

## **EXHIBIT B.2**

### **CHAPTER 28, EXCLUSIVE AGRICULTURAL DISTRICT**

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

#### **Sec.28.21 Exclusive Agricultural (A) District**

Section 28.21 (Exclusive Agricultural (A) District) of Chapter 28 of the Solano County Code (Zoning Regulations) is amended by revising Table 28.21 A, as follows.

**TABLE 28.21A TABLE OF ALLOWED USES**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited					
ALLOWED USES* *See Definitions Section 28-01	Permit Requirements				Land Use Regulations**
	A-40	A-80	A-20	A-160	**See Section 28-70.10
<b>AGRICULTURAL USES</b>					
<b>A. CROP PRODUCTION AND GRAZING</b>					
Agricultural accessory structure	A	A	A	A	28.71.10(B)(1)
Cultivated and irrigated farming	A	A	A	A	28.71.10
Non-irrigated and non-cultivated farming, Grazing	A	A	A	A	28.71.10
Grazing or pastured livestock	A	A	A	A	28.71.10
Pastured Poultry					28.71.10(A) & (B)(4)
<i>Not adjacent to a R District</i>	A	A	A	A	28.71.10(A) & (B)(4)
<i>Adjacent to a R District</i>	MUP	MUP	MUP	MUP	28.71.10(A) & (B)(4)
<i>With an agricultural commercial kitchen</i>	MUP	MUP	MUP	MUP	28.71.10(A) & (B)(4)
<i>With sales</i>	MUP	MUP	MUP	MUP	28.71.10(A) & (B)(4)
<i>With special events</i>	MUP	MUP	MUP	MUP	28.71.10(A) & (B)(4); 28.73.30(A) & (B)(6)
<i>With more than 4 crowing fowl</i>	UP	UP	UP	UP	28.71.10(A) & (B)(4)
<b>B. AGRICULTURAL PROCESSING USES</b>					
Agricultural processing facility					
<i>Small Agricultural Processing Facility</i>	AP	AP	AP	AP	28.71.20(A) & (B)(1)
<i>Medium Agricultural Processing Facility</i>	MUP	MUP	MUP	MUP	28.71.20(A) & (B)(1)
<i>Large Agricultural Processing Facility</i>	UP	UP	UP	UP	28.71.20(A) & (B)(1)
<i>With Special Events (existing facility)</i>					
<i>6 per year max, and 150 persons or less</i>	A	A	A	A	28.71.10(A);28.73.30(A) & (B)(6)
<i>12 per year max, and 150 persons or less</i>	AP	AP	AP	AP	
<i>More than 12 per year, or more than 150 persons</i>	MUP	MUP	MUP	MUP	
Aquaculture					
<i>Small Aquaculture Facility</i>	AP	AP	AP	AP	28.71.20(A)

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<b>AGRICULTURAL USES</b>					
<i>Medium Aquaculture Facility</i>	MUP	MUP	MUP	MUP	28.71.20(A)
<i>Large Aquaculture Facility</i>	UP	UP	UP	UP	28.71.20(A)
Nursery with public sales <sup>(6)</sup>	A	A	A	A	28.71.20(A) & (B)(2)
Winery - 25% or greater on-site grapes					
<i>Winery, small</i>	A	A	A	A	28.71.20(A) & (B)(3)
<i>Winery, medium</i>	AP	AP	AP	AP	28.71.20(A) & (B)(3)
<i>Winery, large</i>	UP	UP	UP	UP	28.71.20(A) & (B)(3)
Winery with less than 25% on-site grapes	UP	UP	UP	UP	28.71.20(A) & (B)(3)
Winery with Special Events					
<i>6 per year max, and 150 persons or less</i>	A	A	A	A	28.71.20(A) & (B)(3); 28.73.30(A) &(B)(6)
<i>12 per year max, and 150 persons or less</i>	AP	AP	AP	AP	
<i>More than 12 per year, or more than 150 persons</i>	MUP	MUP	MUP	MUP	
<b>C. ANIMAL FACILITIES AND OPERATIONS</b>					
Confined animal facility, including dairy					
<i>Small</i>	MUP	MUP	MUP	MUP	28.71.30(A) & (B)(1)
<i>Medium and Large</i>	UP	UP	UP	UP	28.71.30(A) & (B)(1)
Fowl and Poultry Ranch					
<i>Small (100 - 1,000 birds)</i>	MUP	MUP	MUP	MUP	28.71.30(A) & (B)(2)
<i>Large (1,001 birds or more)</i>	UP	UP	UP	UP	28.71.30(A) & (B)(2)
Hog Ranch					
<i>Small (20 - 100 hogs)</i>	AP	AP	AP	AP	28.71.30(A) & (B)(3)
<i>Medium (101 - 750 hogs)</i>	MUP	MUP	MUP	MUP	28.71.30(A) & (B)(3)
<i>Large (751 hogs or more)</i>	UP	UP	UP	UP	28.71.30(A) & (B)(3)

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<b>AGRICULTURAL USES</b>					
Slaughterhouse					
<i>Small Slaughterhouse (1,000 head per year or less)</i>	MUP	MUP	MUP	MUP	28.71.30(A) & (B)(5)
<i>Large Slaughterhouse (More than 1,000 head per year)</i>	UP	UP	UP	UP	28.71.30(A) & (B)(5)
<b>D. OTHER AGRICULTURAL OPERATIONS</b>					
Agricultural employee housing	AP	AP	AP	AP	28.71.40(A) & (B)(1)
Commercial auction and agricultural equipment sales, temporary	MUP	MUP	MUP	MUP	28.71.40(A) & (B)(2)
HCD Agricultural employee housing	A	A	A	A	28.71.40(A) & (B)(3)
Labor Camp	A	A	A	A	28.71.40(A) & (B)(4)
Temporary Commercial Coach	AP	AP	AP	AP	28.71.40(A) & (B)(5)

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<b>RESIDENTIAL USES</b>					
<b>A. DWELLINGS</b>					
Primary dwelling	A	A	A	A	28.72.10(A)
Secondary dwelling	A	A	A	A	28.72.10(A) & (B)(6)
Second Kitchen	AP	AP	AP	AP	28.72.10(A) & (B)(7)
<b>B. TEMPORARY RESIDENTIAL USES</b>					
Security quarters for a construction site (commercial coach, manufactured home or recreational vehicle)	AP	AP	AP	AP	28.72.20(A) & (B)(1)
Temporary Manufactured Home Storage	AP	AP	AP	AP	28.72.20(A) & (B)(4)
Temporary single family home	AP	AP	AP	AP	28.72.20(A) & (B)(6)
<b>C. AGRICULTURAL AND ANIMAL FACILITIES INCIDENTAL TO A RESIDENCE</b>					
Small Kennel or Cattery	AP	AP	AP	AP	28.72.30(A) & (B)(3)
Stable, private	A	A	A	A	28.72.30(A) & (B)(5)
<b>D. OTHER RESIDENTIAL USES</b>					
Cottage Industry					
Type I	MUP	MUP	MUP	MUP	28.72.40(A) & (B)(1)
Type II	UP	UP	UP	UP	28.72.40(A) & (B)(1)
Home occupation					
Type I	A	A	A	A	28.72.40(A) & (B)(2)
Type II	AP	AP	AP	AP	28.72.40(A) & (B)(2)

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<b>RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES</b>					
<b>A. RECREATION USES</b>					
Boating or swimming facility on existing waterway	UP	UP	UP	UP	28.73.10(A)
Hunting or fishing club	UP	UP	UP	UP	28.73.10(A) & (B)(42)
Public open space area	---	---	A	A	28.73.10(A)
Stable, public without horse shows	UP	UP	UP	UP	28.73.10(A) & (B)(34)
<b>B. EDUCATION USES</b>					
Agricultural education					
<i>Minor Facility</i>	AP	AP	AP	AP	28.73.20(A) & (B)(1)
<i>Major Facility</i>	MUP	MUP	MUP	MUP	28.73.20(A) & (B)(1)
<b>C. PUBLIC ASSEMBLY USES</b>					
<del>Limited special event</del>	<del>---</del>	<del>---</del>	UP	<del>---</del>	<del>28.73.30(A) &amp; (B)(3)</del>
Public Stable with Horse shows	UP	UP	UP	UP	28.73.30(A) & (B)(54)
Special Events Facility (other than Winery or Agricultural Processing Facility)					
<i>6 per year max, and 150 persons or less</i>	AP	AP	AP	AP	28.73.30(A) & (B)(65) vcbn
<i>12 per year max, and 150 persons or less</i>	MUP	MUP	MUP	MUP	28.73.30(A) & (B)(65)
<i>More than 12 per year, or more than 150 persons</i>	UP	UP	UP	UP	28.73.30(A) & (B)(65)
Special Event, Temporary	AP	AP	AP	AP	28.73.30(A) & (B)(8)

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<b>RETAIL AND OFFICE USES</b>					
<b>A. RETAIL USES</b>					
<i>Agricultural Commercial Kitchen</i>	MUP	MUP	MUP	MUP	28.76.10(A) & (B)(1)
Farm Equipment Sales	MUP	MUP	MUP	MUP	28.74.10(A) & (B)(4)
Farm/Ranch Supply Store	MUP	MUP	MUP	MUP	28.74.10(A) & (B)(5)
Roadside Stand					
<i>1,000 square feet or less in size</i>	A	A	A	A	28.74.10(A) & (B)(84)
<i>Between 1,000 and 2,500 square feet</i>	AP	AP	AP	AP	28.74.10(A) & (B)(84)
<i>Greater than 2,500 square feet in size</i>	MUP	MUP	MUP	MUP	28.74.10(A) & (B)(84)
<i>Non-agricultural product sales, less than 10%.</i>	A	A	A	A	28.74.10(A) & (B)(84)
<i>Non-agricultural product sales, between 10% and 25%</i>	MUP	MUP	MUP	MUP	28.74.10(A) & (B)(84)
<i>Non-agricultural product sales, greater than 25%</i>	UP	UP	UP	UP	28.74.10(A) & (B)(84)
<i>Any of the above with Addition of a Certified Farmers Market</i>					
<i>Small Certified Farmers Market</i>	AP	AP	AP	AP	28.74.10(A) & (B)(8); 28.75.20(A) & (B)(21)
<i>Medium Certified Farmers Market</i>	MUP	MUP	MUP	MUP	28.74.10(A) & (B)(8); 28.75.20(A) & (B)(21)
<i>Large Certified Farmers Market</i>	- - -	- - -	- - -	- - -	28.74.10(A) & (B)(8); 28.75.20(A) & (B)(21)
<b>B. OFFICE USES</b>					
Agricultural Research Facility					
<i>Small (less than 20,000 sq. ft.)</i>	AP	AP	AP	AP	28.74.20(A) & (B)(1)
<i>Medium (between 20,000 and 40,000 sq. ft.)</i>	MUP	MUP	MUP	MUP	28.74.20(A) & (B)(1)
<i>Large (more than 40,000 sq. ft.)</i>	UP	UP	UP	UP	28.74.20(A) & (B)(1)

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<b>TOURIST USES</b>					
<b>A. AGRITOURISM</b>					
Agricultural homestay	A	A	A	A	28.75.10(A) & (B)(1)
<i>Agritourism Facility</i>	MUP	MUP	MUP	MUP	28.75.10(A)
<b>B. TEMPORARY AGRITOURISM</b>					
<del>Amusement and entertainment uses</del>	<del>MUP</del>	<del>MUP</del>	<del>MUP</del>	<del>MUP</del>	<del>28.75.20(A) &amp; (B)(1)</del>
Certified Farmers Market					
<i>Small Certified Farmers Market</i>	AP	AP	AP	AP	28.75.20(A) & (B)(21)
<i>Medium Certified Farmers Market</i>	MUP	MUP	MUP	MUP	28.75.20(A) & (B)(21)
<i>Large Certified Farmers Market</i>	- - -	- - -	- - -	- - -	28.75.20(A) & (B)(21)
<del>Seasonal sales lot</del>	<del>MUP</del>	<del>MUP</del>	<del>MUP</del>	<del>MUP</del>	<del>28.75.20(A) &amp; (B)(3)</del>
<i>Temporary Agritourism Event</i>					
<i>Complying with Section 28.75.20(B)(2)(a)</i>	AP	AP	AP	AP	28.75.20(A) & (B)(2)
<i>Not Complying with Section 28.75.20(B)(2)(a)</i>	MUP	MUP	MUP	MUP	28.75.20(A) & (B)(2)

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<b>COMMERCIAL SERVICE USES</b>					
<b>A. AGRICULTURAL SERVICES</b>					
<del>Agricultural Commercial Kitchen</del>	MUP	MUP	MUP	MUP	<del>28.76.10(A) &amp; (B)(1)</del>
Agricultural trucking services and facility					
<i>Small (1 to 5 trucks)</i>	AP	AP	AP	AP	28.76.10(A) & (B)(2)
<i>Medium ( between 6 and 10 trucks)</i>	MUP	MUP	MUP	MUP	28.76.10(A) & (B)(2)
<i>Large (11 or more trucks)</i>	UP	UP	UP	UP	28.76.10(A) & (B)(2)
Airfield or heliport, Agricultural	MUP	MUP	MUP	MUP	28.76.10(A)
Commercial farm equipment fabrication and repair	MUP	MUP	MUP	MUP	28.76.10(A)
Custom farm services, e.g. hay baling	MUP	MUP	MUP	MUP	28.76.10(A)
Storage and sale of agricultural service products(fertilizer/fuel)	UP	UP	UP	UP	28.76.10(A)
<b>B. COMMERCIAL SERVICES</b>					
Large Animal Hospital or Veterinary Clinic	MUP	MUP	MUP	MUP	28.76.20(A) & (B)(1)
Kennel or Cattery, Large	MUP	MUP	MUP	MUP	28.76.20(A) & (B)(2)
<b>C. TEMPORARY COMMERCIAL USES</b>					
Temporary Urban Commercial Use	MUP	---	---	---	28.76.20(A) & (B)(3)

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<b>INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE USES</b>					
<b>A. Industrial, Manufacturing and Processing Uses</b>	---	---	---	---	
<b>B. Wholesale Uses</b>	---	---	---	---	
<b>C. TEMPORARY MANUFACTURING USES</b>					
Temporary Urban Industrial Use	MUP	---	---	---	28.77.10(A) & (B) (4)

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<b>COMMUNICATION AND INFRASTRUCTURE USES</b>					
<b>A. COMMUNICATION USES</b>					
Wireless communication facilities					
Co-locations	MUP	MUP	MUP	MUP	28.78.10(A) & 28.81
New towers	UP	UP	UP	UP	28.78.10(A) & 28.81
<b>B. INFRASTRUCTURE USES</b>					
Commercial wind turbine generator	UP	UP	UP	UP	28.80
Injection well	UP	UP	UP	UP	28.78.20(A) & (B)(4)
Non-commercial wind turbine					
<i>100 feet or less in height</i>	A	A	A	A	28.80
<i>Over 100 feet in height</i>	MUP	MUP	MUP	MUP	28.80
Oil or gas well	AP	AP	AP	AP	28.78.20(A) & (B)(7)
Pipeline, transmission or distribution line, in R.O.W.	A	A	A	A	28.78.20(A) & (B)(8)
Refuse, disposal, incineration, <b>recycling</b> or composting (10)	UP	UP	UP	UP	<b>28.78.20(B)(3)</b>
Surface mining operation	UP	UP	UP	UP	28.78.20(A)
Utility facility or infrastructure, outside of R.O.W.	UP	UP	UP	UP	28.78.20(A) & (B)(9)
<b>C. PUBLIC SERVICE USES</b>					
Public service facility	UP	UP	UP	UP	28.78.30(A) & (B)(4)

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<b>COMMUNICATION AND INFRASTRUCTURE USES</b>					
<b>D. TEMPORARY CONSTRUCTION AND INFRASTRUCTURE</b>					
Concrete/asphaltic concrete mixing plant	MUP	MUP	MUP	MUP	28.78.40(A) & (B)(2)
Construction storage yard	MUP	MUP	MUP	MUP	28.78.40(A) & (B)(2)
Construction office, storage, stockpiling, or construction yard for public infrastructure project	MUP	MUP	MUP	MUP	28.78.40(A) & (B)(3)
Meteorological Tower, 100 feet or less in height	AP	AP	AP	AP	28.78.20(A) & (B)(6)
Meteorological Tower, greater than 100 feet in height	MUP	MUP	MUP	MUP	28.78.20(A) & (B)(6)

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<b>RESOURCE PROTECTION USES</b>					
<b>A. RESOURCE PROTECTION USES</b>					
Conservation and Mitigation Bank	UP	UP	UP	UP	28.79.10(A)