

EXHIBIT A

ORDINANCE NO. 2026-___

An ordinance amending Chapter 28 (Zoning Regulations) of the Solano County Code relating to sign regulations in the unincorporated Solano County (ZT-25-04)

Whereas, Chapter 28 of the Solano County Code (Zoning Regulations) is occasionally amended by the Board of Supervisors with the goal of modernizing 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-25-04 would revise and update regulations related to signs 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 continued the proposed amendment to a date certain; and

Whereas, on January 15, 2026, the Solano County Planning Commission held a continued 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.

Section 28.96 of the Solano County Code, related to signs, is reorganized and amended as follows:

28.96 Signs

Subdivisions

28.96.10	Purpose of Sign Regulations
28.96.20	<u>Definitions</u> Applicability
28.96.30	<u>Applicability</u> Sign Permit Requirements
28.96.32	Master Sign Plan
28.96.34	Signs and Sign Changes Allowed without a Sign Permit
28.96.40	<u>Prohibited Signs</u> Prohibited Signs
28.96.50	<u>Signs Allowed without a Permit; Non-Conforming Signs</u> General Requirements for All Signs
28.96.60	<u>Signs Allowed with a Minor Sign Permit</u> Zoning District Sign Standards
28.96.70	<u>Signs Allowed with a Major Sign Permit</u> Standards for Specific Types of Signs
28.96.80	<u>Zoning District Sign Standards</u> Exceptions to Sign Standards
28.96.90	<u>General Requirements for All Signs</u> Nonconforming Signs
28.96.100	<u>Standards for Specific Types of Signs</u> Violations and Abatement

28.96.110	Master Sign Plan Appeal
28.96.120	Violations and Abatement Judicial Review
28.96.130	Appeal Definitions

28.96.10 Purpose of Sign Regulations

The sign regulations established in this chapter are intended to specify standards for the placement, type, size, and number of signs allowed within the unincorporated areas of the county, and to require the proper maintenance of signs. The purposes of these standards and requirements are to:

- A. Avoid traffic safety hazards to motorists and pedestrians caused by visual distractions and obstructions;
- B. Promote the aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the county as a place to live, work, and shop;
- C. Provide for signs as an effective channel of communication, while ensuring that signs are aesthetically proportioned in relation to adjacent structures and the structures to which they are attached; and
- D. Safeguard and protect the public health, safety, and general welfare.

28.96.~~130~~20 Definitions

For the purposes of this Section, the following terms and phrases shall have the meanings ascribed to them in this Section.

Abandoned Sign. A sign that advertises a business, lessor, owner, product, service or activity which has not been located on the premises where the sign is displayed for 30 days or more. [The property owner may submit a request to the Planning Commission that a sign be considered historical based upon the length of its existence and iconic design. In making a decision, factors including, but not limited to, age, contribution to the visual identity of the County, and whether there is a written statement from a historical organization or preservation body confirming its cultural significance shall be considered. The property owner is responsible for maintaining the sign in good repair and safe condition.](#)

Animated or Moving Sign. A sign which uses movement, lighting, or special materials to depict action or create a special effect to imitate movement.

Awning Sign. A sign copy or logo attached to or painted on an awning.

Banner or Pennant. Cloth, bunting, plastic, paper, or similar non-rigid material used for advertising purposes attached to a structure, staff, pole, line, framing, or vehicle.

Bench Sign. ~~Copy painted on a portion of a bench.~~

Cabinet Sign (Can Sign). A sign which contains all the text and/or logo symbols within a single enclosed cabinet and may or may not be internally illuminated.

Changeable Copy Sign. A sign designed to allow the changing of copy through manual, mechanical, or electrical means including time and temperature.

Contractor or Construction Sign. A sign which states the name of the developer and contractor(s) working on the site and related engineering, architectural or financial firms involved with the project.

~~**Decorative Flag.** A flag or banner made of fabric or similar flexible material that displays a symbolic, artistic, seasonal, or ornamental design, and does not represent a governmental entity, sovereign nation, or officially recognized organization. Does not advert, direct or attract attention to an object, person, institution, business, product, service, event, or location by any means.~~

Direct Lighting. The use of reflective-type bulbs or incandescent lamps on the exterior surface of a sign to form the text or images of sign copy.

Directional Sign. An on-premises sign which is designed and erected solely for the purposes of directing vehicular and/or pedestrian traffic within a project.

~~**Directory Sign.** A sign for listing the tenants and their suite numbers of a multiple tenant structure or center.~~

Double-Faced Sign. A sign constructed to display its message on the outer surfaces of two identical and/or opposite parallel planes.

Grand Opening. A promotional activity not exceeding 30 calendar days used by newly established businesses, within two months after initial occupancy, to inform the public of their location and services available to the community. "Grand Opening" does not mean an annual or occasional promotion of retail sales by a business.

Freestanding Sign. A sign fixed in an upright position on the ground not attached to a structure other than one erected primarily to support the sign. Includes monument signs and pole signs.

Illegal Sign. An illegal sign is any sign erected without first complying with all regulations in effect at the time of its construction or use.

Indirectly Illuminated Sign. A sign whose light source is external to the sign and which casts its light onto the sign from some distance.

Internally Illuminated Sign. A sign whose light source is located in the interior of the sign so that the rays go through the face of the sign, or light source which is attached to the face of the sign and is perceived as a design element of the sign.

~~**Marquee (Canopy) Sign.** A sign which is attached to or otherwise made a part of a permanent roof-like structure which projects beyond the building wall in the form of a large canopy to provide protection from the weather.~~

Monument Sign. An independent, freestanding structure supported on the ground having a solid base as opposed to being supported by poles or open braces.

~~**Multi-Tenant Sign.** An identification sign for a commercial site with multiple tenants,~~

~~displaying the names of each tenant on the site.~~

Nonconforming Sign. An advertising structure or sign that was lawfully erected and maintained prior to the adoption of this Zoning Ordinance, but does not now completely comply with current regulations.

Official Flags. Flags of national, state, or local governments, or nationally recognized religious, fraternal, or public service agencies.

Off-Premises Sign. A sign identifying a use, facility, service, or product which is not located, sold, or manufactured on the same premise as the sign or which identifies a use, service, or product by a brand name which, although sold or manufactured on the premise, does not constitute the principal item for sale or manufactured on the premise.

Permanent Sign. A sign constructed of durable materials and intended to exist for the duration of time that the use or occupant is located on the premises.

Campaign Sign. A sign designed for the purpose of advertising support of or opposition to a candidate or proposition for a public election.

Pole Sign. An elevated freestanding sign, typically supported by one or two poles or columns. All Pole signs are freestanding signs

Portable Sign. A sign that is not permanently affixed to a structure or the ground.

Projecting Sign. A sign other than a wall sign suspending from, or supported by, a structure and projecting outward.

Real Estate Sign. A sign indicating that a property or any portion thereof is available for inspection, sale, lease, rent, or directing people to a property, but not including temporary subdivision signs.

Roof Sign. A sign constructed upon or over a roof, or placed so as to extend above the edge of the roof.

Sign. A structure, device, figure, display, message placard, or other contrivance, or any part thereof, situated outdoors or indoors, which is designed, constructed, intended, or used to advertise, or to provide information in the nature of advertising, to direct or attract attention to an object, person, institution, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Does not include murals, paintings and other works of art that are not intended to advertise or identify any business or product.

Temporary Sign. A sign intended to be displayed for a limited period of time and capable of being viewed from a public right-of-way, parking area or neighboring property.

Vehicle Sign. A sign which is attached to or painted on a vehicle which is parked on or adjacent to any property, the principal purpose of which is to attract attention to a product sold or business located on the property.

Wall Sign. A sign that is attached to or painted on the exterior wall of a structure which the

display surface of the sign is approximately parallel to the building wall.

Window Sign. A sign posted, painted, placed or affixed in or on a window exposed to public view. An interior sign which faces a window exposed to public view and is located within three feet of the window.

28.96.320 Applicability

A. Signs Regulated. The requirements established in Sections 28.96.10 through 28.96.130 shall apply to all signs in all zoning districts. Signs fall within one of the following four categories:

1. Prohibited Signs

2. Signs Allowed without a Permit

3. Signs Allowed with a Minor Sign Permit

4. Signs Allowed with a Major Sign Permit

B. Applicability to Sign Content. The requirements established in Sections 28.96.10 through 28.96.130 do not regulate the message content of signs (sign copy), regardless of whether the message content is commercial or noncommercial.

28.96.40 Prohibited Signs

A. Signs that do not further the purposes described in Section 28.96.10 may be are prohibited. The following types of signs have been deemed prohibited;In order to achieve the purposes described in Section 28.96.010 (Purpose of Sign Regulations), the following types of signs and devices are prohibited

1. Abandoned signs;
2. Animated signs, including electronic message display signs, and variable intensity, blinking, or flashing signs, except time and temperature displays (which are not considered signs);
3. Signs attached to balloons and other inflatable devices;
4. Banners and pennants except as allowed by Section 28.96.50(A)(4);
5. Flags, except as allowed by 28.96.50(A)(5)Section 28.96.30(D);
6. Moving signs, except barber poles;
7. Off-premises signs, except as provided in Section 28.96.70100(EF);
8. Pole signs, over 6 feet in height which are an elevated freestanding sign, typically

~~supported by one column less than 75% of the width of the sign and Pole signs and other freestanding signs over six feet in height;~~

9. Roof signs;
10. Signs that simulate in color, size, or design, any traffic control sign or signal, or that make use of words, symbols, or characters in a manner that interferes with, misleads or confuses pedestrian or vehicular traffic;
11. Signs attached to or suspended from a vehicle parked within a public right-of-way, or in a location on private property that is visible from a public right-of-way, except a sign painted directly upon, magnetically affixed to, or permanently affixed to the body or other integral part of an operational ~~the~~ vehicle;

~~11.12. Signs affixed to a trailer; and~~

13. Temporary and portable signs, except as allowed by Section ~~28.96.100(E)~~ 28.96.70(D); and:

~~12.14. (Signs cut, burned, marked, or displayed on a cliff, hillside, or other terrain feature. Ord. No. 1840, §40)~~

28.96.3450 Signs and Sign Changes Allowed without a Sign Permit

A. **Signs Allowed Without A Permit.** The following are allowed without a sign permit; provided, that they comply with Section 28.96.950 (General Requirements for All Signs) and any required building permit is obtained.

1. **Nonstructural modifications and maintenance.**

a. Modifications to sign copy on conforming signs, or changes to the face or copy of conforming changeable copy signs; or

b. The normal maintenance of conforming signs, except as set forth in Section 28.96.950(F).

2. **Temporary signs.** ~~Certain Temporary~~ temporary signs described in Section 28.96.70100(E).

3. **Governmental signs.** Signs installed by the County, or a Federal or State governmental agency within a public right-of-way, and any sign, posting, notice, or similar sign placed by or required by a governmental agency in carrying out its responsibility to protect public health, safety, and general welfare.

~~3.4.~~ **Banners and pennants.** Allowed as a Grand Opening sign. Must have an active Solano County Business License.

~~4.5.~~ **Official and Decorative flags.** ~~Flags of national, state, or local governments, or nationally recognized religious, fraternal, or public service agencies; Allowed~~ provided, that the length of the flag shall not exceed one-fourth the height of the

flag pole. The maximum allowed height of a flag ~~pole in a residential zoning district shall be 12 feet; the maximum height of a flag pole in a nonresidential zoning district shall~~ pole shall be 30 feet. Anything other than an official flag is limited to 35 square feet.

~~5.6.~~ 6.6. **Directional signs and notices**~~Public directional signs and notices.~~

Signs showing the location of ~~public~~ facilities such as public telephones, restrooms, ~~and~~ underground utilities, on-site directions, and ~~and~~ no trespassing signs. The total square footage of directional signs cannot exceed a combined 200 square feet. Individual directional signs cannot be larger than 5 square feet.

~~6.7.~~ 6.7. **Service station price signs.** Service station price signs required by State law, including but not limited to California Business and Professions Code (Division 5, Weights and Measures, Chapter 14, Fuels and Lubricants, Article 12, Price Sign Advertising). The maximum height allowed shall be no more than 10 feet unless otherwise allowed by state law.

~~7.8.~~ 7.8. **Street addresses.** Street address numbers not exceeding an aggregate area of ~~two~~ four square feet.

~~8.9.~~ 8.9. **Time and temperature displays.**

10. Portable off-premises signs as described in Section 28.96.100(E)(6).

11. Campaign Signs as described in Section 28.96.100(E)(2).

12. Real Estate Signs as described in Section 28.96.100(E)(3).

~~9.13.~~ 9.13. **Existing off-premises signs.**

B. Non-Conforming Signs: A nonconforming sign is any permanent or temporary sign that was legally established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation but that does not now comply with the provisions of this Zoning Ordinance. A nonconforming sign shall not be:

1. Replaced with another nonconforming sign;
2. Structurally altered to extend its useful life;
3. Enlarged in area or increased in height;
4. Re-established after the subject of the sign has been discontinued on the site for 30 days or longer; or
- ~~5.~~ Re-established after damage or destruction to 75 percent or more of the value of the sign, or its components, as determined by the Building Official.

~~6.5.~~ 6.5. _____

28.96.60 Signs Allowed with a Minor Sign Permit

- A. **Permit Requirements:** Signs which meet the general and specific standards described in Sections 28.96.90 and 28.96.100 may be installed, constructed, or altered with a Minor Sign Permit. The purpose of a Minor Sign Permit is to verify that all standards and requirements in this Chapter are met for the proposed sign and can continue to be met during the lifetime of its use.
- B. **Application:** Application for a minor sign permit shall be made by the owner or the owner's agent in writing on a form prescribed by the Department of Resource Management, and shall include all information necessary to support issuance of the permit. Such application shall not be accepted unless accompanied by a fee or fees as may be set by the Board of Supervisors pursuant to Section 11-111.
- C. **Action:** The Director of Resource Management or their designee shall administratively approve an application for a minor sign permit if all standards and requirements specified in this Chapter and elsewhere in the Code are satisfied. Action on a minor sign permit is ministerial and shall be taken without notice or public hearing.

28.96.70 Signs Allowed with a Major Sign Permit

- A. **Permit Requirements:** With approval of a Major Sign Permit, signs that would exceed the standards set forth in Section 28.96.80 pertaining to maximum sign amount, maximum combined sign area, and maximum sign height, may be installed, constructed, or altered. The maximum exceedance shall be two times those standards. In the case of increasing the eave height for Wall Signs, it shall be no taller than the permitted eave height in the applicable zoning district.
- B. **Application:** Applications for a Major Sign Permit shall be made by the owner or the owner's agent in writing on a form prescribed by the Department of Resource Management and shall include all information necessary to support issuance of the permit. Such application shall not be accepted unless accompanied by a fee or fees as may be set by the Board of Supervisors pursuant to Section 11-111. Once a complete application is submitted, additional information and processing fees may be required in order to conduct environmental review of the proposal. Either before or after a complete application has been submitted, if additional information or processing fees are required and are requested from the applicant, in writing, but are not provided by the applicant within six (6) months of such a request, the Zoning Administrator may determine that the application has been deemed abandoned and shall promptly notify the applicant of such determination.
- C. **Public Hearing:** A Major Sign Permit application shall be considered by the Zoning Administrator at a noticed public hearing, and the Zoning Administrator has discretion to approve, approve with conditions, or deny the application. Notice of the hearing shall be given pursuant to Section 28.04. The Zoning Administrator may require conditions of approval as are reasonably necessary to achieve the purposes of this section. A Major Sign Permit being processed concurrently with an application requiring action by the Planning Commission or Board of Supervisors shall be scheduled for public hearing with that hearing body.

D. Findings for approval. A Major Sign Permit shall not be approved unless the Zoning Administrator first makes all the following findings:

- 1.** The area of the proposed signs is no more than **twice** the amount allowed by Section **28.96.80**, and the increase in area is needed for the sign to be readable from the **major street approach to the site, because of the position or setback of the existing building where the sign is proposed, or the exceptional size of the structures, uses, or site;**
- 2.** The proposed signs **are in substantial conformance with 28.96.90 (General Requirements for All Signs) and 28.96.100 (Standards for Specific Types of Signs); and**
- 3.** **The size, location, and design of the signs are visually complementary and compatible with the size and architectural style of the primary structures on the site, any prominent natural features of the site, and structures and prominent natural features on adjacent properties on the same street in the immediate vicinity.**

28.96.30—Sign Permit Requirements

~~No sign shall be installed, constructed, or altered unless it is first approved in compliance with this section, or allowed without sign permit approval as described in Section 28.96.34.~~

~~**Fees and plans required.** An application for a sign permit shall be filed and processed. The application shall also include architectural elevations and plans of all proposed signs drawn to scale, with all dimensions noted, and include illustrations of copy, colors, materials, and samples of the proposed colors and materials. The required architectural elevations shall show both the proposed signs, and any structures on which they will be placed.~~

~~**Review and approval.** The Zoning Administrator shall review all sign permit applications and approve only those that comply with the findings described in subdivision (C) of this section. The Zoning Administrator may require conditions of approval as are reasonably necessary to achieve the purposes of this section.~~

~~**Findings for approval.** A sign permit shall not be approved unless the Zoning Administrator first makes all the following findings:~~

~~The proposed signs do not exceed the standards of Sections 28.96.60 (Zoning District Sign Standards) and 28.96.70 (Standards for Specific Types of Signs), and are of the minimum size and height necessary to enable motorists and pedestrians to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site;~~

~~The size, location, and design of the signs are visually complementary and compatible with the size and architectural style of the primary structures on the site, any prominent natural features of the site, and structures and prominent natural features on adjacent properties on the same street in the immediate vicinity; and~~

The proposed signs are in substantial conformance with the sign design criteria provided in Sections 28.96.50(D) and (E).

Time limit for action. A sign permit shall be approved or disapproved by the Zoning Administrator within 30 days of the application being accepted as complete.

2.4.

28.96.6080 Zoning District Sign Standards

All signs shall comply with the following sign standards for the applicable zoning district, except as otherwise provided by ~~Section 28.96.50 or Section 28.96.100~~ ~~Section 28.96.34 (Signs and Sign Changes Allowed without a Sign Permit) or 28.96.70 (Standards for Specific Types of Signs).~~

Zoning District	Allowed Sign Types	Maximum Sign Amount	Maximum Combined Sign Area	Maximum Sign Height	Type of Lighting Allowed
A A-SM A-SV-20	Awning	3	60-120 sf	N/A	Indirect
	Freestanding			6 ft	
	Projecting			As provided by Section 28.96.100 (C)	
	Wall			Eave height	
R-R R-TC	Awning	1	24 sf	N/A	None
	Freestanding			6 ft	
	Projecting			As provided by Section 28.96.100 (C)	
	Wall			Eave height	
P	Freestanding	3	60 sf	6 feet	Indirect
	Wall			Eave Height	
ATC ATC-NC C-H C-N C-R C-S R-TC-MU	Awning	3	200 sf	N/A	Indirect/ Direct/ Internal
	Freestanding			6 ft ⁽¹⁾	
	Projecting			As provided by Section 28.96.100 (C)	
	Wall			Eave height	
	Awning			N/A	
	Freestanding			6 ft	

C-O R-TC-MF	Projecting	3	30 sf	As provided by Section 28.96.100 (C)	Indirect
	Wall			Eave height	
M-I M-G I-WD I-AS	<u>Awning</u>	2	200 sf	<u>N/A</u>	Indirect/ <u>Direct/</u> <u>Internal</u>
	<u>Freestanding</u>			<u>6 ft</u>	
	<u>Projecting</u>			<u>As provided by Section 28.96.100 (C)</u>	
	Wall			Eave height	
W MP	Freestanding	1	15 sf	6 ft	Indirect
	Wall			Eave Height	

(1) In the Highway Commercial (C-H) District, signs may be permitted to a maximum height equivalent to the height limit for a primary building within the district, subject to approval of a Major Sign Permit. In no case shall a Use Permit authorize a sign to exceed the limit.

~~Any of the sign types allowed in the applicable zoning district may be installed; provided, that they do not exceed the maximum number, total combined area, height, or type of lighting allowed.~~

~~The maximum total number of signs that may be installed on the site.~~

~~The maximum total combined area of all signs that may be allowed on the site.~~

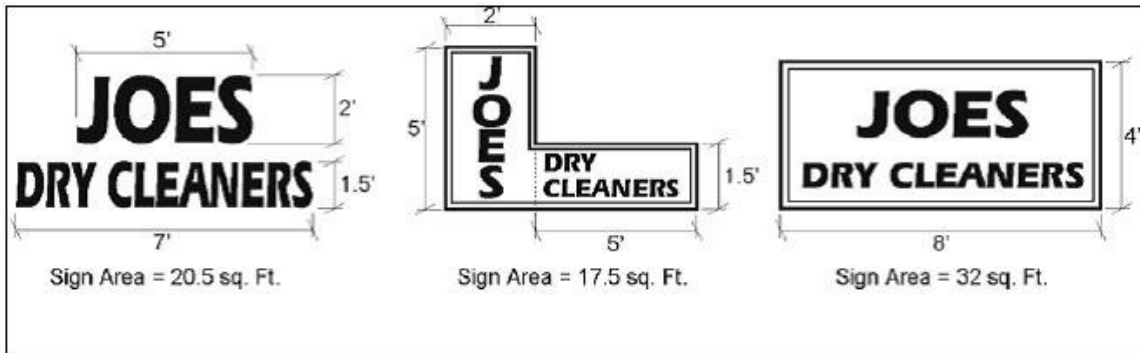
28.96.50—90 General Requirements for All Signs

A. **Sign area.** The measurement of sign area to determine compliance with the sign area limitations of this Section shall occur as follows:

1. The surface area of a sign shall be calculated by enclosing the extreme limits of all framing, writing, logo, representation, emblem, or other display within a single continuous perimeter composed of squares or rectangles with no more than eight lines. See Figure A.

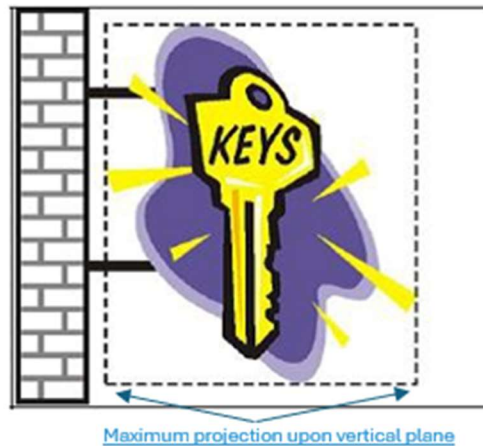
Figure A

SIGN AREA MEASUREMENT



2. Supporting framework or bracing that is clearly incidental to the display itself shall not be computed as sign area.
- ~~3. The area of a double-faced (back-to-back) sign shall be calculated as a single sign face if the distance between each sign face does not exceed 18 inches, and the two faces are parallel with each other.~~
- 4.3. Where a sign consists of one or more three-dimensional objects (e.g., balls, cubes, clusters of objects, sculpture or statue-like trademarks), the sign area shall be measured as their maximum projection upon a vertical plane. See Figure B.

Figure B



- 5.4. For signs that incorporate time and temperature devices, the area of these devices shall not be included in the total area of the sign.

B. Sign height (freestanding). The height of a freestanding sign shall be measured as the vertical distance from the finished grade adjacent to the base of the sign structure to

the highest point of the structure, where finished grade does not include fill, planters, or other material artificially placed to increase sign height.

C. Sign location requirements.

1. All signs shall be located on the same site as the subject of the sign, except as otherwise allowed by this Section. A sign may project over an adjacent public right-of-way only when authorized by an encroachment permit as well as a Sign Permit.
2. The location of each sign shall be evaluated during the Sign Permit process to ensure appropriate setbacks relative to sign height and area, architectural compatibility for wall-mounted signs, and preservation of visibility for existing signs on adjacent properties. Additionally, signs must not impair pedestrian or vehicular safety. No sign shall be located within, or so that it overhangs a public right-of-way, except as otherwise allowed by this Section.
- ~~3. The location of each sign shall be evaluated during the Sign Permit process to ensure that:
 - a. The proposed setback is appropriate for the height and area of a freestanding or projecting sign;
 - b. A wall-mounted flush or projecting sign is consistent with the architectural design of the building, and does not cover windows or architectural features other than undecorated wall surfaces;
 - c. A sign does not unreasonably block sight lines to an existing sign on adjacent property; and
 - d. The sign does not impair pedestrian or vehicular safety.~~

D. Design criteria for signs. The following design criteria shall be used in reviewing the design of individual signs. Substantial conformance with each of the following design criteria shall be required before a Sign Permit or Building Permit can be approved.

1. **Color.** ~~Signs shall utilize one (1) base color with up to three (3) accent colors, excluding business logos. Colors on signs and structural members should be harmonious with one another and reflective of the dominant colors of the building or buildings being identified. Contrasting colors may be utilized if the overall effect of the sign is still compatible with the building colors and prevailing colors in the surrounding neighborhood (where a theme can be identified).~~
2. **Materials and Structure.**
 - a. Insofar as possible, sign materials should match the materials used on the building and on other signs located on the subject parcel.
 - b. Materials selected for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.
 - c. The size of the structural members (e.g. columns, crossbeams, and braces)

~~should be proportional to the sign panel they are supporting. In general, fewer larger supporting members are preferable to many smaller supports.~~

- ~~d. The use of reflective materials or surfaces should be minimized and may not distract motorists or create other hazards.~~
- ~~e. Signs are to be constructed predominately of natural materials that reflect an agrarian character.~~
- ~~f. The design of signs shall contribute to the sense of continuity, quality, and character consistent with the surrounding agricultural theme of Solano County. This agricultural theme shall apply to property zoned as Exclusive Agricultural (A), Suisun Marsh Agricultural (A-SM), or Suisun Valley Agricultural Districts. If a conflict exists between 28.96.90(D)(2) and an adopted specific or strategic plan, the Standards contained within the specific or strategic plan shall apply. not apply to urban areas in unincorporated Vallejo.~~

~~Sign materials (including the materials used in framing and support structures) should be representative of the type and scale of materials used on the building or buildings which the sign identifies. Insofar as possible, sign materials should match the materials used on the building and on other signs. Materials selected for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.~~

~~The size of the structural members (e.g. columns, crossbeams, and braces) should be proportional to the sign panel they are supporting. In general, fewer larger supporting members are preferable to many smaller supports.~~

~~The use of individual letters incorporated into the building design is encouraged, rather than signs with background and framing other than the building wall.~~

~~The use of reflective materials or surfaces should be minimized, and may be approved only where the Zoning Administrator determines that they will not distract motorists or create other hazards.~~

E. Illumination of signs. When allowed by Section 28.96.860 (Zoning District Sign Standards), the artificial illumination of signs, either from an internal or external source, shall be designed to minimize light and glare on surrounding rights-of-way and properties.

~~1.—External light sources shall be directed and shielded to limit direct illumination of any object other than the sign and shall not interfere with the reasonable enjoyment of residentially zoned properties.~~

~~2.1. The light from an illuminated sign shall not be of an intensity or brightness that will interfere with the reasonable enjoyment of residential properties. In areas with low ambient nighttime illumination levels (e.g., residential neighborhoods or business districts with little or no illuminated signing) applicants shall be encouraged to use light, illuminated copy against dark or opaque backgrounds.~~

~~3.—Signs shall not have blinking, flashing, or fluttering lights or other illuminating devices~~

~~that have a changing light intensity, brightness or color.~~

- ~~2.~~ Sign lighting shall be designed and located so that it will not be confused with or construed as traffic control devices, and so that neither the direct nor reflected light from a sign will create a hazard to motorists.

~~4.3. Signs may be illuminated only with continuous (non-blinking) lighting.~~

~~4. Signs may be illuminated only with:~~

~~a. Neon tube lighting, if fully contained within a cabinet covered with a clear glass or plastic face, or if comprised of individual pan channel letters covered with a clear glass or plastic face;~~

~~b. External lighting;~~

~~c. Internal lighting; or~~

~~d. Halolighting.~~

~~The direct lighting of signs shall be prohibited. For the purposes of this Section, "direct lighting" means the use of reflective type bulbs or incandescent lamps on the exterior surface of a sign to form the text or images of sign copy. Light sources shall utilize energy efficient fixtures to the greatest extent possible. Illuminated panels, visible tubing, and strings of lights outlining all or a portion of a building, other than lighting that is primarily for indirectly illuminating architectural features, signs, or landscaping, shall be deemed "signs" subject to this Section and shall be counted as part of the allowed sign area. Each line of tubing or lights shall be deemed to have a minimum width of at least six inches for the purpose of area calculation.~~

- ~~F. **Maintenance of signs.** Signs and supporting hardware, including temporary signs, shall be maintained in good repair at all times. Repairs to signs shall be of equal or better in quality of materials and design as the original sign. Signs that are not properly maintained and are dilapidated shall be deemed a public nuisance, and may be abated.~~

- ~~G. **Removal of signs.** When existing signs are removed or replaced, all brackets, poles, and other supports that are no longer required shall also be removed. Unpainted areas shall be painted to match the adjacent portion of the building or sign support structure.~~

28.96.70100 Standards for Specific Types of Signs

Proposed signs shall comply with the following standards where applicable, in addition to the sign area and height limitations, and other requirements of Section 28.96.8060 (Zoning District Sign Standards), and all other applicable provisions of this Section.

- A. Awning signs.** The following standards apply to awning signs in all zoning districts where allowed ~~by Section 28.96.060 (Zoning District Sign Standards).~~

1. Signs on awnings are limited to ground level and second story occupancies only.

2. Awnings shall not be internally illuminated. Translucent awning materials are prohibited.

~~3. A tenant space may use either an awning sign or storefront (wall or projecting) sign, but not both.~~

~~4. Sign letter height shall not exceed eight inches.~~

~~5.3. The use of logos or symbols depicting the unique nature of a business are encouraged on the sloped face of awnings, provided that their area shall not exceed 10 percent of the total sloped awning face. Logo or symbol area is defined by the smallest continuous line rectangle that can be drawn around the logo or symbol. Sign copy other than logos or symbols is prohibited on the sloped face of awnings.~~

B. Freestanding signs. The following standards apply to freestanding signs in all zoning districts where allowed by Section 28.96.060-080 (Zoning District Sign Standards).

1. General requirements.

a. Sign height shall not exceed six feet. (See Section 28.96.9050-B for measurement.)

b. A freestanding sign may be placed only on a site frontage adjoining a public street.

~~c. Multiple signs shall be separated by a minimum of 75 feet to ensure adequate visibility for all signs. The Zoning Administrator may waive this requirement where the locations of existing signs on adjacent properties would make the 75-foot separation impractical.~~

~~d.c.~~ d.c. The sign shall not project over public property, vehicular easements, or rights-of-way.

~~e.d.~~ e.d. To assist emergency response personnel in locating the site, a freestanding sign should contain an illuminated street address plate. ~~Numbers should be a minimum of six inches in height. Address plates shall not to~~ be calculated as part of the allowed sign area.

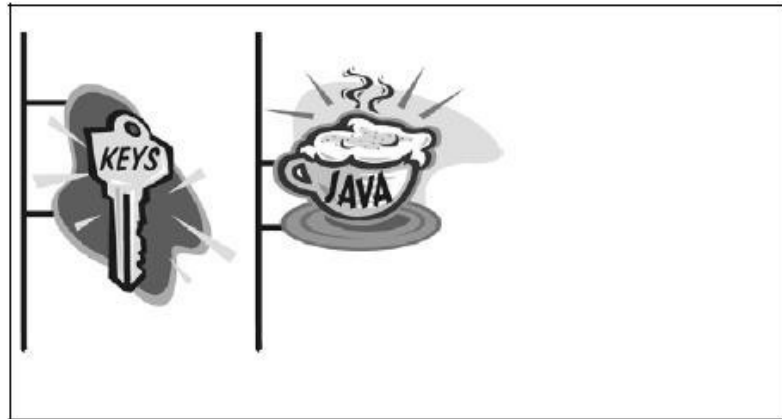
C. Projecting signs. Projecting signs are allowed as follows.

1. The maximum projection of a sign from a building wall over a public right-of-way shall not exceed 36 inches.

2. The maximum height of a projecting sign shall not exceed 14 feet, eave height, parapet height, or sill height of a second floor window, whichever is less. No portion of the sign shall project above the eave line of a sloped roof or the top of the parapet on a flat roof.

3. A projecting sign shall be installed to maintain a minimum clearance of eight feet from the bottom of the sign to the finished grade below.

4. Icon signs using shapes or symbols, creative shapes, and three dimensional signs are encouraged.



~~5.4.~~ The sign shall be graphically designed for pedestrians, with a maximum area of nine square feet on each sign face, regardless of the length of the building frontage.

~~6. Sign supports shall be well designed and compatible with the design of the sign.~~

~~7.5.~~ Interior illuminated boxed display signs (“can” signs) are prohibited.

D. **Wall signs.** The following standards apply to wall signs in all zoning districts where allowed ~~by Section 28.66.060 (Zoning District Sign Standards).~~

1. Wall signs may be located on any ~~primary or secondary building structure~~ frontage.

~~2. The area of the largest wall sign shall not exceed seven percent of the area of the building facade on which the sign is mounted or painted, including the area of windows, doors, and recesses.~~

~~3.2.~~ The signs shall not project from the surface upon which they are attached more than required for construction purposes and in no case more than ~~42-18~~ inches.

~~4.3.~~ The signs shall not project above the eave line or the edge of the roof of a building.

~~5.4.~~ The signs shall not be placed so as to interfere with the operation of a door or window.

E. **Temporary signs.** Temporary signs are allowed subject to the following requirements.

1. **Construction signs.** Construction identification signs ~~may be~~ allowed in all zoning districts ~~with Sign Permit approval,~~ in compliance with the following standards:

~~a. Only one sign, located on premise, shall be allowed;~~

~~b.a.~~ The combined area of the signs shall not exceed ~~32-60~~ square feet;

~~e.b.~~ Sign height shall not exceed six feet; and

~~c.~~ The sign shall not be illuminated; ~~and~~

~~d.~~ Construction signs must be removed within two (2) weeks of final inspection of the subject matter of the sign.

~~e. A construction sign shall not be allowed if an on-premise subdivision sign is approved.~~

2. **Campaign signs.** Campaign signs are allowed ~~without a Sign Permit~~ provided that the signs compliance with the following standards:

a. May be installed on private property with the property owner’s consent for up to 60 days prior to an election;

b. Shall not exceed 12 square feet in area within residential zoning districts and 32 square feet in area within nonresidential zoning districts; and

c. Shall be removed within seven (7) days following the election.

3. **Real estate signs.** Real estate signs are allowed ~~without a Sign Permit~~ in compliance with California Civil Code Section 713, provided that the signs comply with the following requirements.

~~a. Properties are allowed one real estate sign of no more than thirty-two square feet, with a maximum height for freestanding signs of six feet, for each parcel frontage.~~

~~a. **ommercial, industrial, agricultural and other non-residential zoning districts.** Properties within commercial, industrial, and other non-residential zoning districts shall be allowed one real estate sign of no more than thirty-two square feet, with a maximum height for freestanding signs of six feet, for each parcel frontage.~~

~~b. Residential zoning districts.~~

~~**On-premise signs.** One residential real estate sign not more than six square feet in area, advertising the sale or lease of a parcel or structure, may be located on the property it advertises.~~

~~e.—~~

~~**d.b. Off-premise directional signs.** Off-site real estate directional signs not more than six square feet in area may be located on private property, provided that they do not obstruct or impede pedestrian or vehicular traffic and are not secured to prevent removal. No real estate sign shall be permitted within a public right-of-way.~~

4. **Subdivision directional signs, off-premise.** Off-premise signs providing directions to a new subdivision may be allowed with Sign Permit approval a minor sign permit, and shall comply with the following standards:

a. A maximum of two off-site signs may be located on private property (not within any public right-of-way).

b. The total area of each sign shall not exceed 24 square feet;

c. The height of each sign shall not exceed six feet;

d. The signs shall not be illuminated; and

~~e. The signs may be displayed only during the two years following date of recordation of the final map, or until all of the units have been sold, whichever occurs first; and~~

e. The signs shall not affect pedestrian or vehicular safety.

f. Signs must be removed within two (2) years of sign permit issuance.

5. Subdivision signs, on-premise. On-premise subdivision identification signs may be allowed with a minor sign permit Sign Permit approval, in compliance with the following standards:

a. A maximum of two on-site signs may be located within the project boundaries, provided that no more than one sign per street frontage is allowed, and multiple signs shall be separated by a minimum of 75 feet.

b. The area of each sign shall not exceed 32 square feet;

c. Sign height shall not exceed six feet; and

~~**d.** The signs shall not be illuminated;~~ and

d.

~~**6.** Signs must be removed within two (2) years of sign permit issuance.~~

~~**a-c.** The signs may be displayed only during the two years following the date of recordation of the final map, or until all of the units have been sold, whichever occurs first.~~

6. Portable Off-Premise Sign. One portable off-premise sign is allowed per legal parcel with permission from the property owner of where the sign is to be located (receiving site), when in compliance with the following standards:

a. The receiving site may have no more than one (1) off-premise sign;

b. The area of the sign shall not exceed 10 square feet;

c. Sign height shall not exceed 6 feet;

d. A portable Off-Premise Sign cannot be on a foundation or embedded into the ground in a permanent fashion;

e. The sign shall not be illuminated; and

f. The sign must be outside of the public right of way.

g. Portable off-premise signs can be placed on a receiving site for no more than 90 days per calendar year.

~~**Temporary signs within commercial zoning districts.** Temporary on-premise signs are allowed within commercial zoning districts without a Sign Permit for a maximum of 30 days after the opening of a new business, provided that the area of the temporary signs shall not exceed 50 percent of the total sign area allowed on the site by Section 28.66.060 (Zoning District Sign Standards).~~

~~**Temporary signs within agricultural zoning districts.** Temporary on-premise signs are~~

~~allowed within agricultural zoning districts with a Sign Permit, provided that the area of the temporary signs shall not exceed 50 percent of the total sign area allowed on the site by Section 28.66.060 (Zoning District Sign Standards).~~

F. Window signs. The following standards apply to window signs in all zoning districts.

1. **Maximum sign area.** Permanent and temporary window signs shall not occupy more than ~~20-33~~ percent of the total window area.

~~**Permanent window signs.** Permanent window signs shall:~~

~~Be allowed only on windows located on the ground level and second story of a building frontage; and~~

~~Consist of individual letters, logos, or symbols applied to the glass surface; provided that neon signs with transparent backgrounds may be hung inside the window glass line.~~

~~**Temporary window signs.** Temporary window signs may be allowed provided that the signs shall be:~~

~~Displayed for a maximum of 10 consecutive days; and~~

~~Located only within the ground floor windows of the structure.~~

~~**Directional Sign.** An on-premise sign which is designed and erected solely for the purposes of directing vehicular and/or pedestrian traffic within a project may be permitted by the Zoning Administrator upon submittal and approval of a sign plan.~~

~~28.96.80 — Exceptions to Sign Area Standards~~

~~The Zoning Administrator may grant an exception to increase the allowed area of a sign up to a maximum of 25 percent if it is first determined that the sign will need additional area to be readable from the major street approach to the site because of:~~

~~The position or setback of the existing building where the sign is proposed; or~~

~~The exceptional size of the structures, uses, or site.~~

28.96.32110 Master Sign Plans

~~**A. Applicability.** Notwithstanding any other provision of this chapter, a master sign program shall be required for signs serving multiple-occupancy commercial buildings with four or more tenants or, due to the nature of the use proposal, requires multiple signs with consistent designs to exceed 200% of the allowed signage. The purpose is to provide for coherent and attractive signs for this type of development to exceed the additional sign area.~~

~~**A. When required.** The Zoning Administrator has the authority to approve or disapprove a master sign plan. A master sign plan is required prior to the issuance of any sign permit for:~~

~~1. A new nonresidential project with four or more tenants; or~~

~~2. Exterior remodeling of an existing nonresidential project with four or more tenants that involves major rehabilitation work or a request to modify 50 percent or more of the existing signs on the site within a 12-month period. For the purposes of this provision, "major rehabilitation work" means adding more than 50 percent to the gross floor area of the building/buildings, or exterior redesign of more than 50 percent of the length of any facade within the project.~~

All signs installed or replaced within the nonresidential project pursuant to a master sign plan shall comply with the approved master sign plan.

- B. ~~Content of plan~~ Plan Requirements.** A master sign plan shall ~~identify the placement, construction, size, materials, colors, method of lighting, and other related requirements for all advertising signs~~ provide standards for the uniform style, construction, size, and placement of signs within the proposed nonresidential project.
- C. ~~Additional~~ Signage.** The ~~Zoning Administrator~~ Planning Commission, in approving a master sign plan, may permit an increase in the number of signs and the total allowable sign area beyond Section 28.96.80 when, in the judgment of the ~~Zoning Administrator~~ Planning Commission, the total number of tenants or the configuration of the site and buildings warrant an increase in signage and would not be detrimental to the appearance of the area or public health, safety, or welfare ~~larger signage would not be detrimental to the appearance of the area. The maximum allowable increase is limited to double the allowable maximum number of signs and allowable sign area.~~
- ~~D. Findings for~~ Approval.** The master sign program shall be ~~subject to~~ processed as a ~~major sign permit as provided in 28.96.70, and the Zoning Administrator~~ Planning Commission ~~must make the following findings prior to approval:~~ A master sign plan shall not be approved unless the Zoning Administrator first makes all the following findings:

D.

- 1.** The area, amount, or height increase is appropriate for the area and scope of the project;
- 2.** An increase in the sign's area, amount, or height is necessary to ensure adequate readability from the adjacent street, to address the position or setback of the existing building where the sign will be located, or to accommodate the exceptional size of the structures, uses, or site design;
- 1.** ~~The proposed signs are in substantial conformance with 28.96.90 (General Requirements for All Signs) and 28.96.100 (Standards for Specific Types of Signs). The proposed signs do not exceed the standards of Sections 28.96.60 (Zoning District Sign Standards) and 28.96.70 (Standards for Specific Types of Signs), and are of the minimum size and height necessary to enable motorists and pedestrians to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site;~~
- 3.**
- 2.** All signage will be designed to be substantially visually consistent and constructed with similar materials; ~~The size, location, and design of the signs are visually complementary and compatible with the size and architectural style of the primary structures on the site, any prominent natural features of the site, and structures and prominent natural features on adjacent properties on the same street in the immediate vicinity; and~~

4.

~~3.—The size, location, and design of the signs are visually complementary and compatible with the size and architectural style of the primary structures on the site, any prominent natural features of the site, and structures and prominent natural features on adjacent properties on the same street in the immediate vicinity. The proposed signs are in substantial conformance with the sign design criteria provided in Sections 28.96.50(D) and (E).~~

~~4.5. **Time limit for action.** A master sign plan shall be approved or disapproved by the Zoning Administrator within 30 days of the application being accepted as complete~~

28.96.100–120 Violations and Abatement

~~**A. Public nuisance declared.** Signs that are in violation with chapter 28.96 or found to be unsafe are prohibited and declared to be a public nuisance, and shall constitute a violation of this chapter subject to enforcement under Section 28.113.~~

~~The Board of Supervisors may declare a sign a public nuisance and require its correction or removal if:~~

~~The sign is significantly damaged either in support structure or sign face, as determined by the Building Official;~~

~~The sign is illegible either through fading, rusting, or erosion of the sign face or through faulty or missing illumination;~~

~~The sign is unsafe for vehicles or pedestrians;~~

~~The sign is otherwise erected or maintained contrary to the provisions of this Section.~~

~~**Removal of abandoned sign.** A sign shall be removed by the owner or lessee of the premises upon which the sign is located when the business that it advertises is no longer conducted on the premises. If the owner or lessee fails to remove the sign, the Zoning Administrator shall give the owner 30 days written notice to remove it. Upon failure to comply with the notice, the Zoning Administrator may have the sign removed at the owner's expense.~~

28.96.110–130 Appeal

~~The denial of an application for a sign permit may be appealed in compliance with Section 28.112 (Appeals). The denial of an application for a sign permit may be appealed in compliance with Section 28.112 (Appeals). The planning commission shall act to grant or deny the appeal within 60 days of receipt of the request for review/appeal.~~

~~28.96.120 Judicial Review~~

~~Any permit issued or denied in compliance with this Section shall be subject to expedited judicial review in accordance with the time limits set forth in Code of Civil Procedure Section 1094.6 et seq.~~

Section 2.

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 related to sign standards in the unincorporated area, including a reorganization of Section 28.96 to promote readability, 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 15311 exempts minor accessory structures including on-premises signs. The proposed amendments will create a ministerial sign permit for minor on-premises signs that will not result in significant effects on the environment.

Section 3.

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

Section 4.

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

Section 5.

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 April 7, 2026, by the following vote:

AYES: SUPERVISORS _____

NOES: SUPERVISORS _____

EXCUSED: SUPERVISORS _____

MONICA BROWN, 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: