ARTICLE I

GENERAL PROVISIONS

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28.01 Definitions

For the purposes of this Chapter, the following words and phrases shall have the meanings respectively ascribed to them by this Section:

Accessory use. A subordinate use which is customarily incidental to that of the main building or principal use of the land and which is located on the same lot with the main building or principal use.

Agricultural accessory structure. A building or structure that is utilized in conjunction with the agricultural use of the property, including the storage of agricultural products and supplies and equipment used in agricultural operations. Stables, dairies and agricultural processing facilities are not accessory agricultural structures.

Agricultural education. The provision of information, knowledge and skills pertaining to agriculture conducted concurrently with the production of agricultural crops and is accessory to the primary agricultural use of the property. Examples include demonstration gardens and interactive seminars that model best practices in farm and ranch management and resource conservation.

Agricultural education, minor facility. An agricultural education activity or event that occurs on an existing farm and does not require the construction of new permanent buildings or facilities and does not require a building permit for a change of occupancy of any existing buildings or structures. An agricultural education, minor facility, may include the use of temporary structures, such as portable sanitation and temporary food service facilities.

Agricultural education, major facility. Any agricultural education activity or event that occurs on an existing farm that requires the construction of new buildings or facilities, or requires a building permit for a change of occupancy of any existing buildings or structures.

Agricultural homestay. Lodging accommodations provided as part of a farming operation, as regulated under the California Health and Safety Code, which meets all of the following requirements: (a) has not more than 6 guestrooms or accommodates not more than 15 guests; (b) provides overnight transient accommodations; (c) serves food only to its registered guests and serves meals at any time, and includes the price of the food in the price of the lodging; (d) lodging and meals are incidental and not the primary function of the facility; and, (e) the facility is located on, and is part of, a farm, as defined in the Food and Agricultural Code, that produces agricultural products as its primary source of income.

Agricultural processing facility. A fixed establishment performing any processing or packaging of crops after harvest, whether or not value is added, to prepare them for market on-site or for further processing and packaging elsewhere, including but not limited to: alfalfa and hay cubing; corn shelling; drying of corn, rice, hay, fruits or vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain;

sorting, grading and packing of fruits and vegetables; canning, freezing, or preserving fruits and vegetables; tree nut hulling and shelling; and alcohol fuel production. Any of the above activities performed in the field with mobile equipment not involving permanent buildings are included under "Crop Production." Includes related accessory uses such as: offices, laboratories, tasting facilities, retail sales of agricultural products produced on the premises or off-site by the operator, retail sales of agriculture-related promotional and/or educational items, and facility tours. Does not include "wineries," or sorting and packing activities conducted within a permitted roadside stand.

Agricultural processing facility, small. An agricultural processing facility which contains less than 20,000 square feet of covered and uncovered processing area,

Agricultural processing facility, medium. An agricultural processing facility which contains between 20,000 and 40,000 square feet of covered and uncovered processing area.

Agricultural processing facility, large. An agricultural processing facility which contains more than 40,000 square feet of covered and uncovered processing area.

Agricultural research facility. An industrial or scientific use subordinate to, and in support of agriculture, and includes product processing and agriculturally based laboratories or facilities for the production or research of food, fiber, animal husbandry or medicine, and may include administrative office space in support of the operation.

Agricultural research facility, small. An agricultural research facility that is less than 20,000 square feet.

Agricultural research facility, medium. An agricultural research facility that is between 20,000 and 40,000 square feet.

Agricultural research facility, large. An agricultural research facility that is more than 40,000 square feet.

Agricultural trucking services and facilities. A trucking or hauling operation that receives more than 50% of its total gross income in a 12 month period from hauling unfinished agricultural products for processing purposes.

Agricultural trucking services and facilities, small. An agricultural trucking facility that operates 5 or fewer trucks, and where the operator resides on the property.

Agricultural trucking services and facilities, medium. An agricultural trucking facility that operates between 6 and 10 trucks, and where the operator resides on the property.

Agricultural trucking services and facilities, large. An agricultural trucking facility which operates more than 11 trucks.

Agriculture. The art or science of cultivating the ground, including harvesting of crops and rearing and management of livestock; tillage, husbandry, farming, horticulture and forestry; the science and art of the production of plants and animals useful to humans.

Agritourism: The provision of facilities, amusement activities, commercial services, guides, or instructional content to encourage visitors to any agricultural, horticultural or agribusiness operation, either temporarily or on a permanent basis, for the purpose of enjoyment, education, or active involvement in the activities of the farm or operation other than as a contractor or employee of the operation. Agritourism includes agriculturally related indoor and outdoor amusement and recreation activities such as farm tours, hayrides, sleigh rides, corn mazes, picnic and party facilities and other similar uses as determined by the zoning administrator. Agritourism does not include commercial amusement and entertainment uses, such as dance halls, electronic game arcades, studios, theatrical productions, musical entertainment, bowling alleys, billiard and pool establishment, commercial sports such as arenas, rings, racetracks, public golf courses, miniature golf course, amusement parks, membership sports and recreation clubs, game parlors, gun clubs, circus and carnival operations, water parks, amusement parks, fairgrounds, expositions, amphitheater or theater entertainment facilities for the performance of concerts or other entertainment events.

Alley. A passage or way open to public travel, affording a secondary means of vehicular access to abutting lots, and not intended for general traffic circulation.

Amusement Facilities. Bowling alley, billiard parlor, dance hall, skating rink, athletic club, gymnasium, swimming pool, theater, shooting gallery; facility for coin-operated amusement devices; auditorium, exhibition hall, sports arena, miniature golf course, amusement rides, indoor court games, drive-in theater; course for model airplanes, boats, cars or trains, and similar types of uses.

Animal Hospital or Veterinary Clinic. A facility maintained by or for the use of a licensed veterinarian in the diagnosis, treatment, or prevention of animal diseases, and where the animals are not boarded or kept overnight except as necessary in the medical treatment of the animal.

> **Animal Hospital or Veterinary Clinic, Large Animal.** An animal hospital or veterinary clinic primarily for large animals (horses, cattle, sheep, lambs, etc.).

Animal, small. Chicken, turkey, rabbit, duck, mink, hamster, chinchilla, pot belly pig or other animals of similar nature.

Animal units. The sum total of the units assigned to various animals pursuant to the table below:

Type of Animal	Units per Animal
Mature cattle, horses or animals of similar size	1.00
Yearling cattle, horses or animals of similar size	.75
Calves, colts or animals of similar size	.40

Hogs more than 90 days old	1.00
Two or more litters of hogs	.50 per hog
One litter of hogs	None
Mature sheep, goats or animals of similar size	.20
Lambs, kids or animals of similar size	.15

Aquaculture. The propagation, cultivation, maintenance, and harvesting of aquatic plants and animals in marine, brackish, and fresh water, not including aquariums or ponds for pets or landscaping purposes.

Aquaculture Facility, Small. An aquaculture facility, including all support and incidental facilities, using less than 10 acres of land.

Aquaculture Facility, Medium. An aquaculture facility, including all support and incidental facilities, using between 10 and 50 acres of land.

Aquaculture Facility, Large. An aquaculture facility , including all support and incidental facilities, using more than 50 acres of land.

Automobile parking lot. Premises on which operable and duly licensed automobiles are parked by their individual owners for a period not to exceed seventy-two hours.

Bed and Breakfasts Inn: Lodging accommodations which provides overnight transient accommodations, with no more than 10 guest rooms, and serves food only to its registered guests and that serves only a breakfast or similar early morning meal and no other meals and includes the price of the food in the price of the lodging.

Block. That property abutting on one side of a street and lying between the two nearest intersecting or intercepting streets, or nearest intersecting or intercepting streets and railroad right-of-way, unsubdivided acreage, watercourse or body of water.

Building. Includes structure.

Building, accessory. A subordinate building located on the same lot, the use of which is customarily incidental to that of the main building, or to the principal use of the land.

Building, height. Average height above the finished grade of the highest part of the building.

Building, main. A building in which is conducted the principal use of the building site on which it is situated. In any residential district, the primary dwelling shall be deemed to be a main building on the building site.

Building site. The ground area of building or buildings, exclusive of the street, together with all open space required by this Chapter and having its principal frontage on a street.

Camp grounds. Land or premises which is used or intended to be used, let, or rented for occupancy by campers traveling by automobile or otherwise, or for temporary occupancy by tents or similar quarters.

Cattery. Any enclosure, premises, building structure, lot, area or ownership where twelve (12) or more cats are kept, harbored or maintained.

Cattery, large. A cattery which contains more than 24 cats.

Cattery, small. A cattery as which contains between 12 and 24 cats.

Certified Farmers Market. A farmers market approved by the county agricultural commissioner, where certified farmers offer for sale only those certified agricultural products they grow themselves.

Certified Farmers Market, Small. A certified farmers market with nine or fewer vendors.

Certified Farmers Market, Medium. A certified farmers market with between 10 and 20 vendors.

Certified Farmers Market, Large. A certified farmers market with more than 20 vendors.

Clinic, medical and dental. A building wherein a staff of doctors with necessary assistants and equipment conduct the examination and treatment of outpatients.

Club. All clubs, except those the chief activity of which is a service customarily carried on as a business.

Commercial coach. A vehicle, with or without motive power, designed and equipped for human occupancy for industrial, professional or commercial purposes.

Commercial Auctions and Agricultural Equipment Sales. An auction or sales event, conducted by a third party, which stores, refurbishes and conducts sales of used farming equipment, implements, vehicles and machinery, other than passenger vehicles or pick-up trucks rated at one ton or less hauling capacity.

Commercial farm equipment - sale, fabrication and repair. A retail business engaged in selling, fabrication and/or repairing equipment, implements, vehicles and machinery used exclusively for agricultural planting, cultivation, maintenance and harvesting, other than passenger vehicles or pick-up trucks rated at one ton or less hauling capacity.

Commercial Kitchen, Agricultural. A permanent food facility, as defined in the California Uniform Retail Food Facilities Law, that is located on a farm and not associated with an eating establishment, catering service or mobile food vendor, used for the storage, preparation, or handling of food for dispensing or sale directly to the consumer. May be attached to a roadside stand.

Commercial Outdoor Recreation. Outdoor recreational uses, including park, picnic area, playground, athletic field, golf course, golf driving range, polo field, exhibition grounds, bowling and croquet greens, outdoor court games, and similar places of outdoor recreation as determined by the planning commission.

Community care facility. Any facility, place or building, including any family home, group home, social rehabilitation facility or similar facility but excepting any such facility owned and operated by the County, which is maintained and operated to provide residential care, day care, or homefinding agency services for children, adults, or children and adults, including, but not limited to, the physically impaired or handicapped, mentally impaired, incompetent persons, and abused or neglected children. A community care facility may provide incidental medical services.

"Residential care" means nonmedical care provided on a 24-hour basis to persons in need of personal services, guidance, counseling, supervision, recovery services, supportive services, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

"Day care" means nonmedical care provided on a less than 24-hour basis to persons in need of personal services, supervision, counseling, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

"Homefinding agency" means any individual or organization engaged in finding homes or other places for placement of persons of any age for temporary or permanent care or adoption.

A residential care facility, including an intermediate care facility/developmentally disabled, a congregate living health facility, a transitional housing facility, or an emergency shelter facility but excluding a facility for wards of the juvenile court, which serves six or fewer persons, exclusive of the licensee, members of the licensee's family, and persons employed as facility staff, shall be considered a residential use of property rather than a community care facility and the residents and operators of the facility shall be considered a family for purposes of this Chapter. A small family day care home or a large family day care home, as defined in state law, or a day care facility which serves six or fewer persons, exclusive of the licensee, members of the licensee's family, and persons employed as facility staff, shall be considered a residential use of property rather than a community care facility.

Companion living unit. A temporary mobilehome subordinate to and detached from the principal residence on the same ownership providing independent living quarters including sleeping, eating, cooking, and sanitation facilities for one or more adult persons who are sixty years of age or over, handicapped or convalescent. Either the principal residence or companion living unit shall be owner-occupied.

Complementary Commercial Facility. A small commercial facility which complements and supports marsh oriented recreational uses, such as a bait shop, a small boat rental, or a refreshment stand.

Confined Animal Facility. Any dairy, stockyard, feedlot, or similar livestock operation for cattle, horses, sheep, or goats, where the animals are corralled, penned, tethered, or otherwise caused to remain in confinement in a restricted area for any purpose, and in which the surface of such restricted area is or will become bare of any feed growth in the normal growing season. Normal grazing activities for pastured livestock are excluded

from this definition. Supplemental feeding areas, corrals, livestock working facilities, and other areas where grazing livestock may be temporarily confined incidental to grazing activities are also excluded. A Confined Animal Facility shall be classified as either Small, Medium, or Large, depending on the maximum number of animals at the facility at any time. Operations too small to meet the minimum threshold of a Small Confined Animal Facility shall not fall within this definition.

Animal Sector	**Small CAF**	**Medium CAF**	**Large CAF**
Cattle or cow/calf	20 to 299	300-999	1,000 or more
Mature dairy cow	14 to 199	200-699	700 or more
Veal calves	20 to 299	300-999	1,000 or more
Horses	10 to 149	150-499	500 or more
Sheep, lambs or goats	198 to 2,999	3,000-9,999	10,000 or more

Conservation bank. Privately or publicly owned land managed for its natural resource values, including the protection of threatened and endangered species and their habitat. Such management may include habitat preservation, restoration, creation, and enhancement. The resource benefits derived from this management regime may be sold as "credits" to project proponents who seek mitigation opportunities to compensate for resource impacts elsewhere. Includes mitigation bank. Does not include a conservation easement, where credits are not offered for sale, and where the existing underlying agricultural land use is allowed to continue indefinitely, or if the land use is inactive, future agricultural use of the land is allowed.

Corporation yard. Buildings and premises for storage of construction materials and machinery used by the operator of the corporation yard in the conduct the operator's business.

Cottage Industry. A home-based business involving the limited provision or sale of goods or services, or the limited manufacturing of goods, which is accessory to, and conducted primarily by the resident family.

County boundary. The boundary of the County or the boundary of any incorporated municipality within the County.

Courts. An open, unoccupied space, other than a yard, on the same lot with a building or group of buildings, and which is bounded on two or more sides by such building or buildings.

Crop Production. Agricultural uses including production of grains, field crops, vegetables, melons, fruits, grapes, tree nuts, flower fields and seed production, ornamental crops, tree and sod farms, associated crop preparation services and harvesting activities including but not limited to mechanical soil preparation, irrigation system construction, spraying, crop processing and sales in the field not involving a permanent structure.

Crowing Fowl. Crowing fowl means any male fowl from the order *galli formes*, including: roosters, drakes, turkeys, peacocks or pea fowl.

Duplex. A detached building under one roof designed for, or occupied exclusively by, two families living independently of each other, and separated by a common wall or floor.

Dwelling or dwelling unit. A room or suite of rooms that contains living facilities, including provisions for sleeping, eating, cooking and sanitation, and designed for, or occupied exclusively by, one family. A dwelling shall have no more than one kitchen, unless a second kitchen has been approved as provided in this Chapter. Each dwelling shall have a separate and independent entrance from either the exterior or an interior common area.

Dwelling group. A group of two or more detached or semidetached one-family, two-family, or multiple-family dwellings occupying a parcel of land in one ownership, and having any yard or court in common.

Dwelling, manufactured. A structure certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 and designed for, or occupied exclusively by, one family. A manufactured dwelling shall be installed on a foundation system as a fixture or improvement to the real property, in accordance with the Health and Safety Code and implementing regulations, unless installed as a temporary dwelling or in a mobilehome park.

Dwelling, multiple-family. A building, or portion thereof, used or designed as a residence for three or more families living independently of each other and doing their own cooking in such building, including apartment houses and flats.

Dwelling, one-family or single family. A detached building which meets the building regulations of the County and is designed for, or occupied exclusively by, one family. Includes manufactured dwelling but does not include a tent.

Dwelling, primary. If a lot is improved, or proposed to be improved, with two or more detached dwellings, the first dwelling constructed shall be the primary dwelling unless a later constructed dwelling is larger in gross floor area than an existing dwelling, in which case the larger dwelling shall be the primary dwelling, except in the R-TC-D and R-TC-M districts, where more than one primary dwelling is allowed.

Dwelling, secondary. One additional dwelling unit on the same ownership as the primary dwelling, providing independent living quarters, including sleeping, eating, cooking and sanitation facilities. Either the primary dwelling or the secondary dwelling shall be owner-occupied. If either dwelling is leased, such lease shall not cause the subdivision of the property. A secondary dwelling shall contain no more than eight hundred fifty square feet gross floor area unless otherwise specified by the applicable Zoning District. A secondary dwelling shall not be considered an accessory building or an accessory use, as those terms are defined and used in this Chapter. Includes an accessory dwelling established pursuant to Ordinance No. 1679.

Dwelling, temporary. A manufactured dwelling installed as chattel property and for a limited, fixed term, for a purpose specified by the applicable Zoning District.

Dwelling, two-family. A duplex

Erosion. Detachment and movement of soil or rock fragments by water, wind, ice and gravity.

Family. One or more persons, related or unrelated, living together as a single, nonprofit housekeeping unit as distinguished from a group occupying a hotel, club, fraternity or sorority house. A family shall be deemed to include necessary servants or domestic help.

Farm and ranch supply store. A retail business selling supplies for use in soil preparation and maintenance, the planting and harvesting of crops, the keeping and raising of farm animals, and other operations and processes pertaining to farming and ranching. Does not include the sale, rental, or repair of farm machinery and equipment, which is instead included in the definition of "Commercial Farm Equipment Fabrication and Repair."

Farm labor quarters. Rooming houses and boardinghouses and mess halls for any number of farm help customarily employed on land owned by the owner of the building site occupied by such houses or halls.

Farmers Market. A common facility or area where several farmers or growers gather on a regular, recurring basis to sell a variety of fresh fruits and vegetables and other locally-grown agricultural products directly to consumers. (See also Certified Farmers Market).

Floor area, gross. For residential structures, gross floor area shall be calculated as the total area of all floors of a building as measured to the exterior finished surface of outside walls or to the centerline of common walls separating buildings, not including any carport, walkway, garage, overhang, patio, enclosed patio, detached accessory structure, or similar area. For commercial or industrial structures, gross floor area shall be calculated as the total area of all floors of a building measured to the exterior finished surface of outside walls or to the centerline of common walls, including covered and enclosed space, but not including any exterior storage areas incidental to the principal use of the construction, garage, parking structure, unenclosed walkway, or utility or disposal area.

Fowl and Poultry Ranch: Any animal livestock operation for fowl or poultry where the animals are caused to remain in confinement in a restricted area for any purpose, and in which the surface of such restricted area is or will become bare of any feed growth in the normal growing season, and that meets the following thresholds:

Type of Bird	Small Ranch	Large Ranch
Turkeys	50 to 1,000	More than 1,000
Chickens, ducks, or fowl of similar size	100 to 1,000	More than 1,000
Crowing Fowl	---	5 or more

* Does not include pastured poultry operations (See Pastured Poultry). Does not include poultry being raised by a minor for a 4H or similar type of agricultural education program if the project is registered with the Agricultural Commissioner.

Garage, private. An accessory building for the storage of private motor vehicles; an accessory use incidental to the main building.

General Manufacturing Uses. Manufacturing, processing, disassembling and assembling, and storage of products and materials, railroad, airport, and other transportation uses; provided, that such uses are not or will not be offensive by reason of the creation or emission of dust, gas, smoke, fumes, or other air pollutants, noise, vibrations, odors, liquid or solid refuse or wastes; radioactivity, glare, fire or explosives.

General Service Uses. An auto repair garage, blacksmith shop, cabinet shop, coppersmith shop, electrical repair shop, machine shop, plating works, plumbing shop, sheet metal shop, upholstering shop, welding shop, woodmill, and similar uses.

Guest house. Detached living quarters of a permanent type of construction, without kitchens or cooking facilities, clearly subordinate and incidental to the main building on the same building site, and not to be rented, let or leased, whether compensation be direct or indirect.

HCD agricultural employee housing. Employee housing consisting of no more than 12 beds in a group quarters, or 12 units or spaces designed for use by a single family or household, for which the owner of such housing has qualified or intends to qualify for a permit to operate pursuant to the state Employee Housing Act.

Hog Ranch. Any animal livestock operation for swine that meet the following thresholds:

Swine (weighing over 55 lbs.)	20 or more
Swine (weighing less than 55 lbs.)	40 or more

Home occupation. A small home-based business involving the limited provision or sale of goods or services which is accessory to, and conducted primarily by, the resident family entirely within a dwelling unit or an accessory structure.

Horse show. Includes a public stable and, in addition, includes the conduct of riding exhibitions and other similar events and activities where more than twelve horses participate at one time.

Hotel. A building, portion of a building, or group of buildings containing six or more guest rooms designed, or intended to be used, let or hired out for transient accommodations. A hotel may include accessory uses, such as a commercial kitchen or dining facilities open to the public.

Hunting and fishing club. A facility, place or building licensed as a commercial hunting club under State Fish and Game Code 3240.5 or licensed as a game bird club under State Fish and Game Code 3270 including approved incidental uses to the licensed facilities.

Hunting and fishing clubs may include cooking facilities and sleeping quarters or bunkhouses for limited stays of not more than 6 months. Facilities must be connected to an approved sewage disposal system.

Injection well. A Class II well which injects fluids which are brought to the surface in connection with conventional oil or natural gas production and may be commingled with wastewater from gas plants which are an integral part of production operations, unless these waters are classified as a hazardous waste at the time of injection.

Junkyard. The use of more than two hundred square feet of area of any parcel, lot, or contiguous lots, for the storage of junk or salvable material, including junk metals or other scrap materials; and for the storage, dismantling or "wrecking" of automobiles or other vehicles or machinery.

Kennel. Any enclosure, premises, building, structure, lot, area or one ownership where six (6) or more dogs are kept, harbored or maintained.

> **Kennel, large.** A kennel that contains more than 12 dogs or where boarding services, classes and training, the sale of dogs and grooming services are offered to the public.
>
> **Kennel, small.** A kennel where the dogs are kept for the private enjoyment of the occupants of the premises, provided that no more than twelve (12) dogs are kept, harbored or maintained.

Kitchen. Any room or portion of room that contains facilities for the preparation, cooking and/or serving of food, and includes a sink and either a stove, range, grill, or oven.

Labor camps. Any living quarters, dwelling, boarding house, tent, bunkhouse, maintenance-of-way, car, trailer coach, or other housing accommodations maintained in connection with any work or place where work is being performed and the premises upon which they are situated, or the area set aside and provided for camping of five or more employees by a labor contractor. Labor camp shall also mean a labor supply camp.

Labor supply camp. Any place, area, or piece of land where a person engages in the business of providing sleeping places or camping grounds for five or more employees or prospective employees of another.

Local Products Store: A store that primarily sells food, beverages, textiles and crafts that are related to agritourism.

Lot or parcel. An area of land under one ownership and having fixed boundaries depicted on a final map or parcel map or described by an instrument of conveyance defining land held in fee title as a discrete unit. Excludes condominium units consisting of airspace, and mere easements.

Lot area. The total area of a lot or parcel, exclusive of adjacent right-of-way unless otherwise specified for the applicable Zoning District.

Lot, key. The first lot to the rear of a corner lot, the front line of which is a continuation of the side line of the corner lot, exclusive of the width of any alley, and fronting on the street which intersects or intercepts the street upon which the corner lot fronts.

Marsh Oriented recreation. Recreational use and incidental commercial activity focused on the marsh environment, including park, interpretive center, day-use facility, lodge, club or resort for swimming, boating, sailing, fishing, hunting or shooting, and raising of game, fishing pier and boat ramp, docking and storage incidental to a craft docking facility; commercial recreation use, including bait shop and refreshment stand.

Meteorological Towers. A structure used for the collection of wind energy resource data, and includes the tower, base plate, anchors, guy cables and hardware, anemometers (wind speed indicators), wind direction vanes, booms to hold equipment anemometers and vanes, data logger, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind information or to characterize the wind resource at a given location.

Mobilehome. A manufactured dwelling.

Mobilehome Park. Any area or tract of land where one or more mobilehome lots are rented or leased or held out for rent or lease to accommodate mobilehomes used for human habitation. The rental paid for any such mobilehome shall be deemed to include rental for the lot in occupies.

Neighborhood Commercial Use. A retail store or professional office providing goods or services primarily to a residential neighborhood or rural community, conducted entirely within a building or buildings on one ownership.

Nonconforming Lots, Buildings, Structures, Uses of Land. Any lots, buildings, structures and uses which were legally established prior to the effective date of the provisions of this Chapter, or future amendments thereof, but which would be prohibited, regulated or restricted by the terms of this Chapter or future amendments.

Nursery. A commercial establishment engaged in the propagation and sale of horticultural and ornamental plants and related products. Products may be grown under cover or outdoors. A nursery with public sales shall be subject to sales and display area restrictions as may be specified by the applicable Zoning District.

Office, business. An office which has as its main function the arrangement of business transactions, the holding of sales meetings and administrative conferences, the receiving of client payments, and the keeping of records and accounts pertaining to the particular business.

Office, professional. An office from which a doctor, lawyer, engineer, or architect, etc., may offer services.

One ownership. Ownership of property or possession thereof, under lease for a term of not less than ten years, by a person, individually, jointly, in common, or in any other

manner, whereby such property is under single or unified control. An ownership may include multiple contiguous parcels.

Owner. The person exercising one ownership as herein defined. A buyer under a contract to purchase property may submit an application as an owner if title will transfer to the buyer prior to the County taking final action on the application.

Parking space. A usable and accessible space for parking of a standard-sized motor vehicle off the street.

Pastured Livestock: Any livestock grazing operation that is not a confined animal facility, as defined herein. Includes supplemental feeding areas, pens, working facilities, and other areas where grazing livestock may be temporarily confined incidental to grazing activities.

Pastured Poultry: A fowl or poultry operation that is not a poultry ranch , as defined herein, where the number of animals meets any of the following thresholds. Includes supplemental feeding areas, pens, working facilities, and other areas where grazing animals may be temporarily confined incidental to grazing activities.

Turkeys	50 or more
Chickens, ducks, or fowl of similar size	100 or more
Crowing Fowl	5 or more

Does not include poultry being raised by a minor for a 4H or similar type of agricultural education program if the project is registered with the Agricultural Commissioner.

Planning Commission. The Solano County Planning Commission.

Pool house. Includes bathhouse. An accessory building adjacent to a pool or spa for dressing by bathers, which may include a bathroom and incidental storage area. A pool house shall not include indoor cooking or sleeping facilities, HVAC equipment, or greater than a 110 volt electrical connection except for a dedicated service for pool equipment.

Principal Street. A public thoroughfare that is currently developed or will be improved as part of a proposed project with a minimum roadway improvement of 40 feet or more of paved width.

Public nuisance. Public nuisance shall mean a public nuisance as defined under California Civil Code, as now in effect, or as may be amended.

Public open space area. Public recreation and education uses, including related access facilities, incidental to agricultural and open space resource preservation and conservation, limited to low-intensity uses that include, but are not limited to, the following: non-motorized public trails for hiking, biking, and equestrians; picnicking; organized nature walks; walk-in tent camping; vehicle parking lot with no greater than 75 parking spaces inclusive of parking for any horse trailers; and, buildings not exceeding 400 square feet of floor area, individually or combined.

Public service facility. Any use of land by a governmental or public utility agency which has the power of eminent domain, or any land use of a public or quasi-public nature which is found by the Planning Commission to be necessary for the public health, safety, convenience or welfare.

Recreational vehicle. A vehicle which is a motor home, travel trailer, truck camper, or camping trailer with or without motive power, designed for human habitation, for recreation, travel accommodation purposes, or emergency occupancy, and which is not defined herein as a mobilehome or commercial coach.

Recreational vehicle park. Any area or tract of land within an area zoned for recreational use where one or more lots are rented or leased or held out for rent or lease to owners or users of recreational vehicles, and which is occupied for temporary periods of time.

Remnant parcel. Area under one or more ownerships of four acres or less in aggregate area which has been isolated by public right-of-way, or publicly acquired land, or both.

Resort Hotel: A hotel that also provides interrelated visitor services intended to serve the needs of the community and people travelling through the area. Typical uses include but are not limited to: recreation activities/facilities, meeting rooms, banquet facilities, administrative facilities, maintenance and storage facilities, and restaurant and retail uses intended for use by both guests and non-guests.

Riparian habitat. The waterside environment where various plant and animal populations are endemic, existing as a result of the existence of the watercourse, or where such populations can be established due to the existence of the watercourse.

Road. See street.

Roadside Stand: An area of an agricultural property set aside for the sale of processed and unprocessed crops, that are grown primarily on the property ("on-site"). Crops that have been grown or produced off the property ("off-site") may only be sold in conjunction with the sale of crops grown on-site or off-site on land owned or leased by the operator within Solano County and in compliance with applicable laws or regulations governing the construction, operation and maintenance of the stand. Nonagricultural products may also be sold, but only in conjunction with the sale of crops, as regulated by the applicable Zoning District. A roadside stand shall not include the sale of nursery stock or winery products, or any processing of agricultural products or "food preparation" unless conducted in compliance with the California Health and Safety Code and approved by the Department of Resource Management, Environmental Health Services Division.

Note: Sorting and packing activities may be conducted within a permitted roadside stand and are not considered agricultural processing facilities.

Rooming or boarding house. A dwelling, other than a hotel, where lodging or meals, or both, for four or more persons are provided for compensation.

Rural resident enterprise. A small home business, exclusive of agriculture, on the same parcel as the resident family in a rural area which does not change the residential or agricultural character of the property or surrounding area.

Seasonal sales lot. Pumpkin patch, Christmas tree lot and other similar sales venue, where the sale of agriculturally related products is seasonal and/or tied to an annual holiday event.

Secondary living unit. A secondary dwelling.

Sedimentation. The process by which mineral or organic matter is removed from its site of origin, transported and deposited by water, wind or gravity.

Setback. See yard.

Sign. Anything whatsoever placed, erected, constructed, posted, painted, printed, tacked, nailed, glued, stuck, carved or otherwise, fastened, affixed, or made visible for out-of-door advertising purposes in any manner whatsoever, on the ground or on any tree, wall, bush, rock, post, fence, building, structure, or thing whatsoever.

The two sides of a double-faced sign shall be counted as only one sign. Wedge-shaped or V-shaped signs where messages are not carried back-to-back shall be counted as two signs even though they may be attached.

This definition shall not include official notices issued by a court or public body or officer, or directional warning or information sign or structures required by or authorized by law or by federal, state, county, or city authority.

Sign area. The area of a sign or other advertising device shall be measured to the outside of the sign frame, or where there is no sign frame, to a simple boundary perimeter around the outer limits of the sign elements, including any voids within such perimeter. The two sides of a double-faced sign shall be counted as one sign. Wedge-shaped or V-shaped signs where messages are not carried back-to-back shall be counted as two signs, even though they may be attached.

Sign, general advertising. A sign which directs attention to a business, profession, organization, commodity, service, or entertainment conducted, sold or offered elsewhere than upon the same lot or parcel on which such sign is located.

Sign, on-site. A sign which directs attention to a business, profession, organization, commodity, service, or entertainment conducted, sold, or offered upon the lot or parcel on which the sign is placed.

Slaughterhouse. Any building or premises used for the killing or dressing of animals, including cattle, sheep, swine, goats, horses, or poultry, and the storage, freezing, and curing of meat and preparation of meat products.

> **Slaughterhouse, Small.** A slaughterhouse that processes less than 1,000 head of livestock or less than 5,000 birds per year.

Slaughterhouse, Large. A slaughterhouse that processes 1,000 head or more of livestock or 5,000 or more birds per year.

Special events or special events facility. A facility offered for use by third parties for hire for the conduct of social gatherings or similar types of events. A special events facility may be either a single-purpose facility or a secondary use of another type of facility, such as an agricultural processing facility or a winery. When a special events facility is a secondary use, events conducted by the facility operator as part of the primary use of the facility and that are directly related to products sourced from that operation, such as marketing or promotional events, are not special events being conducted as a secondary use of the facility.

Stable, private. A structure for the shelter, care or feeding of horses, used primarily by the resident family and not used for commercial purposes.

Stable, public. Any premises on which horses are boarded, trained, or rented for commercial purposes, or upon which a horse-riding school or club is conducted; provided, that not more than twelve horses participate in a training exercise or riding exhibition at one time.

Street. A street, road, highway, thoroughfare, drive, lane, or way affording the principal means of access to abutting property and dedicated to or maintained by city, county, or state government; or a private street, road, highway, thoroughfare, drive, lane, or way affording the principal means of access to abutting property.

Structural alterations. Any change in the supporting members of a building, such as bearing walls, columns, beams or girders.

Structure. Anything constructed or erected, except fences, the use of which requires location on the ground at least 30 inches in height, or attachment to something having location on the ground at least 30 inches in height, but not including any recreational vehicle or tent.

Tasting Facility: A facility in which agricultural products may be tasted and sold, such as gift/retail sales, assembly areas, and meeting rooms, as permitted within the applicable zone district.

Temporary commercial coach site. Premises which are used for temporary occupancy and upon which one or more occupied commercial coaches are located for temporary pre-determined periods.

Temporary mobilehome site. Premises which are used for temporary occupancy and upon which one or more inhabited mobile-homes or manufactured dwellings are located for temporary predetermined periods.

Use. The purpose for which land or premises or a building thereon is designed, arranged, or intended; or for which it is or may be occupied or maintained.

Watercourse. Any natural or manmade channel for transporting water, including the stream bed and the banks, whether continuously flowing or intermittent.

Wind turbine generator, commercial. A wind-driven machine that converts wind energy into production of electrical power for the primary purpose of resale or off-site use.

Wind turbine generator, noncommercial. A wind-driven machine that converts wind energy into production of electrical power for the primary purpose of on-site use and not for resale.

Winery. An agricultural processing facility used for the commercial purpose of processing grapes, berries, or other fruit products, to produce wine or similar wine products. Processing includes wholesale sales, crushing, fermentation and refermentation, blending, bottling, packaging, storage, aging, handling, shipping, and receiving of such products. Includes related accessory uses such as: office, laboratory, wine tasting facilities, retail sales of wine and other agricultural products produced on the premises or off-site by the winery operator, retail sales of wine and agricultural-related promotional and/or educational items, and winery tours.

Winery, small. A winery with annual production not exceeding 20,000 gallons, in bulk and bottles combined.

Winery, Medium. A winery with annual production between 20,000 and 100,000 gallons per year, in bulk and bottles combined.

Winery, large. A winery with annual production greater than 100,000 gallons, in bulk and bottles combined.

Wrecking yard. See junkyard.

Yard. An open space, other than a court, on the same building site with a building, but not including any portion of any street or alley or road right-of-way. Includes setback, as may be required by this Chapter in relation to buildings, structures, property lines, or natural or manmade features.

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.

Yard, rear. A yard extending across the back of the lot between the side lot lines and to a depth required by the district in which the lot is situated.

Yard, side. A yard between the side line of the lot and the building to a width required by the district in which the lot is situated, and extending from the front yard to the rear yard.

28.02 Purpose of Zoning Plan

A zoning plan is adopted to provide a precise plan for residential, commercial, industrial, agricultural, public, and other land uses in the County in order to:

A. Protect the established character and social and economic values of agricultural, residential, commercial, industrial, recreational, and other areas within the County which have developed in a healthy and orderly manner;

B. Encourage beneficial development of those areas which have grown with conflicting or uneconomic patterns of use; and

C. Assist in providing a definite and publicly approved plan of development to guide, control and stimulate the future growth of the County in accordance with the need of the County and in proper relation to other land use areas in the region.

28.03 Interpretation of Chapter

In their interpretation and application, provisions of this Chapter shall be held to be minimum requirements, except where they are expressly stated to be maximum requirements.

If an owner proposes a type of land use which is not described or identified in this Chapter, the Director of Resource Management may determine that the proposed use is substantially similar to another type of land use which is described or identified in this Chapter, and shall accept and process permit applications for proposed use as if it were functionally equivalent to the substantially similar land use. If a use permit or other discretionary approval is required by this Chapter for the substantially similar land use, the hearing body is not bound by the Director's determination.

28.04 Public Notice Requirements

When a public hearing is required by this chapter, public notice shall be given as provided by this action. Failure to receive notice shall not invalidate the permit or decision.

A. Content of notice. Notice of a public hearing shall include: the date, time and place of the hearing; the name of the hearing body; a general explanation of the matter to be considered; a general description, in text or by diagram, of the location of the real property that is the subject of the hearing and may include consideration of any negative declaration or environmental impact report prepared for the project pursuant to the California Environmental Quality Act.

B. Method of notice distribution. Notice of a public hearing required by this chapter, as required by Government Code sections 65090 and 65091, shall be given as follows:

1. Notice shall be published at least once in a newspaper of general circulation in the County, or posted on site in public view and at least two other public locations in the vicinity of the project at least 15 days before the hearing.

And

2. Notice shall be mailed or delivered at least 15 days before the hearing to:

a. The owner(s) of the property being considered, the owner's agent, and the applicant.

b. Each local agency expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project, whose ability to provide such facilities and services may be significantly affected.

c. All owners of real property as shown on the latest equalized assessment roll within 500 feet of the property that is the subject of the hearing, unless otherwise required in subsection (d) following.

d. All owners of real property as shown on the latest equalized assessment roll within one-half mile of the property that is the subject of the hearing if the property is located in any A or R-R district.

e. All persons and organizations requesting notice of the public hearing.

3. If the number of property owners to whom notice would be mailed as provided by subsections (B)(2)(a) and (B)(2)(c) above is more than 1,000, the Director of the Department of Resource Management may choose to place a display advertisement of at least one-eighth page in a newspaper of general circulation in the county at least 15 days before the hearing, as provided by Government Code section 65091(a)(3).

C. **Additional notice.** In addition to the notice required by this section, any other notice or form of distribution may be provided as may be determined necessary or desirable. Planning Commission or Zoning Administrator agendas shall be provided to all persons and organizations that, within the calendar year, have requested said agendas, in writing, and paid such fee as may be set by the Board of Supervisors to cover the cost of such mailing.

D. **Scheduling of hearing.** After the completion of any environmental documents required by the California Environmental Quality Act (CEQA) and Planning Division review or staff report, the matter shall be scheduled for public hearing on the Zoning Administrator, Planning Commission, of Board of Supervisors agenda (as applicable) reserved for such matters. At the discretion of the hearing body, a public hearing may be continued from its scheduled date to a future date as provided by subsection (E) following.

E. **Notice of county action when hearing continued.** If a decision on a permit or amendment is continued by the county to a time which is neither previously stated in the public notice of the hearing, nor announced at the hearing at a time certain, the county shall provide notice of the further hearings (or action on the permit) in the same manner and within the same time limits as provided in subsections (A), (B) and (C) above.

F. **Notice for Waivers.** To grant a waiver of any requirement authorized pursuant to the provisions of this Code, notification of intent to grant a waiver shall be sent to owners, as shown on the latest equalized assessment roll, of real property contiguous to that property for which a request for waiver has been received, 10 days in advance of a decision on said request.

28.05 Compliance with Chapter

Except as hereinafter otherwise provided:

A. No building shall be erected and no existing building shall be moved, altered, added to or enlarged; nor shall any land, building or premises to be used, designated or intended to be used for any purpose or in any manner other than is included among the uses listed in this Chapter as permitted in the district in which such building, land or premises is located.

B. No building shall be erected, reconstructed, or structurally altered to exceed in height the limit designated in this Chapter for the districts in which such building is located.

C. No building shall be erected, nor shall any existing building be altered, enlarged or rebuilt; nor shall any open space be encroached upon or reduced in any manner except in conformity to the yard, building site area, and building location regulations designated in this Chapter for the district in which such building or open space is located.

D. No yard or other open space provided about any building for the purpose of complying with the provisions of this Chapter shall be considered as providing a yard or open space for any other building, and no yard or other open space on one building site shall be considered as providing a yard or open space for a building on any other building site.