

# PERMITTING GUIDE



## FARM STANDS





# Permitting a Farm Stand in Unincorporated Solano County

This resource was prepared by UC Cooperative Extension Regional Food Systems & the Solano County Department of Resource Management in March 2025. Regulations are subject to change, so please verify with county staff that information is current. This resource does not address the full range of regulatory requirements for farms or farm stands in operation.

## Department of Resource Management Statement

The Planning, Building & Safety, Environmental Health, and Public Works Divisions are branches of the Solano County Department of Resource Management. We work together to permit farm stands that are safe and compatible with the surrounding land uses. Our staff's goal is to make the application process as transparent and expedited as possible. Staff is available during business hours to guide you through the farm stand permitting and compliance process at our in-person help desk, by phone, or by email. Please regard us as a resource in your farm stand permitting process. We are here to help!

## Contacts

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## Farm Stand Permit Process Overview



Determine if a **Planning** Division  
**permit** is required  
 (Planning Division)



Confirm that you meet the **Planning**  
 Division **farm stand requirements**  
 (Planning Division)



Confirm that you meet the  
**Environmental Health** Division farm  
 stand **requirements**  
 (Environmental Health Division)



Confirm that you meet the **Building**  
 Division farm stand **requirements**  
 (Building Division)



Confirm that **paths and entrances**  
 are in compliance  
 (Planning, Building, Public Works Divisions)



## 1

## Determine if a Planning Division Permit is Required

Your zoning and the size of your Farm Stand determine if a planning permit is required, and if so, what type.

**Table 1: Planning Permit Requirements for Farm Stands Based on Size and Zone District**

Zone	Farm stand size		
	1,000 sf or less	1,000 - 2,500 sf	> 2,500 sf
RR	A	AP	Not allowed
ATC, ATC-NC	A	A	A
A, I-AS, C-H, CR, P, A-SV	A	AP	MUP

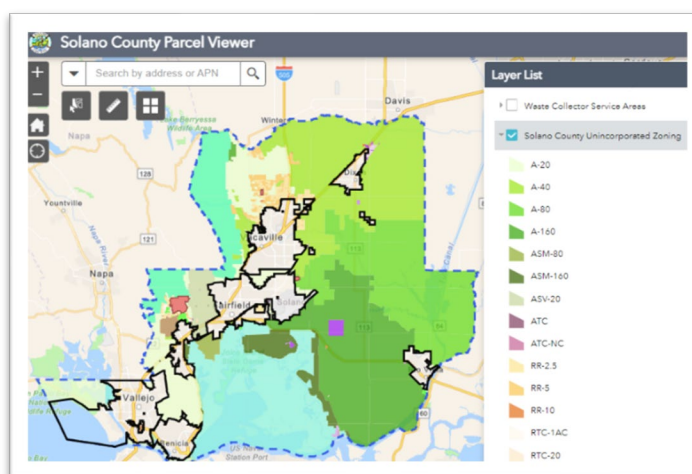
**Key:** A = Allowed by Right (no permit), AP = Administrative Permit, MUP = Minor Use Permit

**Source:** [Solano County Code, Chapter 28: Zoning Regulations, Article II: Districts and Allowable Uses](#)

Find your zoning: On the [Solano County Parcel Viewer page](#), check the “Solano County Unincorporated Zoning” box in the layer list and expand the dropdown to see the zoning color key.

Search your parcel number (APN) or address to locate your property on the map.

**Measuring Farm Stand Size:** The size of your stand is measured by the gross floor area. If the stand will be attached to a portion of a larger building, the farm stand shall be separated by a wall, and the size will be determined by measuring the gross floor area of the enclosed space.



**Table 2: Planning Permit Fees and Timeline**

Permit Type	Fees	Timeline
Allowed by right “A”	\$0	N/A
Administrative Permit “AP”	\$250	Three (3) to six (6) weeks
Minor Use Permit “MUP”	\$2,575	Three (3) to four (4) months

*\*Fees are subject to change on July 1 of each fiscal year*  
*- Solano County now offers a payment plan for Farm Stand permitting fees. Available upon request.*

Apply for planning permits, view permit fees, and learn more on the [Solano County Planning Application & Instructions website](#).

## 2

## Confirm that you meet all the Planning Division Farm Stand Requirements

**Farm Stand:** An area of a property set aside for the sale of Agricultural Products, as defined below. Local and Other Products may also be sold, but only in conjunction with the sale of Agricultural Products, as regulated by the applicable zoning district. A Farm Stand shall not include the sale of alcoholic beverages, or any processing of Agricultural Products or “food preparation” unless conducted in compliance with the California Health and Safety Code and approved by the Department of Resource Management, Environmental Health Services Division.

### Product Inventory

To make sure that Farm Stands support local farmers and products, all stands are required to meet the following product inventory standards.

**Table 3: Product Sales Thresholds**

Product Type	Maximum Square Footage of Total Stand Size
<b>Agricultural Products</b>	<b>Up to 100% of total square footage.</b> <i>Additional on-site growing requirements: At least 50% of agricultural products sold at a farm stand shall be grown or produced on-site or off-site on land within Solano County, owned or leased by the farm stand operator. In the A-SV, ATC, and ATC-NC districts, at least 25% of agricultural products sold at a farm stand shall be grown or produced on-site or off-site on land within Solano County, owned or leased by the farm stand operator. The remainder of the agricultural products sold may be produced off site and do not need to be grown or produced on land owned or leased by the farmstand operator within Solano County. The balance of the stand shall be used for the sale and inventory of crops or other products as regulated by this permitting guide, grown or produced on site or off site. The on-site growing requirement does not apply to Farm Stands greater than 2,500 square feet in size that require a minor use permit.</i>
<b>Local Products</b>	<b>Up to 50% of total square footage.</b>
<b>Other Products</b>	<b>Up to 10% of total square footage.</b>
<b>Nursey Stock</b>	<b>Nursery stock sold at Farm Stands must be produced within Solano County to minimize the risk of invasive pest movement. This restriction applies specifically to the resale of nursery stock at Farm Stands. All nursery stock production and sales, including those at Farm Stands, are subject to regulation by the California Department of Food and Agriculture and the Solano County Agricultural Commissioner.</b>
<b>Pre-Packaged Food</b>	<b>A maximum of 50 square feet (included in “other” category)</b>

**Agricultural products:** Fresh or processed products including, but not limited to, fruits, nuts, vegetables, herbs, mushrooms, shell eggs, honey and other bee products, flowers, grains, nursery stock (*grown in Solano County only to minimize the risk of invasive pest movement*), jams and jellies, and wool.

**Other products:** Other products include arts, crafts, bakery, candies, soaps, balms, perfumes, cosmetics, pottery, clothing, fabrics, pastas, compost, fertilizers, candles, ceramics, foraged foods, types of wares and other similar products that either do not promote the agricultural community character or products where the majority of its content is from outside Solano County.

**Local Products:** Products made on-site or off-site within Solano County that promote the agricultural community character, such as handcrafted items (*pottery, knitted goods, homemade clothing, jewelry, and similar*), specialty candies, jams and jellies, and chocolates made with local ingredients, homemade soaps and lotions, and local artwork and photography.

**Pre-packaged food:** Shelf-stable and non-potentially hazardous items purchased from an approved source. Examples include bottled water, soda, and chips. Items may be refrigerated to protect them from temperature extremes, but items that require refrigeration are not allowed. Potentially hazardous food items are defined in the [California Retail Food Code](#) (Section 113871).

## On-Site Growing Requirement

**On-Site Products** are defined as products that are grown or produced on-site, or off-site on land within Solano County that is owned or leased by the farm stand operator.

**Table 4: On-Site Growing Requirement**

Zone	Percent of Agricultural Products Required to be Grown On-Site, or Off-Site on Land within Solano County that is Owned or Leased by the Farm Stand Operator*.
A, C, IAS, P, RR	50%
ASV, ATC, ATC-NC	25%

\* The balance of the stand shall be used for the sale and inventory of crops or other products as regulated by this permitting guide, grown or produced on site or off site. This on-site requirement does not apply to Farm Stands greater than 2,500 square feet in size that require a minor use permit. Please note that nursery stock may only be grown and produced on land within Solano County to minimize the risk of invasive pest movement.

## Additional Planning Division Requirements

### Signs

The following signs are allowed with a farm stand. Messaging must be directly related to the stand.



**Table 5: Farm Stand Signs**

Zone	Awning, Freestanding, or Wall	Sandwich Board (i.e. A-Frame)
RR	One (1) sign, < 16 sf	One (1) sign, < nine (9) sf
A, C, IAS, P, ASV, ATC, ATC-NC	One (1) sign, < 32 sf	One (1) sign, < nine (9) sf

**Table 6: Additional Planning Division Requirements**

Requirement	Description
<b>Setbacks</b>	Same as the setback standard for the main building.
<b>Ingress and Egress</b>	Access shall avoid traffic congestion and hazards. All connections to County roads must meet the encroachment permit requirements of the Director of Public Works. ** In the RR zoning district, the connecting street must be paved.
<b>Operational Controls</b>	Must adequately prevent dust, odor, and artificial light/glare.
<b>Community Compatibility</b>	The stand must match the surrounding community character.
<b>Source:</b> Solano County Code, Chapter 28: Zoning Regulations, Article IV: Site Development and Other Standards, Section <a href="#">28.96.60</a>	

# 3

## Environmental Health Division Requirements

**Table 7: Environmental Health Division Requirements**

Requirement	Description
<b>Samples</b>	Allowed, but must follow the health and sanitation rules for certified farmers' markets (Source: Section <a href="#">114371</a> ).
<b>Restrooms</b>	Handwashing and toilet facilities are required for operators and employees within 200 feet of the farm stand. The restroom can be in the operator's house if they are the only employee, otherwise, at least one portable toilet is required. (Source: <a href="#">114375</a> )
<b>Farm Stand Permit</b>	Required for farm stands selling a maximum of 50 sf of processed or value-added food items. Apply for an Environmental Health farm stand permit <a href="#">here</a>

# 4

## Building Division Requirements

A building permit will be required to construct a new structure, convert an existing structure to a farm stand, and for any electrical, plumbing, or remodeling work. The cost of a building permit varies greatly depending on the project. The Building Division recommends that you consider consulting with a Certified Access Specialist to review your site prior to building permit submission.

**Table 8: Building Division Requirements**

Requirement	Description
<b>Building Permit</b>	Required to construct a new structure that exceeds 120 square feet, convert an existing structure to a farm stand, and for any electrical, plumbing, or remodeling work.
<b>Tent Permit</b>	A tent with a canopy of more than 400 square feet is required to apply for a Tent Permit from the local fire department

Please contact [building@solanocounty.gov](mailto:building@solanocounty.gov) for a building permit fee estimate which is based on the location, size, scope, and valuation of your proposed project.



## Confirm that your Paths and Entrances comply

**Table 9: Parking and Accessibility Requirements**

Requirement	Description	Division*
<b># Of Parking Spaces</b>	One parking space is required for every 200 square feet of gross floor area of the farm stand	<b>Planning</b>
<b>Paving Materials</b>	If your farm stand is used year-round, parking should be paved with asphaltic concrete or its equivalent. Accessible parking space shall be on asphalt, concrete, or other firm & stable material approved by the Building Division	<b>Planning</b>
<b>Accessibility</b>	Drawings prepared by a California licensed architect or professional engineer are required to demonstrate that the parking space(s), access aisle, accessible path of travel, signage, service counters, etc. comply with the accessibility provisions of the latest edition of the California Building Code outlined in Chapter 11B.	<b>Building</b>
<b>Encroachment Permit</b>	Required to install a driveway or for work that affects a county road.	<b>Public Works</b>

\*Please see page one for Solano County Resource Management Division contacts.

## What is the Average Cost of Permitting a Farm Stand?

Each farm stand project is different, and many of the costs of starting up a farm stand are associated with the particulars of the property, buildings, and the cost of any county staff time. Table 10 is an estimate of permit costs for a hypothetical, small-scale project. Let's assume you live in an exclusively agricultural district, you are converting a barn into a farm stand that will be 800 square feet, you want to sell some value-added products, and you will need to build a new driveway. Here is a sample of some necessary permits associated with this project *not including a Building Permit*.

**Table 10: Sample permit fees for an 800-sf farm stand in the “A” zone (*not including building permit fees*)**

Permit type	FY24-25 Fees*
( <a href="#">Planning Division</a> ) Farm Stands under 1,000 square feet are “allowed by right”.	\$0
( <a href="#">Building Division</a> ) Building Permit	Varies
( <a href="#">Engineering and Public Works</a> ) Standard Encroachment Permit	\$455
( <a href="#">Environmental Health</a> ) Farm Stand Permit ( <i>Required only for farm stands selling a maximum of 50 sf of processed or value-added food items.</i> )	\$158
<b>Sub Total</b>	<b>\$613+</b>
*Fees are subject to change July 1 of each fiscal year. - Solano County now offers a payment plan for Farm Stand permitting fees. Available upon request.	