winery, large	UP ⁵	UP	UP	28.23.50.10
Animal facilities and operations				
Confined animal facility, including dairy	- - -	- - -	- - -	- - -
Fowl and Poultry Ranch	- - -	- - -	- - -	- - -
Pastured poultry and livestock	A/MUP	- - -	- - -	28.23.50.10
Grazing	A	- - -	- - -	
Slaughterhouse	- - -	- - -	- - -	- - -
Aquaculture	UP	- - -	- - -	28.71.20(A)
Auctions, agricultural equipment sales, temporary	AP/MUP	AP/MUP	AP/MUP	28.23.50.10
Conservation Bank	UP	- - -	- - -	28.79.10(A)
Nursery with public sales ⁽⁶⁾	A	- - -	- - -	28.71.20(B)(3)
Temporary Agricultural office	AP	AP	AP	28.23.50.10
Wind turbine, non-commercial under 100 feet	A	A	A	28.80
Wind turbine, non-commercial over 100 feet	MUP	MUP	MUP	28.80

Notes:

- 1) Products originating on-site or off-site on land owned or leased by the operator within Solano County.
- 2) Products originating on land not owned or leased by the operator within Solano County.
- 3) At least twenty-five percent (25%) of the grapes or other fruit used in production, averaged over 5 consecutive years, must be grown on-site or off-site on land owned or leased by the operator within Solano County. If less than twenty-five percent (25%) of the grapes are sourced in this way, then a conditional use permit is required.

- 4) Six or fewer special events per year are allowed by right, with 150 or fewer guests per event. Otherwise, a Use Permit is required.
- 5) Special events as permitted with a large winery use permit.
- 6) No more than 1,500 square feet of non-plant inventory, indoor and outdoor combined, for display and sales to the general public shall be allowed.
- 7) Does not include a guest house.

TABLE 28-23A Table of Allowed Uses and Permit Requirements (continued)

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - Prohibited

ALLOWED USES*				
*See Definitions Section 28-10				
	A-SV-20	ATC	ATC-NC	Land Use Regulations** **See Section 28-70.10
RESIDENTIAL USES				
Accessory buildings and uses ⁽⁷⁾	A	A	A	28.72.10(A) & (B)(1)
Agricultural employee housing	AP	- - -	- - -	28.23.50.20
HCD Agricultural employee housing	AP	- - -	- - -	
Cottage Industry	UP	UP	- - -	28.72.40(A) & (B)(1)
Home occupation	A/AP	A/AP	- - -	28.72.40(A) & (B)(2)
Primary dwelling	A	AP	AP	28.72.10(A)
Secondary dwelling	AP	- - -	- - -	28.23.50.20
Small Kennel or Cattery	AP	- - -	- - -	28.72.30(A) & (B)(3)
Stable, private (9 horses or less)	A	A	- - -	28.72.30(A) & (B)(5)
Storage, manufactured home (one per parcel)	A	A	- - -	28.23.70.40
Temporary Accommodations				
Security quarters for a business operation (commercial coach, manufactured home or recreational vehicle)	AP	AP	AP	28.23.50.20
Temporary single family home	UP	UP	- - -	28.23.70.30
Temporary storage of a mobile home	AP	AP	AP	28.23.50.20
Cannabis Cultivation - Adult Use (Recreational)				
Personal Indoor	A	A	A	28.82
Personal Outdoor	- - -	- - -	- - -	28.82
Cannabis Cultivation - Medicinal				
Caregiver Indoor	AP	AP	AP	28.82
Caregiver Outdoor	- - -	- - -	- - -	28.82
Personal Indoor	A	A	A	28.82
Personal Outdoor	- - -	- - -	- - -	Unless Exception Request Granted Per 28.82

SOLANO COUNTY CODE – CHAPTER 28 – ZONING REGULATIONS

RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES				
Agricultural education	A	A	A	28.73.20(A) & (B)(1)
Boating and swimming facility on existing waterways	---	UP	UP	28.73.10(A)
Hunting or fishing club	---	---	---	28.73.10(A) & (B)(1)
Limited Public Events	UP	UP	UP	28.23.50.30
Special Events	See Specific Use Regulations			28-23.50.50(A)(B)(C4)
Stable, public and horse show	---	---	---	---

TABLE 28-23A Table of Allowed Uses and Permit Requirements (continued)

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited

ALLOWED USES*				
*See Definitions Section 28-10				
	A-SV-20	ATC	ATC-NC	Land Use Regulations**
				**See Section 28-70.10
RETAIL TRADE USES				
Farm/Ranch Supply Store	---	A	A	28.23.50.40
Farm supplies and farm equipment sales	---	---	A	28.23.50.40
Neighborhood Commercial Use				28.23.50.40
1,500 square feet or less	---	A	A	28.23.50.40
Greater than 1,500 square feet	---	MUP	MUP	28.23.50.40
Roadside stand				
1,000 square feet or less in size	A	A	A	28.23.50.40
Between 1,000 and 2,500 square feet	AP	A	A	28.23.50.40
Greater than 2,500 square feet in size	UP	A	A	28.23.50.40
Non-agricultural product sales, less than 10%	A	A	A	28.23.50.40
Non-agricultural product sales, greater than 10%	UP	A	A	28.23.50.40
TOURIST USES				
Agricultural homestay	A	---	---	28.23.50.50
Agricultural homestay with special events	UP	---	---	28.23.50.50
Agritourism	A	A	A	28.23.50.50
Bakery/Cafe/Restaurant				
1,000 square feet or less in size	A	A	A	28.23.50.50
1,001 to 5,000 square feet	AP	A	A	28.23.50.50
5,001 or more square feet in size	UP	MUP	MUP	28.23.50.50
Bed and Breakfast Inn	AP	A	A	28.23.50.50
Gallery	AP	A	A	28.23.50.50
Hotel	---	A	A	28.23.50.50
Local products store	---	A	A	28.23.50.50
Resort Hotel	UP	UP	UP	28.23.50.50
Tasting Facility	AP	A	A	28.23.50.50
Temporary Agritourism				
Amusement and entertainment use	AP/MUP	AP/MUP	AP/MUP	28.23.50.50
Farmer's Market	AP/MUP	AP/MUP	AP/MUP	28.23.50.50
Seasonal sales lot	AP/MUP	AP/MUP	AP/MUP	28.23.50.50

TABLE 28-23A Table of Allowed Uses and Permit Requirements (continued)

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited				
ALLOWED USES*				
*See Definitions Section 28-10				
	A-SV-20	ATC	ATC-NC	Land Use Regulations** **See Section 28-70.10
COMMERCIAL SERVICE USES				
Airfield or heliport, Agricultural	- - -	- - -	- - -	- - -
Commercial agricultural trucking service and facility	- - -	- - -	UP	28.76.10(A) & (B)(2)
Commercial custom farm services, e.g. hay baling	UP	- - -	UP	28.76.10(A)
Commercial farm equipment fabrication and repair	UP	- - -	A	28.76.10(A)
Commercial storage and sale of agricultural service products(fertilizer/fuel)	UP	UP	A	28.76.10(A)
Large Kennel or Cattery	MUP	- - -	- - -	28.76.20(A) & (B)(2)
Veterinary facility	UP	UP	UP	28.76.10(A) & (B)(1)
COMMUNICATION AND INFRASTRUCTURE USES				
Pipeline, transmission or distribution line in R.O.W.	A	A	A	28.78.20(A) & (B)(8)
Public service facility	UP	UP	UP	28.28.78.30(A) & (B)(4)
Refuse dumping, disposal, processing, composting ⁽¹⁰⁾	UP	- - -	- - -	28.78.20(A) & (B)(3)
Surface mining operation	UP	UP	UP	28.78.20(A)
Wind turbine generator, commercial	- - -	- - -	- - -	
Temporary Construction and Infrastructure				
Construction office, storage and construction yard	AP	AP	AP	28.23.50.70
Utility facilities or infrastructure, outside of R.O.W.	UP	UP	UP	28.78.20(A) & (B)(9)
Wireless communication facility	UP	UP	UP	28.81
OTHER USES				