



Zoning Text Amendments

- ZT-18-01a Accessory Building Ordinance
- ZT-18-01b Secondary Dwelling Unit Ordinance

Presented to Solano County Board of Supervisors
on August 7, 2018
Department of Resource Management



State Legislation

- **Several new State laws went into effect between January of 2017 and January of 2018**
- **Mandated certain requirements for accessory dwelling units**
- **Capped the Square Footage of Accessory Dwelling Units at 1,200 Sq. Ft.**



Impact to County

Set aside County's local rules until such time as County adopted a conforming ordinance, including:

- **Reducing Agricultural size limits from 1,800 to 1,200 sq. ft.**
- **Reducing Rural Residential size limits from 1,500 to 1,200 square feet.**
- **Size limits can be modified if the ordinance provisions complying with the state standards are adopted.**



County Response

Update local regulations to:

- **Comply with State requirements,**
- **Restore local square footage limitations,**
- **Clean up language in the existing ordinance related to accessory structures and secondary units.**

Prepared Two Implementing Ordinances:

- **Accessory Buildings Ordinance**
- **Secondary Dwellings Ordinance**



Accessory Building Ordinance

- **Reformatted Section 28.72 to consolidate secondary dwelling unit regulations in one section (Attachment B)**
- **Implements minor fixes to issues pertaining to Accessory Buildings (Attachment A) including clean up of definitions**



Secondary Dwelling Ordinance

Addresses the State requirements for local regulation of secondary dwellings including:

- **Ministerial permitting**
- **Parking requirements relaxed**
- **Landscaping**
- **Architectural review**
- **Historic resources**
- **Sale or rental restrictions**
- **Utility Connections**
- **Manufactured homes**



Secondary Dwelling Ordinance

- **Addressed Size Limitations**
- **Established a minimum size**
- **Restored County Maximum Sizes:**
 - Increasing Agricultural size limits from 1,200 to 1,800 sq. ft.
 - Increasing Rural Residential size limits from 1,200 to 1,500 square feet.



Recommendation

- **Waive reading of the two proposed ordinances.**
- **Conduct a public hearing to consider Zoning Text Amendments ZT-18-01a and ZT-18-01b, and the Planning Commission's affirmative recommendation on each amendment.**
- **Adopt the Ordinance, Zoning Text Amendment ZT-18-01a, to clarify and re-state existing land use regulations for dwellings and for agricultural and residential accessory buildings.**
- **Adopt the Ordinance, Zoning Text Amendment ZT-18-01b, to revise and update land use regulations for accessory dwellings in Agricultural and Residential zoning districts.**



Questions and Answers

