

EXHIBIT A

ORDINANCE NO. 2025-__

An ordinance amending Chapter 28 (Zoning Regulations) of the Solano County Code to correct typographical errors and update sections relating to parking standards for public assembly and residential uses, setbacks for kennels and catteries, side setbacks in residential-traditional community zoning districts, waivers of residential development standards, and temporary agritourism events in the unincorporated Solano County (ZT-25-03)

Whereas, Chapter 28 of the Solano County Code (Zoning Regulations) is occasionally amended by the Board of Supervisors with the goal of modernizing certain regulations to eliminate ambiguities, correct typographical errors, and promote practicality and internal consistency; and

Whereas, in furtherance of the above-stated goal, the proposed zone text amendment ZT-25-03 would correct typographical errors and update sections in the Zoning Regulations relating to parking standards for public assembly and residential uses, setbacks for kennels and catteries, side setbacks in residential-traditional community zoning districts, waivers of residential development standards, and temporary agritourism events in the unincorporated Solano County; and

Whereas, on December 4, 2025, the Solano County Planning Commission held a noticed public hearing to consider the proposed zone text amendment, and adopted a resolution recommending approval by the Board of Supervisors; and

Whereas, based on the staff report, recommendation of the Planning Commission, and all other relevant evidence presented to the Board of Supervisors, and after considering all public testimony and due deliberation, the Board of Supervisors determines that the proposed zone text amendment is appropriate and desirable, and is consistent with the Solano County General Plan.

Therefore, the Solano County Board of Supervisors ordains as follows:

Section 1.

A typographical error in Section 28.75.30(A)(8) of the Solano County Code, relating to Vacation House Rentals, is corrected as follows:

28.75.30 Vacation House Rentals

8. **Taxes and Business License.** The operation of an unhosted rental is subject to transient occupancy tax (Chapter 11, Art. II) and requires a business license (Chapter 14). The transient lodging registration certificate and business license shall be posted in a conspicuous place on the premises prior to operation of the business. The operator or authorized agent shall include the TOT certificate number and business license number on all contracts or rental agreements, and in any advertising or websites.

Section 2.

A typographical error in Section 28.01 of the Solano County Code, relating to definitions applicable to the County's Zoning Regulations, is corrected as follows:

Transient Occupancy. Temporary occupancy of a lodging facility or dwelling by any person other than the resident family by concession, permit, right of access, license, gift, or other agreement for a period of 30 consecutive calendar days or less, counting portions of calendar days as full days. Does not include an occasional home exchange of a dwelling used as the property owner's primary residence, but does includes temporary occupancy of a dwelling used pursuant to a time share plan or form of co-ownership if any time share period or other entitlement to occupancy of the dwelling is limited to periods of 30 consecutive days or less.

Section 3.

A typographical error in Section 28.68 of the Solano County Code, related to Policy Plan Overlays, is corrected as follows:

(d) B.—Adoption of Policy Plan Overlay District. Adoption of a policy plan overlay district shall be by action of the Planning Commission and Board of Supervisors, including adoption of an ordinance, pursuant to Section 28-111 of this code.

Section 4.

A typographical error in Section 28.31.20, Table 28.31A, related to allowed uses in the Rural Residential zoning districts, is corrected as follows:

Table 28.31A TABLE OF ALLOWED USES

| A = Allowed by right, <u>AP</u> = Administrative Permit, <u>MUP</u> = Minor Use Permit, <u>UP</u> = Use Permit, E = Exempt, - - - = Prohibited | | | |
|--|---------------------|------|--|
| ALLOWED USES* *See Definitions Section 28.01 | Permit Requirements | | Land Use Regulations** **See Section 28.70.10 |
| | RR-2.5 | RR-5 | RR-10 |
| D. HOME OCCUPATIONS, COTTAGE INDUSTRIES, HOSTED RENTALS AND OTHER COMMERCIAL USES OF <u>RESIDENTIAL</u> <u>RESIDENTIAL</u> PROPERTY | | | |

Section 5.

A typographical error in Table 28.42B, relating to development standards in the Industrial-Water Dependent District, is amended as follows:

TABLE 28.42B
Development Standards for Main Building, ACCESSORY STRUCTURES and USES

OTHER STANDARDS

| | |
|---------------------------|--|
| Other Requirements | <p>Table 28.42A refers identifies allowable uses and permitting requirements. The last column of the table points to additional land use regulations for permitted uses, contained within Article III. Please refer to this section for the additional requirements.</p> <p><i>In the M-L District, all uses shall be conducted wholly within a completely enclosed building except for agriculture, allowed outdoor storage, parking and loading facilities, and as otherwise specified in any use permit.</i></p> <p><i>Manufacturing processes shall use only gas or electricity as a source of power.</i></p> <p><i>In the I-WD District, application for <u>a use permit planned unit development permits</u> shall be prepared in accordance with the provisions of Section 28-10<u>65</u>, and shall follow the <u>seven-step</u> development review process for siting waterfront industries as set forth within the Solano County General Plan and the following criteria:</i></p> <ol style="list-style-type: none"> <i>1. Adequate provision is made, through the dedication of property or by other means, to provide for the protection of adjacent agricultural uses, easements for connections to berth facilities, and where feasible, open space, public access, and wetlands preservation.</i> <i>2. Adequate safeguards are provided for the safe transport, transfer, storage, and emission of substances potentially hazardous to health, life or property.</i> |
|---------------------------|--|

Section 6.

Section 28.94(A) and (C)(4) of the Solano County Code, related to parking requirements in all districts, are amended as follows:

A. Minimum number of off-street parking spaces required in any district shall be as follows:

| Land Use | Number of Off-Street Parking Spaces Required |
|--|---|
| 1. Residential uses. | <p>Two spaces per each primary dwelling unit and one space for each secondary dwelling or accessory dwelling unit. A parking space is not required for a junior accessory dwelling unit or for an accessory dwelling unit as provided in Section 28.72.10(B)(2)(a)(3). Spaces should be located behind the front yard setback line <u>in the R-TC Districts</u>.</p> <p><u>One enclosed space plus one 1.3 unenclosed spaces</u> per dwelling unit in a multifamily or mixed occupancy building. <u>This total shall be rounded up to whole numbers in all cases.</u></p> |
| 8. Public assembly -- church, theater, lodge, hall, auditorium, stadium, arena, gymnasium, mortuary, special events, and similar uses. | <p>One space per four seats or one space per each four persons at capacity, <u>unless otherwise specified in Article III of this Chapter</u>.</p> |

C. Standard parking arrangements and dimensions

~~4. Where a two-car garage for dwellings is required by Section 28-94 (Architectural Approval) of~~

~~this Chapter, the minimum interior parking area within the garage shall be eighteen (18) feet wide by eighteen (18) feet deep.~~

Section 7.

Section 28.72.10(B)(1)(b) of the Solano County Code, relating to parking requirements for a primary dwelling, is amended as follows:

28.72.10 Dwellings

B. Specific Requirements

The specific residential uses listed below shall comply with the following specific standards:

1. Primary Dwelling

b. Parking Requirement. Each primary dwelling shall provide a minimum of two off-street parking spaces composed of a minimum 324 total square feet (typically 18 feet v 18 feet but tandem combinations are acceptable). This may be located within an enclosed garage, carport, or uncovered area. If a garage is provided, ~~Two-Car Garage Required. its A two-car enclosed garage shall accompany each primary dwelling, the siding and roofing materials of which shall substantially match those of the primary dwelling.~~

Section 8.

Section 28.72.30(B)(3)(c)(2) of the Solano County Code, related to setback requirements for small kennels and catteries, is amended as follows:

28.72.30 RESIDENTIAL ACCESSORY USES AND BUILDINGS

B. Specific Requirements

3. Kennels, Catteries, Stables and Other Small Animal Uses

c. Kennels and Catteries, Small. Small kennels and catteries shall:

(2) Maintain a setback of ~~200-60~~ feet from any lot for all activities, buildings and uses of the land.

Section 9.

Section 28.76.20(B)(2) of the Solano County Code, related to setback requirements for large kennels and catteries, is amended as follows:

28.76.20 COMMERCIAL SERVICE USES

B. Specific Requirements

2. Large Kennels and Catteries.

b. Standards. Large kennels and catteries shall:

(2) Maintain a setback of ~~200-60~~ feet from any lot for all activities, buildings and uses of the land.

Section 10.

Table 28.32C of the Solano County Code, related to residential-traditional community district development standards, is amended to delete the row related to combined side setbacks, as

follows:

| TABLE 28.32C Development Standards for Main Building (1) and Accessory Dwelling Unit | | | | | | | | | | |
|--|--|---------|---------|--|-----------------------|---|---------|---|-----------------------|---------|
| Development Feature | Requirement by Zoning District | | | | | | | | | |
| | R-TC-1AC | R-TC-20 | R-TC-15 | R-TC-10 | R-TC-6 | R-TC-5 | R-TC-4 | R-TC-D-6 | R-TC-MF | R-TC-MU |
| Setbacks | <i>Minimum setbacks required. See Section 28-50(e) for setback measurement, allowed projections into setbacks, and exceptions.</i> | | | | | | | | | |
| Front | 20 feet ⁽⁵⁾ | | | 20 feet ⁽⁶⁾ | 0 feet ⁽⁶⁾ | 20 feet ⁽⁶⁾ | | 30 feet ⁽⁶⁾ | 0 feet ⁽⁶⁾ | |
| Sides (each) | 10 feet | | | 5 feet | | | 10 feet | | 5 feet | |
| Sides (combined) | N/A | | | 15 feet | 10 feet | | | 20 feet | 10 feet | |
| Rear | 25 feet | | | 20% of lot depth, not exceeding 25 feet, and no less than 15 feet | 0 feet | 20% of lot depth, not exceeding 25 feet, and no less than 15 feet | | 15 feet | 0 feet | |
| Between Structures ⁽⁷⁾ | 10 Feet | | | 10 feet between single family dwelling on the same lot when placed side-by-side and 20 feet between such buildings placed in any other manner. | | | 10 Feet | 10 feet between single family dwelling on the same lot when placed side-by-side and 20 feet between such buildings placed in any other manner | | |

Section 11.

Section 28.108(A) of the Solano County Code, relating to Waiver of Residential Development Standards, is amended as follows:

A. Neighborhood Compatibility Development Waiver. Waiver of any of the residential minimum development and architectural standards in Sections 28.71.10(B)(1)(c), 28.72.10(A)(2), 28.72.10(B)(1), and 28.72.30(B)(1)(c), and 28.72.30(B)(1)(f)(6) may be granted administratively by the Zoning AdministratorDirector of Resource Management if the proposed dwelling or residential accessory building meets applicable design and construction standards set forth in Section 28.91 and maintains a quality and character consistent with the intent of the zoning regulations, is compatible with the surrounding neighborhood in accord with the architectural standards set forth in Section 28.91 and if no written objection is received from a neighboring property owner. The waiver request shall be submitted on an application form

prepared by the Department of Resource Management and is subject to the noticing requirements as set forth in Section 28.04(F). The waiver may be approved administratively unless a written objection is received prior to the decision under Section 28.04(F). If a written objection is received, the request shall be heard by the Zoning Administrator at a public hearing. The Director of Resource Management or The Zoning Administrator's decision to approve a waiver is nonappealable but a decision to deny a waiver may be appealed by the applicant in accordance with Section 28.112.

Section 12.

Section 28.01 of the Solano County Code, relating to the definition of "agritourism event," is amended as follows:

Agritourism event. An agritourism activity operated only as a temporary use, open to the public for not more than one season, and which does not involve the construction of new permanent structures. Unless otherwise specified in this Chapter, any consecutive or recurrent use of the same parcel for agritourism events shall be regulated as an agritourism facility or other use specifically listed in the table of allowed agritourism uses for the agricultural-zoning district in which the property is located.

Section 13.

Table 28.21A of the Solano County Code, related to permit requirements and applicable land use regulations for temporary agritourism events in the Exclusive Agriculture zoning districts, is amended as follows:

TABLE 28.21A TABLE OF ALLOWED USES

| A = Allowed by right, <u>AP</u> = Administrative Permit, <u>MUP</u> = Minor Use Permit, <u>UP</u> = Use Permit, E = Exempt, - - - = Prohibited | | | | | | |
|--|---------------------|--------------|--------------|--------------|---|--|
| ALLOWED USES* *See Definitions Section <u>28.01</u> | Permit Requirements | | | | Land Use Regulations** **See Section <u>28.70.10</u> | |
| | A-40 | A-80 | A-20 | A-160 | | |
| TOURIST USES | | | | | | |
| B. TEMPORARY AGRITOURISM | | | | | | |
| Agritourism event | <u>APMUP</u> | <u>APMUP</u> | <u>APMUP</u> | <u>APMUP</u> | 28.75.10(A) & (B)(44) | |

Section 14.

Solano County Code Section 28.75.20(B)(4)(h) is amended, and Section 28.75.20(B)(4)(k) is added, related to the specific requirements for temporary agritourism events, as follows:

28.75.20 TEMPORARY AGRITOURISM

B. Specific Requirements. The specific temporary agritourism uses listed below shall comply with the general requirements in subdivision (A) of this section and the following specific standards:

4. Temporary Agritourism Event. Temporary agritourism events shall meet the following requirements:

h. Lapse of Permit. A permit is valid for only one event and lapses if the event is not conducted on the specified date(s). Temporary agritourism event permits may be renewed on an annual basis for a total of three (3) consecutive years, including the first year in which the permit is issued. Any agritourism event that extends beyond three consecutive years no longer qualifies as a temporary agritourism event and shall be regulated as an agritourism facility or other use specifically listed in the table of allowed uses for the applicable zoning district.

k. Event Management Plan. Prior to operation, the permittee shall submit an Event Management Plan to the Director of Resource Management or his designee for approval, which shall identify measures, procedures, and operational controls to manage potential nuisances such as fugitive dust, noise, light, glare, and odor. In addition, the Event Management Plan shall identify measures and controls to manage any emergency which might reasonably arise during an event. Applicant must provide a list of emergency contacts for various responders to all staff and volunteers. Applicant shall identify a central location on the property which will serve as an emergency center with communications and fire and first aid equipment.

Section 15.

This Ordinance is exempt from the California Environmental Quality Act (Public Resources Code §21000, et seq.) (CEQA) pursuant to CEQA Guidelines (Cal. Code Regs., tit. 14, §15000 et seq.) Section 15061(b)(3) (Common Sense Exemption) because the proposed project has no potential to cause a significant effect on the environment. The proposed project entails a set of minor amendments to the text of Chapter 28 of the Solano County Code to eliminate ambiguities, correct typographical errors, and promote practicality and internal consistency. The proposed zone text amendment will not alter prior regulations for intensity or location of development or otherwise compel any physical disturbance to the existing physical environment.

In addition, CEQA Guidelines Section 15304 involves minor public or private alterations in the condition of land, water, and/or vegetation which do not include removal of healthy, mature, scenic trees except for forestry or agricultural purposes, and includes minor temporary uses of land (such as carnivals) having negligible or no permanent effects on the environment. Section 15304 applies to this proposed project to the extent it changes the permitting requirements and regulations for temporary agritourism events. Temporary agritourism events may only be conducted in a temporary manner, without any new construction of permanent structures, with no effects on the environment.

Section 16.

Any portion of this ordinance deemed invalid or unenforceable shall be severed from the remainder, which shall remain in full force and effect.

Section 17.

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

Section 18.

A summary of this ordinance will be published within 15 days of its adoption in the Fairfield Daily Republic, a newspaper of general circulation in Solano County.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on (month and day, 2025) by the following vote:

AYES: SUPERVISORS _____

NOES: SUPERVISORS _____

EXCUSED: SUPERVISORS _____

MITCH H. MASHBURN, Chair
Solano County Board of Supervisors

ATTEST:
IAN M. GOLDBERG, Clerk
Solano County Board of Supervisors

By: _____
Alicia Draves, Chief Deputy Clerk

Introduced:
Adopted:
Effective:
Operative: