

# EXHIBIT 1

## CHAPTER 28, DEFINITIONS

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

### Sec.28.01 Definitions

Section 28.01 (Definitions) of Chapter 28 of the Solano County Code (Zoning Regulations) is amended by adding the following definitions, inserted alphabetically:

**Agritourism.** A facility offering amusement activities, commercial services, guides, or instructional content to encourage visitors to any agricultural, horticultural or agribusiness operation, 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. Agritourism does not include commercial amusement and entertainment uses otherwise defined in this Chapter.

**Agritourism Event, Temporary.** An agritourism facility operated as a temporary use, open to the public for not more than one season, and which does not involve the construction of new permanent structures. The consecutive use of the same parcel for temporary agritourism events shall be regulated as an agritourism facility.

**Agritourism Facility.** Any permanent place, building or indoor or outdoor facility used for agritourism activities.

**Amusement and Recreation Facilities.** Any place, building or facility used to provide amusement activities, including a 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 as determined by the Director of Resource Management.

**Auto-related Retail Uses.** Any use of land or structures for the sale, or servicing of automobiles and small trucks, vehicle parts, and similar uses as determined by the Director of Resource Management. Does not include truck stops or auto salvage and dismantling uses.

**Commercial Education Establishments.** Any use of land or structures for educational purposes, which are not exempt from local zoning regulations. Uses include private K-12 schools, nursery schools, business schools, art, modeling, music and dance studios, and similar uses as determined by the Director of Resource Management.

**Commercial Recreation Retail Use.** Any retail use which is incidental and customary to the principal use of buildings, structures or property for commercial recreation use, including a

small deli or cafe, sporting equipment sales and rentals and similar uses as determined by the Director of Resource Management.

**Construction Services.** Any use of the land, buildings or structures for corporation yards, equipment rental lots, lumber yards, nursery, landscaping materials and supplies, sales of construction and landscaping supplies and materials and similar uses as determined by the Director of Resource Management. Does not include concrete or asphalt batching plants.

**Entertainment Event, Temporary. Circus, Carnival, Fair, or Revival.** A temporary event offering amusement, entertainment, or personal enrichment to the public, such as a circus, carnival, fair or revival, and which does not involve the construction of new permanent structures. The marketing of goods or services shall not be a predominate purpose of the event, but incidental sales of goods or food and beverage may be conducted at the event. Does not include a Temporary Special Event or an event conducted at a permanent facility that has already been approved as a venue for such events, such as an auditorium or arena.

**Entertainment Facility or Venue.** A facility, whether used by its owner or offered for use by third parties, for the conduct of entertainment events and amusements such as plays, musicals, dramas, circuses, carnivals, fairs or revivals. For the purposes of this definition, entertainment facilities shall also include auditoriums, exhibition halls, sports arenas, drive-in theaters. Entertainment facilities also include educational and training uses and facilities associated with the various performing and visual arts, including the stage, backstage, rehearsal or practice, classroom, storage, mechanical, dressing room, green room, lobby shop and/or store, ticketing, restaurant and/or lounge, and accessory office uses.

**Event.** Any use of a site for an organized activity, assembly or event that is open to the public, either with or without invitation, and is not sponsored by a government entity.

**Event, Temporary.** An event that lasts for more than four hours but less than 72 hours.

**Food Services.** Any use of land, buildings or structures for the aggregation, processing, preparation, packaging and distribution of food items, including wholesale bakeries, dairies, creameries and other similar uses as determined by the Director of Resource Management. Food services do not include restaurants or retail outlets.

**General Service Uses.** Businesses engaged in the provision of services to the public or other businesses, including blacksmith shops, cabinet shops, coppersmith shops, electrical repair shops, laundry and dry cleaning establishments, newspaper or commercial printing shops, blue print shops, machine shops, plating works, plumbing shops, sheet metal shop, upholstering shop, welding shop, woodmill, and similar uses as determined by the Director of Resource Management.

**Highway Commercial Retail Use.** Any use of land, buildings or structures to provide commercial services for the highway traveler, including service stations for automobiles and small trucks, truck stops, motels and hotels, restaurants, cafes or delis, food establishments open to the outside air, refreshment stands, roadside stands for the sale of agricultural products grown on-site and similar uses as determined by the Director of Resource Management.

**Marketing Event.** An event conducted by an owner or tenant of commercial property for the purpose of marketing or promoting goods produced or sold from the property or services offered from the property.

**Neighborhood Commercial Retail 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, including small grocery stores, hair salons, cafes, delis and coffee shops. Also includes outdoor sales and services.

**Office.** A commercial area intended to provide a place for commercial office space and activities that require separate buildings or building groups.

**Office, Business and Financial.** A commercial area intended to provide a place for business and financial offices and institutional activities that require separate buildings or building groups. Typical uses include professional offices for the conduct of businesses, banks and financial institutions, tax preparation services and business services and similar uses as determined by the Director of Resource Management.

**Office, Healthcare and Medical.** A facility or institution providing health services, including medical or dental clinics, medical laboratories, prescription pharmacies and similar uses as determined by the Director of Resource Management.

**Office, Engineering and Technology.** A commercial area intended to provide a place for offices, laboratories and post-manufacture assembly activities which require a separate building or buildings, including component assembly of pre-manufactured items, indoor general storage, merchandise showrooms, research and development centers, offices for architects, designers, engineers, scientists and similar uses as determined by the Director of Resource Management.

**Office Retail Use.** Any retail use which is incidental and customary to the principal use of buildings, structures or property for commercial office use, including a small deli or cafe, copy center and similar uses as determined by the Director of Resource Management.

**Professional Services.** Individuals or organizations that provide specialized professional services, including, but not limited to, medical practitioners, an animal hospital, veterinary clinics, attorneys, architects, engineers, photographers, brokers, and other similar services as determined by the Director of Resource Management. This classification excludes hospitals, banks, and savings and loan associations.

**Public.** Guests, invitees and attendees that are not owners or occupants of the property where a specific land use occurs.

**Religious and Spiritual Facilities.** Any building, structure or use of land, together with its accessory buildings and uses commonly associated with religious institutions, where persons regularly assemble and use principally for religious worship and which building, together with its accessory buildings and common religious uses, is maintained and controlled by a religious body organized to sustain public worship.

**Retail Use.** Any retail business engaged in the sale of goods and merchandise directly to the general public.

**Special Event.** A gathering or assembly of 50 or more people for social purposes, such as a wedding or reunion, or for purposes of fundraising or information dissemination related to a charitable or political cause. The event host may charge guests for entertainment or for food or beverage service provided at the event, but the event shall not have a commercial or business purposes and the marketing of goods or services shall not be a predominate purpose of the event. A Special Event does not include assembly uses otherwise defined in this Chapter.

**Special Event Facility.** A facility offered for use by third parties for the conduct of special events hosted by the third party or for the conduct of marketing events sponsored by the third party for goods or services not connected to the property. A special event 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 event facility is a secondary use, events conducted by the facility operator as part of the primary use of the facility, such as marketing events, are not special events being conducted as a secondary use of the facility.

**Special Event – Private - Large.** A special event hosted by the owner or tenant of the property, incidental to the primary use of the property, that is not open to the public and that will be attended by more than 250 people during the duration of the event. A private special event of more than 250 people shall be regulated under this Chapter as a Temporary Special Event.

**Special Event – Private - Small.** A special event hosted by the owner or tenant of the property, incidental to the primary use of the property, that is not open to the public and that will be attended by no more than 250 people during the duration of the event.

**Special Event, Temporary.** A single-occurrence special event hosted by the owner or tenant of the property, either alone or in conjunction with a non-profit entity that is opens to the public. ....and which occurs not more than 6 times per year.

**Truck Stop and Trucking Services.** Any use of structures or land primarily engaged in providing service station facilities for cargo vehicles, trailer trucks, and automobiles. Truck stops may include accessory food and lodging services.

**Urban Commercial Uses.** The temporary use of land or structures, pending annexation to the City of Vacaville, for construction services, food services, general services, professional services or vehicle services.

**Urban Industrial Uses.** The temporary use of land or structures, pending annexation to the City of Vacaville, for general manufacturing uses and wholesale uses.

**Vehicle Services.** Any use of land or structures for the sale, storage or servicing of automobiles and trucks, boats, large trucks, motor homes, recreational vehicles, manufactured homes, mobile homes, parts and supplies, and similar uses as determined by the Director of Resource Management. Does not include auto/truck salvage and dismantling uses. Vehicle services do not include automobile service stations, car or truck washes or truck stops.

**Wholesale Uses.** Any use of land, building or structures for the sale of goods or merchandise, in large quantities, to governmental, industrial, commercial, institutional or other professional business users.

## **EXHIBIT 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, PR= Plan Review, UP= Use Permit, E=Exempt, - - - = Prohibited					
ALLOWED USES* *See Definitions Section 28-01	Permit Requirements				Land Use Regulations** **See Section 28-70.10
	A-40	A-80	A-20	A-160	
<b>AGRICULTURAL USES</b>					
<b>A. CROP PRODUCTION AND GRAZING</b>					
Agricultural accessory structures	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) & (B)(4); 28.73.30(A)
<i>12 per year max, and 150 persons or less</i>	AP	AP	AP	AP	28.71.10(A) & (B)(4); 28.73.30(A)
<i>More than 12 per year, or more than 150 persons</i>	MUP	MUP	MUP	MUP	28.71.10(A) & (B)(4); 28.73.30(A)
Aquaculture					
<i>Small Aquaculture Facility</i>	AP	AP	AP	AP	28.71.20(A)

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ALLOWED USES* *See Definitions Section 28-01	Permit Requirements				Land Use Regulations** **See Section 28-70.10
	A-40	A-80	A-20	A-160	
<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)
<i>12 per year max, and 150 persons or less</i>	AP	AP	AP	AP	28.71.20(A) & (B)(3); 28.73.30(A)
<i>More than 12 per year, or more than 150 persons</i>	MUP	MUP	MUP	MUP	28.71.20(A) & (B)(3); 28.73.30(A)
<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)
Slaughterhouse					
<i>Small Slaughterhouse (1,000 head per year or less)</i>	MUP	MUP	MUP	MUP	28.71.30(A) & (B)(5)



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	A-40	A-80	A-20	A-160	**See Section 28-70.10
<b>AGRICULTURAL USES</b>					
<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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	A-40	A-80	A-20	A-160	
<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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	A-40	A-80	A-20	A-160	
<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)(1)
Public open space area	---	---	A	A	28.73.10(A)
Stable, public without horse shows	UP	UP	UP	UP	28.73.10(A) & (B)(3)
<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>					
Limited special event	---	---	UP	---	28.73.30(A) & (B)(3)
Public Stable with Horse shows	UP	UP	UP	UP	28.73.30(A) & (B)(5)
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)(6)
<i>12 per year max, and 150 persons or less</i>	MUP	MUP	MUP	MUP	28.73.30(A) & (B)(6)
<i>More than 12 per year, or more than 150 persons</i>	UP	UP	UP	UP	28.73.30(A) & (B)(6)
Special Events, Private - Large	AP	AP	AP	AP	28.73.30(A) & (B)(7)
Special Events, Temporary	AP	AP	AP	AP	28.73.30(A) & (B)(XXXX)

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	A-40	A-80	A-20	A-160	
<b>RETAIL AND OFFICE USES</b>					
<b>A. RETAIL USES</b>					
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)(8)
<i>Between 1,000 and 2,500 square feet</i>	AP	AP	AP	AP	28.74.10(A) & (B)(8)
<i>Greater than 2,500 square feet in size</i>	MUP	MUP	MUP	MUP	28.74.10(A) & (B)(8)
<i>Non-agricultural product sales, less than 10%.</i>	A	A	A	A	28.74.10(A) & (B)(8)
<i>Non-agricultural product sales, between 10% and 25%</i>	MUP	MUP	MUP	MUP	28.74.10(A) & (B)(8)
<i>Non-agricultural product sales, greater than 25%</i>	UP	UP	UP	UP	28.74.10(A) & (B)(8)
<i>Any of the above with 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)(2)
<i>Medium Certified Farmers Market</i>	MUP	MUP	MUP	MUP	28.74.10(A) & (B)(8); 28.75.20(A) & (B)(2)
<i>Large Certified Farmers Market</i>	- - -	- - -	- - -	- - -	28.74.10(A) & (B)(8); 28.75.20(A) & (B)(2)
<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)
Agritourism Facility	MUP	MUP	MUP	MUP	28.75.10(A) & (B)(XXXXX)
<b>B. TEMPORARY AGRITOURISM</b>					
Amusement and entertainment uses	MUP	MUP	MUP	MUP	28.75.20(A) & (B)(1)
Certified Farmers Market					
<i>Small Certified Farmers Market</i>	AP	AP	AP	AP	28.75.20(A) & (B)(2)
<i>Medium Certified Farmers Market</i>	MUP	MUP	MUP	MUP	28.75.20(A) & (B)(2)
<i>Large Certified Farmers Market</i>	- - -	- - -	- - -	- - -	28.75.20(A) & (B)(2)
Seasonal sales lot	MUP	MUP	MUP	MUP	28.75.20(A) & (B)(3)
Temporary Agritourism	AP	AP	AP	AP	28.75.20(A) & (B)(4)

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	A-40	A-80	A-20	A-160	**See Section 28-70.10
<b>COMMERCIAL SERVICE USES</b>					
<b>A. AGRICULTURAL SERVICES</b>					
Agricultural Commercial Kitchen	MUP	MUP	MUP	MUP	28.76.10(A) & (B)(1)
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	<b>28.76.10(A)</b>
<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 Uses	PR/MUP	- - -	- - -	- - -	<b>28.76.20(A) &amp; (B)(8)</b>

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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 Uses	PR/MUP	---	---	---	28.77.10(A) & (B) (4)

**TABLE 28.21A TABLE OF ALLOWED USES for the EXCLUSIVE AGRICULTURAL DISTRICT**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, **PR= Plan Review**, UP= Use Permit, E=Exempt,  
 - - - = Prohibited

ALLOWED USES* *See Definitions Section 28-01	Permit Requirements				Land Use Regulations** **See Section 28-70.10
	A-40	A-80	A-20	A-160	
<b>COMMUNICATION AND INFRASTRUCTURE USES</b>					
<b>A. COMMUNICATION USES</b>					
Wireless communication facilities					
Co-locations	MUP	MUP	MUP	MUP	28.81
New towers	UP	UP	UP	UP	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 or composting <sup>(10)</sup>	UP	UP	UP	UP	28.78.20(B)(3)
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)



A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, **PR= Plan Review**, UP= Use Permit, E=Exempt,

- - - = Prohibited

<b>ALLOWED USES*</b> *See Definitions Section 28-01	<b>Permit Requirements</b>				<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>A-40</b>	<b>A-80</b>	<b>A-20</b>	<b>A-160</b>	
<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)

**Table 28.21A TABLE OF ALLOWED USES for the EXCLUSIVE AGRICULTURAL DISTRICT**

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, **PR= Plan Review**, UP= Use Permit, E=Exempt,  
 - - - = Prohibited

<b>ALLOWED USES*</b> *See Definitions Section 28-01	<b>Permit Requirements</b>				<b>Land Use Regulations**</b> **See Section 28-70.10
	<b>A-40</b>	<b>A-80</b>	<b>A-20</b>	<b>A-160</b>	
<b>RESOURCE PROTECTION USES</b>					
<b>A. RESOURCE PROTECTION USES</b>					
Conservation and Mitigation Bank	UP	UP	UP	UP	28.79.10(A)



## EXHIBIT 3

### CHAPTER 28, COMMERCIAL DISTRICTS

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

#### Sec.28.41 Commercial Districts

Section 28.41 (Commercial (C) Districts) of Chapter 28 of the Solano County Code (Zoning Regulations) is amended by revising Table 28.41 A, as follows.

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 Districts

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 purposes 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 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) District**

The C-R-L zoning district is intended to provide for limited commercial recreational uses adjacent to the Suisun Marsh compatible with its protection. The C-R-L zoning district is consistent with the Commercial Recreation land use designation of the General Plan within the Secondary Management Area of the Suisun Marsh.

**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.

**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**

Table 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 Table 28.41A, 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 be required for certain uses, in compliance with Section 28.102 (Architectural Approval).

**D. Building Permits**

A Building Permit shall be required prior to any construction.

**E. Land Use Regulations**

Where the last column in Table 28-41A (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 Section 28-90, Site Development and Other Standards, which includes standards for parking, signs, and other project elements

**TABLE 28.41A 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, <b>PR= Allowed with Plan Review</b> , 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 <sup>(6)</sup>	C-S	<del>C-O</del>	
<b>28.71 AGRICULTURAL USES <sup>2</sup></b>							
<b>A. CROP PRODUCTION</b>							
Accessory uses and 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>B. AGRICULTURAL PROCESSING USES</b>							
On-site Agricultural Processing	---	---	A	---	---	---	28.71.20(A) & (B)(1)
<b>28.72 RESIDENTIAL USES</b>							
<b>A. DWELLINGS</b>							
Primary Dwelling	---	---	A	A	---	---	28.72.10
<b>B. TEMPORARY RESIDENTIAL USES</b>							
None Allowed							
<b>C. AGRICULTURAL AND ANIMAL FACILITIES INCIDENTAL TO A RESIDENCE</b>							
None Allowed							
<b>D. OTHER RESIDENTIAL USES</b>							
None Allowed							

**TABLE 28.412A 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, **PR= Allowed with Plan Review**, 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 <sup>(6)</sup>	C-S	<del>C-O</del>	
<b>28.73 RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES<sup>2</sup></b>							
<b>A. RECREATION USES</b>							
Amusement Facilities and Indoor Recreation Facilities	MUP-PR	PR	---	---	PR	---	28.73.10(A) & (B)(1)
<i>Within 500 feet of an R District</i>	MUP	MUP	---	---	MUP		28.73.10(A) & (B)(1)
<i>Greater than 1,500 square feet in area in the C-N or C-S Districts</i>		MUP	---	---	MUP		28.73.10(A) & (B)(1)
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	---	---	
Marina							
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 <sup>1</sup>	UP <sup>1</sup>	---	---	28.73.10(A)
<b>B. EDUCATION USES</b>							
Commercial education establishments (less than 1,500 square feet)	---	PR	---	---	PR		XXXX
<i>Greater than 1,500 square feet</i>	---	MUP	---	---	MUP		
Ecological and agricultural education	---	---	UP	UP	---	---	
Business school; art, modeling, music, or dance studio	---	---	---	---	---	---	
<b>C. PUBLIC ASSEMBLY USES</b>							
Auditorium, exhibition hall, sports arena, drive in theater	---	---	---	---	UP <sup>4</sup>	---	28.73.30(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 <sup>(6)</sup>	C-S	C-O	
Church	MUP	MUP	---	---	MUP <sup>4</sup>	MUP	28.73.30(A) & (B)(1)
Entertainment Event, Temporary Circus, Carnival, Fair, or Revival	MUP	---	---	---	MUP <sup>4</sup>	---	28.73.30(A)
Entertainment facility or venue	PR	MUP	---	---	PR		
<i>Outdoor</i>	MUP	---	---	---	MUP		28.73.30(A) & (B)(2)
<i>Greater than 1,500 square feet in the C-N and C-S Districts</i>	---	MUP	---	---	MUP		28.73.30(A) & (B)(2)
Nursery School	---	---			MUP <sup>4</sup>	MUP	28.73.30(A)
Religious and spiritual institutions and facilities	PR	PR	---	---	PR		28.73.30(A) & (B)(2)
<i>Less than 1,500 feet from another facility</i>	MUP	MUP	---	---	MUP		28.73.30(A) & (B)(2)
<b>28.74 RETAIL AND OFFICE USES</b>							
<b>A. RETAIL USES</b>							
Auto-related retail uses	PR	PR	---	---	PR		
<i>Outdoor</i>	MUP	MUP	---	---	MUP		
<i>Greater than 1,500 square feet in the C-N and C-S District</i>		MUP	---	---	MUP		
Highway commercial retail use	PR	---	---	---	---		
<i>Outdoor</i>	MUP	---	---	---	---		
<i>Greater than 1,500 square feet in the C-N and C-S District</i>		MUP	---	---	MUP		
Neighborhood commercial retail use	---	PR	---	---	MUP		
<i>Outdoor</i>	---	MUP	---	---	MUP		
<i>Greater than 1,500 square feet in the C-N and C-S District</i>		MUP	---	---	MUP		28.74.10(A) & (B)(2)
Automobile Repair Garage	MUP	MUP	---	---	MUP <sup>4</sup>	---	28.74.10(A) & (B)(3)
Automobile Service Station	A	MUP	---	---	A <sup>4</sup>	---	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)

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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 <sup>(6)</sup>	C-S	<del>C-O</del>	
<del>Hotel, Motel</del>	A	---			---	---	28.74.10(A)
Massage establishments, slenderizing establishments, and similar personal services	---	---	UP	---	---	---	28.74.10(A)
<del>Merchandise Showroom</del>	---	---	---	---	---	A	28.74.10(A)
<del>Neighborhood Commercial Uses</del>							28.74.10(A)
<del>Less than 1,500 square feet</del>	---	A	---	---	MUP <sup>4</sup>	---	28.74.10(A)
<del>More than 1,500 square feet</del>	---	UP	---	---	UP <sup>4</sup>	---	28.74.10(A)
<del>Outdoor sales and service</del>	---	MUP	---	---	MUP <sup>4</sup>	---	28.74.10(A)
<del>Serving Liquor within 200 feet of an R-District</del>	---	MUP	---	---	MUP <sup>4</sup>	---	28.74.10(A)
Pharmacy	---	---	---	---	---	A	28.74.10(A)
<del>Refreshment Stand</del>	A	---	---	---	---	---	28.74.10(A)
<del>Restaurant</del>	A	---	---	---	---	MUP	28.74.10(A)
<del>— Serving Liquor within 200 feet of an R-District</del>	UP	---	---	---	---	MUP	28.74.10(A)
<del>Retail Dairies</del>	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)
<b>B. OFFICE USES</b>							
Business and Professional Office	---	---	A	---	---	A	28.74.20(A)
Business and financial offices	---	PR			PR		

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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 <sup>(6)</sup>	C-S	<del>C-O</del>	
<i>Greater than 1,5000 square feet in the C-N and C-S District</i>	---	MUP			MUP		
Office retail use	---	PR			PR		
<i>Outdoor</i>	---	MUP			MUP		
Engineering and technology offices	---	---			PR		
Healthcare and medical offices	---	PR			PR		
<i>Greater than 1,500 square feet in the C-N and C-S District</i>	---	MUP			MUP		
<del>Component Assembly of Pre-manufactured items</del>	---	---	---	---	---	A <sup>1,2</sup>	28.74.20(A)
<del>Indoor General Storage</del>	---	---	---	---	---	A <sup>1,2,3</sup>	28.74.20(A)
<del>Medical and Dental Clinic</del>	---	---	---	---	---	A	28.74.20(A)
<del>Research and Development</del>	---	---	---	---	---	A <sup>1,2</sup>	28.74.20(A)

**TABLE 28.41A 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, <b>PR= Allowed with Plan Review</b> , 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 <sup>(6)</sup>	C-S	<del>C-O</del>	
<b>28.75 TOURIST USES</b>							
None Allowed							
<b>28.76 COMMERCIAL SERVICE USES</b>							
Animal Hospital					MUP <sup>4</sup>	—	28.76.20(A) & (B)(1)
Automobile, mobilehome, recreational vehicle or boat sales garage	---	---	---	---	A <sup>4</sup>	—	28.76.20(A)
Automobile, mobilehome, recreational vehicle or boat sales lot	---	---	---	---	A <sup>4</sup>	—	28.76.20(A)
Bakery, dairy creamery, laundry and dry cleaning establishment	---	---	---	---	A <sup>4</sup>	---	28.76.20(A)
Corporation Yard	---	---	---	---	A <sup>4,5</sup>	—	28.76.20(A)
Equipment Rental Lot	---	---	---	---	MUP <sup>4</sup>	—	28.76.20(A)
General Service Uses	---	---	---	---	A <sup>4</sup>	—	28.76.20(A)
Lumber yard	---	---	---	---	MUP <sup>4</sup>	—	28.76.20(A)
Medical laboratory	---	---	---	---	A <sup>4</sup>	MUP	28.76.20(A)
Mortuary, Funeral Home	---	---	---	---	—	MUP	28.76.20(A)
Newspaper and commercial printing shop, blueprint shop	---	---	---	---	A <sup>4</sup>	—	28.76.20(A)
Nursery and Landscaping Materials and Supplies	UP	---	---	---	A <sup>4</sup>	—	28.76.20(A)
Outdoor Storage	---	---	---	---	MUP <sup>4</sup>	—	28.76.20(A)
Sales of Construction and Landscaping Supplies and Materials	---	---	---	---	MUP <sup>4</sup>	—	28.76.20(A)
Construction services	PR	---	---	---	PR		28.76.20(A) & (B2)
Food services	---	---	---	---	PR		28.76.20(A) & (B3)

A= Allowed by right, AP= Administrative Permit, MUP= Minor use permit, PD = Planned Unit Development, **PR= Allowed with Plan Review**, 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 <sup>(6)</sup>	C-S	<del>C-O</del>	
General services	---	---	---	---	PR		28.76.20(A) & (B4)
Professional services	---	---	---	---	PR		28.76.20(A) & (B6)
Vehicle services	PR	---	---	---	PR		28.76.20(A) & (B7)
<i>Any of the above adjacent to an R District</i>	MUP	---	---	---	MUP		
<b>28.77 INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE USES</b>							
<b>A. Industrial, Manufacturing and Processing Uses</b>							
None Allowed							
<b>B. Wholesale Uses</b>							
Wholesale uses, warehouse	---	---	---	---	A <sup>4</sup> PR	---	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, **PR= Allowed with Plan Review**, 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 <sup>(6)</sup>	C-S	C-O	
<b>28.78 COMMUNICATION, INFRASTRUCTURE AND SERVICE USES</b>							
<b>A. COMMUNICATION USES</b>							
Wireless communication facility							
Co-location	MUP	MUP	MUP	- - -	MUP	<del>MUP</del>	28.78.10 & 28.81
New tower	UP	UP	UP	- - -	UP	<del>UP</del>	28.78.10 & 28.81
<b>B. INFRASTRUCTURE USES</b>							
Commercial wind turbine generator	UP	UP	- - -	- - -	UP	<del>UP</del>	28.80
Non-commercial wind turbine							28.80
<i>Under 100 feet</i>	A	A	A	A	A	<del>A</del>	28.80
<i>Over 100 feet</i>	MUP	MUP	MUP	- - -	MUP	<del>MUP</del>	28.80
Pipeline, transmission, or distribution line, in R.O.W.	A	A	A	A	A	<del>A</del>	28.78.20(B)(8)
Utility facilities or infrastructure, outside of R.O.W.	UP	UP	UP	UP	UP	<del>UP</del>	28.78.20(B)(9)
<b>C. TEMPORARY CONSTRUCTION AND INFRASTRUCTURE USES</b>							
Meteorological Tower, 1000 feet or less in height	AP	AP	AP	AP	AP	<del>AP</del>	28.78.20(A) & (B)(6)
Meteorological Tower, greater than 100 feet in height	MUP	MUP	MUP	MUP	MUP	<del>MUP</del>	28.78.20(A) & (B)(6)
<b>D. PUBLIC SERVICE USES</b>							
Hospital	- - -	- - -	- - -	- - -	- - -	<del>A</del>	28.78.30(A) & (B)(3)
Club, lodge, fraternal organization	- - -	MUP	- - -	- - -	MUP		28.78.30(A)
<b>Mortuary, Funeral Home</b>	- - -	- - -	- - -	- - -	<b>MUP</b>		<b>28.78.30(A) &amp; (B)(4)</b>

A= Allowed by right, AP= Administrative Permit, MUP= Minor use permit, PD = Planned Unit Development, **PR= Allowed with Plan Review**, 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 <sup>(6)</sup>	C-S	<del>C-O</del>	
Public Service Facility	UP	UP	UP	---	UP	<del>UP</del>	28.78.30(A) & (B)(4)
<b>28.79 RESOURCE CONSERVATION USES</b>							
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.

**28.41.30 Commercial 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 28-41B.

<b>TABLE 28-41B</b>	
<b>Development Standards for Main Building, ACCESSORY STRUCTURES and USES</b>	
<b>PRIMARY BUILDING</b>	
<b>Minimum Lot Area</b>	<i>None</i>
<b>Setbacks</b>	
<b>Front</b>	
<b>C-H District</b>	<i>Twenty feet; unless otherwise indicated by building lines on the zoning maps.</i>
<b>C-N District C-S District</b>	<i>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.</i>
<b>C-R-District C-R-L District</b>	<i>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.</i>
<b><del>C-O District</del></b>	<del><i>15 feet</i></del>
<b>Sides (each)</b>	
<b>C-H District</b>	<i>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.</i>
<b>C-N District C-S District</b>	<i>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.</i>
<b>C-R District C-R-L District</b>	<i>None</i>
<b><del>C-O District</del></b>	<del><i>10 feet</i></del>
<b>Rear</b>	<i>None; except in the C-O District, 10 feet; except when adjacent to a residential zone, then the minimum yard shall be fifteen feet.</i>
<b>Between structures</b>	<i>10 feet</i>
<b>Height limit</b>	
<b>C-H District C-R District C-N District</b>	<i>Thirty-five feet; provided that additional height may be permitted if a use permit is first secured.</i>
<b>C-R-L District</b>	<i>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</i>
<b>C-S District</b>	<i>50 feet; provided, that the additional height may be allowed upon the obtaining of a use permit.</i>
<b><del>C-O District</del></b>	<i>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.</i>



<b>Accessory Structures</b>	<i>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.</i>
<b>OTHER STANDARDS</b>	
<b>Loading Requirements</b>	<i>Adequate, private, off-street space for the loading and unloading of all materials.</i>
<b>Parking Requirements</b>	<i>Parking shall be provided in conformance with the parking standards in Section 28.94</i>
<b>Signs</b>	<i>All signs shall comply with the sign requirements in Section 28.96</i>
<b>Fencing Requirements</b>	<i>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.</i>
<b>Walls and Fences</b>	<i>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.</i>
<b>Lighting</b>	<i>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.</i>
<b>Other Standards</b>	<ol style="list-style-type: none"> <li><i>1. 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.</i></li> <li><i>2.</i></li> </ol>

## EXHIBIT 4

### CHAPTER 28, Manufacturing and Industrial Districts

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

#### Sec.28.42 Manufacturing and Industrial Districts

Section 28.42 (Manufacturing and Industrial (M)(I) Districts) of Chapter 28 of the Solano County Code (Zoning Regulations) is amended by revising Table 28.41 A, as follows.

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.~~

##### A. 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.

##### B. 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 I-WD 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 be required for certain uses, in compliance with Section 28.102 (Architectural Approval).

**D. Building Permits**

A Building Permit shall be required prior to any construction. Prior to the issuance of a 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. Land Use Regulations**

Where the last column in Table 28.42A (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, **PR= Allowed with Plan Review**, 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 <sup>8</sup>		
<b>28.71 AGRICULTURAL USES</b>						
<b>A. CROP PRODUCTION</b>						
Crop Production and Grazing	A	---	---	---		
Non-irrigated and non-cultivated farming, grazing	---	---	---	A <sup>5</sup>		
<b>B. AGRICULTURAL PROCESSING USES</b>						
None Allowed						
<b>C. ANIMAL FACILITIES AND OPERATIONS</b>						
Confined Animal Facility	---	---	---	UP <sup>65</sup>		28.73.30(A) & (B)(1)
Fowl and Poultry Ranch	---	---	---	UP <sup>65</sup>		28.73.30(A) & (B)(2)
<b>28.72 RESIDENTIAL USES</b>						
<b>A. DWELLINGS</b>						
Primary residence	A <sup>1</sup>	A <sup>1,4</sup>	A <sup>1,4</sup>	---		28.72.10(A)
<b>B. TEMPORARY RESIDENTIAL USES</b>						
None Allowed						
<b>A. AGRICULTURAL AND ANIMAL FACILITIES INCIDENTAL TO A RESIDENCE</b>						
None Allowed						
<b>C. OTHER RESIDENTIAL USES</b>						
None Allowed						

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

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, **PR= Allowed with Plan Review**, 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 <sup>8</sup>		
<b>28.73 RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES</b>						
<b>A. RECREATION USES</b>						
None Allowed						
<b>B. EDUCATION USES</b>						
None Allowed	---	---	---	---		
<b>C. PUBLIC ASSEMBLY USES</b>						
Circus, Carnival, Fair, or Revival	MUP	MUP	MUP	---		28.73.30(A)
<b>28.74 RETAIL AND OFFICE USES</b>						
<b>A. RETAIL USES</b>						
Automobile parking lot <sup>(7)</sup>	A	A	A	---		28.74.10(A) & (B)(2)
Auto-related retail uses	---	PR	PR	---		28.74.10(A) & (B)(1)
Outdoor	---	MUP	MUP	---		28.74.10(A) & (B)(1)
<b>B. OFFICE USES</b>						
Administrative, Executive, and Financial Office	A	---	---	---		28.74.20(A)
Engineering and technology offices	---	PR	PR	---		28.74.20(A) & (B)(4)

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

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, **PR= Allowed with Plan Review**, 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 <sup>8</sup>		
<b>28.75 TOURIST USES</b>						
None Allowed						
<b>28.76 COMMERCIAL SERVICE USES</b>						
Food services	---	PR	PR	---		28.76.20(A) & (B3)
General services	---	PR	PR	---		28.76.20(A) & (B4)
Vehicle services	---	PR	PR	---		28.76.20(A) & (B7)
Research and Development Laboratory	A	---	---	---		28.76.20(A)
<b>28.77 INDUSTRIAL, MANUFACTURING, PROCESSING AND WHOLESALE USES</b>						
<b>A. Industrial, Manufacturing and Processing Uses</b>						28.77.10
Accessory buildings and uses	A	---	---	---		28.77.10(A)
General Manufacturing	---	A <sup>4</sup>	A <sup>4</sup>	---		28.77.10(A) & (B)(1)
Junk Yard, Wrecking Yard	---	MUP <sup>4</sup>	MUP <sup>4</sup>	---		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 <sup>3</sup>	---	---	---		28.77.10(A)
Waterfront Facilities						
Waterfront Storage Facility	---	---	---	UP7		
Waterfront Manufacturing or Processing Facility	---	---	---	UP7		
Water-Using Facility	---	---	---	UP7		
Associated Manufacturing or Processing Uses	---	---	---	UP7		
Berthing Facility	---	---	---	UP7		

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, **PR= Allowed with Plan Review**, UP= Use Permit, E=Exempt,  
 - - - = Prohibited

<b>ALLOWED USES*</b> *See Definitions Section 28-10	<b>Permitted Uses</b>					<b>Land Use Regulations**</b> **See Section 28-70.10
	M-L	M-G-1/2	M-G-3	I-WD <sup>8</sup>		
Support Facilities	---	---	---	UP7		
Accessory Structures and Uses	---	---	---	UP7		
<b>B. Wholesale Uses</b>						
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, **PR= Allowed with Plan Review**, UP= Use Permit, E=Exempt,  
 - - - = Prohibited

ALLOWED USES* *See Definitions Section 28-10	Permitted Uses					Land Use Regulations** **See Section 28-70.10
	<del>M-L</del>	M-G-1/2	M-G-3	I-WD <sup>8</sup>		
<b>28.78 COMMUNICATION, INFRASTRUCTURE AND SERVICE USES</b>						
<b>A. COMMUNICATION USES</b>						
Wireless communication facility						
Co-location	MUP	MUP	MUP	MUP		28.78.10(A) & (B)(1) and 28.81
New tower	UP	UP	UP	UP		28.78.10(A) & (B)(1) and 28.81
<b>B. INFRASTRUCTURE USES</b>						
Airport, heliport	A	- - -	- - -	- - -		28.78.20(A) & (B)(1)
Commercial wind turbine generator	UP	UP	UP	UP		28.78.20(A) & 28.80
Dredge Disposal Site	—	- - -	- - -	UP		28.78.20(A)
Waste disposal, processing, and composting	—	UP <sup>4</sup>	UP <sup>4</sup>	- - -		28.78.20(A) & (B)(3)
Non-commercial wind turbine						28.80
<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
Gas Well <sup>(9)</sup>	—	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)
<b>C. TEMPORARY CONSTRUCTION AND INFRASTRUCTURE USES</b>						
Meteorological Tower, 100 feet or less in height	AP	AP	AP	AP	AP	28.78.20(A) & (B)(6)
Meteorological Tower, 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, PR= Allowed with Plan Review, 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 <sup>8</sup>		
<b>D. PUBLIC SERVICE USES</b>						
Public Service Facility	UP	UP <sup>5</sup>	UP <sup>5</sup>	- - -		28.78.20(A) & (B)(4)
<b>28.79 RESOURCE CONSERVATION USES</b>						
Rehandling of dredged materials for on-site and off-site use.	- - -	- - -	- - -	UP <sup>6</sup>		28.79(A)
Restoration of Tidal, Managed and Seasonal Wetlands using dredge sediments	- - -	- - -	- - -	UP		28.79(A)

Notes:

- <sup>1</sup> On parcels of twenty acres or more
- <sup>2</sup> 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.
- <sup>3</sup> 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.
- <sup>4</sup> Except Public Utility Uses
- <sup>5</sup> As an interim use.
- <sup>6</sup> 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
- <sup>7</sup> 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.
- <sup>8</sup> 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.
- <sup>9</sup> 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.

<b>TABLE 28.42B</b>	
<b>Development Standards for Main Building, ACCESSORY STRUCTURES and USES</b>	
<b>PRIMARY BUILDING</b>	
<b>Minimum Lot Area</b>	
<b>M-L District</b>	<i>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.</i>
<b>M-G-1/2 District</b>	<i>One-half acre</i>
<b>M-G-3 District</b>	<i>Three acres</i>
<b>I-WD District</b>	<i>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.</i>
<b>Front</b>	
<b>M-L District</b>	<i>Thirty feet, unless otherwise indicated by building lines on the zoning maps.</i>
<b>M-G-1/2 District</b>	<i>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>
<b>M-G-3 District</b>	
<b>I-WD District</b>	<i>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 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 a specific plan or policy plan for the Collinsville area.</i>
<b>Sides (each)</b>	
<b>M-L District</b>	<i>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.</i>
<b>M-G-1/2 District</b>	<i>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>
<b>M-G-3 District</b>	
<b>I-WD District</b>	<i>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 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 a specific plan or policy plan for the Collinsville area.</i>
<b>Rear</b>	<i>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>
<b>Between structures</b>	<i>10 feet</i>

**TABLE 28.42B****Development Standards for Main Building, ACCESSORY STRUCTURES and USES**

<b>Height limit</b>	
<b>M-L District</b>	<i>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.</i>
<b>M-G-1/2 District</b>	<i>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>
<b>M-G-3 District</b>	
<b>I-WD District</b>	<i>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.</i>
<b>Accessory Structures</b>	<i>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.</i>
<b>OTHER STANDARDS</b>	
<b>Loading Requirements</b>	<i>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.</i>
<b>Parking Requirements</b>	<i>Parking shall be provided in conformance with the parking standards in Section 28.94</i>
<b>Signs</b>	<i>All signs shall comply with the sign requirements in Section 28.96</i>
<b>Fencing Requirements</b>	
<b>Walls and Fences</b>	
<b>Lighting</b>	
<b>Other Requirements</b>	<p><i>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.</i></p> <p><i>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.</i></p> <p><i>Manufacturing processes shall use only gas or electricity as a source of power.</i></p> <p><i>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:</i></p> <ol style="list-style-type: none"> <li><i>3. 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.</i></li> <li><i>4. 2. Adequate safeguards are provided for the safe transport, transfer, storage, and emission of substances potentially hazardous to health, life or property.</i></li> </ol>

## EXHIBIT 5

### CHAPTER 28, RECREATION USES

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

#### Sec.28.73.10 Recreation Uses

##### A. General Requirements

Recreational uses, as permitted in the applicable zoning district, shall meet the following standards:

1. **General Development Standards.** No use of land or buildings shall be conducted except in compliance with the general development standards in Section 28.70.10.
2. **Access.** Shall provide adequate truck loading area as required by the Zoning Administrator or Planning Commission, together with ingress and egress designed to avoid traffic hazard and congestion.
3. **Encroachment Permit Required.** All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
4. **Exterior Lighting.** Lighting capable of providing adequate illumination for security and safety and directed away from adjacent properties and public rights-of-way to prevent offensive light or glare.
5. **Roads.** Shall be located on a public road or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
6. **Setbacks.** Minimum setback from an adjacent street shall be the same as required for the main building.
7. **Screening of Parking.** Recreation uses ~~Amusement places or places of commercial recreation~~ shall provide ingress and egress designed so as to avoid traffic congestion; shall provide a minimum six foot solid board fence or masonry wall separating parking areas from abutting residential property; ~~and shall show that adequate controls or measures will be taken to prevent offensive noise, light or vibration.~~
8. **Incidental Retail Uses.** Recreational uses of land, buildings or structures may include incidental retail uses customarily found at such establishments.

9. **Outdoor Storage.** Outdoor storage incidental to the primary use of the parcel for recreational purposes is permitted, provided the area devoted to outdoor storage is screened from public view.

## **B. Specific Requirements**

The specific recreational uses listed below shall comply with ~~the general requirements (28.73.10A1-5) above~~ each provision of Section 28.71 and Section 28.73.10A and the following specific standards:

### **1. Amusement Facilities and Indoor Recreation Facilities.**

- a. **General Requirements.** Amusement and recreation facilities shall comply with the following requirements:

- (1) **Public Road or Street.** Shall be located on a parcel with frontage on, and access to, a public road or street.
- (2) **Hours of Operation.** Shall be limited to the hours of 8:00 am to 10:00 pm, unless modified by application for a minor use permit.

- b. **Specific Requirements in the C-N District.** Amusement and recreation facilities located on a parcel in the (C-N) District shall comply with the following requirements:

- (1) **Local Serving Activities.** Shall be limited to those types of amusements and recreation which are serving the needs of the local, surrounding neighborhood or community.
- (2) **Limitations on Size.** Shall be limited to 1,500 square feet in area, unless the Planning Commission finds, as a part of a use permit application, that the proposed size, scale and activity is consistent with the intent of this Chapter for the Neighborhood Commercial (C-N) District.

### **2. Hunting and Fishing Clubs.**

Facilities must be connected to an approved sewage disposal system.

### **3. Marinas**

- a. **Provision of Required Facilities.** Shall provide sufficient and conveniently located restrooms, showers, garbage disposal facilities, parking, and sewage pumpout facilities.
- b. **Limitations on Floating Homes and Live Aboard Boats.** Floating homes and live aboard boats may not exceed 10% of the total authorized boat berths.

### **4. Stable, Public without Horse Shows**

- a. **Public stables standards.** Public stables shall meet the following standards:

- (1) **On-site Parking, Loading and Turnarounds.** All public stables shall provide on-site parking, loading, and vehicular turn-around space, together with ingress and egress so designed to avoid traffic hazards and congestion; shall not constitute a nuisance or hazard to nearby properties due to trespass, odor, dust, noise and drainage. Certain facets of the operation which are determined not to be offensive, such as grazing, storage, etc., may be granted exceptions by the authority acting on the permit application to vary the minimum distance requirements.
- (2) **Minimum Lot Area.** The minimum lot area upon which two or fewer horses may be kept is one acre. One additional horse may be kept for each twenty thousand square feet by which the parcel of land exceeds one acre.
- (3) **Development Standards.** Subject to the provisions of the applicable zoning district, public stables shall comply with the standards in Table 28-73A below:

<b>Table 28-73.A Development Standards for Public Stables without Horse Shows</b>			
	Minimum Distance from any Dwelling Unit	Minimum Distance from Side and Rear Property Lines	Minimum Distance from Front Property Lines*
Use			
Pens for no more than one horse; Barns and other similar shelters for nine horses or less	20 feet	20 feet	60 feet*
Corrals, paddocks, riding rings and other similar horse arenas	20 feet	60 feet	60 feet*
Barns, pens, corrals and other similar shelters for 10 or more horses and accessory buildings and areas.	20 feet	200 feet	200 feet*
* Where the front property line lies within a county road easement, the setback shall be measured from the outer easement line.			

## EXHIBIT 6

### CHAPTER 28, EDUCATION USES

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

#### Sec.28.73.20 Education Uses

##### A. General Requirements

Educational uses, as permitted in the applicable zoning district, shall meet the following standards:

1. **General Development Standards.** No use of land or buildings shall be conducted except in compliance with the general development standards in Section 28.70.10.
2. **Access.** Shall provide adequate truck loading area as required by the Zoning Administrator or Planning Commission, together with ingress and egress designed to avoid traffic hazard and congestion.
3. **Encroachment Permit Required.** All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
4. **Roads.** Shall be located on a public road or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
5. **Setbacks.** Minimum setback from an adjacent street shall be the same as required for the main building.
6. **Screening of Parking.** Education uses ~~Amusement places or places of commercial recreation~~ shall provide ingress and egress designed so as to avoid traffic congestion; shall provide a minimum six foot solid board fence or masonry wall separating parking areas from abutting residential property; ~~and shall show that adequate controls or measures will be taken to prevent offensive noise, light or vibration.~~
7. **Incidental Retail Uses.** Educational uses of land, buildings or structures may include incidental retail uses customarily found at such establishments.
8. **Outdoor Storage.** Outdoor storage incidental to the primary use of the parcel for educational purposes is permitted, provided the area devoted to outdoor storage is screened from public view.



## **B. Specific Requirements**

The specific educational uses listed below shall comply with **each provision of Section 28.71 and Section 28.73.20A** and the following specific standards:

### **1. Agricultural Education.**

Agricultural education, conducted as an incidental activity to the production and/or processing of crops and other agricultural products, shall be permitted, subject to the permitting requirements and standards below:

#### **a. Permit requirements.**

**(1) Minor Facility.** An administrative permit is required for any minor agricultural education facility which meets the requirements in i-iii below:

- i.** No new buildings or structures are proposed,
- ii.** No building occupancy changes are required
- iii.** Not more than 25 people per day are visiting the site

**(2) Major Facility.** A minor use permit is required for any major agricultural education facility.

#### **b. Standards for All Agricultural Education Facilities.**

**(1) Operator.** Shall be operated by the owner or occupant of the property.

**(2) Public Road Access.** Shall be located on a public road.

**(3) Purpose of Educational Facility.** Shall offer educational services for the purpose of furthering the understanding of agricultural crop or livestock production and processing.

**(4) No Removal of Agriculture.** Shall not require the removal of any crops or grazing plants.

**(5) Hours of Operation.** Shall be limited to 8:00am until 6:00 pm Mondays through Sunday.

### **2. Commercial Education Establishments.**

#### **a. General Requirements.**

Shall comply with each provision of Section 28.71 and Section 28.73.20A.

**b. Specific Requirements in the C-N District.** Commercial education establishments located on a parcel in the (C-N) District shall comply with the following requirements:

- (1) **Local Serving Activities.** Shall be limited to those types of education establishments which are serving the needs of the local, surrounding neighborhood or community.
- (2) **Limitations on Size.** Shall be limited to 1,500 square feet in area, unless the Planning Commission finds, as a part of a use permit application, that the proposed size, scale and activity is consistent with the intent of this Chapter for the Neighborhood Commercial (C-N) District.

## EXHIBIT 7

### CHAPTER 28, PUBLIC ASSEMBLY USES

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

#### Sec.28.73.30 Public Assembly Uses

##### A. General Requirements.

Public assembly uses shall comply with the following general standards:

1. General Development Standards. No use of land or buildings shall be conducted except in compliance with the general development standards in Section 28.70.10.
2. Access. Shall provide adequate truck loading area as required by the Zoning Administrator or Planning Commission, together with ingress and egress designed to avoid traffic hazard and congestion.
3. Encroachment Permit Required. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
4. Exterior Lighting. Lighting capable of providing adequate illumination for security and safety and directed away from adjacent properties and public rights-of-way to prevent offensive light or glare.
5. Parking - Screening. Parking areas shall be enclosed and screened by a minimum six-foot high, solid board fence or a minimum six-foot high masonry wall which shall separate the parking lot from the adjoining residential uses or any R District; and shall provide traffic surfaces that are maintained in a dust-free manner.
6. Roads. Shall be located on a public road or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
7. Setbacks. The minimum setback from an adjacent street shall be the same as required for the main building. All public assembly uses where liquor is served shall be located at least 200 feet from any boundary of a residential district, unless a use permit is first secured.
8. Incidental Retail Uses. Public assembly uses of land, buildings or structures may include incidental retail uses customarily found at such establishments.

9. **Outdoor Storage.** Outdoor storage incidental to the primary use of the parcel for public assembly purposes is permitted, provided the area devoted to outdoor storage is screened from public view.

## B. **Specific Requirements**

The specific public assembly uses listed below shall comply with ~~the general requirements (A.1-5) above~~ each provision of Section 28.71 and Section 28.73.30A and the following specific standards:

### 1. **Clubs, Lodges and Fraternal Organizations**

Clubs, lodges, and fraternal organizations shall comply with the following standards:

- a. Maintain a minimum ten-foot landscaped strip on all property lines abutting residential property **or any R District**;

### 2. **Entertainment Facilities or Venues.**

#### i. **General Requirements.**

- (1) **Roads.** Shall be located on a public street or road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.

- c) **Specific Requirements in the C-N District.** Commercial performance venues located on a parcel in the (C-N) District shall comply with the following requirements:

- (1) **Local Serving Activities.** Shall be limited to those types of performance venues which are serving the needs of the local, surrounding neighborhood or community.

- (2) **Limitations on Size.** Shall be limited to 1,500 square feet in area, unless the Planning Commission finds, as a part of a use permit application, that the proposed size, scale and activity is consistent with the intent of this Chapter for the Neighborhood Commercial (C-N) District.

### 3. **Limited Public Event**

Limited public events, as permitted in the applicable zoning district, shall meet the following standards:

- a. **Duration and Frequency of Events.** Shall be limited to once per year and shall not be open to the public for more than 10 weeks,
- b. **No Interference with Adjacent Agricultural Operations.** Shall not cause significant adverse impacts to adjacent agricultural operations.

- c. **Limitations on Operation.** Shall not operate on land which has been utilized for crop production within the past five years (operation on grazing land is acceptable),
  - d. **Outdoor Event Limitation.** Shall be limited to outdoor events (no fully enclosed structures or tents open to the public),
  - e. **No Electronic Amplification of Sound.** Shall not utilize electric sound amplification systems, and
  - f. **Limitation of Site Improvements.** Shall require only minimal site alterations or permanent physical improvements.
  - g. **Restoration of Site.** Upon termination, expiration, or revocation of the use permit, the site shall be fully restored to its original condition.
4. **Outdoor Theaters.** Outdoor theaters or drive-in theaters shall be located only on a principal street; shall provide ingress and egress so designed as to avoid traffic congestion; shall be located sufficiently distant from any dwelling, barn or stable, and so screened from such buildings that any noise shall not disturb residents or farm animals; and any lighted signs and other lights shall be maintained in such a way as not to disturb neighboring residents or farm animals.
5. **Public Stable with Horse Shows**
- a. **Horse shows standards.** Subject to the provisions of the applicable zoning district, public stables with horse shows shall comply with the standards in Table 28-73.B below:

<b>Table 28-73B Development Standards for PUBLIC STABLES WITH HORSE SHOWS</b>			
	Minimum Distance from any Dwelling Unit	Minimum Distance from Side and Rear Property Lines	Minimum Distance from Front Property Lines*
Use			
Pens for no more than one horse; Barns and other similar shelters for nine horses or less	20 feet	20 feet	60 feet*
Corrals, paddocks, riding rings and other similar horse arena arenas	20 feet	60 feet	60 feet*
Horse Shows, barns and other similar shelters for 10 or more horses and accessory buildings and areas.	20 feet	200 feet	200 feet*
* Where the front property line lies within a county road easement, the setback shall be measured from the outer easement line.			

**b. Other standards.**

Horse shows shall meet the following additional standards:

- (1) The minimum lot area upon which two or fewer horses may be kept is one acre. One additional horse may be kept for each twenty thousand square feet by which the parcel of land exceeds one acre.
- (2) Public stables shall comply with the permitting requirements for the applicable zoning district.
- (3) All horse shows shall provide on-site parking, loading, and vehicular turn-around space, together with ingress and egress so designed to avoid traffic hazards and congestion; shall provide an emergency response plan to address fire protection and prevention and medical and emergency response; shall not constitute a nuisance or hazard to nearby properties due to trespass, odor, dust, noise and drainage. Certain facets of the operation which are determined not to be offensive, such as grazing, storage, etc., may be granted exceptions by the authority acting on the use permit application to vary the minimum distance requirements.
- (4) Horse shows shall be located no closer than two hundred feet from any property line; shall provide adequate truck loading area as required by the Zoning Administrator or Planning Commission, together with ingress and egress designed to avoid traffic hazard and congestion; and shall show that odor, dust, noise or drainage will not constitute a nuisance or a hazard.

**6. Special Events Facility.**

Except as otherwise provided for in this Chapter, a special events facility shall be permitted, incidental to the principal agricultural use of the property for commercial agricultural purposes, provided the facility complies with the standards in (a) below.

**a. Standards**

- (1) **Standards for Events.** A special events facility permitted under this Chapter shall comply with the following standards:
  - i. Must meet the applicable development standards delineated in the applicable zoning district, as well as the following specific development standards:
  - ii. events shall be located on property with convenient access with minimum interferences to normal traffic; shall provide parking spaces as required by this Chapter; shall show that adequate measures shall be taken to control odor, dust, noise, and waste disposal so as not to constitute a nuisance.

- iii. Special events shall be located on a lot on a public road or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road.
- iv. Special events conducted in the Exclusive Agricultural (A) District shall be incidental to the commercial agricultural use of the property and shall not result in the loss of commercial agricultural use of the land.

7. **Religious and Spiritual Institutions and Facilities** **Churches**

a. **General Requirements.**

- (1) **Principal Street Frontage.** Located on a principal street on a minimum one acre site.
- (2) **Setbacks.** No building shall be located closer than twenty-five feet to any property line constituting the parcel boundary.
- (3) **Landscaping Required.** The required front yard setback as determined by the zone district shall be landscaped in accordance with a landscape and irrigation plan approved by the Department of Resource Management. At least two twenty-four inch (24") box street trees are required for each 50 feet of street frontage or fraction thereof.
- (4) **Parking Area Improvements.** Landscaping shall be provided equivalent to at least fifteen percent of the total parking area hardscape. The parking area hardscape includes parking stalls, sidewalks, and all driveways outside of the front yard setback. Such landscaping shall be located throughout the parking area and at a minimum shall include one twenty-four inch box tree for every five parking stalls.
- (5) **Parking Area Lighting.** 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.
- (6) **Noise Minimization.** Parking areas, including driveways and loading areas, used for primary circulation and for frequent idling of vehicle engines shall be designed and located to minimize the impact of noise on adjacent properties.
- (7) **Agricultural Buffer.** Churches adjacent to agricultural activities shall provide sufficient buffer so as not to burden or interfere with normal agricultural operations.

~~The development standards set forth in subdivisions (1) through (7), inclusive, shall not apply to the review and consideration of any conditional use permit application that was filed prior to November 4, 1997. The minimum development standards for such applications are that the use shall be located on a principal street on a minimum one-half acre parcel; and in all districts, shall maintain a~~

~~minimum ten-foot wide landscape strip on all property lines abutting R districts.~~

- b. Specific Requirements in the R-TC Districts.** Religious and spiritual institutions and facilities in the R-TC Districts shall meet the following minimum development standards:

- (1) **Spacing Requirements.** In R-TC Districts, except the R-TC-MU District, located on a site at least one-thousand five hundred feet (1,500) from any other site containing a ~~church or museum~~ religious institution or facility.

**8. Temporary Special Events and Large Private Special Events.**

Except as otherwise provided in this Chapter, temporary special events shall be permitted, provided the event complies with the development standards within the applicable zoning district and the following standards:

**a. Permits for Temporary Special Events and Large Private Special Events.**

- (1) **Temporary Event Permit.** Each temporary event requires a Temporary Event Permit for events that meet the regulations set forth in Section 28.73.30(B)(7)(b) below, otherwise a minor use permit is required.
- (2) **Minor Use Permit.** Any temporary event which does not meet all of the regulations in Section 28.73.30(B) (7) (b), requires a minor use permit prior to conducting the event.

- b. Regulations.** All temporary nonprofit events, including events exempt from permit requirements, shall be conducted in compliance with the regulations provided below:

- (1) **Access.** Must have two twenty foot minimum connections to a public road, or a release from the applicable fire protection district.
- (2) **Food Vendors.** Permittee is responsible for ensuring event organizer and food vendors secure food permits with the Division of Environmental Health.
- (3) **Kitchen Facilities.** Kitchens used for the preparation, storage, handling, or service of food at temporary events shall be permitted as a food facilities by the Division of Environmental Health.
- (4) **Hours of Operation.** All authorized events shall start no sooner than 10 a.m. and end by 10 p.m. each day. Facility set up and clean up shall be allowed between the hours of 8 a.m. to 11 p.m. All guests of an Event shall be off the property by 10:30 p.m.

**(5) Operational Controls.**

- i. Fugitive Dust.** All temporary events located on sites with access from unpaved dirt roads and events which proposed unpaved on- site access roads



and parking areas shall require the use of water trucks, sprinkler system or other practices acceptable to the applicable Air Quality Management District, in sufficient quantities to prevent airborne dust.

- ii. Noise.** Outdoor amplified sound may only occur on sites which demonstrate through an acoustical analysis that noise generated during proposed events will not exceed 65dB when measured at the property lines. Any Event proposing outdoor amplified sound shall only be allowed from 10 a.m. to 10 p.m.
  - iii. Light and Glare.** Any proposed outdoor lighting used during events shall be downcast and shielded so that neither the lamp nor the reflector interior surface is visible from any off-site location.
  - iv. Odor.** Must take steps to minimize odor on adjacent properties.
- (6) Parking.** Must provide parking on-site to accommodate all guests. Parking shall be provided as follows, with such parking located in an open area with a slope of 10 percent or less, at a minimum ratio of 1 space per 2.5 attendees, on a lot free of combustible material, and on areas of the site that are not Class I soils as defined by the NRCS.
- i. Parking on the road.** No parking shall be allowed within any road right-of-way for 1,000 feet in either direction of any access point or access located on the site.

The applicant shall place signs along the interior access ways and at 300 foot intervals along the road right-of-way indicating the parking restriction. These signs shall be posted no earlier than the day before the event and shall be removed no later than the day following the event.

- ii. Off-site parking.** All parking for events shall be provided on the event site. Off-site parking may be allowed only through Minor Use Permit approval when a Conditional Use Permit is not otherwise required. Off-site parking must be located outside of a road right-of-way and within 1,000 walking feet of the event site or shuttles must be provided. Written consent shall be obtained from the owners of all off-site parking areas. A minimum of one parking attendant shall be present at each lot used for off-site parking to assist in parking vehicles. For each off-site parking lot containing 50 or more vehicles, one parking attendant per each 50 vehicles shall be provided. For temporary parking lots, signs and directional signs shall be posted no earlier than the day before the event and shall be removed no later than the day following the event. For events that will require off-site parking, monitors shall be provided to direct traffic at all points of ingress, egress, and forks in private access roads and to turn away vehicles when authorized parking capacity is reached. If off-site parking is proposed, it shall be considered with the review of the land use permit for the event site.

- (7) Sanitation.** Permittee must provide approved sanitation facilities of adequate capacity that are accessible to attendees and food vendors including restrooms, refuse disposal receptacles, potable water and wastewater facilities.
- (8) Setbacks.** Must be setback 300 feet from any property line.
- (9) No Removal of Agriculture.** No existing agriculture shall be removed in order to facilitate the conduct of temporary agritourism events.
- (10) Limitation on Number of Events per Year.** No more than 6 temporary special events any be conducted in each calendar year. The conduct of 7 or more temporary special events shall constitute the establishment of a special events facility as regulated under this Chapter.
- (11) Use of Existing Structures.** The use of existing permanent structures temporarily during events are limited to existing structures that are permitted for commercial and public assembly occupancy and are in compliance with American Disabilities Act (ADA) where applicable. Any interior remodeling of an existing structure is limited to that needed to meet building occupancy and ADA requirements without expansion of the footprint.
- (12) Construction of New Structures.** Event activities may only be allowed in new structures where permitted elsewhere in this Chapter. All new structures proposed for events shall be located off prime agricultural land.
- (13) Duration.** A Temporary Event Permit is valid for only one event at a time, and lapses if the event is not conducted on the specified date and time.
- (14) Notification to Neighbors.** All temporary events shall provide notification to owners of property within a minimum of 1,000 feet of the exterior boundaries of the proposed site, through a website or letter. If a website is used, notification of the website address shall be provided by letter and the website shall be maintained and kept current at all times. If a letter is used, it shall be delivered at least 30 days prior to each event occurrence. The following information shall be provided:
- i.** A complete listing of all scheduled events including dates, times and number of attendees.
  - ii.** 24-hour contact information for the operator, including e-mail and phone number, to be used to notify the operator of issues with the operation.
  - iii.** Contact information for County Code Enforcement to be used if members of the public have complaints about the operation.

A copy of the notification shall be provided to the Department of Resource Management, the Sheriff's Department and the Fire District of jurisdiction 30 days prior to the event.

**(15) Conditions.** The Director of Resource Management may impose any conditions required to insure the requirements of this Section are met.

- c. Other Permits and Licenses.** Must obtain any other required permits from federal, state or local agencies.
- d. Traffic Control.** For any event of 500 people or greater, the applicant shall prepare a diagram of proposed traffic routing and direction signs, along with an estimate of traffic volume expected for the event. This shall be submitted with the land use permit application for the event site.

## EXHIBIT 8

### CHAPTER 28, RETAIL USES

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

#### Sec.28.74.10 Retail Uses

##### A. General Requirements

Retail uses shall comply with the following general standards:

1. **General Development Standards.** No use of land or buildings shall be conducted except in compliance with the general development standards in Section 28.70.10.
2. **Access.** Shall provide adequate truck loading area as required by the Director of Resource Management ~~Zoning Administrator or Planning Commission~~, together with ingress and egress designed to avoid traffic hazard and congestion.
3. **Encroachment Permit Required.** All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
4. **Roads.** Shall be located on a public road or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
5. **Setbacks.** Minimum setback from an adjacent street shall be the same as required for the main building.
6. **Sale of Alcohol.** Any business or establishment serving liquor within 200 feet of an R District, notwithstanding the permitting requirements listed in the district, shall first obtain a minor use permit.
7. **Outdoor Storage.** Outdoor storage incidental to the primary use of the parcel for retail purposes is permitted, provided the area devoted to outdoor storage is screened from public view.
8. **Outdoor Sales and Rental Lots.** Outdoor sales and rental lots **incidental to the primary use of the parcel for retail purposes** shall meet the following requirements:
  - a. shall show that adequate measures and controls shall be taken to prevent offensive noise, odors and dust, and

- b. shall have a minimum six-foot high, solid board fence or masonry wall separating the lot from abutting residential uses.

## **B. Specific Requirements**

The specific retail uses listed below shall comply with ~~the general requirements (28.74.10A.1-3) above~~ each provision of Section 28.71 and Section 28.74.10A and the following specific standards:

### **1. Auto-related Retail Uses**

#### **a. General Requirements.**

- (1) **Repair Facilities.** Repair facilities shall be entirely enclosed within a building and shall show that adequate controls or measures will be taken to prevent offensive noise and vibrations.

- (2) **Parking Lots in R-TC Districts.**

Automobile parking lots in R-TC districts, adjacent to a C, M or R-TC-MU district, shall meet the following standards in addition to the standards set forth in Section 28.94:

- i. The parking lot must be appurtenant to a permitted use in the C, M or R-TC-MU District.
- ii. The parking area shall be paved.
- iii. A minimum six-foot high, solid board fence, or a minimum six-foot high masonry wall shall separate the parking lot from the adjoining residential uses.
- iv. Lighting capable of providing adequate illumination for security and safety and directed away from adjacent properties and public rights-of-way to prevent offensive light or glare.
- v. Automobile parking lots adjacent to a C or M district shall be paved; shall have a minimum six-foot high, solid board fence, or a minimum six-foot high masonry wall separating the parking lot from the abutting residential uses; and shall provide lighting only constructed in such manner so as to in no way disturb the living environment in the abutting residential district.

- (3) **Storage Lots.** Storage lots shall meet the following standards:

- i. Automobile, mobilehome, recreational vehicle or boat storage lots shall provide ingress and egress designed to avoid traffic congestions; shall be enclosed and screened by a solid fence or wall of a minimum height of eight feet or vegetation except as may be waived by the Zoning Administrator or

Planning Commission; and shall provide traffic surfaces that are maintained in a dust-free manner.

- ii. Automobile, mobilehome, recreational vehicle, or boat storage garages shall provide ingress and egress so designed as to avoid traffic congestion.

**b. Specific Requirements in the C-N District.** Auto-related retail uses located on a parcel in the (C-N) District shall comply with the following requirements:

(1) **Local Serving Activities.** Shall be limited to those types of auto-related retail uses which are serving the needs of the local, surrounding neighborhood or community.

(2) **Limitations on Size.** Shall be limited to 1,500 square feet in area, unless the Planning Commission finds, as a part of a use permit application, that the proposed size, scale and activity is consistent with the intent of this Chapter for the Neighborhood Commercial (C-N) District.

### **3. Farm Equipment Sales**

Farm equipment sales stores, incidental to the principal agricultural use on the property, as permitted in the applicable zoning district, must meet the applicable development standards delineated in the applicable zoning district, as well as the following specific development standards:

- a. Shall be operated, maintained, and occupied by the property owner or occupant.

### **4. Farm and Ranch Supply Store**

A farm or ranch supply store, incidental to the principal agricultural use on the property, as permitted in the applicable zoning district, must meet the applicable development standards delineated in the applicable zoning district, as well as the following specific development standards:

- a. Shall be operated, maintained, and occupied by the property owner or occupant.

### **5. Neighborhood Commercial-Uses: Retail Use**

#### **a. General**

None

**b) Specific Requirements in the C-S or C-N District.** Retail uses and services, located on a parcel in the (C-S) or (C-N) District shall comply with the following requirements:

(1) **Local Serving Activities.** Shall be limited to those types of neighborhood retail uses which are serving the needs of the local, surrounding neighborhood or community.

(2) **Limitations on Size.** Shall be limited to 1,500 square feet in area, unless the

Planning Commission finds, as a part of a use permit application, that the proposed size, scale and activity is consistent with the intent of this Chapter for the (C-S) or (C-N) Districts.

### **Outdoor Sales and Rental Lots**

~~Outdoor sales and rental lots shall show that adequate measures and controls shall be taken to prevent offensive noise, odors and dust, and shall have a minimum six-foot high, solid board fence or masonry wall separating the lot from abutting residential uses.~~

### **6. Roadside Stand (A, CR, P and R districts)**

**General.** Roadside stands, food establishments open to the outside air, and retail dairies shall have ingress and egress designed so as to avoid traffic congestion and hazards; shall provide adequate controls or measures to prevent dust, odor or light; shall provide adequate off-street parking; shall obtain Environmental Health Division approval prior to issuance of the use permit, and shall be determined to be in harmony with the committed character of the subject locality.

#### **a. Roadside Stands within the (R) Districts:**

A roadside stand incidental to a dwelling as permitted in an R district, must meet the following specific development standards:

- (1) **Maximum Size.** Shall not be greater than 500 square feet in size, as determined by measuring the total roof-covered area.
- (2) **Non-agricultural Product Sales.** Sales of non-agricultural products including pre-packaged food shall not be allowed.
- (3) **Setbacks.** Minimum setback from an adjacent street shall be the same as required for the main building.
- (4) **Ingress and Egress.** Shall have ingress and egress designed so as to avoid traffic congestion and hazards. All connections to County roads shall meet the encroachment permit requirements of the Director of Transportation, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
- (5) **Operational Controls.** Shall provide adequate controls or measures to prevent dust, odor or light.
- (6) **Off-Street Parking Requirements.** Shall provide off-street parking in accordance with Section 28-55 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with Building Code.

(7) **Environmental Health Approval.** Shall obtain Department of Resource Management, Environmental Health Services Division approval, if required, prior to operation.

(8) **Compatibility with Community.** Shall be determined to be in harmony with the community character of the subject locality.

**b. Roadside Stands within the (A) and (CR) Districts:**

A roadside stand, as permitted in any (A) District, must meet the applicable development standards delineated in the applicable zoning district, as well as the following specific development standards:

(1) **Determining the Size of a Roadside Stand.** Size, as regulated in the applicable zoning district, shall be determined by measuring the total roof covered area.

(2) **On-site Growing requirement.** At least fifty percent (50%) of the crops sold shall be grown on-site or off-site on land owned or leased by the operator within Solano County. The balance of the stand shall be used for the sale and inventory of crops or other agricultural products, including non-agricultural products as regulated by this Chapter, grown or produced on-site or off-site.

(3) **Pre-Packaged Food Sales.** An area not exceeding 50 square feet may be used for the sale and inventory of pre-packaged food, provided that such food sales and inventory complies with the requirements of the Department of Resource Management, Environmental Health Services Division, and is from an “approved source” and is not a “potentially hazardous food” as defined by the California Health and Safety Code.

(4) **Non-agricultural Product Sales.** Non-agricultural product sales shall mean the on-site sales of non-agricultural products produced on and off the property, where the total inventory and sales area for such products is limited to fifty (50) square feet, except that sales and inventory of pre-packaged food shall be further subject to the requirements of (4) above.

(5) **Setbacks.** Minimum setback from an adjacent street shall be the same as required for the main building.

(6) **Ingress and Egress.** Shall have ingress and egress designed so as to avoid traffic congestion and hazards. All connections to County roads shall meet the encroachment permit requirements of the Director of Transportation, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.

(7) **Operational Controls.** Shall provide adequate controls or measures to prevent dust, odor or artificial light and glare.



- (8) Off-Street Parking Requirements.** Shall provide off-street parking in accordance with Section 28-94 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with Building Code.
- (10) Environmental Health Approval.** Shall obtain Department of Resource Management, Environmental Health Services Division approval, if required, prior to operation.
- (11) Compatibility with Community.** Shall be determined to be in harmony with the community character of the subject locality.

## EXHIBIT 9

### CHAPTER 28, OFFICE USES

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

#### Sec.28.74.20 Office Uses

##### A. General Requirements

Office uses shall comply with the following general standards:

1. **General Development Standards.** No use of land or buildings shall be conducted except in compliance with the general development standards in Section 28.70.10.
2. **Access.** Shall provide adequate truck loading area as required by the Zoning Administrator or Planning Commission, together with ingress and egress designed to avoid traffic hazard and congestion.
3. **Encroachment Permit Required.** All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
4. **Roads.** Shall be located on a public road or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
5. **Setbacks.** Minimum setback from an adjacent street shall be the same as required for the main building.
6. **Incidental Retail Uses.** Office uses of land, buildings or structures may include incidental retail uses customarily found at such establishments.
7. **Outdoor Storage.** Outdoor storage incidental to the primary use of the parcel for office uses is permitted, provided the area devoted to outdoor storage is screened from public view.

##### B. Specific Requirements

The specific office uses listed below shall comply with ~~the general requirements (28.74.20.A.1-3)~~ above each provision of Section 28.71 and Section 28.74.20A and the following specific standards:

## **1. Agricultural Research Facilities**

Agricultural research facilities, conducted as an incidental activity to the production and/or processing of crops and other agricultural products, shall be permitted, subject to the standards below:

### **a. Standards.**

(1) **Public Road Access.** Shall be located on a public road.

(2) **No Removal of Agricultural.** Shall not require the removal of any crops or grazing plants.

## **2. Business and Financial Offices**

### **a) General Requirements.**

None.

**b) Specific Requirements in the C-N District.** Business and financial office uses, located on a parcel in the (C-N) District shall comply with the following requirements:

(1) **Local Serving Activities.** Shall be limited to those types of business and financial office uses which are serving the needs of the local, surrounding neighborhood or community.

(2) **Limitations on Size.** Shall be limited to 1,500 square feet in area, or 10% of the gross floor area of the offices located on the parcel whichever is less, unless the Planning Commission finds, as a part of a use permit application, that the proposed size, scale and activity is consistent with the intent of this Chapter for the (C-N) District.

## **3. Commercial Office Retail Use**

### **a) General Requirements.**

None.

**b) Specific Requirements in the C-S and C-N Districts.** Incidental retail uses, located on a parcel in the (C-S) or (C-N) District shall comply with the following requirements:

(1) **Local Serving Activities.** Shall be limited to those types of incidental retail uses which are serving the needs of the local, surrounding neighborhood or community.

(2) **Limitations on Size.** Shall be limited to 1,500 square feet in area, or 10% of the gross floor area of the offices located on the parcel whichever is less, unless the Planning Commission finds, as a part of a use permit application, that the proposed size, scale and activity is consistent with the intent of this Chapter for the (C-S) or (C-N) Districts.

4. **Healthcare and Medical Offices**

a. **General Requirements.** Healthcare and medical offices shall comply with the following requirements:

(1) **Landscaping.** Shall maintain a minimum ten-foot landscaped strip on all property lines abutting residential property and residential streets.

b) **Specific Requirements in the C-N District.** Incidental retail uses, located on a parcel in the (C-N) District shall comply with the following requirements:

(1) **Local Serving Activities.** Shall be limited to those types of incidental retail uses which are serving the needs of the local, surrounding neighborhood or community.

(2) **Limitations on Size.** Shall be limited to 1,500 square feet in area, or 10% of the gross floor area of the offices located on the parcel whichever is less, unless the Planning Commission finds, as a part of a use permit application, that the proposed size, scale and activity is consistent with the intent of this Chapter for the (C-S) or (C-N) Districts.

## EXHIBIT 10

### CHAPTER 28, AGRITOURISM

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

#### Sec.28.75.10 Agritourism

- A. **General Requirements.** Agritourism, incidental to the principal agricultural use of the property for commercial agricultural purposes, as permitted in the applicable zoning district, must meet the applicable development standards delineated in the zoning district and comply with the following:
1. **General Development Standards.** No use of land or buildings shall be conducted except in compliance with the general development standards in Section 28.70.10.
  2. **Access.** Shall have ingress and egress designed so as to avoid traffic congestion and hazards. Shall provide an adequate truck loading area as required by the Director of Resource Management, together with ingress and egress designed to avoid traffic hazard and congestion.
  3. **Encroachment Permit Required.** All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
  4. **Food Vendors.** Permittee is responsible for ensuring event organizer and food vendors secure food permits with the Division of Environmental Health.
  5. **Parking.** Adequate off-street parking shall be provided; parking areas and driveways shall be treated as necessary to control dust. Parking areas shall not be located any closer than 200 feet to an adjoining property. Shall provide off-street parking in accordance with Section 28-94 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with Building Code.
  6. **Setback.** Minimum setback from an adjacent street shall be the same as required for the main building.
  7. ~~Ingress/Egress.~~ All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right of way.
  8. **Kitchen Facilities.** Kitchens used for the preparation, storage, handling, or service of food at temporary events shall be permitted as a food facilities by the Division of Environmental Health.

9. **Exterior Lighting.** Lighting capable of providing adequate illumination for security and safety and directed away from adjacent properties and public rights-of-way to prevent offensive light or glare.
10. **Sanitation.** Permittee must provide approved sanitation facilities of adequate capacity that are accessible to attendees and food vendors including restrooms, refuse disposal receptacles, potable water and wastewater facilities.
11. **Setbacks.** Minimum setback from an adjacent street shall be the same as required for the main building. All temporary uses where liquor is served shall be located at least 200 feet from any boundary of a residential district.
12. **Operational Controls.** Shall show that adequate controls or measures will be taken to prevent offensive noise, light or vibration.
13. **No Removal of Agriculture.** No existing agriculture shall be removed in order to facilitate the conduct of temporary agritourism events.
14. **Incidental Retail Uses.** Agritourism uses of land, buildings or structures may include incidental retail uses customarily found at such establishments.
15. **Outdoor Storage.** Outdoor storage incidental to the primary use of the parcel for agritourism purposes is permitted, provided the area devoted to outdoor storage is screened from public view.

## **B. Specific Requirements**

The specific agritourism uses listed below shall comply with ~~the general requirements (28.75.10A.1-3) above~~ each provision of Section 28.71 and Section 28.75.10A and the following specific standards:

### **1. Agricultural Homestay**

An agricultural homestay incidental to the principal agricultural use on the property, as permitted in the applicable zoning district, must meet the applicable development standards delineated in the zoning district and comply with the following:

- a. **Only One Single Family Dwelling.** Shall be restricted to one single family dwelling. No accessory structure shall be allowed for use as transient occupancy.
2. **Agritourism Facility.** An agritourism facility, as defined in Section 28.01, shall meet the following requirements:
    - a. **Standards.** All agritourism facilities shall meet the following requirements:
      - (1) **Access.** Must have two twenty foot minimum connections to a public road, or a release from the applicable fire protection district.

- (2) Food Vendors.** Permittee is responsible for ensuring event organizer and food vendors secure food permits with the Division of Environmental Health.
- (3) Kitchen Facilities.** Kitchens used for the preparation, storage, handling, or service of food at temporary events shall be permitted as a food facilities by the Division of Environmental Health.
- (4) Hours of Operation.** All authorized Events shall start no sooner than 10 a.m. and end by 10 p.m. each day. Facility set up and clean up shall be allowed between the hours of 8 a.m. to 11 p.m. All guests of an Event shall be off the property by 10:30 p.m.

**(5) Nuisance.**

- i. Fugitive Dust.** All temporary events located on sites with access from unpaved dirt roads and events which proposed unpaved on- site access roads and parking areas shall require the use of water trucks, sprinkler system or other practices acceptable to the applicable Air Quality Management District, in sufficient quantities to prevent airborne dust.
- ii. Noise.** Outdoor amplified sound may only occur on sites which demonstrate through an acoustical analysis that noise generated during proposed events will not exceed 65dB when measured at the property lines. Any Event proposing outdoor amplified sound shall only be allowed from 10 a.m. to 10 p.m.
- iii. Light and Glare.** Any proposed outdoor lighting used during events shall be downcast and shielded so that neither the lamp nor the reflector interior surface is visible from any off-site location.
- iv. Odor.** Must take steps to minimize odor on adjacent properties.

- (6) Parking.** Must provide parking on-site to accommodate all guests. Parking shall be provided as follows, with such parking located in an open area with a slope of 10 percent or less, at a minimum ratio of 1 space per 2.5 attendees, on a lot free of combustible material, and on areas of the site that are not Class I soils as defined by the NRCS.

- i. Parking on the road.** No parking shall be allowed within any road right-of-way for 1,000 feet in either direction of any access point or access located on the site.

The applicant shall place signs along the interior access ways and at 300 foot intervals along the road right-of-way indicating the parking restriction. These signs shall be posted no earlier than the day before the event and shall be removed no later than the day following the event.

- ii. Off-site parking.** All parking for events shall be provided on the event site. Off-site parking may be allowed only through Minor Use Permit approval when a Conditional Use Permit is not otherwise required. Off-site parking must be located outside of a road right-of-way and within 1,000 walking feet of the event site or shuttles must be provided. Written consent shall be obtained from the owners of all off-site parking areas. A minimum of one parking attendant shall be present at each lot used for off-site parking to assist in parking vehicles. For each off-site parking lot containing 50 or more vehicles, one parking attendant per each 50 vehicles shall be provided. For temporary parking lots, signs and directional signs shall be posted no earlier than the day before the event and shall be removed no later than the day following the event. For events that will require off-site parking, monitors shall be provided to direct traffic at all points of ingress, egress, and forks in private access roads and to turn away vehicles when authorized parking capacity is reached. If off-site parking is proposed, it shall be considered with the review of the land use permit for the event site.
- (7) Sanitation.** Permittee must provide approved sanitation facilities of adequate capacity that are accessible to attendees and food vendors including restrooms, refuse disposal receptacles, potable water and wastewater facilities.
- (8) Roads.** Shall be located on a public road or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
- (9) Screening of Parking.** Shall provide ingress and egress designed so as to avoid traffic congestion; shall provide a minimum six foot solid board fence or masonry wall separating parking areas from abutting R-District parcels.
- (10) Setbacks.** Must be setback 300 feet from any property line.
- (11) Use of Existing Structures.** The use of existing permanent structures temporarily during events are limited to existing structures that are permitted for commercial and public assembly occupancy and are in compliance with American Disabilities Act (ADA) where applicable. Any interior remodeling of an existing structure is limited to that needed to meet building occupancy and ADA requirements without expansion of the footprint.
- (12) Construction of New Structures.** Event activities may only be allowed in new structures where permitted elsewhere in this Chapter. All new structures proposed for events shall be located off prime agricultural land.
- (13) Duration.** A Temporary Event Permit is valid for only one event at a time, and lapses if the event is not conducted on the specified date and time.



**(14) Notification to Neighbors.** All events shall provide notification to owners of property within a minimum of 1,000 feet of the exterior boundaries of the proposed site, through a website or letter. If a website is used, notification of the website address shall be provided by letter and the website shall be maintained and kept current at all times. If a letter is used, it shall be delivered at least 30 days prior to each event occurrence. The following information shall be provided:

- i.** A complete listing of all scheduled events including dates, times and number of attendees.
- ii.** 24-hour contact information for the operator, including e-mail and phone number, to be used to notify the operator of issues with the operation.
- iii.** Contact information for County Code Enforcement to be used if members of the public have complaints about the operation.

A copy of the notification shall be provided to the Department of Resource Management, the Sheriff's Department and the Fire District of jurisdiction 30 days prior to the event.

**(15) Conditions.** The Director of Resource Management may impose any conditions required to insure the requirements of this Section are met.

- b. Other Permits and Licenses.** Must obtain any other required permits from federal, state or local agencies.
- c. Traffic Control.** For any event of 500 people or greater, the applicant shall prepare a diagram of proposed traffic routing and direction signs, along with an estimate of traffic volume expected for the event. This shall be submitted with the land use permit application for the event site.

## EXHIBIT 11

### CHAPTER 28, TEMPORARY AGRITOURISM USES

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

#### Sec.28.75.20 Temporary Agritourism

##### A. General Requirements

Agritourism, incidental to the principal agricultural use of the property for commercial agricultural purposes, as permitted in the applicable zoning district, must meet the applicable development standards delineated in the zoning district and comply with the following:

1. **General Development Standards.** No use of land or buildings shall be conducted except in compliance with the general development standards in Section 28.70.10.
2. **Access.** Shall provide ingress and egress designed so as to avoid traffic congestion; Shall provide an adequate truck loading area as required by the Director of Resource Management, together with ingress and egress designed to avoid traffic hazard and congestion.
3. **Encroachment Permit Required.** All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
4. **Food Vendors.** Permittee is responsible for ensuring event organizer and food vendors secure food permits with the Division of Environmental Health.
5. ~~**Ingress/Egress.** Shall have ingress and egress designed so as to avoid traffic congestion and hazards. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.~~
6. **Kitchen Facilities.** Kitchens used for the preparation, storage, handling, or service of food at temporary events shall be permitted as a food facilities by the Division of Environmental Health.
7. **Exterior Lighting.** Lighting capable of providing adequate illumination for security and safety and directed away from adjacent properties and public rights-of-way to prevent offensive light or glare.
8. **Sanitation.** Permittee must provide approved sanitation facilities of adequate capacity that are accessible to attendees and food vendors including restrooms, refuse disposal receptacles, potable water and wastewater facilities.

9. **Setbacks.** Minimum setback from an adjacent street shall be the same as required for the main building. All temporary uses where liquor is served shall be located at least 200 feet from any boundary of a residential district.
10. **Operational Controls.** Shall show that adequate controls or measures will be taken to prevent offensive noise, light or vibration.
11. **No Removal of Agriculture.** No existing agriculture shall be removed in order to facilitate the conduct of temporary agritourism events.
12. **Incidental Retail Uses.** Temporary agritourism uses of land, buildings or structures may include incidental retail uses customarily found at such establishments.
13. **Outdoor Storage.** Outdoor storage incidental to the primary use of the parcel for temporary agritourism purposes is permitted, provided the area devoted to outdoor storage is screened from public view.

## B. **Specific Requirements**

The specific temporary agritourism uses listed below shall comply with the general requirements (28.75.20A) above and the following specific standards:

### **Amusement and Entertainment Uses**

~~Amusement and entertainment uses incidental to the principal agricultural use on the property, as permitted in the applicable zoning district, must meet the applicable development standards delineated in the zoning district, comply with the general requirements for agritourism general requirements (28-75.20.A.1-3) above, and comply with the following:~~

- ~~a. shall show that adequate measures and controls shall be taken to prevent offensive noise, odors and dust, and shall have a minimum six-foot high, solid board fence or masonry wall separating the lot from abutting residential uses.~~

### 1. **Certified Farmer's Market**

A certified farmer's market incidental to the principal agricultural use on the property, as permitted in the applicable zoning district, must meet the applicable development standards delineated in the zoning district, comply with the general requirements for agritourism (28-75.20.A.1-3) above, and comply with the following:

- a. **Owner Operator.** The Farmers Market shall be operated, maintained and managed by the property owner or occupant.
- b. **Limitations on Employees.** Only the producer or the producers' parents, children, grandparents and grandchildren or a relative regularly residing in the producer's household or an employee of the producer may sell the producer's products at the market. An employee is any person employed by the producer at a regular salary or wage, on either a full or part time basis. It does not include a person who is reselling

or for whom compensation is primarily based on a commission on sales. Proof of status of an employee is an authorized agreement proving that the person selling is an employee of the Qualified Seller. An employee may not sell for more than one Qualified Seller at a time.

- c. **Sale of Pre-Packaged Foods.** The sale and inventory of prepackaged food, provided that such food sales and inventory complies with the requirements of the Department of Resource Management, Environmental Health Services Division, and is from an "approved source" and is not a "potentially hazardous food" as defined by the California Health and Safety Code is permitted.
- d. **Non-Agricultural Product Sales.** Nonagricultural product sales shall mean the on-site sales of nonagricultural products produced on and off the property, where the total inventory and sales area for such products is limited to 10% of the total sales area.
- e. **Setbacks.** Minimum setback from an adjacent street shall be the same as required for the main building.
- f. **Ingress/Egress.** Shall have ingress and egress designed so as to avoid traffic congestion and hazards.
- g. **Encroachment Permits Required.** All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.

~~**Operational Controls.** Shall provide adequate controls or measures to prevent dust, odor or glare.~~

- h. **Off-Street Parking.** Shall provide off-street parking in accordance with Section 28-94 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with Building Code.
- i. **Other Approvals.** Shall obtain Department of Resource Management, Environmental Health Services Division approval, if required, prior to operation.

~~**Seasonal Sales Lots**~~

~~Outdoor sales and rental lots shall show that adequate measures and controls shall be taken to prevent offensive noise, glare, odors and dust.~~

**2. Temporary Agritourism Events.** Temporary agritourism events, as defined in Section 28.01, shall meet the following requirements:

- a. **Permits for Temporary Agritourism Events.**

**(1) Temporary Event Permit.** Unless exempted from these provisions by Section 28.73.40(B)(1)(b) below, all events require a Temporary Event Permit for events that meet the regulations set forth in Section 28.73.40(B)(1)(d) below, otherwise a minor use permit is required.

**(2) Minor Use Permit.** Any event which is not exempt under Section 28.73.40(B)(1)(b) below and does not meet all of the regulations in Section 28.73.40(B)(1)(d) below, requires a minor use permit prior to conducting the event.

**b. Regulations.** All events, including events exempt from permit requirements, shall be conducted in compliance with the regulations provided below:

**(1) Roads.** Shall be located on a public road or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.

**(2) Hours of Operation.** All authorized Events shall start no sooner than 10 a.m. and end by 10 p.m. each day. Facility set up and clean up shall be allowed between the hours of 8 a.m. to 11 p.m. All guests of an Event shall be off the property by 10:30 p.m.

**(3) Nuisance.**

**v. Fugitive Dust.** All temporary events located on sites with access from unpaved dirt roads and events which proposed unpaved on-site access roads and parking areas shall require the use of water trucks, sprinkler system or other practices acceptable to the applicable Air Quality Management District, in sufficient quantities to prevent airborne dust.

**vi. Noise.** Outdoor amplified sound may only occur on sites which demonstrate through an acoustical analysis that noise generated during proposed events will not exceed 65dB when measured at the property lines. Any Event proposing outdoor amplified sound shall only be allowed from 10 a.m. to 10 p.m.

**vii. Light and Glare.** Any proposed outdoor lighting used during events shall be downcast and shielded so that neither the lamp nor the reflector interior surface is visible from any off-site location.

**viii. Odor.** Must take steps to minimize odor on adjacent properties.

**(4) Parking.** Must provide parking on-site to accommodate all guests. Parking shall be provided as follows, with such parking located in an open area with a slope of 10 percent or less, at a minimum ratio of 1 space per 2.5 attendees, on a lot free

of combustible material, and on areas of the site that are not Class I soils as defined by the NRCS.

- iii. **Parking on the road.** No parking shall be allowed within any road right-of-way for 1,000 feet in either direction of any access point or access located on the site.

The applicant shall place signs along the interior access ways and at 300 foot intervals along the road right-of-way indicating the parking restriction. These signs shall be posted no earlier than the day before the event and shall be removed no later than the day following the event.

- iv. **Off-site parking.** All parking for events shall be provided on the event site. Off-site parking may be allowed only through Minor Use Permit approval when a Conditional Use Permit is not otherwise required. Off-site parking must be located outside of a road right-of-way and within 1,000 walking feet of the event site or shuttles must be provided. Written consent shall be obtained from the owners of all off-site parking areas. A minimum of one parking attendant shall be present at each lot used for off-site parking to assist in parking vehicles. For each off-site parking lot containing 50 or more vehicles, one parking attendant per each 50 vehicles shall be provided. For temporary parking lots, signs and directional signs shall be posted no earlier than the day before the event and shall be removed no later than the day following the event. For events that will require off-site parking, monitors shall be provided to direct traffic at all points of ingress, egress, and forks in private access roads and to turn away vehicles when authorized parking capacity is reached. If off-site parking is proposed, it shall be considered with the review of the land use permit for the event site.
- v. **Screening of Parking.** Shall provide a minimum six foot solid board fence or masonry wall separating parking areas from abutting R-District parcels.

**(5) Setbacks.** Must be setback 300 feet from any property line.

**(6) Use of Existing Structures.** The use of existing permanent structures temporarily during events are limited to existing structures that are permitted for commercial and public assembly occupancy and are in compliance with American Disabilities Act (ADA) where applicable. Any interior remodeling of an existing structure is limited to that needed to meet building occupancy and ADA requirements without expansion of the footprint.

**(7) Construction of New Structures.** Event activities may only be allowed in new structures where permitted elsewhere in this Chapter. All new structures proposed for events shall be located off prime agricultural land.

**(8) Duration.** A Temporary Event Permit is valid for only one event at a time, and lapses if the event is not conducted on the specified date and time.

**(9) Notification to Neighbors.** All events shall provide notification to owners of property within a minimum of 1,000 feet of the exterior boundaries of the proposed site, through a website or letter. If a website is used, notification of the website address shall be provided by letter and the website shall be maintained and kept current at all times. If a letter is used, it shall be delivered at least 30 days prior to each event occurrence. The following information shall be provided:

- iv. A complete listing of all scheduled events including dates, times and number of attendees.
- v. 24-hour contact information for the operator, including e-mail and phone number, to be used to notify the operator of issues with the operation.
- vi. Contact information for County Code Enforcement to be used if members of the public have complaints about the operation.

A copy of the notification shall be provided to the Department of Resource Management, the Sheriff's Department and the Fire District of jurisdiction 30 days prior to the event.

**(10) Conditions.** The Director of Resource Management may impose any conditions required to insure the requirements of this Section are met.

- c. **Other Permits and Licenses.** Must obtain any other required permits from federal, state or local agencies.
- d. **Traffic Control.** For any event of 500 people or greater, the applicant shall prepare a diagram of proposed traffic routing and direction signs, along with an estimate of traffic volume expected for the event. This shall be submitted with the land use permit application for the event site.

## EXHIBIT 12

### CHAPTER 28, AGRICULTURAL SERVICE USES

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

#### Sec.28.76.10 Agricultural Service Uses

##### A. General Requirements

1. **General Development Standards.** No use of land or buildings shall be conducted except in compliance with the general development standards in Section 28.70.10.
2. **Setbacks.** Minimum setback from an adjacent street shall be the same as required for the main building.
3. **Ingress/Egress.** Shall have ingress and egress on a county public road and shall be designed so as to avoid traffic congestion and hazards.
4. **Encroachment Permit Required.** All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
- ~~4. **Operational Controls.** Shall provide adequate controls or measures to prevent offensive noise, dust, vibration, odor or light and shall not constitute a nuisance.~~
5. **No Removal of Agriculture.** Shall not require the removal of agricultural crops or grazing areas.
6. **Incidental Retail Uses.** Agricultural service uses of land, buildings or structures may include incidental retail uses customarily found at such establishments.
7. **Outdoor Storage.** Outdoor storage incidental to the primary use of the parcel for agricultural service purposes is permitted, provided the area devoted to outdoor storage is screened from public view.

##### B. Specific Requirements.

The specific agricultural service uses listed below shall comply with ~~the general requirements (A.1-4) above~~ each provision of Section 28.71 and Section 28.76.10A and the following specific standards:

1. **Agricultural Commercial Kitchen**



A commercial kitchen, as permitted in the applicable zoning district, must meet the applicable development standards delineated in the applicable zoning district, as well as the following specific development standards:

- a. **Maximum Size.** Shall not exceed 400 square feet.
- b. **On-Site Product Requirement.** At least twenty-five percent (25%) of the product processed within the commercial kitchen, averaged over 5 consecutive years, shall be grown on-site or off-site on land owned or leased by the operator within Solano County. The balance of the commercial kitchen may be used for the processing of crops or other agricultural products, grown or produced on-site or off-site.
- c. **Product Sales.** Product sales shall mean the on-site sales of nonagricultural products produced on and off the property, where the total inventory and sales area for such products is limited to a maximum percentage of the size of the stand, as specified in the applicable zoning district, except that sales and inventory of prepackaged food shall be further subject to the requirements of subsection (b) above.

2. **Agricultural Trucking Services and Facilities**

a. **Standards.**

- (1) **Zoning District Compliance.** Must meet the applicable development standards delineated in the applicable zoning district.
- (2) **Trucking Access.** Shall be located to provide convenient trucking access with minimum interferences to normal traffic;
- (3) **Loading Spaces.** Shall provide loading spaces as required by the Zoning Administrator or Planning Commission;  
  
~~**Operational Controls.** Shall show that adequate measures shall be taken to control odor, dust, noise, and waste disposal so as not to constitute a nuisance;~~
- (4) **Water Supply.** Shall show that proposed source of water will not deprive others of normal supply.

## EXHIBIT 13

### CHAPTER 28, COMMERCIAL SERVICE USES

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

#### Sec.28.76.20 Commercial Service Uses

##### A. General Requirements

1. **General Development Standards.** No use of land or buildings shall be conducted except in compliance with the general development standards in Section 28.70.10.
2. **Setbacks.** Minimum setback from an adjacent street shall be the same as required for the main building.
3. **Ingress/Egress.** Shall have ingress and egress on a county public road and shall be designed so as to avoid traffic congestion and hazards.
4. **Trucking Access.** Shall be located to provide convenient trucking access with minimum interferences to normal traffic;
5. **Loading Spaces.** Shall provide loading spaces as required by the Zoning Administrator or Planning Commission;
6. **Encroachment Permit Required.** All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
7. **No Removal of Agriculture.** Shall not require the removal of agricultural crops or grazing areas.
8. **Incidental Retail Uses.** Commercial service uses of land, buildings or structures may include incidental retail uses customarily found at such establishments.
9. **Outdoor Storage.** Outdoor storage incidental to the primary use of the parcel for commercial service purposes is permitted, provided the area devoted to outdoor storage is screened from public view.

##### B. Specific Requirements

The specific commercial service uses listed below shall comply with ~~the general requirements (28.76.20A.1-3) above~~ each provision of Section 28.71 and Section 28.76.20A and the following specific standards:

1. **Animal Hospitals and Veterinary Clinics.** Animal hospitals shall be operated by the property owner or occupant and shall show that adequate measures and controls shall be taken to prevent offensive noise and odor. No incineration of refuse shall be permitted on the premises.
  
  2. **Large Kennels and Catteries.**
    - a. **Permit Requirements.** A large kennel or cattery is allowed, subject to the permit requirements in the applicable zoning district, and must meet the standards in (2) below:
  
    - b. **Standards.** Large kennels and catteries shall:
      - (1) **Storm Water Management.** Manage storm water to prevent feed and animal waste from entering any natural or constructed storm water facility, canal, creek, lake, pond, stream or river,
  
      - (2) **Setback.** Maintain a setback of 200 feet from any lot, for all activities, buildings and uses of the land,
  
      - (3) **Animal Trespass Prevention.** Utilize best practices to ensure that stray dogs or cats do not trespass onto adjacent public rights-of-way or private lands.
  
      - (4) **Control of Animal Products.** Regulate, control or prohibit the accumulation of animal or vegetable matter in which fly larvae exist or any accumulation of filth or source of foulness hazardous to health or comfort of people, and

~~**Operational Controls.**~~ Prohibit any nuisance, offensive matter, foul or noxious odors.
- 
3. **Temporary Urban Commercial Uses.** No use of land or buildings shall be conducted except in compliance with the requirements listed below:
  - a. **General Requirements.** Urban commercial uses shall:
    - (1) **Temporary Use.** Urban commercial uses are temporary uses permitted for a fixed term of 10 years.
  
    - (2) **Temporary Buildings and Structures.** The construction of new buildings and structures shall be temporary in nature so as to be readily removable upon annexation.
  
    - (3) **Design Standards.** Buildings, structures and landscaping shall be designed to be compatible with the City of Vacaville's *City Gateways Design Master Plan*.

## EXHIBIT 14

### CHAPTER 28, INDUSTRIAL, MANUFACTURING AND PROCESSING USES

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

#### Sec.28.77.10 Industrial, Manufacturing and Processing Uses

##### A. General Requirements

Industrial, manufacturing and processing uses shall comply with the following general standards:

1. **General Development Standards.** No use of land or buildings shall be conducted except in compliance with the general development standards in Section 28.70.10.
2. **Access.** Shall provide adequate truck loading area as required by the Zoning Administrator or Planning Commission, together with ingress and egress designed to avoid traffic hazard and congestion.
3. **Encroachment Permit Required.** All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
4. **Exterior Lighting.** Lighting capable of providing adequate illumination for security and safety and directed away from adjacent properties and public rights-of-way to prevent offensive light or glare.
5. **Parking - Screening.** Parking areas shall be enclosed and screened by a solid fence or wall of a minimum height of six feet high or vegetation, except as may be waived by the Zoning Administrator or Planning Commission; and shall provide traffic surfaces that are maintained in a dust-free manner.
6. **Roads.** Shall be located on a public road or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
7. **Setbacks.** Minimum setback from an adjacent street shall be the same as required for the main building.
8. **Incidental Retail Uses.** Industrial, manufacturing and processing uses of land, buildings or structures may include incidental retail uses customarily found at such establishments.

9. **Outdoor Storage.** Outdoor storage incidental to the primary use of the parcel for industrial, manufacturing and processing purposes is permitted, provided the area devoted to outdoor storage is screened from public view.
10. **Performance Standards.** Prior to the issuance of a zoning-building permit, the 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. The performance standards are that the conduct of a permitted use does 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.

## **B. Specific Requirements**

The specific industrial, manufacturing and processing uses listed below shall comply with ~~the general requirements (28.77.10A.1-5) above~~ each provision of Section 28.71 and Section 28.77.10A and the following specific standards:

1. **General Manufacturing Uses.** Prior to the issuance of a zoning-building permit, the 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.
2. **Junk and Wrecking Yards.** Junk or wrecking yards shall be entirely enclosed by a fence of eight feet minimum height, constructed of uniform material, maintained plumb and level in structurally sound condition, which shall adequately screen the enclosed area from view. Hilly areas in which adequate screening cannot be achieved shall be avoided in the selection of sites for junk or wrecking yards.
3. **Newspaper and Commercial Printing Shops.** Newspaper or commercial printing shops and blueprinting shops shall be entirely enclosed within a building; shall provide off-street loading space in proportion to the number of truck loads per day as required by the Zoning Administrator or Planning Commission; and shall show that adequate controls or measures will be taken to prevent offensive noises or vibration.
4. **Temporary Urban Industrial Uses.** No use of land or buildings shall be conducted except in compliance with the requirements listed below:
  - a. **General Requirements.** Urban industrial uses shall:
    1. **Temporary Use.** Urban industrial uses are temporary uses permitted for a fixed term of 10 years.
    2. **Temporary Buildings and Structures.** The construction of new buildings and structures shall be temporary in nature so as to be readily removable upon annexation.

3. **Design Standards.** Buildings, structures and landscaping shall be designed to be compatible with the City of Vacaville's *City Gateways Design Master Plan*.
5. **Warehouses.** Warehouses shall show that any stored material will not constitute a hazard to surrounding property and shall provide adequate off-street loading and unloading space.

## EXHIBIT 15

### CHAPTER 28, WHOLESALE USES

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

#### Sec.28.77.20 Wholesale Uses

##### A. General Requirements.

Wholesale uses shall comply with the following general standards:

1. **General Development Standards.** No use of land or buildings shall be conducted except in compliance with the general development standards in Section 28.70.10.
2. **Access.** Shall provide adequate truck loading area as required by the Zoning Administrator or Planning Commission, together with ingress and egress designed to avoid traffic hazard and congestion; ~~All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.~~
3. **Encroachment Permit Required.** All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
4. **Exterior Lighting.** Lighting capable of providing adequate illumination for security and safety and directed away from adjacent properties and public rights-of-way to prevent offensive light or glare.
5. **Roads.** Shall be located on a public road or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
6. **Setbacks.** Minimum setback from an adjacent street shall be the same as required for the main building.
7. **Incidental Retail Uses.** Wholesale uses of land, buildings or structures may include incidental retail uses customarily found at such establishments.
8. **Outdoor Storage.** Outdoor storage incidental to the primary use of the parcel for wholesale purposes is permitted, provided the area devoted to outdoor storage is screened from public view.

**B. Specific Requirements (Reserved)**



## EXHIBIT 16

### CHAPTER 28, COMMUNICATION USES

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

#### Sec.28.78.10 Communication Uses

##### A. General Requirements

Communication facilities may be permitted in any district; provided, that the provisions of Section 28-99 shall prevail when such facilities are within airport flight obstruction areas and a use permit is first secured in each case.

1. **General Development Standards.** No use of land or buildings shall be conducted except in compliance with the general development standards in Section 28.70.10.
2. **Encroachment Permit Required.** All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.

##### B. Specific Requirements

The specific recreational uses listed below shall comply with ~~the general requirements above~~ each provision of Section 28.71 and Section 28.78.10A and the following specific standards.

1. **Wireless Communication Facilities.**

See Section 28.81

## EXHIBIT 17

### CHAPTER 28, INFRASTRUCTURE USES

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

#### Sec.28.78.20 Infrastructure Uses

##### A. General Requirements

Infrastructure uses, as permitted in the applicable zoning district, must meet the applicable development standards delineated in the zoning district and comply with the following general requirements:

1. **General Development Standards.** No use of land or buildings shall be conducted except in compliance with the general development standards in Section 28.70.10.
2. **Access.** Shall provide adequate truck loading area as required by the Zoning Administrator or Planning Commission, together with ingress and egress designed to avoid traffic hazard and congestion.

**Encroachment Permit required.** All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.

2. **Roads.** Shall be located on a public road or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
3. **Setbacks.** Minimum setback from an adjacent street shall be the same as required for the main building.
4. **Incidental Retail Uses.** Infrastructure uses of land, buildings or structures may include incidental retail uses customarily found at such establishments.
5. **Outdoor Storage.** Outdoor storage incidental to the primary use of the parcel for infrastructure purposes is permitted, provided the area devoted to outdoor storage is screened from public view.

##### B. Specific Requirements

The specific infrastructure uses listed below shall comply with ~~the general requirements (28.78.20.A.1-3) above~~ each provision of Section 28.71 and Section 28.78.20A and the following specific standards:

**1. Airports**

Airports and heliports shall provide a distance of at least two hundred feet from each end of each runway; shall be located no closer than one thousand feet from any dwelling, barn, stable; shall be located so that air or surface traffic shall not constitute a nuisance or danger to neighboring farms, and shall show that adequate controls or measures will be taken to prevent offensive dust, noise, vibrations or bright lights.

**2. Commercial Wind-turbine Generators**

See Section 28-80

**3. Refuse Disposal, Incineration, or Composting.** Disposal, incineration, or composting of refuse shall show that adequate controls or measures will be taken to prevent offensive smoke, odors, and fumes; and shall be located so that truck traffic noise and vibration shall not be offensive to neighboring dwellings.

**4. Injection wells**

Injection wells may be allowed in the exclusive agricultural district for a limited period and subject to the permit standards set forth in Chapter 13.6 of this Code, provided a use permit is first secured in such case.

**5. Reserved**

**6. Meteorological Towers**

Meteorological towers may be allowed for a limited period of time. Towers less than 200 feet in height and not subject to review by the FAA, shall be marked and lighted for safety in the same manner as would be required by the FAA.

**7. Oil and Gas Well**

Oil and gas well drilling shall be allowed in A, A-L, M-G, I-WD and R-R, districts upon issuance of an oil and gas well drilling permit by the Zoning Administrator; provided, the Zoning Administrator finds the conditions of this Section have or will be met. A permit shall be issued upon submission of an application and payment of such fees as may be set by the Board of Supervisors pursuant to

Section 11-111 of this Code. The Zoning Administrator may require the submission of such information as deemed necessary to make this determination, and may require the posting of security satisfactory to the Zoning Administrator to guarantee performance of any conditions.

- a. Security Deposit.** Security satisfactory to the Director of the Transportation Department has been or will be posted as security for payment of repairs to County roads and highways damaged by well-drilling activities, including transportation of equipment to and from the site.

- b. **Compliance with State Regulations.** Drilling operations will conform to the regulations of the California Division of Oil and Gas designed to prevent damage to natural resources.
- c. **Limitation on Size of Drilling Area.** The drilling operation will be confined to as small an area as practical and will not cause irreversible damage to unique vegetation or fish and wildlife habitats.
- d. **Site Restoration.** After drilling is complete, all drilling muds, tail wastes, wastewater and other fluids will be removed from the site and disposed of in a manner that does not adversely affect other areas.
- e. **Water Quality Controls.** Measures will be taken to prevent any significant pollution of ground water, surface water or watercourses.
- f. **Removal of Derricks.** Derricks will be removed when wells are brought into production.
- g. **Abandoned Wells.** If wells are abandoned, they shall be sealed in accordance with Division of Oil and Gas regulations, and the drilling or production facilities will be removed.
- h. **Operational Controls.** ~~Necessary measures will be taken to prevent dust, noise, light, glare, odor, and other objectionable elements from adversely affecting the surrounding area beyond acceptable limits.~~

**8. Utility, Public (Inside the R.O.W)**

Public utility, electric, gas, water, oil and telephone transmission and distribution lines shall be permitted in any district without the necessity of first obtaining a use permit; provided, that maps showing proposed routes of such transmission lines, together with a written statement of approximate structure heights and right-of-way widths, shall be submitted to the Planning Commission, and routes mutually acceptable to the Planning Commission and utility agencies concerned shall be determined in writing prior to acquisition of any rights-of-way. Each transmission line route proposal submitted in accordance herewith shall be accompanied by a fee or fees as may be set by the Board of Supervisors by resolution pursuant to Section 11-111 of this Code. No part of such fee shall be refundable.

**9. Utility, Public (outside ROW) and Non Public**

Public utility lines outside of the right-of-way and non-public utility lines and all accessory uses and structures for transmission or distribution of electricity, gas, water, oil, gasoline, telephone, television or other utility may be permitted in any district; provided:

- a. **Right of way**. In any case necessitating right-of-way acquisition or use of property outside of a right-of-way, a use permit shall be secured in each case prior to such acquisition or use.
- b. **Accessory uses and structures** Accessory uses and structures shall include, but not limited to, compression, drying, regeneration stations, sub stations, or pumping stations.

**10. Wind-turbines, non-commercial**

See Section 28.80

## EXHIBIT 18

### CHAPTER 28, PUBLIC SERVICE USES

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

#### Sec.28.78.30 Public Service Uses

##### A. General Requirements

Public service uses, as permitted in the applicable zoning district, must meet the applicable development standards delineated in the zoning district and comply with the following general requirements:

1. **General Development Standards.** No use of land or buildings shall be conducted except in compliance with the general development standards in Section 28.70.10.
2. **Access.** Shall provide adequate truck loading area as required by the Zoning Administrator or Planning Commission, together with ingress and egress designed to avoid traffic hazard and congestion.
3. **Encroachment Permit Required.** All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
4. **Roads.** Shall be located on a public road or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
5. **Setbacks.** Minimum setback from an adjacent street shall be the same as required for the main building.
6. **Incidental Retail Uses.** Public service uses of land, buildings or structures may include incidental retail uses customarily found at such establishments.
7. **Outdoor Storage.** Outdoor storage incidental to the primary use of the parcel for public service purposes is permitted, provided the area devoted to outdoor storage is screened from public view.

##### B. Specific Requirements

The specific public service uses listed below shall comply with ~~the general requirements (28.78.30.A.1-3) above~~ each provision of Section 28.71 and Section 28.78.30A and the following specific standards:

**1. Cemeteries**

Cemeteries, crematories, mausoleums, columbariums and mortuaries shall provide ingress and egress so designed as to avoid traffic congestion and shall maintain a minimum twenty-foot landscaped strip on all property lines abutting residential property and residential streets.

**2. Community Care facilities**

Community care facilities shall comply with the following standards:

- a. Separation of Facilities.** Community care facilities shall not be located on any ownership within four hundred feet of any other ownership containing a community care facility, or for which a use permit for a community care facility has been issued.
- b. Limitation on Number of Persons Under Care.** The number of persons under care living in such facilities shall not exceed three percent of the total unincorporated population within the census tract where the facility is located.
- c. State Authorization Required.** Shall obtain required state authorization, certification or licensing by the appropriate agency within six months of issuance of a use permit. If not obtained within six months, the use permit becomes null and void.

**3. Hospitals and Sanitariums.**

Hospitals and sanitariums in an A or R-R district shall provide parking as required by the Zoning Administrator or Planning Commission and shall maintain a minimum forty-foot landscaped strip on all property lines abutting residential property.

**4. Public Service Facility**

A public service facility shall comply with the following standards and conditions:

- a. Landscaping.** Public service facilities shall maintain a minimum ten-foot landscaped strip on all property lines abutting residential property.

## EXHIBIT 19

### CHAPTER 28, TEMPORARY PUBLIC CONSTRUCTION AND INFRASTRUCTURE

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

#### Sec.28.78.40 Temporary Public Construction and Infrastructure Uses

The temporary use of land for on-site( private projects) and off-site (public infrastructure projects) construction offices, storage, stockpiling and construction yards and concrete/asphaltic mixing plants may be permitted while construction is being actively conducted pursuant to a valid building permit shall comply with the standards delineated in the applicable zoning district, as well as the standards below.

##### A. General Requirements

Temporary public construction and infrastructure uses, as permitted in the applicable zoning district, must meet the applicable development standards delineated in the zoning district and comply with the following general requirements:

1. **General Development Standards.** No use of land or buildings shall be conducted except in compliance with the general development standards in Section 28.70.10.
2. **Access.** Shall provide adequate truck loading area as required by the Zoning Administrator or Planning Commission, together with ingress and egress designed to avoid traffic hazard and congestion.
3. **Encroachment Permit Required.** All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
4. **No Removal of Agricultural Uses.** Facilities, temporary commercial coaches, construction yards for the storage of materials and/or construction vehicles shall not result in the removal of productive agricultural uses of the land.
5. **Roads.** Shall be located on a public road or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
6. **Setbacks.** Minimum setback from an adjacent street shall be the same as required for the main building.
7. **Time Limits.** Temporary construction and infrastructure uses may be permitted for up to 24 months.



## **B. Specific Requirements**

The specific temporary public construction and infrastructure uses listed below shall comply with ~~the general requirements (28.78.40.A.1-7) above~~ **each provision of Section 28.71 and Section 28.78.40A** and the following specific standards:

### **1. Temporary Commercial Coach**

A temporary commercial coach may be utilized on any construction site as an office. The commercial coach may not be used as a residence and shall meet all building setbacks applicable to permanent development on the parcel.

### **2. Temporary Concrete/Asphaltic concrete mixing plants and construction storage yards**

Concrete and asphaltic concrete mixing plants and construction storage yards incidental to construction or public works projects may be allowed in any P district for a limited time, provided, a use permit is first secured in each case.

Concrete and asphaltic concrete mixing plants and construction storage yards, incidental to construction or public works projects, shall show that adequate controls or measures will be taken to prevent offensive noise, odor, dust, fumes, smoke or vibration; shall be so located that generated traffic will not constitute a hazard or nuisance to surrounding property.

### **3. Temporary Construction Office, Storage and Construction Yards, Stockpiling of dirt, gravel, asphalt for offsite construction**

A temporary commercial coach may be utilized on any construction site as an office or storage area while construction is being actively conducted pursuant to a valid building permit for up to 18 months without the granting of a use permit. The commercial coach may not be used as a residence and shall meet all building setbacks applicable to permanent development on the parcel.

## EXHIBIT 20

### CHAPTER 28, SIGN REGULATIONS

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

#### Sec.28.96 Sign Regulations

##### Subsections

- 28.96.10 Purpose of Section
- 28.96.20 Applicability
- 28.96.30 ~~Sign~~ Permit Requirements
- 28.96.32 Master Sign Plan
- 28.96.34 Signs and Sign Changes Allowed without a Sign Permit
- 28.96.40 Prohibited Signs
- 28.96.50 General Requirements for All Signs
- 28.96.60 Zoning District Sign Standards
- 28.96.70 Standards for Specific Types of Signs
- 28.96.80 Exceptions to Sign Standards
- 28.96.90 Nonconforming Signs
- 28.96.100 Violations and Abatement
- 28.96.110 Appeal
- 28.96.120 Judicial Review
- 28.96.130 Definitions

##### 28.96.10 - Purpose of Section – No Changes

##### 28.96.20 - Applicability – No Changes

##### 28.96.30 - Sign Permit Requirements

No sign shall be installed, constructed, or altered unless it is first approved in compliance with this Section, or allowed without Sign Permit approval by ~~Subsection F~~ as described below:

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

- B. Review and approval.** The ~~Zoning Administrator~~ **Director of Resource Management** shall review all Sign Permit applications and approve only those that comply with the findings required in Subsection D. The ~~Zoning Administrator~~ **Director of Resource Management** may require conditions of approval as are reasonably necessary to achieve the purposes of this Section.
- C. Findings for approval.** The approval of a Sign Permit ~~or Master Sign Plan~~ shall require that the ~~Zoning Administrator~~ **Director of Resource Management** first make all the following findings:
1. The proposed signs do not exceed the standards of Sections 28.96.060 (Zoning District Sign Standards) and 28.96.070 (Standards for Specific Types of Signs), and are of the minimum size and height necessary to enable motorists and pedestrians to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site;
  2. The size, location, and design of the signs are visually complementary and compatible with the size and architectural style of the primary structures on the site, any prominent natural features of the site, and structures and prominent natural features on adjacent properties on the same street in the immediate vicinity; and
  3. The proposed signs are in substantial conformance with the sign design criteria provided in Section 28.96.050 D and E.
- D. Time limit for action.** A Sign Permit ~~or a Master Sign Plan~~ shall be approved or disapproved by the Zoning Administrator within 30 days of the application being accepted as complete.

### **28.96.32 – Master Sign Plan**

- A. When required.** The ~~Zoning Administrator~~ **Director of Resource Management** has the authority to approve or disapprove a Master Sign Plan. A Master Sign Plan is required prior to the issuance of any Sign Permit for:
1. A new nonresidential project with four or more tenants; and
  2. Major rehabilitation work on an existing nonresidential project with four or more tenants, that involves exterior remodeling, and/or application requests to modify 50percent or more of the existing signs on the site within a 12-month period. For the purposes of this Section, major rehabilitation means adding more than 50 percent to the gross floor area of the building/buildings, or exterior redesign of more than50 percent of the length of any facade within the project.
  3. All signs installed or replaced within the nonresidential project shall comply with the approved Master Sign Plan.
- B. Content of plan.** A Master Sign Plan shall provide standards for the uniform style, construction, size, and placement of signs within the proposed nonresidential project.

- C. Additional Signage.** The Director of Resource Management, in approving a Master Sign Plan, may permit an increase in the number of signs and the total allowable sign area when, in the judgment of the Director, the total number of tenants or the configuration of the site and buildings warrant an increase in signage. The maximum allowable increase is limited to double the allowable maximum number of signs and allowable sign area.
- D. Findings for approval.** The approval of a ~~Sign Permit~~ or Master Sign Plan shall require that the ~~Zoning Administrator~~ **Director of Resource Management** first make all the following findings:
1. The proposed signs do not exceed the standards of Sections 28.96.060 (Zoning District Sign Standards) and 28.96.070 (Standards for Specific Types of Signs), and are of the minimum size and height necessary to enable motorists and pedestrians to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site;
  2. The size, location, and design of the signs are visually complementary and compatible with the size and architectural style of the primary structures on the site, any prominent natural features of the site, and structures and prominent natural features on adjacent properties on the same street in the immediate vicinity; and
  3. The proposed signs are in substantial conformance with the sign design criteria provided in Section 28.96.050 D and E.
- E. Time limit for action.** A ~~Sign Permit~~ or a Master Sign Plan shall be approved or disapproved by the ~~Zoning Administrator~~ **Director of Resource Management** within 30 days of the application being accepted as complete.

### **28.96.34 - Signs and sign changes allowed without a Sign Permit.**

The following are allowed without a Sign Permit, provided that they comply with Section 28.96.050 (General Requirements for All Signs), and any required Building Permit is obtained.

#### **A. Nonstructural modifications, and maintenance.**

1. Modifications to sign copy on conforming signs, or changes to the face or copy of conforming changeable copy signs;
2. The normal maintenance of conforming signs, except as set forth in 28.96.050 F.

#### **B. Temporary signs.** Temporary signs that are allowed without a Sign Permit by Section 28.96.70 D.

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

**D. Official flags.** Flags of national, State, or local governments, or nationally recognized religious, fraternal, or public service agencies, provided that the length of the flag shall not exceed one-fourth the height of the flag pole. The maximum allowed height of a flag pole in a residential zoning district shall be 12 feet; the maximum height of a flag pole in a non-residential zoning district shall be 30 feet.

**E. Public directional signs and notices.** Signs showing the location of public facilities such as public telephones, restrooms, and underground utilities, and no trespassing signs.

**F. Service station price signs.** Service station price signs required by State law.

**G. Street addresses.** Street address numbers not exceeding an aggregate area of two square feet.

**H. Time and Temperature displays.**

**I. Existing off-premise signs.**

**28.96.40 - Prohibited Signs – No Changes**

**28.96.50 - General Requirements for All Signs – No Changes**

**Section 28.96.60 – Zoning District Sign Standards**

All signs shall comply with the following sign standards for the applicable zoning district, except as otherwise provided by Section 28.96.030 F (Exempt signs) or Section 28.96.070 (Standards for Specific Types of Signs).

<b>Agricultural District Sign Regulations</b>					
	<b>Allowed Sign Types (1)</b>	<b>Maximum Number (2)</b>	<b>Maximum Sign Area (3)</b>	<b>Maximum Sign Height</b>	<b>Type of Lighting Allowed</b>
<b>Zoning District</b>					
<b>A A-L A-SV-20</b>	<b>Awning</b>	3	60 sf		Indirect
	Freestanding			6 ft for freestanding;	
	<b>Projecting</b>			as provided by 28.96.070.C for projecting.	
	Wall			Eave height for wall-mounted.	

- (1) Any of the sign types allowed in the applicable zoning district may be installed, provided that they do not exceed the maximum number, total combined area, height, or type of lighting allowed.
- (2) The maximum total number of signs that may be installed on the site.
- (3) The maximum total combined area of all signs that may be allowed on the site.

<b>Residential District Sign Regulations</b>					
	<b>Allowed Sign Types (1)</b>	<b>Maximum Number (2)</b>	<b>Maximum Sign Area (3)</b>	<b>Maximum Sign Height</b>	<b>Type of Lighting Allowed</b>
<b>Zoning District</b>					
<b>R-R</b>	Freestanding	3	60 sf	6 ft freestanding	Indirect
	Wall			eave height for wall-mounted.	
<b>R-TC</b>	Wall	1	2 sf	Eave height	None
<b>R-TC-MU</b>	Awning,	3	200 sf		Indirect
	Freestanding			6 ft freestanding;	
	Projecting			as provided by 28.96.070.C for projecting.	
	Wall			eave height for wall-mounted;	
	Window				

- (1) Any of the sign types allowed in the applicable zoning district may be installed, provided that they do not exceed the maximum number, total combined area, height, or type of lighting allowed.
- (2) The maximum total number of signs that may be installed on the site.
- (3) The maximum total combined area of all signs that may be allowed on the site.

<b>Commercial and Industrial District Sign Regulations</b>					
	<b>Allowed Sign Types (1)</b>	<b>Maximum Number (2)</b>	<b>Maximum Sign Area (3)</b>	<b>Maximum Sign Height</b>	<b>Type of Lighting Allowed</b>
<b>Zoning District</b>					
C-H C-N C-S M-L M-G	Awning,	3	200 sf		Indirect
	Freestanding			6 ft freestanding;	
	Projecting			as provided by 28.96.070.C for projecting.	
	Wall			eave height for wall-mounted;	
	Window				
C-R	Freestanding	3	60 sf	6 ft freestanding;	Indirect
	Wall			eave height for wall-mounted;	
M-L M-G	Wall	2	200 sf	Eave height	Indirect

- (1) Any of the sign types allowed in the applicable zoning district may be installed, provided that they do not exceed the maximum number, total combined area, height, or type of lighting allowed.
- (2) The maximum total number of signs that may be installed on the site.
- (3) The maximum total combined area of all signs that may be allowed on the site.



<b>Resource Conservation and Special District Sign Regulations</b>					
	<b>Allowed Sign Types (1)</b>	<b>Maximum Number (2)</b>	<b>Maximum Sign Area (3)</b>	<b>Maximum Sign Height</b>	<b>Type of Lighting Allowed</b>
<b>Zoning District</b>					
W MP	Freestanding,	1	15 sf	6 ft freestanding;	Indirect
	Wall			eave height for wall-mounted.	
P	Freestanding,	3	60 sf	6 ft freestanding;	Indirect
	Wall			eave height for wall-mounted;	

- (1) Any of the sign types allowed in the applicable zoning district may be installed, provided that they do not exceed the maximum number, total combined area, height, or type of lighting allowed.
- (2) The maximum total number of signs that may be installed on the site.
- (3) The maximum total combined area of all signs that may be allowed on the site.

**28.96.70 - Standards for Specific Types of Signs – No Changes**

**28.96.80 - Exceptions to Sign Area Standards**

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

- A. The position or setback of the existing building where the sign is proposed; or
- B. The exceptional size of the structures, uses, or site.

**28.96.90 - Nonconforming Signs – No Changes**

**28.96.100 - Violations and Abatement**

- A. **Public nuisance declared.** The Board of Supervisors may declare a sign a public nuisance and require its correction or removal if:
  - 1. The sign is significantly damaged either in support structure or sign face, as determined by the Building Official;
  - 2. The sign is illegible either through fading, rusting, or erosion of the sign face or through faulty or missing illumination;
  - 3. The sign is unsafe for vehicles or pedestrians;
  - 4. The sign is otherwise erected or maintained contrary to the provisions of this Section.
- B. **Removal of abandoned sign.** A sign shall be removed by the owner or lessee of the premises upon which the sign is located when the business that it advertises is no longer conducted on the premises. If the owner or lessee fails to remove the sign, the ~~Zoning Administrator~~ **Director of Resource Management** shall give the owner 30 days written notice to remove it. Upon failure to comply with the notice, the ~~Zoning Administrator~~ **Director of Resource Management** may have the sign removed at the owner's expense.

**28.96.110 – Appeal – No Changes**

**28.96.120 - Judicial Review – No Changes**

**28.96.130 – Definitions – No Changes**

## EXHIBIT 21

### CHAPTER 28, ADMINISTRATIVE PERMIT

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

#### Sec.28.101 Administrative Permit

- A. **Purpose.** For some uses allowed by right within a zoning district, this Chapter requires issuance of an administrative permit prior to development or operation of the use on an ownership. The purpose of an administrative permit is to provide for a mechanism for verifying that all standards and requirements for the use, as described in this Chapter or elsewhere in the Code, are met prior to commencement of the use and can continue to be met during operation of the use.
- B. **Application.** Applications for an administrative permit shall be made by the owner or the owner's agent in writing on a form prescribed by the **Director of Resource Management** ~~Zoning Administrator~~, and shall include all information necessary to support issuance of the permit. Such application shall not be accepted unless accompanied by a fee or fees as may be set by the Board of Supervisors pursuant to section 11-111 of this code.
- C. **Action.** The Director of Resource Management shall administratively approve an application for an administrative permit if all standards and requirements specified in this Chapter and elsewhere in the Code are satisfied. Action on an administrative permit is ministerial and shall be taken without notice or public hearing.
- D. **Revocation.**
1. In any case where the requirements of an administrative permit have not been complied with, or where the use has been abandoned, the Zoning Administrator may revoke the permit after first conducting a public hearing.
  2. The permittee shall be given notice of intention to revoke the permit at least fifteen days prior to the Zoning Administrator's hearing. Formal rules of evidence shall not apply to revocation proceedings, and witnesses need not be sworn, but the permittee shall be given an opportunity to respond to any evidence or testimony presented at the hearing. After conclusion of the review, the Zoning Administrator may revoke the administrative permit based on a finding that the conditions of the permit have not been complied with or that the use has been abandoned.
- E. **Appeal.** Appeal from the action of the **Director of Resource Management**, Zoning Administrator or Planning Commission may be made according to the provisions of Section 28-112.

## EXHIBIT 22

### CHAPTER 28, PLAN REVIEW

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

#### Sec.28.105 Plan Review

- A. Purpose.** The purpose of plan review is to review proposed land development activities and determine if a proposed use of lands, buildings or structures conforms to the requirements of this Chapter of the County Code.
- B. Submittal Requirements.** All applications for Plan Review shall be submitted by the owner or the owner's agent to the Resource Management Department on forms approved by the Director of Resource Management and the Director shall establish written application instructions describing the type and size of drawings and other materials required for submittal.
- C. Plan Review Process.** Applications for plan review shall be filed with the Department of resource Management. The Director of Resource Management shall determine whether or not an application is complete within thirty days of filing. Completed applications will be acted on by the Director of Resource Management within 7 days of a determination that an application is complete. The plan review process is ministerial and not subject to noticing or hearing requirements.
- D. Permit Elevation.** Whenever a Plan Review permit is required by this Chapter, the Director of Resource Management shall have the discretion to require instead, a minor use permit to be filed, in cases where:
1. the Director concludes that a proposed development may not comply with the requirements of this Chapter without imposing conditions of approval requiring modifications to the proposed development or,
  2. the Director determines that a public hearing is warranted in light of significant controversy within the surrounding community.
- D. Occupancy.** No structure which has received Plan Review approval shall be occupied or used in any manner or receive a certificate of occupancy until the Resource Management Department has inspected and determined that the structure(s) and site development comply with the plan review approval.
- E. Fees.** Fees for plan review shall be established by the Board of supervisors pursuant to Section 11-110.4 of the County Code.
- F. Appeal.** The Director of Resource Management's decision may be appealed according to the provisions of Section 28-112 of this code.

## EXHIBIT 23

### CHAPTER 28, USE PERMIT

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

#### 28.106 Use Permit

- A. **Purpose.** The purpose of the use permit is to provide for public review of certain land uses that may be compatible with other allowed and permitted land uses within a zoning district, but due to their type or intensity, require consideration of location, site design, adjacent land uses, availability of public infrastructure and services, and environmental impacts. A use permit may be approved either for a temporary, fixed period or for an indefinite period. ~~subject to periodic renewal.~~ Action on a use permit is discretionary.
- B. **Compliance with building codes or other ordinances.** Approval of a use permit does not exempt the applicant from complying with requirements of building codes adopted pursuant to other provisions of this code or other ordinances.
- C. **Application.** Applications for use permits shall be made in writing on a form prescribed by the **Director of Resource Management** ~~Zoning Administrator~~, and shall be accompanied by floor plans, site plans, operating plans and data necessary to show that requirements set forth in subsection (H) and Article III of this Chapter are fulfilled. Such application shall not be accepted as complete unless accompanied by a fee or fees as may be set by the Board of Supervisors pursuant to Section 11-111 of this code. No part of such fee shall be refundable.

Once a complete application is submitted, additional information and processing fees may be required in order to conduct environmental review of the proposal. When additional information or processing fees are required and not provided by the applicant within sixty days of such a request, the Director of Resource Management may determine that the application has been abandoned and shall promptly notify the applicant of such determination.

- D. **Public hearing.** A public hearing on any use permit application shall be held by the Zoning Administrator or Planning Commission, who shall maintain a public record of all hearings. Applications for minor use permits, extensions of time to exercise a previously approved use permits, amendments to use permits, and projects that are categorically exempt from the California Environmental Quality Act (CEQA) shall be heard by the Zoning Administrator, who may administratively refer any such application to the Planning Commission for hearing. All other applications shall be heard by the Planning Commission.
- E. **Public notice.** Notice of the hearing shall be given pursuant to Section 28-14 of this Chapter.
- F. **Minor use permits.** Uses which are eligible for a minor use permits are designated in the Table of Allowable Uses contained within each zoning district in Article II of this Chapter.

All references to use permits in this Article include minor use permits, unless different rules or procedures are described for minor use permits.

**G. Action**

1. The Zoning Administrator or Planning Commission may approve a use permit for an ownership if it finds that the requirements set forth in this Chapter and in subsections (H) of this Section and Article III of this Chapter are fulfilled.
2. When approving a use permit, the Zoning Administrator or Planning Commission may impose conditions in addition to the general conditions enumerated in subsections (H) of this Section, together with guarantees that such conditions will be complied with, when such additional conditions are in the public interest.
3. If a project is revised during the hearing, then the Zoning Administrator of the Planning Commission may require that a revised development plan be submitted which reflects all of the changes approved at the hearing.
4. Unless the use permit application is withdrawn, action to approve, conditionally approve, or deny the use permit shall be taken by the Zoning Administrator or Planning Commission within the time limits specified in the Permit Streamlining Act; except that the applicant and Zoning Administrator or Planning Commission may mutually agree to extend such period.
5. Any action taken by the Zoning Administrator or the Planning Commission on a use permit application shall not become effective until the time for filing an appeal has expired or, if an appeal has been filed, the appeal has been decided or withdrawn.

**H. Required Findings.** A use permit shall not be approved unless the Zoning Administrator or Planning Commission first makes all of the following general findings:

1. That the establishment, maintenance or operation of a use or building applied for are in conformity to the general plan for the County with regard to traffic circulation, population densities, and distribution, and other aspects of the general plan considered by the zoning administrator or planning commission to be pertinent.
2. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
3. That applicant exhibits proof that such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County; provided, that if any proposed building or use is necessary for the public health, safety or general welfare, that finding shall be to that effect.

**I. Revision or Amendment.** Once a use permit becomes effective, the land use subject to the permit may be developed and operated only in substantial conformance with the terms and conditions of the approved permit. Any development or operation on the ownership that would not be in substantial conformance with the terms and conditions of the use permit shall not be initiated or undertaken until a revision or amendment to the permit has been approved. When an owner proposes changes to a use permit, the Director shall determine whether the proposed change shall be process either as a minor revision or an amendment to the use permit. The Director's determination shall be final and not subject to appeal.

- a. **Interpretation of Conditions.** If an owner believes that a condition in an approved use permit is unclear, the Director shall determine the intent of the Zoning Administrator or Planning Commission in imposing the condition and provide a written clarification to the permittee.
- b. **Minor revision.** Minor revisions not constituting significant change in the use, not requiring a substantial alteration in the use permit or any element thereof, may be reviewed and approved by the Zoning Administrator. Each application for a minor revision shall be accompanied by a fee as may be set by the Board of Supervisors, pursuant to Section 11-111 of this Code. No part of said fee or fees shall be refundable.
- c. **Amendment.** Significant changes in the use or the size or intensity of the use, requiring a substantial alterations of the use permit, shall be in the same manner as a new use permit, in compliance with this Section. Amendments shall be heard by either the Zoning Administrator or Planning Commission, whichever first heard the original use permit. Each application for an amendment shall be accompanied by a fee as may be set by the Board of Supervisors, pursuant to Section 11-111 of this Code. No part of said fee or fees shall be refundable.
- d. The approval of a minor revision or amendment to a use permit shall supersede the previously approved permit.

**J. Revocation.**

1. In any case where the conditions of a use permit have not been or are not substantially complied with, or where the use has been abandoned, the Zoning Administrator may initiate permit revocation proceedings.
2. Notice of intention to revoke the use permit shall give to the owner at least fifteen days prior to the Planning Commission's revocation hearing. Formal rules of evidence shall not apply to revocation proceedings, and witnesses need not be sworn, but the owner shall be given an opportunity to respond to any evidence or testimony presented by the Zoning Administrator or the public. After conclusion of the review, the Planning Commission may revoke the permit or may modify the permit by imposing new or modified conditions to address the previous noncompliance.

**K. Expiration.**

1. In any case where a use permit has not been exercised within one year after the date of approval thereof, or any other period for exercise as stated in a condition of the permit, the use permit shall expire and thereafter be null and void without further action by the Zoning Administrator or Planning Commission; except that, upon written request by the owner, the Zoning Administrator may authorize an extension of time to exercise the permit, not to exceed one year. Only one such extension may be granted.
2. Once exercised, a use permits approved for a temporary, fixed period of time shall expire on the date specified in the permit and shall thereafter be null and void, but any such permit may be revised pursuant to subsection 28.106.2C to modify its expiration date if an application to do so is filed at least 30 days prior to the expiration date.
3. A use permits approved for an indefinite period does not expire once exercised, but shall be revoked by the Planning Commission if abandoned or not timely renewed.

**L. Reapplication.** Whenever a use permit application has been denied for a specific use, no new application covering all or a portion of the property involved in the original application, shall be accepted by the Department of Resource Management for a period of six months from the effective date of the final denial of the original application; provided that, upon a showing of a substantial change of circumstances, the Director may permit the filing of such new application prior to the expiration of such six-month period.

**M. Appeal.** Appeal from the action of the Zoning Administrator or Planning Commission may be made according to the provisions of Section 28-112.

**N. Renewal.** A use permit approved for a fixed term of ten years or more, or for an indefinite period, shall be subject to periodic renewal every five years, or such other period of time as may be set by the Zoning Administrator or Planning Commission in approving a use permit. The Zoning Administrator shall administratively approve a use permit renewal if:

1. the owner has requested renewal,
2. the owner has paid a renewal fee as may be set by the Board of Supervisors pursuant to Section 11-111 of this Code, and
3. the use is being conducted in full compliance with all conditions of the use permit. If the Zoning Administrator is unable to approve a renewal, the use permit shall be set for revocation.

Every use permit approved prior to October 28, 2010, and still in effect as of that date shall be subject to the renewal period and procedure described in this subsection unless a different renewal period or procedure is specifically described in the conditions of the permit.