SOLANO COUNTY

DEPARTMENT OF
RESOURCE MANAGEMENT
Planning Services Division

WA
FAQ

Waiver – Frequently Asked Questions

What is a Waiver?

A Waiver may be granted for any of the residential development standards contained in subsections 28.72.10(A)(1) and 28.72.10(B)(1) of the Solano County Zoning Regulations. Waivers may be granted if the proposed dwelling is compatible with the surrounding neighborhood in accord with the architectural standards set forth in Section 28.91 of the Zoning Regulations. A Waiver may not be granted to allow use of land or buildings not permitted in the zoning district in which the subject property is located. Approval of a Waiver is subject to a noticed Public Hearing by the Zoning Administrator. Waiver requests are limited to the following:

- Exterior siding material not commonly found on conventionally built residential structures.
- Roof eave or gable overhang less than 12 inches.
- Roofing material not commonly found on conventionally built residential structures.
- Roof pitch less than three inches vertical to twelve inches horizontal.
- Finished first floor of a dwelling more than 30 inches from the exterior finished grade.
- Primary dwelling having a minimum gross floor area less than 1,000 square feet.
- Primary dwelling with less than the required two car garage.
- Reasonable Accommodation Waiver (Section 28.108(B))

What is the process?

Pre-Application Consultation. Potential applicants are encouraged to discuss the development proposal with Planning staff prior to filing. More complex projects may warrant filing a pre-application request to identify key issues early on, prior to filing a formal entitlement application.

Step 1 – Completeness. Staff will perform an initial review of your project once a completed Land Use application is filed with the Planning Services Division. Refer to the Waiver Submittal Requirements Checklist for a comprehensive range of information and documents necessary to file a complete application. Within 30 days of filing you will be notified if your application is deemed complete or whether additional information is necessary for evaluation and processing. If an application is deemed incomplete, you will receive a letter detailing the additional information necessary to continue processing.

Step 2 – Public Hearing. The Zoning Administrator acts as the hearing authority for a Waiver**.** Public notice will be mailed out 10-days in advance of the hearing to all property owners contiguous to that of the subject site and be invited to comment. The applicant or representative should be present at the hearing. If unable to attend, a continuance may be requested. During the hearing, all interested persons will have the opportunity to speak in favor or in opposition to the granting of waiver approval.

How long does the process take?

The application review process typically takes one to two months.

What are the factors that the Zoning Administrator considers for approval?

The Zoning Administrator considers compatibility of the proposal with the surrounding neighborhood as well as the architectural standards set forth in Section 28.91 of the Zoning Regulations.

My application is approved. What next?

Once the Zoning Administrator acts on a Waiver, there is a ten (10) day appeal period where any person or party aggrieved or affected by the decision may file an appeal to the Planning Commission. During this period, no permits can be issued related to the Waiver. Likewise, any decision by the Planning Commission may be appealed to the Board of Supervisors.

Granting of a Waiver does not include approval, application, or fees for other potential land development requirements, such as grading, building, encroachment, sewage disposal, or water supply. Development of the project may require a separate building permit. Please contact the Building and Safety Division at (707) 784-6765 to discuss building permit requirements.

How do I apply for a Waiver?

Reference the Planning Application Submittal Guide for specific details regarding contact information, office hours, and application filing.

This application packet includes:

- ☐ **Waiver - Submittal Requirements Checklist**
- ☐ **Land Use - Application**
- ☐ **Project Description**
- ☐ **Application Processing Agreement**