EXHIBIT VI

CHAPTER 28, COMMERCIAL DISTRICTS

(Note: Red = New Language, Black = Existing language and ~~Strikethrought~~ = language to be deleted)

28.41. COMMERCIAL DISTRICTS

Subsections:
28.32.10 - Purpose of Section
28.32.11 – Purpose of Commercial Districts
28.32.20 – Commercial Districts Land Uses and Permit requirements
28.32.30 – Commercial District Development Standards

28.41.10 Commercial District(s)

This Section includes regulations for the following zoning districts

A. Highway Commercial (C-H) District

B. Neighborhood Commercial (C-N) District

C. Commercial Recreation (C-R) District

D. Commercial Recreation – Limited (C-R-L)

E. Commercial-Service (C-S) District

F. Commercial-Office (C-O) District

28.41.11 Purpose of Commercial District(s)

This Section lists the uses of land that may be allowed within the areas of the County designated for commercial land uses. It also determines the type of land use approval required for each use within each district, and provides general standards for site development.

The purpose of the different commercial zoning districts are as follows:

A. Highway Commercial (C-H) District

The C-H districts are intended for commercial uses to serve the highway traveler. The bulk of highway frontage throughout the County is not appropriate for commercial uses but is reserved for exclusive agricultural uses, and is so zoned. C-H districts are to be established in areas of four acres or larger, and shall be located only where need is clearly indicated.

B. Neighborhood Commercial (C-N) District

The C-N district is designed to provide an area for a limited number of small retail and service establishments to provide for businesses serving the daily needs of nearby residential

neighborhoods or rural community. The intent of this district is to promote convenience shopping goods and services for nearby residents and not for patrons outside the community to be served. Uses established shall be found compatible and developed with standards that prevent significant adverse impacts on land uses adjoining the C-N districts.

~~C.~~ Commercial Recreation (C-R) District

~~The CR district is designated to preserve land well suited for outdoor recreational purposes and to provide for recreation, amusement, play or relaxation.~~

The C-R zoning district is intended to provide appropriate commercial recreation uses that support recreational activities and resource based recreational uses within the County in a manner compatible with surrounding land uses. The C-R zoning district is consistent with the commercial recreation designations of the General Plan outside the Suisun Marsh management area.

D. Commercial Recreation- Limited (C-R-L)

The CR-L zoning district is intended to provided for limited commercial recreational uses adjacent to the Suisun Marsh compatible with its protection. The CR-L zoning district is consistent with the commercial recreation designation of the General Plan within the secondary management area of the Suisun Marsh.

~~D.~~ E. Commercial Service (C-S) District

The C-S district is designed to provide an area for commercial services of an extensive or heavy nature in support of industrial, construction, or other business activities.

~~E.~~ F. Business and Professional Office (C-O) District

The C-O district is designated primarily to provide an area for business and professional offices.

28.41.20 Commercial District(s) Land Uses and Permit Requirements

A. Allowed Uses and Permit Requirements:

Tables 28-41A identifies the land uses allowed by this Zoning Ordinance in each commercial zoning district and the land use permit required to establish each use. In addition to the land use permit required by Tables 28-41A and 28-42B, special requirements may apply to certain uses.

B. Marsh Development Permit Requirements:

Any development within the Suisun Marsh, as defined by Section 29114 of the Public Resources Code, shall be subject to obtaining a Marsh Development Permit pursuant to the Suisun Marsh Preservation Act of 1977, and as provided for in Section 28.104 of this Code.

When a land use subject to a marsh development permit is proposed in both the Primary Management Area and Secondary Management area as defined in the Suisun Marsh Preservation Act of 1977, the land use shall be subject to a use permit covering the whole of the project.

C. Architectural Review:

Architectural Approval may also be required for certain uses in compliance with Section 28.102 (Architectural Approval).

D. Building Permits:

A Building Permit shall also be required prior to any construction.

E. ~~Special~~ Land Use Regulations:

Where the last column in the table ("Land Use Regulations") includes a section number, e.g. 28.70.10, the zoning regulations in the referenced section apply to the use. Where the last column includes a chapter number, e.g. Chapter 13.6, the regulations in the referenced Solano County Code apply to the use. Provisions in other sections of this Zoning Ordinance may also apply.

~~**F. Site Development and Other Standards.**~~

~~All uses shall comply with the provisions of Article IV, Section 28-90 Site Development and Other Standards which includes standards for parking, signs and other project elements.~~

F. Non-Conforming Uses.

Within the Suisun Marsh as defined by Section 29114 of the Public Resources Code, uses established prior to August 4, 1981 that do not conform to the uses set forth in Table 28-41A shall be considered nonconforming uses under Section 28.114 except that non-substantial changes, alterations and additions to nonconforming uses may be allowed within the existing established project footprint area subject to a marsh development permit pursuant to the Suisun Marsh Preservation Act of 1977 and as provided for in Section 28.104 of this code. The overall existing development area may not be expanded under these provisions. Development within the existing development area should minimize additional impervious surfaces. An adequate buffer should be established or maintained between the development areas and any water, wetlands, or other Marsh habitat to protect the habitat from adverse environmental impacts. An erosion, sediment and runoff control plan shall be prepared in accordance with Section 31.26(b) of the Solano County Grading, Drainage, Land Leveling and Erosion Control Ordinance. When the non-conforming uses is located in both the primary management area and secondary management area as defined by the Suisun Marsh Preservation Act of 1977, non-substantial changes, alterations and additions to the nonconforming use shall be subject to a use permit covering the whole of the project.

G. Site Development and Other Standards.

All uses shall comply with the provisions of Article IV, Section 28-90 Site Development and Other Standards which includes standards for parking, signs and other project elements

TABLE 28.32A ALLOWED USES: (C-H), (C-N), (C-R),(C-R-L), (C-S), (C-O) DISTRICTS

A= Allowed by right, AP= Administrative Permit, MUP= Minor use permit, PD = Planned Unit Development, UP= Use permit, E=Exempt, - - -= Prohibited

ALLOWED USES* ***See Definition Section 28-10**	**Permitted Uses**						**Land Use Regulations**** ****See Section 28.70.10**
	C-H	**C-N**	**C-R**	**C-R-L[(6)]**	**C-S**	**C-O**	
28.71 AGRICULTURAL USES [2]							
A. CROP PRODUCTION							
Accessory uses and ~~buildings~~structures	---	---	A	A	---	---	28.71.10(A) & (B)(1)
Crop Production	---	---	A		---	---	28.71.10(A)
Non-irrigated and non-cultivated farming				A			28.71.10(A)
Grazing	---	---	A	A	---	---	28.71.10(A)
B. AGRICULTURAL PROCESSING USES							
On-site Agricultural Processing	---	---	A	---	---	---	28.71.20(A) & (B)(1)
28.72 RESIDENTIAL USES							
A. DWELLINGS							
Primary Dwelling	---	---	A	A	---	---	28.72.10
B. TEMPORARY RESIDENTIAL USES							
None Allowed	---	---	---	---	---	---	
C. AGRICULTURAL AND ANIMAL FACILITIES INCIDENTAL TO A RESIDENCE							
None Allowed	---	---	---	---	---	---	
D. OTHER RESIDENTIAL USES							
None Allowed	---	---	---	---	---	---	

TABLE 28.532A ALLOWED USES: (C-H), (C-N), (C-R), (C-R-L),(C-S), (C-O) DISTRICTS

A= Allowed by right, AP= Administrative Permit, MUP= Minor use permit, PD = Planned Unit Development, UP= Use permit, E=Exempt, - - -= Prohibited

ALLOWED USES* ***See Definition Section 28-10**	**Permitted Uses**						**Land Use Regulations**** ****See Section 28.70.10**
	C-H	**C-N**	**C-R**	**C-R-L[(6)]**	**C-S**	**C-O**	
28.73 RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES [2]							
A. RECREATION USES							
Amusement Facilities	MUP	---	---	---	---	---	
Commercial Outdoor Recreation							28.73.10(A)
Not including enclosed structures	---	---	A	A	---	---	28.73.10(A)
Including enclosed structures	---	---	UP	UP	---	---	28.73.10(A)
Complementary commercial facilities	---	---	---	UP	---	---	
Marinas	---	---			---	---	
Boat launching facilities			UP	UP			
Boat and boat trailer storage			UP	UP			
Boat construction, servicing, sales and repair			UP	UP			
Floating home			UP	---			
Marsh oriented recreation	---	---	---	UP	---	---	
Recreational Vehicle Park and/or Campground	---	---	UP[1]	UP[1]	---	---	28.73.10(A)
B. EDUCATION USES							
Ecological and agricultural education	---	---	UP	UP	---	---	
Business school, art, modeling, music and dance studio	---	---	---	---	---	---	
C. PUBLIC ASSEMBLY USES							
Auditorium, exhibition hall, sports arena, drive-in theater	---	---	---	---	UP[4]	---	28.73.30(A)
Church	MUP	MUP	---	---	MUP[4]	MUP	28.73.30(A) & (B)(1)
Circuses, Carnivals, Fairs and revivals	MUP	---	---	---	MUP[4]	---	28.73.30(A)
Nursery Schools	---	---	---	---	MUP[4]	MUP	28.73.30(A)
28.74 RETAIL AND OFFICE USES							
A. RETAIL USES							

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ALLOWED USES* ***See Definition Section 28-10**	**Permitted Uses**						**Land Use Regulations**** ****See Section 28.70.10**
	C-H	**C-N**	**C-R**	**C-R-L[(6)]**	**C-S**	**C-O**	
Automobile parking lot	---	A	---	---	A[4]	A	28.74.10(A) & (B)(2)
Automobile Repair Garage	MUP	MUP	---	---	MUP[4]	---	28.74.10(A) & (B)(3)
Automobile Service Station	A	MUP	---	---	A[4]	---	28.74.10(A)
Food Establishments open to the outside air	MUP	---	---	---	---	---	28.74.10(A)
Bank	---	---	---	---	---	A	28.74.10(A)
Florist Shop (Indoor)	---	---	---	---	---	A	28.74.10(A)
Hotel, Motel	A	---			---	---	28.74.10(A)
Massage establishments, slenderizing establishments and similar personal services	---	---	UP	---	---	---	28.74.10(A)
Merchandise Showroom	---	---	---	---	---	A	28.74.10(A)
Neighborhood Commercial Uses							28.74.10(A)
Less than 1,500 square feet	---	A	---	---	MUP[4]	---	28.74.10(A)
More than 1,500 square feet	---	UP	---	---	UP[4]	---	28.74.10(A)
Outdoor sales and service	---	MUP	---	---	MUP[4]	---	28.74.10(A)
Serving Liquor within 200 feet of an R-District	---	MUP	---	---	MUP[4]	---	28.74.10(A)
Prescription Pharmacy	---	---	---	---	---	A	28.74.10(A)
Refreshment Stand	A	---	---	---	---	---	28.74.10(A)
Restaurant	A	---	---	---	---	MUP	28.74.10(A)
Serving Liquor within 200 feet of an R-District	UP	---	---	---	---	MUP	28.74.10(A)
Retail Dairies	MUP	---	---	---	---	---	28.74.10(A)
Roadside Stand	MUP	---	---	---	---	---	28.74.10(A) & (B)(8)
Roadside stand for the sale of agricultural products grown on-site							28.74.10(A) & (B)(8)
More than 80 feet from the centerline of the street	---	---	A	---	---	---	28.74.10(A) & (B)(8)
Less than 80 feet from the centerline of the street	---	---	MUP	---	---	---	28.74.10(A) & (B)(8)
Shop, store and service for retail sales (indoor)	---	---	A	---	---	---	28.74.10(A)
Serving Liquor within 200 feet of an R-District	---	---	MUP	---	---	---	28.74.10(A)

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ALLOWED USES* ***See Definition Section 28-10**	**Permitted Uses**						**Land Use Regulations**** ****See Section 28.70.10**
	C-H	**C-N**	**C-R**	**C-R-L[(6)]**	**C-S**	**C-O**	
B. OFFICE USES							
Business and Professional Office	---	---	A	---	---	A	28.74.20(A)
Component Assembly of Pre-manufactured items	---	---	---	---	---	A[1,2]	28.74.20(A)
Indoor General Storage	---	---	---	---	---	A[1,2,3]	28.74.20(A)
Medical and Dental Clinic	---	---	---	---	---	A	28.74.20(A)
Research and Development	---	---	---	---	---	A[1,2]	28.74.20(A)

TABLE 28.532A ALLOWED USES: (C-H), (C-N), (C-G), (C-S), (C-O) DISTRICTS

A= Allowed by right, AP= Administrative Permit, MUP= Minor use permit, PD = Planned Unit Development, UP= Use permit, E=Exempt, - - -= Prohibited

ALLOWED USES* ***See Definition Section 28-10**	**Permitted Uses**						**Land Use Regulations**** ****See Section 28.70.10**
	C-H	**C-N**	**C-R**	**C-R-L[6]**	**C-S**	**C-O**	
28.75 TOURIST USES							
None Allowed	---	---	---	---	---	---	
28.76 COMMERCIAL SERVICE USES							
Animal Hospital					MUP[4]	---	28.76.20(A) & (B)(1)
Automobile, mobilehome, recreational vehicle or boat sales garage	---	---	---	---	A[4]	---	28.76.20(A)
Automobile, mobilehome, recreational vehicle or boat sales lot	---	---	---	---	A[4]	---	28.76.20(A)
Bakery, dairy creamery, laundry and dry cleaning establishment	---	---	---	---	A[4]	---	28.76.20(A)
Corporation Yard	---	---	---	---	A[4,5]	---	28.76.20(A)
Equipment Rental Lot	---	---	---	---	MUP[4]	---	28.76.20(A)
General Service Uses	---	---	---	---	A[4]	---	28.76.20(A)
Lumber yard	---	---	---	---	MUP[4]	---	28.76.20(A)
Medical laboratory	---	---	---	---	A[4]	MUP	28.76.20(A)
Mortuary, Funeral Home	---	---	---	---	---	MUP	28.76.20(A)
Newspaper and commercial printing shop, blueprint shop	---	---	---	---	A[4]	---	28.76.20(A)
Nursery and Landscaping Materials and Supplies	UP	---	---	---	A[4]	---	28.76.20(A)
Outdoor Storage	---	---	---	---	MUP[4]	---	28.76.20(A)
Sales of Construction and Landscaping Supplies and Materials	---	---	---	---	MUP[4]	---	28.76.20(A)
28.77 INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE USES							

A= Allowed by right, AP= Administrative Permit, MUP= Minor use permit, PD = Planned Unit Development, UP= Use permit, E=Exempt, - - -= Prohibited							
ALLOWED USES* ***See Definition Section 28-10**	**Permitted Uses**						**Land Use Regulations**** ****See Section 28.70.10**
	C-H	**C-N**	**C-R**	**C-R-L[6]**	**C-S**	**C-O**	
A. Industrial, Manufacturing and Processing Uses							
None Allowed	---	---	---	---	---	---	
B. Wholesale Uses							
Wholesale uses, warehouse	---	---	---	---	A[4]	---	28.77.20(A)

TABLE 28.41A ALLOWED USES: (C-H), (C-N), (C-G), (C-S), (C-O) DISTRICTS

A= Allowed by right, AP= Administrative Permit, MUP= Minor use permit, PD = Planned Unit Development, UP= Use permit, E=Exempt, - - -= Prohibited

ALLOWED USES* ***See Definition Section 28-10**	**Permitted Uses**						**Land Use Regulations**** ****See Section 28.70.10**
	C-H	**C-N**	**C-R**	**C-R-L[6]**	**C-S**	**C-O**	
28.78 COMMUNICATION, INFRASTRUCTURE AND SERVICE USES							
A. COMMUNICATION USES							
Wireless communication facilities							
Co-locations	MUP	MUP	MUP	- - -	MUP	MUP	28.78.10 & 28.81
New towers	UP	UP	UP	- - -	UP	UP	28.78.10 & 28.81
B. INFRASTRUCTURE USES							
Commercial wind turbine generators	UP	UP	---	---	UP	UP	28.80
Non-commercial wind turbines							28.80
Under 100 feet	A	A	A	A	A	A	28.80
Over 100 feet	MUP	MUP	MUP	---	MUP	MUP	28.80
Pipeline, transmission or distribution line in R.O.W.	A	A	A	A	A	A	28.78.20(B)(8)
Utility facilities or infrastructure, outside of R.O.W.	UP	UP	UP	UP	UP	UP	28.78.20(B)(9)
C. TEMPORARY CONSTRUCTION AND INFRASTRUCTURE USES							
Meteorological Towers, 1000 feet or less in height	AP	AP	AP	AP	AP	AP	28.78.20(A) & (B)(6)
Meteorological Towers, greater than 100 feet in height	MUP	MUP	MUP	MUP	MUP	MUP	28.78.20(A) & (B)(6)
D. SERVICE USES							
Hospital	---	---	---	---	---	A	28.78.30(A) & (B)(3)
Lodges, fraternal organizations and clubs	---	MUP	---	---	MUP		28.78.30(A)

A= Allowed by right, AP= Administrative Permit, MUP= Minor use permit, PD = Planned Unit Development, UP= Use permit, E=Exempt, - - -= Prohibited							
ALLOWED USES* ***See Definition Section 28-10**	**Permitted Uses**						**Land Use Regulations**** ****See Section 28.70.10**
	C-H	**C-N**	**C-R**	**C-R-L[6]**	**C-S**	**C-O**	
Public Service Facility	UP	UP	UP	---	UP	UP	28.78.30(A) & (B)(4)
28.79 RESOURCE CONSERVATION USES							
None Allowed	---	---	---	---	---	---	

Notes:

1. Where uses are conducted entirely within a building and do not produce any dangerous, injurious, noxious or otherwise objectionable fire, explosive or other hazard; noise or vibration; smoke, dust, odor, or other form of air pollution; radioactivity, electrical or other disturbances; glare; liquid or solid refuse or wastes; in such amount as to adversely affect the surrounding area or adjoining premises and shall not exceed 50% of the net usable floor area per tenant.

2. Total square footage devoted to uses allowed shall not exceed 80% of the net usable floor area per tenant space and shall not generate more than one commercial delivery per day per tenant.

3. Shall not exceed 50% of the net usable floor area per tenant space and shall not generate more than one commercial delivery per day per tenant.

4 Incidental accessory uses, including processing and repair operations and services; provided, that such uses shall be clearly incidental to the sale or storage of products on the premises, and shall be so placed and constructed as not to be offensive or objectionable because of odor, dust, smoke, noise or vibration.

5 When enclosed by a minimum eight foot fence, wall or vegetative screening.

6 Any development within the Suisun Marsh, as defined by Section 29114 of the Public Resources Code, shall be subject to obtaining a Marsh Development Permit pursuant to the Suisun Marsh Preservation Act of 1977, and as provided for in Section 28.104 of this Code.

28.41.40 Commercial District ~~General~~ Development Standards:

Subdivision, new land uses, main buildings including primary and secondary dwellings, and alterations to existing land uses and buildings, shall be designed, constructed, and/or established in compliance with the applicable development standards delineated or referenced in Table 28-41B.

TABLE 28-41B **Development Standards for Main Building, ACCESSORY STRUCTURES and USES**	
PRIMARY BUILDING	
Minimum Lot Area	*None*
Setbacks	
Front	
C-H District	*Twenty feet; unless otherwise indicated by building lines on the zoning maps.*
C-N District **C-S District**	*None, except that where the frontage of a block is partially in an R or A district, in which case the front yard shall be the same as required in such R or A districts; and except that buildings shall not encroach upon the building lines established on the zoning maps.*
C-R-District **C-R-L District**	*Twenty feet; except that buildings shall not be less than fifty feet from the centerline of the street, and unless otherwise indicated by building lines on the zoning maps.*
C-O District	*15 feet*
Sides (each)	
C-H District	*None, except that where C-H districts abut upon any R or A district, side yards of not less than ten feet shall be required.*
C-N District **C-S District**	*None; except that where the side of a lot abuts upon the side of a lot in an R or A district, in which case the abutting side yard shall be not less than five feet; and except that, where the side yard of a corner lot abuts on a street where the frontage of the block is partially in an R or A district, in which case the side yard adjacent to the street shall be ten feet.*
C-R District **C-R-L District**	*None*
C-O District	*10 feet*
Rear	*None; except in the C-O District, 10 feet; except when adjacent to a residential zone, then the minimum yard shall be fifteen feet.*
Between structures	*10 feet*
Height limit	
C-H District **C-R District** **C-N District**	*Thirty-five feet; provided that additional height may be permitted if a use permit is first secured.*
C-R-L District	*Thirty-five feet; provided that additional height may be permitted if a use permit is first secured, but in no case more than 50 feet*
C-S District	*50 feet; provided, that the additional height may be allowed upon the obtaining of a use permit.*
C-O District	*35 feet; provided, that additional height may be permitted if the required yards are increased by one foot for each one foot of building height over the height limit.*

Accessory Structures	*Accessory buildings shall not be less than sixty feet from the front property line nor less than twenty feet from any side or rear property line, nor less than thirty feet from any dwelling unit on the property.*
OTHER STANDARDS	
Loading Requirements	*Adequate, private, off-street space for the loading and unloading of all materials.*
Parking Requirements	*Parking shall be provided in conformance with the parking standards in Section 28.94*
Signs	*All signs shall comply with the sign requirements in Section 28.96*
Fencing Requirements	*In the C-S District, a minimum, six-foot high separating masonry wall or solid board shall be erected and maintained where any use abuts any R district.*
Walls and Fences	*In the C-O District, a six foot high decorative masonry wall shall be constructed and maintained on all side and rear property lines abutting R Districts, excepting the Rural Residential (R-R) District. For property lines abutting R-R Districts, a screen consisting of walls, fences, landscaping, berms or any combination to form a six foot high opaque screen shall be provided.*
Lighting	*In the C-O District, parking areas shall have lighting capable of providing adequate illumination for security and safety. Any illumination shall be directed away from adjacent properties and public rights-of-way. Low level lighting shall be used where possible.*
Other Standards	*Table 28.41A refers identifies allowable uses and permitting requirements. The last column of the table points to additional land use regulations for permitted uses, contained within Section 28-70. Please refer to this section for the additional requirements.*