



Sign Ordinance Update (ZT-25-04)

- Revisions and updates to Solano County Code Section 28.96

Presented to the Solano County Board of Supervisors
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Department of Resource Management

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Purpose of Update

- Modernize and clarify existing sign regulations for unincorporated Solano County
- Streamline permit review and processing timelines
- Improve internal consistency
- Make technical revisions



New Minor / Major Sign Permits

Proposed changes include signage allowed by right, or by issuance of minor or major permits as determined by the proposed standards:

Minor Sign Permit	Major Sign Permit
Ministerial approval, no public notice or public hearing required	Discretionary approval requiring public hearing before Zoning Administrator
Faster processing	Allows flexibility (up to two times height, area, or quantity)
For signs that meet code (general and specific) standards	Provides flexibility for unique or larger sites with justification (readability, site conditions, scale)
Reduces cost and delay for applicants	Must ensure compatibility with surroundings



Proposed Changes to §28.96.50 Allowed Without Permit

- Banners allowed only for grand openings (limited time – 30 days) for facilities with an active business license
- Flag pole height limit standardized at 30 feet across all zoning districts with clear, objective standards
- Directional and Informational sign requirements updated with size limits for on-site wayfinding



Proposed Standard Technical Changes to §28.96.80

- Updated sign quantities, combined area, and height by district
- Agricultural districts now allow 120 SF (previously 60 SF)
- Increased sign types across zoning districts for flexibility
- Updated illumination allowances for most commercial and industrial zones
- Commercial Highway district may permit signs to a maximum height equivalent to the maximum height of primary buildings within the district



Proposed General Design Standards to §28.96.90

- One base color allowed with up to three accent colors
- Business logos excluded from color count limitations
- Signs must complement building architecture and nearby context
- Emphasis on natural materials supporting agricultural theme;
 - Agricultural theme restricted to Ag zoned districts
- Clearer illumination standards



Proposed Specific Standards to §28.96.100

- Specific sign standards removed based on practicality or standards addressed elsewhere
- Temporary sign standards simplified and clarified:
 - Clear rules for construction and real estate signs
 - Defined timelines for subdivision signs
 - Clearer guidance on when permits are required
- Window signs adjusted to be consistent with Department of Alcohol Beverage Control requirements
- One 10 ft portable off-premise sign per parcel allowed
 - Limited to 90 days per calendar year, per property





Master Sign Plan Requirements in §28.96.110

- Required for developments with four (4) or more tenant spaces
- Required when signage exceeds 200 percent of district standards
- Processed as a Major Sign Permit (requiring public hearing)
- Requires comprehensive design package for all proposed signs
 - Must demonstrate visual consistency and material compatibility
 - Ensures cohesive signage for larger commercial sites
- May allow for an increased number or total area of signs when justified for a unique site (requires Planning Commission approval)



Stakeholder Feedback

- Ordinance updated to address public inquiries and to incorporate stakeholder feedback
 - Additional outreach to sign industry was made (sign manufacturers/contractors) with comments received
- Feedback was incorporated into the proposed amendments to Chapter 28.96



Consistency and Compliance

General Plan Consistency

- Consistent with Solano County General Plan policies and objectives
- Compatible with designated land uses and programs
- Does not change development intensity or location

Environmental Review

- Exempt from the California Environmental Quality Act (CEQA)
 - §15061(b)(3) the proposed project has no potential to cause a significant effect on the environment
 - Guidelines 15311 (Class 11): minor accessory structures, including signs



Recommendation

1. Read the proposed ordinance by title only and waive further reading by majority vote
2. Conduct a noticed public hearing to consider Zone Text Amendment No. ZT-25-04
3. Adopt the proposed ordinance Zone Text Amendment No. ZT-25-04 amending Chapter 28 of the Solano County Code to revise and update sections pertaining to signs within unincorporated Solano County