

C.2 Regulatory Incentives for Affordable Housing. The County will amend the Zoning Code to comply with changes in California’s density bonus law (California Government Code Section 65915, as revised) and will promote the use of density bonuses for lower-income units by providing information through a brochure in County buildings and on the County’s website

E.3 Zoning Ordinance Amendments. Amend the County’s Zoning Ordinance to address the following development standards and barriers to special-needs housing:

- Accessory Dwelling Units: Amend the Zoning Code as necessary to be consistent with the latest state legislation related to ADUs, in accordance with California Government Code Section 65852.2.
- Employee Housing: Treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8).
- Transitional and Supportive Housing: Define and permit transitional housing and supportive housing as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5). Additionally, allow supportive housing in multifamily and mixed-use zones (Government Code Section 65651 (AB 2162))
- Definition of Family: Review and amend the definition of “family,” in the Solano County Zoning Code to not limit family by size or relation such that it does not impede the ability of persons with disabilities to locate housing.
- Emergency Shelters: Permit Emergency Shelters in the Residential-Traditional Community Multifamily (R-TC-MF) by-right without discretionary review and allow sufficient parking to accommodate all staff working in emergency shelters, in compliance with Government Code Section 65583(a)(4)(A)(ii). Expand the definition of emergency shelters to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. The County will also review existing capacity in the R-TC MF zone on an ongoing basis and ensure that sufficient capacity for development exists to allow for potential emergency shelter development in proximity to necessary services and resources
- Low-Barrier Navigation Centers: Permit low-barrier navigation centers, defined as low barrier, temporary service-enriched shelters to help homeless individuals and

families to quickly obtain permanent housing, by right in zones where mixed-uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662 (AB 101)).

- Residential Care Facilities. Allow residential care facilities for seven or more persons subject to those restrictions that apply to residential care facilities for six or fewer persons, in compliance with the state definition of “family.”
- Parking Standards. General Parking Standards. The County will review and revise all parking standards and modify standards for multifamily and mixed-use buildings to mitigate possible constraints on development.

G.2 Architectural Review. The County will amend the Zoning Code within one year of Housing Element adoption to establish ministerial design review standards for development in the A-SV-20, A-T-C, and A-T-C-NC zone districts for all residential projects that meet the eligibility criteria provided by Government Code Section 65913.4.