

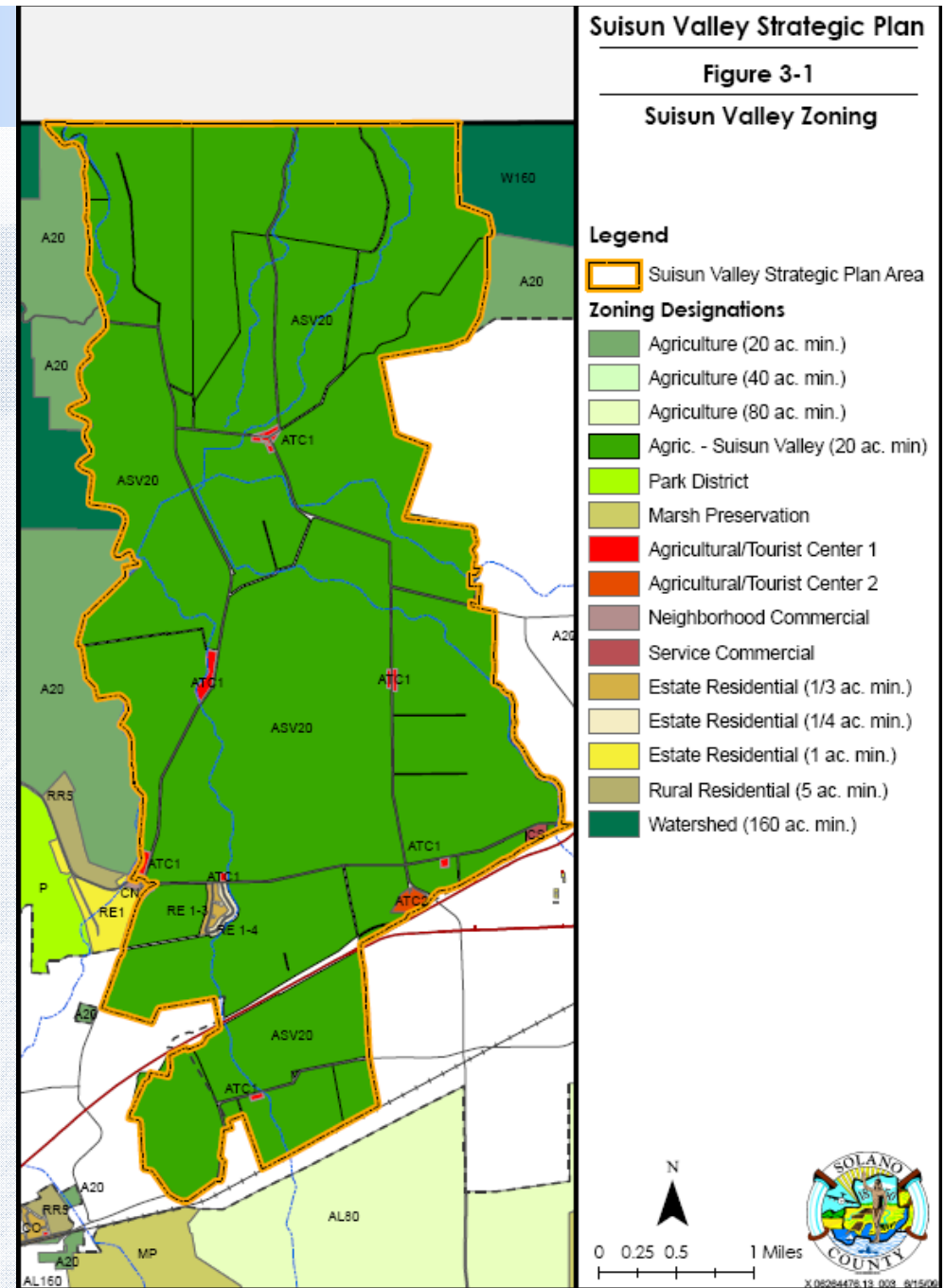
# Zoning and Development Standards



*Planning for a Sustainable Solano County*

# Zoning

- Agriculture – Suisun Valley
  - ▢ 20-acre minimum
  - ▢ Additional uses
- Agric./Tourist Center
  - ▢ Two types
  - ▢ Agricultural supporting commercial
- Estate Residential
  - ▢ Existing Willotta Oaks (no change)
- Neighborhood Commercial
  - ▢ Existing center on Rockville (no change)





# Zoning

## Agricultural District





# Zoning: Changes

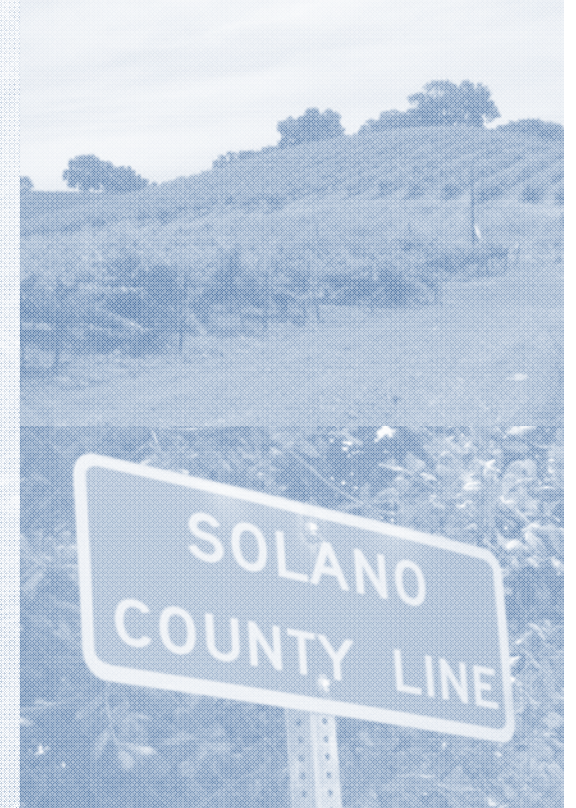
- Existing A-20 and A-40 in Suisun Valley would become A-SV-20
  - ▣ All agricultural areas in Suisun Valley would have a 20-acre minimum lot size
  - ▣ New uses based on 2008 General Plan, including :
    - Bakeries, galleries, restaurants, and B&Bs alongside agricultural use (with admin review)
    - Resorts (subject to use permit)
    - Farm service uses (with admin review)
    - Special events and education uses (with admin review)(refer to table for additional detail)
  - ▣ New buildings subject to Design Guidelines





# Zoning

## Agricultural/Tourist Centers





# Zoning: ATC-1, ATC-2

- Two districts:
  - ▢ ATC-1 for most centers
  - ▢ ATC-2 for centers with regional uses (North Connector)
- New buildings subject to Design Guidelines
- ATC-1 permitted uses:
  - ▢ Retail stores, galleries, restaurants and services oriented to agricultural tourism
  - ▢ Bed and breakfast and hotel uses
  - ▢ Agricultural uses
  
  - ▢ Residential uses (ATC-1 only)





# Zoning: ATC-1, ATC-2

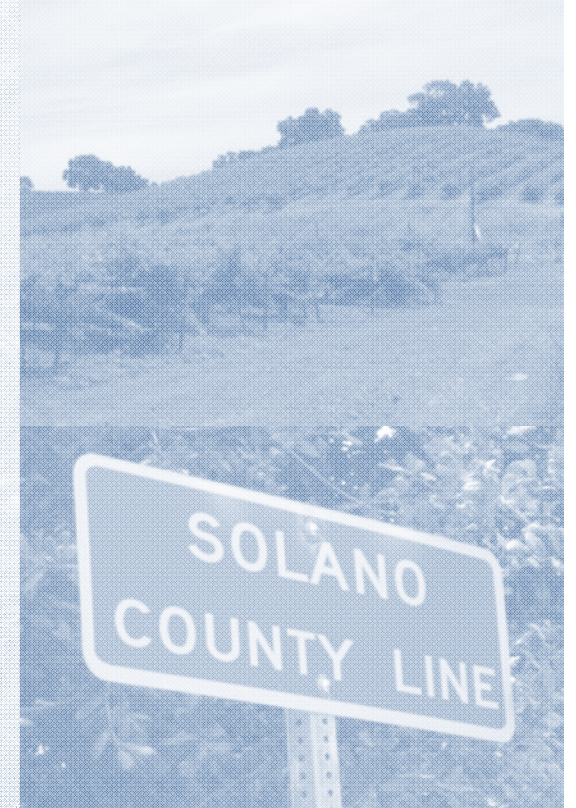
- ATC-2 permitted uses:
  - ❑ Retail stores, galleries, restaurants and services oriented to agricultural tourism
  - ❑ Bed and breakfast and hotel uses
  - ❑ Agricultural uses
  - ❑ Service stations (ATC-2 only)
  - ❑ Agricultural trucking and farm equipment sales (ATC-2 only)





## Zoning: ATC-1, ATC-2

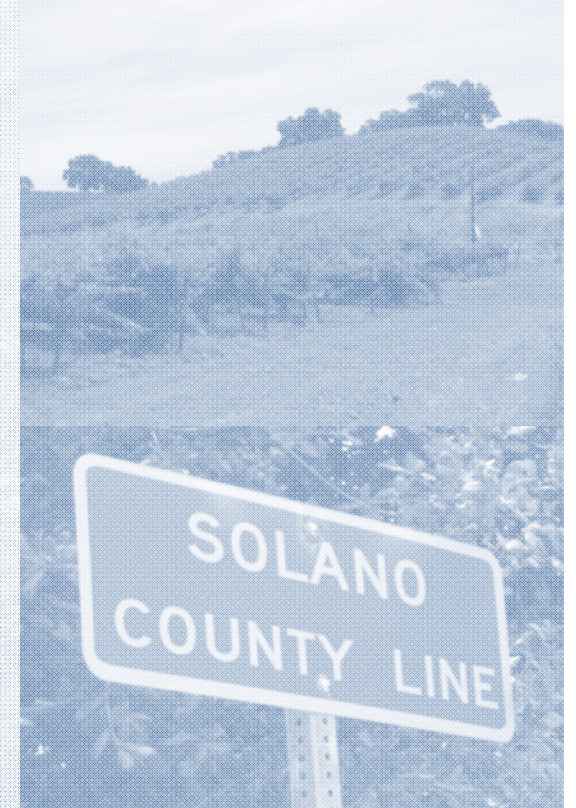
- Total area proposed for ATC is 75 acres
- Approximately 57 acres proposed across 8 centers
  - ▢ ATC-1 – 42 acres
  - ▢ ATC-2 – 15 acres
- Remaining 18 acres would be held in reserve
- Additional acreage:
  - ▢ Designated on a first-come-first-served basis?
  - ▢ Must be contiguous with an existing center?
  - ▢ Same zoning as existing center?
  - ▢ Flexibility for significant projects?





# Zoning

## Wineries





## Zoning: Wineries

- Currently: small wineries produce <20,000 gallons per year, and large wineries produce >20,000 gallons per year
- Proposed: Three size categories for wineries; small, medium, large





# Zoning: Wineries

- Small
  - ❑ 20,000 gallons or less produced annually
  - ❑ Greater than 25% by same owner, “By-right”
  - ❑ Less than 25% by same owner, use permit
  - ❑ Temporary use permit required for special events





# Zoning: Wineries

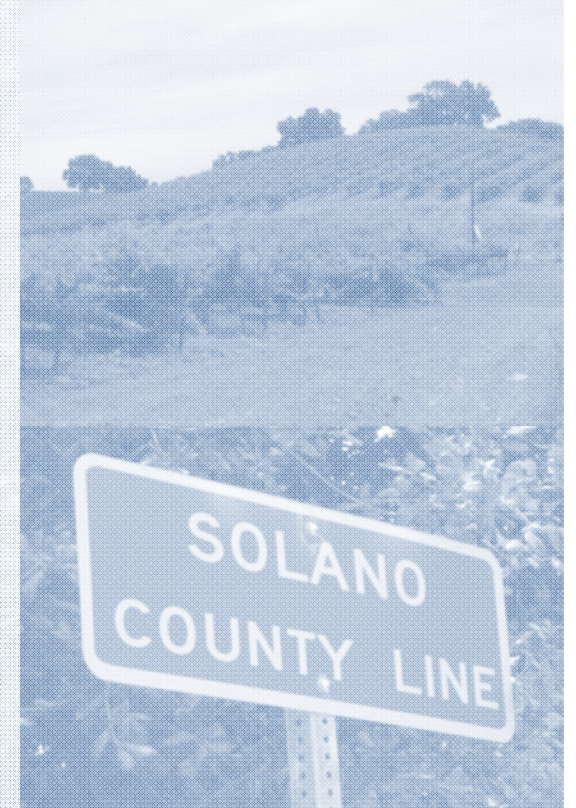
- Medium
  - ❑ 20,000 to 99,999 gallons produced annually
  - ❑ Zoning Administrator use permit required
  - ❑ Six events with <150 guests per year





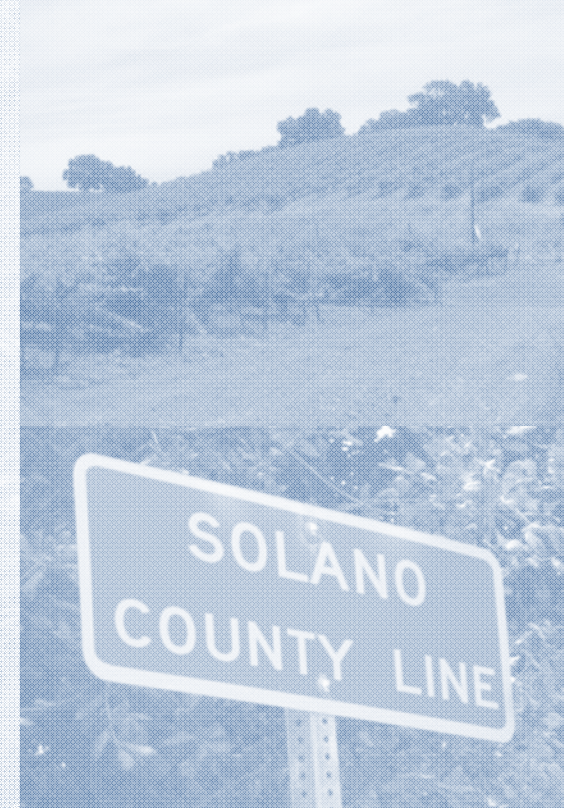
# Zoning: Wineries

- Large
  - ▣ Over 100,000 gallons produced annually
  - ▣ Use permit required
  - ▣ Event program determined by use permit





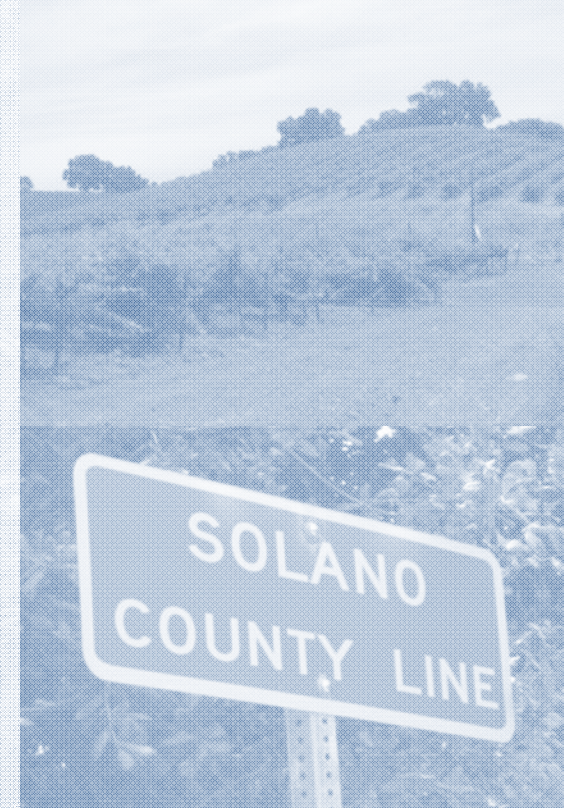
## Roadside Stands





# Zoning: Roadside Stands

- Roadside Stands
  - ❑ Operated by property owner, subject to size, setback, and access standards
  - ❑ 25% of produce grown on-site or on owner's property within Solano County
    - Less than 25% not allowed in A-SV-20
    - Less than 25% can be in ATC
  - ❑ Balance could be other agricultural products
  - ❑ Limited area for prepared foods (50 sf)
  - ❑ Under 1,000 sf allowed by right
  - ❑ 1,001 to 2,500 sf needs admin permit
  - ❑ Over 2,500 sf needs use permit





# Zoning

Parking





## Zoning: Parking

- Per current code, on-street parking not credited to meet requirements
- Create parking district to allow off-site parking to be credited towards parking requirements
  - Shared parking
  - Off-street parking encouraged behind buildings per Design Guidelines
- Allow off-street graded/gravel parking rather than paved
- Allow temporary parking in fields for events

