

ORDINANCE NO. 2022-1829

AN ORDINANCE AMENDING CHAPTER 28 (ZONING REGULATIONS) OF THE SOLANO COUNTY CODE TO REVISE TABLE 28.41A, RELATING TO LAND USE PERMIT REQUIREMENTS FOR THE COMMERCIAL ZONING DISTRICT

The Board of Supervisors of the County of Solano ordains as follows:

SECTION I

Table 28.41A in Section 28.41 of the Solano County Code, relating to land use permit requirements for land uses allowed in the Commercial zoning districts, is amended as shown in Exhibit A, attached hereto.

SECTION II

This ordinance will be effective thirty (30) days after its adoption.

SECTION III

If any provision of this ordinance or the application of it to any persons or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of the interim ordinance are declared to be severable.

SECTION IV

A summary of this ordinance will be published once within fifteen (15) days after its adoption in the Fairfield Daily Republic, a newspaper of general circulation.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on February 8, 2022 by the following vote:

AYES: Supervisors Hannigan, Brown, Sperring, Mashburn, and Chair Vasquez

NOES: Supervisors None

EXCUSED: Supervisors None



JOHN M. VASQUEZ, Chair
Solano County Board of Supervisors

ATTEST:
BIRGITTA E. CORSELLO, Clerk
Board of Supervisors

By: 
Alicia Draves, Chief Deputy Clerk

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

ALLOWED USES* *See Definitions Section 28.01	Permit Requirements						Land Use Regulations** **See Section 28.70.10
	C-H	C-N	C-R	CRL	C-S	C-O	
28.73 RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES							
A. RECREATION USES							
Amusement facilities	MUP UP						
Commercial outdoor recreation							28.73.10(A)
<i>Not including enclosed structures</i>	MUP		A	A			28.73.10(A)
<i>Including enclosed structures</i>	UP		UP	UP			28.73.10(A)
Complementary commercial facilities				UP			
Marina							
<i>Boat launching facilities</i>			UP	UP			
<i>Boat and trailer storage</i>			UP	UP			
<i>Boat construction, servicing, sales, and repair</i>			UP	UP			
<i>Floating home</i>			UP				
Marsh oriented recreation				UP			
Recreational vehicle park and/or campground			UP ¹	UP ¹			28.73.10(A)
B. EDUCATION USES							
Ecological and agricultural education			UP	UP			
Business school; art, modeling, music, or dance studio							
C. PUBLIC ASSEMBLY USES							
Auditorium, exhibition hall, sports arena, drive-in theater					UP ⁴		28.73.30(A)
Church	MUP	MUP			MUP ⁴	MUP	28.73.30(A) & (B)(1)
Circus, carnival, fair, or revival	MUP				MUP ⁴		28.73.30(A)
Nursery school					MUP ⁴	MUP	28.73.30(A)
28.74 RETAIL AND OFFICE USES							
A. RETAIL USES							
Automobile parking lot		A			A ⁴	A	28.74.10(A) & (B)(2)
Automobile Vehicle repair garage	MUP	MUP			MUP ⁴		28.74.10(A) & (B)(3)

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ALLOWED USES* *See Definitions Section 28.01	Permit Requirements						Land Use Regulations** **See Section 28.70.10
	C-H	C-N	C-R	CRL	C-S	C-O	
Automobile <u>Vehicle</u> service station	A MUP	MUP			A ⁴		28.74.10(A)
Food establishment open to the outside air	MUP						28.74.10(A)
Bank						A	28.74.10(A)
Florist shop (indoor)						A	28.74.10(A)
Hotel, motel	A-UP						28.74.10(A)
Massage establishments, slenderizing establishments, and similar personal services			UP				28.74.10(A)
Merchandise showroom						A	28.74.10(A)
Neighborhood commercial uses							28.74.10(A)
<i>Less than 1,500 square feet</i>		A			MUP ⁴		28.74.10(A)
<i>More than 1,500 square feet</i>		UP			UP ⁴		28.74.10(A)
<i>Outdoor sales and service</i>		MUP			MUP ⁴		28.74.10(A)
<i>Serving liquor within 200 feet of an R district</i>		MUP			MUP ⁴		28.74.10(A)
Pharmacy						A	28.74.10(A)
Refreshment stand	A						28.74.10(A)
Restaurant	A MUP					MUP	28.74.10(A)
<i>Serving liquor within 200 feet of an R district</i>	UP		MUP			MUP	28.74.10(A)
Retail dairies	MUP						28.74.10(A)
Roadside stand	MUP						28.74.10(A) & (B)(8)
Roadside stand for the sale of agricultural products grown on-site							28.74.10(A) & (B)(8)
<i>More than 80 feet from the centerline of the street</i>	A		A				28.74.10(A) & (B)(8)
<i>Less than 80 feet from the centerline of the street</i>	MUP		MUP				28.74.10(A) & (B)(8)
Shop, store, and service for retail sales (indoor)			A				28.74.10(A)
Retail store							

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	C-H	C-N	C-R	CRL	C-S	C-O	**See Section 28.70.10
<i>Indoor</i>	UP		A				28.74.10(A)
<i>Outdoor</i>	UP						28.74.10(A)
<i>Serving liquor within 200 feet of an R district</i>			MUP				28.74.10(A)
Truck stop	UP						
B. OFFICE USES							
Business and professional office			A			A	28.74.20(A)
Component assembly of pre-manufactured items						A ^{1,2}	28.74.20(A)
Indoor general storage						A ^{1,2,3}	28.74.20(A)
Medical and dental clinic						A	28.74.20(A)
Research and development						A ^{1,2}	28.74.20(A)
28.75 TOURIST USES							
None allowed							
28.76 COMMERCIAL SERVICE USES							
Animal hospital						MUP ⁴	28.76.20(A) & (B)(1)
Automobile, mobilehome, recreational vehicle, or boat sales garage or storage						A ⁴	28.76.20(A)
Automobile, mobilehome, recreational vehicle, truck, or boat sales lot	UP					A ⁴	28.76.20(A)
Bakery, dairy creamery, laundry and dry cleaning establishment						A ¹	28.76.20(A)
Corporation yard						A ^{4,5}	28.76.20(A)
Equipment rental lot						MUP ⁴	28.76.20(A)
General service use						A ⁴	28.76.20(A)
Lumber yard and building supplies	UP					MUP ⁴	28.76.20(A)
Medical laboratory						A ⁴ MUP	28.76.20(A)
Mortuary, funeral home						MUP	28.76.20(A)
Newspaper and commercial printing shop, blueprint shop						A ⁴	28.76.20(A)
Nursery and landscaping materials and supplies	UP					A ⁴	28.76.20(A)

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	C-H	C-N	C-R	CRL	C-S	C-O	**See Section 28.70.10
Outdoor storage					MUP ⁴		28.76.20(A)
Sales of construction and landscaping supplies and materials					MUP ⁴		28.76.20(A)
28.77 INDUSTRIAL, MANUFACTUREING, PROCESSING, AND WHOLESALE USES							
A. INDUSTRIAL, MANUFACTURING, AND PROCESSING USES							
None allowed							
B. WHOLESALE USES							
Wholesale uses, warehouse					A ⁴		28.77.20(A)
28.78 COMMUNICATION, INFRASTRUCTURE, AND SERVICE USES							
A. COMMUNICATION USES							
Wireless communication facility							
<i>Co-location</i>	MUP	MUP	MUP		MUP	MUP	28.78.10 & 28.81
<i>New tower</i>	UP	UP	UP		UP	UP	28.78.10 & 28.81
B. INFRASTRUCTURE USES							
Commercial solar energy facility	UP	UP			UP	UP	28.78.20(B)(11)
Commercial wind turbine generator	UP	UP			UP	UP	28.80
Noncommercial wind turbine							28.80
<i>Under 100 feet</i>	A	A	A	A	A	A	28.80
<i>Over 100 feet</i>	MUP	MUP	MUP		MUP	MUP	28.80
Pipeline, transmission, or distribution line, in R.O.W.	A	A	A	A	A	A	28.78.20(B)(8)
Utility facilities or infrastructure, outside of R.O.W.	UP	UP	UP	UP	UP	UP	28.78.20(B)(9)
C. TEMPORARY CONSTRUCTION AND INFRASTRUCTURE USES							
Meteorological tower, 100 feet or less in height	AP	AP	AP	AP	AP	AP	28.78.20(A) & (B)(6)
Meteorological tower, greater than 100 feet in height	MUP	MUP	MUP	MUP	MUP	MUP	28.78.20(A) & (B)(6)
D. SERVICE USES							
Hospital						A	28.78.30(A) & (B)(3)
Club, lodge, fraternal organization		MUP			MUP		28.78.30(A)
Public service facility	UP	UP	UP		UP	UP	28.78.30(A) & (B)(4)

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	C-H	C-N	C-R	CRL	C-S	C-O	**See Section 28.70.10
28.79 RESOURCE CONSERVATION USES							
None allowed							

Notes:

1. Where uses are conducted entirely within a building and do not produce any dangerous, injurious, noxious or otherwise objectionable fire, explosive or other hazard; noise or vibration; smoke, dust, odor, or other form of air pollution; radioactivity, electrical or other disturbances; glare; liquid or solid refuse or wastes; in such amount as to adversely affect the surrounding area or adjoining premises and shall not exceed 50 percent of the net usable floor area per tenant.

2. Total square footage devoted to uses allowed shall not exceed 80 percent of the net usable floor area per tenant space and shall not generate more than one commercial delivery per day per tenant.

3. Shall not exceed 50 percent of the net usable floor area per tenant space and shall not generate more than one commercial delivery per day per tenant.

4. Incidental accessory uses, including processing and repair operations and services; provided, that such uses shall be clearly incidental to the sale or storage of products on the premises, and shall be so placed and constructed as not to be offensive or objectionable because of odor, dust, smoke, noise or vibration.

5. When enclosed by a minimum eight-foot fence, wall or vegetative screening.

6. Any development within the Suisun Marsh, as defined by Section 29114 of the Public Resources Code, shall be subject to obtaining a Marsh Development Permit pursuant to the Suisun Marsh Preservation Act of 1977, and as provided for in Section 28.104.