EXHIBIT IV-E

CHAPTER 28, MANUFACTURING AND INDUSTRIAL DISTRICT

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

28.42. MANUFACTURING AND INDUSTRIAL DISTRICTS

Subsections:

28.42.10 – Manufacturing and Industrial District(s)
28.42.11 – Purpose of Manufacturing and Industrial Districts
28.42.20 – Manufacturing and Industrial Districts Land Uses and Permit requirements
28.42.30 – Manufacturing and Industrial District Development Standards

28.42.10 Manufacturing and Industrial District(s)

This Section includes regulations for the following zoning districts

A. Manufacturing - Limited (M-L) District

B. Manufacturing - General (M-G) Districts

1. M-G-1/2 District
2. M-G-3 District

C. Industrial – Water Dependent (I-WD) District

28.42.11 Purpose of Manufacturing and Industrial District(s)

This Section lists the uses of land that may be allowed within the areas of the County designated for industrial and manufacturing 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 industrial and manufacturing zoning districts and the manner in which they are applied are as follows:

A. Manufacturing - Limited (M-L) District

The M-L district is designed to provide an environment conducive to the development and protection of modern, large scale administrative facilities, research institutions, warehousing and specialized or light manufacturing organizations, all of a non-nuisance type in accordance with the concept of an industrial park.

B. Manufacturing - General (M-G) District

The purpose of the M-G district is to permit the normal operations of almost all industries, subject only to those regulations needed to control congestion and to protect the surrounding area or adjoining premises. The two size designations are designed to provide a differentiation between an intensive and an extensive type of development.

C. Industrial – Water Dependent (I-WD) District

Certain waterfront lands within Solano County are of statewide and regional significance because they are among the few remaining deep-water sites suitable for water-dependent industries. Furthermore, significant agricultural and marsh lands are nearby resources which the County is committed to preserve. For this reason, the water-dependent industrial district is established to reserve waterfront lands for large-scale, water-dependent industries to assure the efficient use of waterfront industrial sites, and to ensure that impact upon nearby environmentally sensitive lands are minimized.

The provisions of this Section shall be strictly interpreted to assure that only those industries which depend on a waterfront site are to locate within this district. It is expressly understood that prior to consideration of any industrial proposal within the district, the Planning Commission shall determine the industry's need for a waterfront site and assure its conformance with the provisions of the Solano County general plan, this Chapter, and where applicable, the Suisun Marsh Preservation Act of 1977. Industries seeking to locate in the area designated Water Related Industrial Reserve on the Suisun Marsh Protection Plan Map are to be governed by the definition of water-related industry contained in the San Francisco Bay Plan. Those industries which are not considered to be water dependent may continue to locate within other industrial districts.

Some of the land in this District is lowland grassland or seasonal marsh which has existing value as wetland habitat or is suitable for restoration to wetland habitat. These areas have subsided and may be filled, using approved dredged sediments, and restored to tidal, managed, or seasonal wetlands, for the purpose of increasing their natural resource value and restoring some of the formerly natural tidal wetland area. Restored wetlands shall remain as wetlands and not be developed for industrial uses.

28.42.20 Manufacturing and Industrial (s) Land Uses and Permit Requirements

A. Allowed Uses and Permit Requirements:

Tables 28-42A and 28-42B identifies the land uses allowed by this Zoning Ordinance in each manufacturing and industrial district and the land use permit required to establish each use. In addition to the land use permit required by Tables 28-42A 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, provided further, that prior to the issuance of a zoning-building permit, the Zoning Administrator or Planning Commission may require evidence that adequate controls, measures or devices will be provided to meet performance standards for this zone, as provided in Section 28-95, all to insure and protect the public interest, health, comfort, convenience, safety and general welfare.

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. 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 28.42A ALLOWED USES: (M-L), (M-G), (I-WD) DISTRICTS

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,

- - - = Prohibited

ALLOWED USES* *See Definitions Section 28-10	**Permitted Uses**					**Land Use Regulations**** **See Section 28-70.10
	M-L	**M-G-1/2**	**M-G-3**	**I-WD[8]**		
28.71 AGRICULTURAL USES						
A. CROP PRODUCTION						
Crop Production and Grazing	A	- - -	- - -	- --		
Non-irrigated and non-cultivated farming, grazing	- - -	- - -	- - -	A[5]		
B. AGRICULTURAL PROCESSING USES						
None Allowed	- - -	- - -	- - -	- - -		
C. ANIMAL FACILITIES AND OPERATIONS						
Confined Animal Facility	- - -	- - -	- - -	UP[~~6~~5]		28.73.30(A) & (B)(1)
Fowl and Poultry Ranch	- - -	- - -	- - -	UP[~~6~~5]		28.73.30(A) & (B)(2)
28.72 RESIDENTIAL USES						
~~A.~~ DWELLINGS						
Primary residence	A[1]	A[1,4]	A[1,4]			28.72.10(A)
~~B.~~ TEMPORARY RESIDENTIAL USES						
None Allowed	- - -	- - -	- - -	- - -		
~~C.~~						
~~*None Allowed*~~	- - -	- - -	- - -	- - -		
~~D.~~ C. OTHER RESIDENTIAL USES						

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited						
ALLOWED USES* *See Definitions Section 28-10	**Permitted Uses**					**Land Use Regulations**** **See Section 28-70.10
	M-L	**M-G-1/2**	**M-G-3**	**I-WD**[8]		
None Allowed	- - -	- - -	- - -	- - -		

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A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,

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ALLOWED USES* *See Definitions Section 28-10	**Permitted Uses**					**Land Use Regulations**** **See Section 28-70.10
	M-L	**M-G-1/2**	**M-G-3**	**I-WD**[8]		
28.73 RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES						
A. RECREATION USES						
~~Marinas~~ None Allowed	- - -	- - -	- - -	~~UP~~[6]		28.73.10(A) & (B)(2)
B. EDUCATION USES						
None Allowed	- - -	- - -	- - -	- - -		
C. PUBLIC ASSEMBLY USES						
Circuses, Carnivals, Fairs and revivals	MUP	MUP	MUP	- - -		28.73.30(A)
28.74 RETAIL AND OFFICE USES						
A. RETAIL USES						
Automobile parking lot (7)	A	A	A	- - -		28.74.10(A) & (B)(2)
B. OFFICE USES						
Administrative, Executive and Financial Offices	A	- - -	- - -	- - -		28.74.20(A)

TABLE 28.42A ALLOWED USES: (M-L), (M-G), (I-WD) DISTRICTS

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- - - = Prohibited

ALLOWED USES* *See Definitions Section 28-10	**Permitted Uses**					**Land Use Regulations**** **See Section 28-70.10
	M-L	**M-G-1/2**	**M-G-3**	**I-WD[8]**		
28.75 TOURIST USES						
None Allowed	- - -	- - -	- - -	- - -		
28.76 COMMERCIAL SERVICE USES						
Research and Development Laboratory	A	- - -	- - -	- - -		28.76.20(A)
28.77 INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE USES						
A. Industrial, Manufacturing and Processing Uses						28.77.10
Accessory buildings and uses	A	- - -	- - -	- - -		28.77.10(A)
General Manufacturing	- - -	A[4]	A[4]	- - -		28.77.10(A) & (B)(1)
)Junk Yard, Wrecking Yard	- - -	MUP[4]	MUP[4]	- - -		28.77.10(A) & (B)(2)
Manufacturing, Assembly, Printing or Packaging from previously prepared materials.	A	- - -	- - -	- - -		28.77.10(A)
Manufacturing of electrical and electronic instruments	A	- - -	- - -	- - -		28.77.10(A))
Manufacturing of bakery goods, candy, cosmetics, pharmaceuticals	A	- - -	- - -	- - -		28.77.10(A)
Outdoor storage, incidental to an allowed use	A[3]	- - -	- - -	- - -		28.77.10(A)
Waterfront Facilities						
Waterfront Storage Facility	- - -	- - -	- - -	~~PD~~ 7		
Waterfront Manufacturing or Processing Facility	- - -	- - -	- - -	~~PD~~7		
Water-Using Facility	- - -	- - -	- - -	~~PD~~7		
Associated Manufacturing or Processing Uses	- - -	- - -	- - -	~~PD~~7		
Berthing Facility	- - -	- - -	- - -	~~PD~~7		
Support Facilities	- - -	- - -	- - -	~~PD~~7		

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ALLOWED USES* *See Definitions Section 28-10	**Permitted Uses**					**Land Use Regulations**** **See Section 28-70.10
	M-L	**M-G-1/2**	**M-G-3**	**I-WD**[8]		
Accessory Structures and Uses	- - -	- - -	- - -	~~PD~~7		
B. Wholesale Uses	- - -	- - -	- - -	- - -		
Wholesale uses, warehouse	A	- - -	- - -	- - -		28.77.20(A)

TABLE 28.42A ALLOWED USES: (M-L), (M-G), (I-WD) DISTRICTS

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,

- - - = Prohibited

ALLOWED USES* *See Definitions Section 28-10	**Permitted Uses**					**Land Use Regulations**** **See Section 28-70.10
	M-L	**M-G-1/2**	**M-G-3**	**I-WD[8]**		
28.78 COMMUNICATION, INFRASTRUCTURE AND SERVICE USES						
A. COMMUNICATION USES						
Wireless communication facilities						
Co-locations	MUP	MUP	MUP	MUP		28.78.10(A) & (B)(1) and 28.81
New towers	UP	UP	UP	UP		28.78.10(A) & (B)(1) and 28.81
B. INFRASTRUCTURE USES						
Airport, heliport	A	- - -	- - -	- - -		28.78.20(A) & (B)(1)
Commercial wind turbine generators	UP	UP	UP	UP		28.78.20(A) & 28.80
Dredge Disposal Site	- - -	- - -	- - -	UP		28.78.20(A)
~~Dumping, Disposal, Incineration or Reduction of Refuse~~Waste disposal, processing and composting	- - -	UP[4]	UP[4]	- - -		28.78.20(A) & (B)(3)
Non-commercial wind turbines						28.80
100 feet or less in height	A	A	A	A		28.80
Over 100 feet in height	MUP	MUP	MUP	~~MUP~~		28.80
Oil and Gas Wells[(9)]	- - -	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)
Utility facilities or infrastructure, outside of R.O.W.	UP	UP	UP	UP		28.78.20(A) & (B)(9)
C. TEMPORARY CONSTRUCTION AND INFRASTRUCTURE USES						
Meteorological Towers, 100 feet or less in height	AP	AP	AP	AP	AP	28.78.20(A) & (B)(6)
Meteorological Towers, greater than 100 feet in height	MUP	MUP	MUP	MUP	MUP	28.78.20(A) & (B)(6)

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt, - - - = Prohibited						
ALLOWED USES* *See Definitions Section 28-10	**Permitted Uses**					**Land Use Regulations**** **See Section 28-70.10
	M-L	**M-G-1/2**	**M-G-3**	**I-WD**[8]		
D. SERVICE USES						
Public Service Facility	UP	UP[5]	UP[5]	- - -		28.78.20(A) & (B)(4)
28.79 RESOURCE CONSERVATION USES						
Rehandling of dredged materials for on-site and off-site use.	- - -	- - -	- - -	UP[6]		28.79(A)
Restoration of Tidal, Managed and Seasonal Wetlands using dredge sediments	- - -	- - -	- - -	UP		28.79(A)

Notes:

1 On parcels of twenty acres or more

2 All uses located within the Fairfield Train Station Area, designated an Urban Project Area by the Solano County General Plan require a minor use permit.

3 Outdoor storage incidental to an allowed use on any portion of the lot, excepting any portion of the required front yard or any required parking area. Such outdoor storage shall not occupy a greater area than the buildings on the lot, and shall be screened by fencing or buildings from view or surrounding properties. Fencing shall be not less than six feet in height.

4 Except Public Utility Uses

5 As an interim use.

~~6 As a limited-term use within the area designated for commercial recreation use on the General Plan: marinas, including boat harbor, boat launching facilities, boat and boat trailer storage; boat construction, servicing, sales, repair, commercial lodging, restaurants and refreshment stands, water-related recreational shop, store and service for retail sales when conducted entirely within a building.~~

6 Where a use is granted pursuant to an approved and certified Specific Plan or Policy Plan the further requirement of a Use Permit may be waived

7 Water Front facilities are subject to adoption of a Specific Plan or Policy Plan by the Board of Supervisors and certification of the plan by the Bay Conservation and Development Commission prior to development.

8 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.

9. Oil wells not permitted in the Suisun Marsh primary and secondary management areas

28.42.30 Manufacturing and Industrial District 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 28-42B.

TABLE 28.42B **Development Standards for Main Building, ACCESSORY STRUCTURES and USES**	
PRIMARY BUILDING	
Minimum Lot Area	
M-L District	*One acre; except that for parking lots and as may otherwise be as specified for any use for which a use permit is required by this Section.*
M-G-1/2 District	*One-half acre*
M-G-3 District	*Three acres*
I-WD District	*Determined by the conditions of the approved planned unit development permit. Parcels less than two hundred acres in area are permitted only if they accommodate uses which are directly auxiliary to approved industrial uses on larger sites.*
Front	
M-L District	*Thirty feet, unless otherwise indicated by building lines on the zoning maps.*
M-G-1/2 District **M-G-3 District**	*Ten feet; except that buildings shall not be less than fifty feet from the centerline of the public road, or unless otherwise indicated by building lines on the zoning maps.*
I-WD District	*Where parcel abuts an agricultural district, the minimum building setback shall be five hundred feet except where otherwise provided by specific guidelines set forth in ~~the Collinsville-Montezuma Hills Area Plan and Program~~ a specific plan or policy plan for the Collinsville area. Other setbacks shall be established by the Planning Commission or Zoning Administrator in conformance with the specific setback requirements set forth in ~~the Collinsville-Montezuma Hills Area Plan and Program~~ a specific plan or policy plan for the Collinsville area.*
Sides (each)	
M-L District	*Ten feet; except that twenty-five feet shall be required adjacent to any R-TC district; and except that the minimum of twenty-five feet shall be increased one foot for each foot over thirty-five feet of building height.*
M-G-1/2 District **M-G-3 District**	*Twenty feet; except that forty feet shall be required for any building over one story or twenty-five feet in height when adjacent to any R district.*
I-WD District	*Where parcel abuts an agricultural district, the minimum building setback shall be five hundred feet except where otherwise provided by specific guidelines set forth in ~~the Collinsville-Montezuma Hills Area Plan and Program~~ a specific plan or policy plan for the Collinsville area. Other setbacks shall be established by the Planning Commission or Zoning Administrator in conformance with the specific setback requirements set forth in the ~~Collinsville-Montezuma Hills Area Plan and Program~~ a specific plan or policy plan for the Collinsville area.*
Rear	*Twenty feet; except that forty feet shall be required for any building over one story*

TABLE 28.42B **Development Standards for Main Building, ACCESSORY STRUCTURES and USES**	
	or twenty-five feet in height when adjacent to any R district.
Between structures	*10 feet*
Height limit	
M-L District	*50 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.*
M-G-1/2 District **M-G-3 District**	*50 feet; provided that additional height may be allowed provided a use permit is first secured in each case and that no structure shall exceed the height limitations of Section 28-99, if located in an airport flight obstruction area.*
I-WD District	~~*None*~~ *Height limits as established in a specific plan or policy plan for the Collinsville area; provided, that no structure shall exceed the height limitations of Section 28-99 if located in an airport flight obstruction area.*
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	*Loading and unloading spaces shall be provided as required by the Zoning Administrator and Planning Commission. Loading space shall not be located in the required front yard.*
Parking Requirements	*Parking shall be provided in conformance with the parking standards in Section 28.94*
Signs **Fencing Requirements**	*All signs shall comply with the sign requirements in Section 28.96*
Walls and Fences **Lighting**	
Other Requirements	*Table 28.42A refers identifies allowable uses and permitting requirements. The last column of the table points to additional land use regulations for permitted uses, contained within Article III. Please refer to this section for the additional requirements.* *In the M-L District, all uses shall be conducted wholly within a completely enclosed building except for agriculture, allowed outdoor storage, parking and loading facilities, and as otherwise specified in any use permit.* *Manufacturing processes shall use only gas or electricity as a source of power.*
	In the I-WD District, application for planned unit development permits shall be prepared in accordance with the provisions of Section 28-105, and shall follow the seven-step development review process for siting waterfront industries as set forth within the Solano County general plan and the following criteria: *1. Adequate provision is made, through the dedication of property or by other means, to provide for the protection of adjacent agricultural uses, easements for connections to berth facilities, and where feasible, open space, public access, and wetlands preservation.* *2. Adequate safeguards are provided for the safe transport, transfer, storage, and emission of substances potentially hazardous to health, life or property.*