

18.04 Definitions

Yard, Front

A yard, extending across the front of the lot, between the side lot lines and to a depth required by the district in which the lot is situated; provided, however, that if any building line or official plan line has been established for the street upon which the lot faces or if any future width line is specified, therefore in Chapter ~~18.46~~ 18.36, then such measurement shall be taken from such building line, official plan line, or such future width line to the nearest line of the building.

18.06.40 Annexed Land

- A. Any land within the incorporated limits of the City, now or in the future, and not designated or indicated on the zoning map, shall be placed in the proper zoning district by initiation of amendments procedure, as set forth in Chapter ~~18.82~~ 18.74 “Amendments by the Planning Commission.”

18.22.40 Mixing of Uses

- C. Multi-family housing may be eligible for a density bonus, per Section ~~18.54~~ 18.47, “Residential Density Bonus and Density Incentives.”

18.30.220 Family Day Care Homes - Large

A large family day care home shall be allowed in single family residential dwelling zones, upon the issuance of a family day care permit by the Zoning Administrator and in compliance with the following standards:

- A. Notice shall be given to properties within ~~300~~ 100 feet of the proposed family day care home at least 10 days prior to consideration of the permit.

18.36.070 Prohibited Activities in Front and Street Side Yards

- A. Any portion of any front yard, utilized for parking or storing of any motor vehicle, recreational vehicle, boat, trailer or camper shall be paved with an all-weather surface material, such as concrete pavement, decomposed granite, crushed limestone, turf stone, or an equivalent material of sufficient strength to support vehicle weight. Such materials including all walks, driveways and parking spaces, shall not exceed 60% of the area of any residential front yard. The zoning administrator may vary this requirement for lots fronting on the curvilinear portions of cul-de-sacs.
- B. Paving on properties not served by an existing, legal vehicular curb-cut shall incorporate a permanent vertical barrier or other concrete cut-out pattern preventing the hardscape area from being used to park a vehicle. The permanent vertical barrier shall consist of a poured concrete curb not less than six inches in height and bricks and/or pavers set in poured concrete with an exposed surface not less than six inches.

Table 18.44.03
Allowed Permanent On-Site Signs by Land Use Type

Land Use Type	Development Type	Building-Attached Signs	Freestanding Signs
Single-Family Land Use	Individual home	Not allowed	Not allowed
	Neighborhood	Not allowed	2 monument signs with a maximum area of 24 square feet each and a maximum height of 4 feet
Multiple-Family Land Use		1 or more signs with a collective sign area of 16 square feet	1 monument sign per street frontage with a maximum area of 16 square feet and a maximum height of 4 feet
Nonresidential Uses in Residential Zoning Districts		1 or more signs with a collective sign area of 12 square feet	1 monument sign per street frontage with a maximum area of 12 square feet each and a maximum height of 4 feet

Land Use Type	Development Type	Building-Attached Signs	Freestanding Signs
Nonresidential Uses	Individual Business	<p>1 or more signs with a collective sign area of 1 square foot per lineal foot of primary building frontage. up to a maximum of:</p> <ul style="list-style-type: none"> • 50 square feet for businesses between 0 and 5,000 square feet 	<p>1 monument sign per street frontage with a maximum area of 13 32 square feet. Maximum height is 12 feet; for developments greater than 5 acres and/or 50,000 square feet in size, sign area may be increased to 16 square feet and height may be increased to a maximum of 20 feet.</p>
	Tenant	<ul style="list-style-type: none"> • 100 square feet for businesses with between 5,001 and 25,000 square feet • 200 square feet for businesses between 25,001 and 50,000 square feet • 300 square feet for businesses between 50,001 and 100,000 square feet • 400 square feet for businesses over 100,000 square feet 	<p>Not allowed except with nameplate on multi-tenant monument sign as part of an integrated development</p>
	Integrated development	<p>1 sign per street frontage with a maximum area of 24 square feet for integrated development identification</p>	<p>1 monument/pylon sign per street frontage with a maximum sign area of 32 square feet. Maximum sign height is 12 feet; for developments greater than 5 acres and/or 50,000 square feet in size, sign height may be increased to a maximum of 20 feet.</p>

18.44.090 (H) Off-Site Advertising in the Special Overlay District.

Special Sign Overlay District (SSOD) – The SSOD is an overlay zoning designation which amends the zoning map by applying the overlay zoning to commercially developed and zoned properties within and adjacent to the Highway 12 corridor.

Highway or Highway-Oriented – As applied to SSODs, the definition of the term “highway or highway-oriented” shall be consistent with the definition of a “primary highway” as provided in the California Business and Professions Code.

Highway-Oriented SSOD Sign – The highway-oriented SSOD sign is a highway-oriented, pylon-type sign that allows for displays which include off-premise advertising of businesses located within the SSOD.

SSOD Designation Application – As provided in this section, there are two methods applicable to the designation of an SSOD. In either case, an application must be submitted and processed consistent with that subsection and the Suisun City Code.

SSOD Sign Permit Application – An application for an SSOD sign permit shall be submitted and processed consistent with this section.

Concurrent Applications – An SSOD Designation Application and an SSOD Sign Permit Application may be submitted and processed concurrently consistent with this section.

1. Purpose. The special sign overlay district (SSOD) is established to increase the visibility and economic vitality of businesses within the Highway 12 corridor while at the same time ensuring public safety. The SSOD provides for the construction of one (1) highway-oriented SSOD sign within the district that, by definition, is allowed to include off-premise advertising.

2. Criteria for the Designation of a SSOD. The SSOD, upon application and approval as specified herein, shall be applied to commercially zoned properties within commercial areas adjacent or in proximity to Highway 12 and located on the same side of Highway 12. Up to five (5) SSODs may be designated within the Highway 12 corridor and the boundary of one SSOD may be adjacent and/or contiguous to another SSOD. However, no highway-oriented SSOD sign proposed for construction within an SSOD shall be within one hundred (100) feet of any existing highway-oriented SSOD sign in an adjacent SSOD.

3. Effect. The SSOD shall apply only to the allowed signage for establishments, uses, activities, or features within the SSOD. It shall not modify the regulations, permitting requirements, or other development standards for uses and structures otherwise imposed herein. It shall not modify or affect the law of fixtures, sign-related provisions in private leases, or the ownership of existing sign structures, without the express written consent of the parties to such leases or owners of such signs.

4. Other Governmental Approvals. Nothing provided for in this section shall waive or diminish any other local permitting requirements, or any state or federal permitting requirements.

5. Highway-Oriented SSOD Sign Development Standards.

a. **The highway-oriented SSOD sign permitted by the establishment of the SSOD shall not exceed sixty (60) feet. However, in the event that the applicant, by means of a visual simulation and other evidence demonstrates that increased height is warranted, based upon particular circumstances within the SSOD, the City Council, upon the adoption of Findings, may approve a sign that exceeds sixty (60) feet.**

b. **The highway-oriented SSOD sign shall be designed in a manner that is context-sensitive to its location within the City of Suisun City and within the existing commercial area, complementary to the materials and design of buildings in proximity to the sign, and landscaped to enhance the aesthetics of the sign. Removal of existing landscaping and vegetation shall require approval by the Community Development Director, in conformance with an approved landscaping plan submitted as part of the SSOD sign permit application.**

c. **Illumination shall be effectively shielded so as to prevent light from being directed at any portion of the traveled rights of way, to prevent glare, and to prevent impairment of driver vision or vehicle operation. Illumination shall not interfere with the effectiveness or obscure an official traffic sign, device, signal, or pavement marking.**

d. **The approved SSOD shall comply with the California Business and Professions Code. If the SSOD is located within a named business center, the name of the business center shall be included on the highway-oriented SSOD sign. An application for a highway-oriented SSOD sign permit shall include a proposed signage reduction plan that ensures that the installation of the sign will result in the consolidation of allowable signage within the business center, so that less signage will be erected as a result of the installation of the highway-oriented sign in the SSOD. The permittee shall be responsible for adherence to the approved signage reduction plan.**

6. Design intent. The establishment of an SSOD and construction of a highway-oriented SSOD sign are intended to accomplish the following goals:

a. **Increase the visibility and economic vitality of businesses within the Highway 12 corridor by providing the opportunity for off-premise advertising.**

b. **Result in quality design, character, and construction of signs that are both context-sensitive, as well as complementary to the materials and design of buildings in proximity to the sign.**

c. **Enhance overall property values in the City by discouraging signs which contribute to the visual clutter of the streetscape.**

d. **Improve traffic safety by ensuring that signage does not distract motorists, obstruct traffic circulation, or impede pedestrian or vehicular movement.**

7. Procedures for Establishment of an SSOD.

a. There are two application methods for the establishment of an SSOD:

i. Any applicant may file an application for the establishment of an SSOD concurrently with the filing of an application for a sign permit. The application for an SSOD shall be made on the forms and in the manner prescribed by the Development Services Department, shall be accompanied by fees as specified in the City's Master Fee Schedule for staff work on a full cost recovery basis.

ii. Alternatively, upon Discussion and Direction from the City Council to staff to initiate the process for the establishment of one or more sign districts, staff shall prepare an application and related materials. The matter shall be placed on a Planning Commission agenda for public hearing. In either case, the application shall be processed consistent with the procedures set forth in this Section.

iii. Regardless of the manner in which the application is filed, whether by an applicant or by the Development Services Director on behalf of the Planning Commission or City Council, the Planning Commission shall hold at least one public hearing on the matter. Within 30 days of the close of the public hearing, the Planning Commission shall make findings, and shall recommend to the City Council that the SSOD be approved, approved subject to specific written conditions, or to deny the application for cause. Such action shall be by Resolution.

iv. Where the Planning Commission has recommended approval, with or without conditions, the Development Services Director shall transmit the record of the Planning Commission action to the City Clerk for the purpose of setting a public hearing before the City Council. The hearing shall be set in the manner prescribed by Title 7, Section 65905 of the Government Code. The City Council shall hold at least one public hearing on the matter and shall render its decision to approve, approve subject to conditions, or deny the application for cause, within the time limits prescribed by Title 7, Section 65950 or Section 65952.1 of the Government Code. The Council's action shall be by Ordinance with such Findings as are required by law.

v. Where the Planning Commission has recommended denial of the application, the City Council may *sua sponte* direct the City Clerk to set a public hearing before the City Council. The hearing shall be set in the manner prescribed by Title 7, Section 65905 of the Government Code. The City Council shall hold at least one public hearing on the matter and shall render its decision to approve, approve subject to conditions, or deny the application for cause, within the time limits prescribed by Title 7, Section

65950 or Section 65952.1 of the Government Code. The Council's action shall be by Ordinance with such Findings as are required by law.

8. Procedures for the Issuance of a Permit for the Construction of a Highway-Oriented SSOD sign.

a. Any applicant may file an application for a permit to construct a highway-oriented SSOD sign. The application for such a permit shall be made on the forms and in the manner prescribed by the Development Services Department, shall be accompanied by fees as specified in the City's Master Fee Schedule for staff work on a full-cost recovery basis, and shall include an Affidavit providing full indemnification for the City and its agents and employees, as well as insurance in an amount specified by the City which lists the City as an additional insured. Failure to maintain said insurance in full force could subject the SSOD sign permittee to loss of his/her SSOD sign permit. If the applicant is not the owner of the property on which the proposed sign would be located, the application shall also be signed by the property owner. Such application shall require environmental review, site plan review, and design review of the proposed sign and its location, initially by the Planning Commission, in the manner in which other signs are reviewed, and subsequently by the City Council, due to the significant scale and multi-parcel purpose of the highway-oriented SSOD sign. Both the Planning Commission and the City Council shall make Findings prior to approving an SSOD sign permit. The following indemnification and insurance assurances shall be included in the application and agreed to and warranted by applicant:

i. Indemnification. Applicant agrees to indemnify and defend the City, its officers, employees, contractors, attorneys and agents against, and shall hold and save them and each of them harmless from, any and all petitions for writ of mandate, actions, lawsuits, claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the Project. Applicant shall defend any action or actions filed in connection with any of said claims or liabilities and shall pay all costs and expenses, including legal costs and attorney's fees incurred in connection therewith, with the City having its choice of legal counsel for itself and for any above-referenced person or entity. Applicant shall promptly pay any judgment rendered against the City, its officers, employees, contractors, attorneys and agents for any such petition for writ of mandate, lawsuit and action arising out of or in connection with the Project, the work, operations and/or activities of Applicant hereunder; and Applicant agrees to save and hold the City, its officers, agents, contractors, attorneys and employees harmless therefrom to the fullest extent provided by this indemnity provision.

ii. Insurance. Applicant warrants and represents that it carries at least

\$2 Million in commercial general liability insurance and automobile insurance in forms that are acceptable to the City and that the Applicant, within three business days of approval of its application, shall cause the City to be named as an additional insured on said policies and further Applicant shall cause all contractors used by the Applicant to name the City as an additional insured on all insurance policies carried by said contractors.

b. The Planning Commission shall hold at least one public hearing on the matter. Within 30 days of the close of the public hearing, the Planning Commission shall make findings, and shall recommend to the City Council that the SSOD sign permit be approved, approved subject to specific written conditions, or to deny the application for cause. Such action shall be by Resolution.

a. Where the Planning Commission has recommended approval, with or without conditions, the Community Development Director shall transmit the record of the Planning Commission action to the City Clerk for the purpose of setting a public hearing before the City Council. The hearing shall be set in the manner prescribed by Title 7, Section 65905 of the Government Code. The City Council shall hold at least one public hearing on the matter and shall render its decision to approve, approve subject to conditions, or deny the application for cause, within the time limits prescribed by Title 7, Section 65950 or Section 65952.1 of the Government Code. The Council's action shall be by Resolution with such Findings as are required by law.

b. Where the Planning Commission has recommended denial of the application, the City Council may *sua sponte* direct the City Clerk to set a public hearing before the City Council. The hearing shall be set in the manner prescribed by Title 7, Section 65905 of the Government Code. The City Council shall hold at least one public hearing on the matter and shall render its decision to approve, approve subject to conditions, or deny the application for cause, within the time limits prescribed by Title 7, Section 65950 or Section 65952.1 of the Government Code. The Council's action shall be by Resolution with such Findings as are required by law.

18. 46.040 Review Authority

- A. Requests for reasonable accommodation shall be reviewed by the director of development services, or designee, if no approval is sought other than the request for reasonable accommodation.
- B. Requests for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the authority reviewing the discretionary land use application in accordance with Sections ~~18.59.050~~ **18.46.050** and ~~18.59.060~~ **18.46.060**.

18. 46.050 Review Procedure

- A. The director of development services shall make a written determination within forty-five days of the application being deemed complete and either grant, grant with modifications, or deny a request for reasonable accommodation in compliance with Section ~~18.59.060~~ **18.46.060** of this chapter.

- B. If the request for reasonable accommodation is submitted for concurrent review with a discretionary land use application, the written determination on whether to grant or deny the request for reasonable accommodation shall be made by the authority responsible for reviewing the discretionary land use application. The written determination to grant or deny the request for reasonable accommodation shall be made in compliance with Section ~~18.59.060~~ **18.46.060** of this chapter.

18.46.070 Appeal of Determination

A determination to grant or deny a request for reasonable accommodation may be appealed to the Planning Commission, in compliance with Chapter ~~18.76~~ **18.84** of the Suisun City Municipal Code.

18.47.040 General Density Bonus Provisions

Density bonuses shall be subject to the provisions in this section, in accordance with California Code Section 65915.

- C. **Application.** Any person that desires a density bonus must make an application on a form approved by the ~~director of development services~~ **Director of Development Services** at the time of submitting an entitlement application for the housing development for which a density bonus is requested. The density bonus provided by this chapter only applies to housing developments consisting of five or more dwelling units.
- C. **Available density bonus options.** The Planning Commission or City Council will grant one density bonus, the amount of which will be as specified in Section 18.47.060, and incentives or concessions as described in Section 18.47.050, when an applicant for a housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this chapter, that will contain at least one of the following:
1. Five percent (5%) of the total units of a housing development for very low-income households.
 2. Ten percent (10%) of the total units of a housing development for lower income households.
 3. Ten percent (10%) of the total units in a common interest development for moderate-income households, provided that all units in the housing development are offered to the public for purchase.
 4. A senior citizen housing development;
 5. Donates land to the City of Suisun City for the construction of very low-income units.
 6. Includes a qualifying childcare facility, as described in section ~~18.46.080~~ **18.47.070**; in addition, to providing housing as described in paragraphs 1-3 of this section.

- D. **Applicant's election of basis for bonus.** For purposes of calculating the amount of the density bonus, pursuant to Section ~~18.65.050~~ **18.47.060**, the applicant who requests a density bonus pursuant to this section must elect whether the bonus will be awarded on the basis of paragraphs 1-6. of subsection C. of this section.

18.47.050 Incentives and Concessions

- C. The Planning Commission or City Council must grant the concession or incentive requested by the applicant, unless it make a written finding, based upon substantial evidence, that:
1. The concession or incentive is not required in order to provide for affordable housing costs, or for rents for the targeted units to be set as specified in Section ~~18.65.030(E)~~ **18.47.030**;
 2. The concession or incentive would have a specific, adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households; or
 3. The concession or improvement would be contrary to state or federal law.

18.47.055 Waiver or Reduction of Development Standards

- A. An applicant may submit to the city a proposal for the Waiver or reduction of development standards that the applicant believes will have the effect of physically precluding the construction of a housing development that meets the criteria of ~~Section 18.65.010(e)~~ **in this Section** at the densities or with the concessions or incentives permitted by this chapter, and may request a meeting with the director of development services. Such proposal may not increase the number of incentives of concessions that the applicant is entitled to under Section **18.47.030** ~~18.65.020~~.

18. 47.060 Calculation of Density Bonus

- A. The applicant may elect to accept a lesser percentage of density bonus.
- B. The amount of density bonus to which the applicant is entitled will vary according to the amount by which the percentage of affordable housing units exceeds the percentage established in Section ~~18.65.01(C)~~ **18.47.060**
- B. An applicant will be eligible for the increased density bonus described in this section if all of the following conditions are met:
1. The applicant donates and transfers the land no later than the date of approval of the final subdivision map or parcel map or residential development application.
 2. The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low income households, in an amount not less than 10 percent of the number of residential units of the proposed development.

- B. Contractors, provided no equipment of any kind is kept at the licensed address;
- C. Mail order services where no stock in trade is kept on the premises;
- D. Music lessons, tutoring and the like;
- E. Artist studios;
- F. Janitorial services;
- G. Laundry and mending services;
- H. Other uses not described herein that meet all tests listed in 18.~~350.09~~30.C.

18.50.060 Home Occupations - Planning Commission Consideration

The Development Services Director may refer to any request for a business license in a residential zoning district to the Planning Commission for their consideration and decision when in the opinion of the Development Services Director there is doubt that the proposed use or business can be conducted and still meet all of the tests required in ~~18.30.090.C.~~ **18.50.030.**

18.60.090 Solar Installations on Historic Buildings

- A. Solar technologies may be installed on non-historic buildings in a historic district in accordance with ~~Sections 18.48.40-18.48.80 of this ordinance~~ **this section**, which seek to maximize the performance of solar installations while also minimizing the visibility of solar installations from the public right-of-way.
- B. Solar installations may be installed on historic buildings where they do not alter the character- defining features of the building. Solar installations on historic buildings may include:
 1. PV panels located on an area of a pitched roof, or on a flat roof, or behind a roof parapet, that is not visible from the public right-of-way and does not structurally alter the historic building, and/or
 2. Use of building integrated solar technologies that are selected and installed in a manner consistent with the visual character of the historic building (for example, solar tiles on a building that historically included the use of tiles as a roofing material).

18.60.100 Ground-Mounted Solar Installations

- A. Apply the same measures identified in 18.48~~60~~040 for high performance of ground-mounted solar panels.

18.62.030 Definitions

See Section 18.60.30 ~~and 18.61.030~~ for other definitions.

