

28.43 Industrial - Agricultural Service (I-AS) District

Subsections

- 28.43 Industrial - Agricultural Service (I-AS) District
- 28.43.10 Purpose of the Industrial - Agricultural Service (I-AS) District
- 28.43.20 Industrial - Agricultural Service District Uses and Permit Requirements
- 28.43.30 Industrial - Agricultural Service District (I-AS) General Development Standards

28.43 Industrial - Agricultural Service (I-AS) District

This Section lists the uses of land that may be allowed within the Industrial - Agricultural Service (I-AS) zoning district. It also determines the type of land use approval required for each use, and provides general standards for site development.

28.43.10 Purpose of the Industrial - Agricultural Service (I-AS) District

The purpose of the Industrial - Agricultural Service (I-AS) District is to provide for the development of agricultural related industry in the agricultural regions of the county.

28.43.020 Industrial - Agricultural Service District Uses and Permit Requirements

E. Allowed Uses and Permit Requirements:

Table 28-43A identifies the land uses allowed by this Zoning Ordinance in the Industrial - Agricultural Service (I-AS) district and the land use permit required to establish each use. In addition to the land use permit required by Table 28-43A, special requirements may apply to certain uses.

F. Architectural Approval:

Architectural Approval may be required for certain uses in compliance with Section 28.102 (Architectural Approval) and in conformance with the *Design Guidelines for the Northeast Dixon Agricultural Service District*.

G. Building Permits:

A Building Permit may be required prior to any construction.

H. Land Use Regulations:

All uses in the Industrial - Agricultural Service (I-AS) District are subject to the land use standards in Article III of this Chapter. Where the last column in the table 28-43A (Table of Allowable Uses) includes a section number, e.g. 28.71.10, 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.

I. Site Development and Other Standards

All uses shall comply with the provisions of Section 28.43.30 and Article IV, Section 28-90 Site Development and Other Standards, which includes standards for parking, signs, and other project elements.

J. TABLE 28.43A TABLE OF ALLOWED USES

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, PUD = Planned Unit Development, UP= Use Permit, E=Exempt, - - - = Prohibited

ALLOWED USES*	Permitted Uses	Land Use Regulations
*See Definitions Section 28-10		
28.71 AGRICULTURAL USES		See Section 28.71
A. CROP PRODUCTION AND GRAZING		
Crop production	A	28.71.10A
Grazing	A	28.71.10A
B. AGRICULTURAL PROCESSING USES		
Agricultural processing	A	28.71.20(A) & (B)(1)
Aquaculture	A	28.71.20(A)
Nurseries	A	28.71.20(A) & (B)(2)
Winery	A	28.71.20(A) & (B)(3); 28.73.30(A)
C. ANIMAL FACILITIES AND OPERATIONS		
Confined animal facility	---	
Fowl and poultry ranch	---	
Pastured Poultry	---	
Hog Farm	---	
Slaughterhouse	A	28.71.30(A) & (B)(5)
Livestock Auction Yard	A	28.71.40(A) & (B)(6)
D. OTHER AGRICULTURAL OPERATIONS		28.71.40
Agricultural employee housing	---	
28.72 RESIDENTIAL USES		
A. DWELLINGS		
Primary Dwelling	---	
Secondary dwelling	---	
Second Kitchen	---	
B. TEMPORARY RESIDENTIAL USES		28.72.20
Security quarters for a construction site (commercial coach, manufactured home or recreational vehicle)	AP	28.72.20(A) & (B)(1)
Temporary Manufactured Home Storage	AP	28.72.20(A) & (B)(4)

SOLANO COUNTY CODE – CHAPTER 28 – ZONING REGULATIONS

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, PUD = Planned Unit Development, UP= Use Permit, E=Exempt, - - - = Prohibited

ALLOWED USES*	Permitted Uses	Land Use Regulations
*See Definitions Section 28-10		
C. AGRICULTURAL AND ANIMAL FACILITIES INCIDENTAL TO A RESIDENCE		28.72.30
None Allowed	- - -	
D. OTHER RESIDENTIAL USES		28.72.40
Cottage Industries		
<i>Type I</i>	- - -	
<i>Type II</i>	- - -	
Home occupations		
<i>Type I</i>	- - -	
<i>Type II</i>	- - -	

SOLANO COUNTY CODE – CHAPTER 28 – ZONING REGULATIONS

TABLE 28.43A TABLE OF ALLOWED USES

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, PUD = Planned Unit Development, UP= Use Permit, E=Exempt, - - - = Prohibited

ALLOWED USES*	Permitted Uses	Land Use Regulations
*See Definitions Section 28-10		
28.73 RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES		See Section 28.73
A. RECREATION USES		28.73.10
None Allowed	- - -	
B. EDUCATION USES		28.73.20
Agricultural education		
<i>Minor Facility</i>	A	28.73.20(A) & (B)(1)
<i>Major Facility</i>	AP	28.73.20(A) & (B)(1)
<i>See exemption for 4-H activities</i>		
C. PUBLIC ASSEMBLY USES		28.73.30
None Allowed	- -	
28.74 RETAIL AND OFFICE USES		See Section 28.74
A. RETAIL USES		28.74.10
Farm Equipment Sales	A	28.74.10(A) & (B)(4)
Farm/Ranch Supply Store	A	28.74.10(A) & (B)(5)
Agricultural Commercial Kitchen	A	28.76.10(A) & (B)(1)
Roadside Stand		
<i>1,000 square feet or less in size</i>	A	28.74.10(A) & (B)(8)
<i>Between 1,000 and 2,500 square feet</i>	AP	28.74.10(A) & (B)(8)
<i>Greater than 2,500 square feet in size</i>	MUP	28.74.10(A) & (B)(8)
<i>Non-agricultural product sales, less than 10%.</i>	A	28.74.10(A) & (B)(8)
<i>Non-agricultural product sales, between 10% and 25%</i>	AP	28.74.10(A) & (B)(8)
<i>Non-agricultural product sales, greater than 25%</i>	MUP	28.74.10(A) & (B)(8)
<i>Any of the above with a Certified Farmers Market</i>		
<i>Small Certified Farmers Market</i>	A	28.74.10(A) & (B)(8); 28.75.20(A) & (B)(2)
<i>Medium Certified Farmers Market</i>	AP	28.74.10(A) & (B)(8); 28.75.20(A) & (B)(2)
<i>Large Certified Farmers Market</i>	MUP	28.74.10(A) & (B)(8); 28.75.20(A) & (B)(2)
Commercial auctions and agricultural equipment sales	A	28.71.40(A)&(B)(2)
B. OFFICE USES		28.74.20
Agricultural Research Facilities		
<i>Small (less than 20,000 sq. ft.)</i>	A	28.74.20(A) & (B)(1)

SOLANO COUNTY CODE – CHAPTER 28 – ZONING REGULATIONS

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, PUD = Planned Unit Development, UP= Use Permit, E=Exempt, --- = Prohibited

ALLOWED USES*	Permitted Uses	Land Use Regulations
*See Definitions Section 28-10		
28.73 RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES		See Section 28.73
<i>Medium (between 20,000 and 40,000 sq. ft.)</i>	A	28.74.20(A) & (B)(1)
<i>Large (more than 40,000 sq. ft.)</i>	MUP	28.74.20(A) & (B)(1)
28.75 TOURIST USES		See Section 28.75
A. AGRITOURISM		28.75.10
Agricultural homestay	---	28.75.10(A) & (B)(1)
Agritourism Facility	MUP	28.75.10(A) & (B)(4)
B. TEMPORARY AGRITOURISM		28.75.20
Amusement and entertainment uses	---	
Certified Farmers Market		
<i>Small Certified Farmers Market</i>	A	28.75.20(A) & (B)(2)
<i>Medium Certified Farmers Market</i>	MUP	28.75.20(A) & (B)(2)
<i>Large Certified Farmers Market</i>	UP	28.75.20(A) & (B)(2)
Seasonal sales lot	AP	28.75.20(A) & (B)(3)
Temporary Agritourism Event	AP	28.75.20(A) & (B)(4)

SOLANO COUNTY CODE – CHAPTER 28 – ZONING REGULATIONS

Table 28.43A TABLE OF Allowed Uses

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, PUD = Planned Unit Development, UP= Use Permit, E=Exempt, - - - = Prohibited

ALLOWED USES*	Permitted Uses	Land Use Regulations
*See Definitions Section 28-10		
28.78 COMMUNICATION, INFRASTRUCTURE AND SERVICE USES		See Section 28.78
A. COMMUNICATION USES		28.78.10
Wireless communication facilities		
Co-locations	MUP	28.81
New towers	UP	28.81
B. INFRASTRUCTURE USES		28.78.20
Commercial wind turbine generators		
Non-commercial wind turbines	UP	28.80
<i>100 feet or less in height</i>	A	28.80
<i>Over 100 feet in height</i>	MUP	28.80
Pipelines, transmission and distribution lines in R.O.W.	A	28.78.20A and B10
Utility facilities or infrastructure, outside of R.O.W.	UP	28.78.20A and B11
C. SERVICE USES		28.78.30
Public Service Facility		
	UP	28.78.30A and B4
D. TEMPORARY CONSTRUCTION AND INFRASTRUCTURE		28.78.40
Meteorological Towers, 100 feet or less in height		
Meteorological Towers, greater than 100 feet in height	MUP	28.78.20A and B6
28.79 RESOURCE CONSERVATION USES		See Section 28.79
Mitigation Banks		
	- - -	

28.43.30 Industrial - Agricultural Service District (I-AS) General Development Standards

- B. General site and building standards.** Subdivisions, new land uses, main buildings, 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 28-43B.

--The remainder of this page is intentionally left blank --

Table 28.43B

Development Standards for Main Building, Accessory Dwelling	
I-AS District	
PRIMARY BUILDING	
Minimum Lot Size	<i>5 acres^d</i>
Setbacks	
Front	<i>30 feet, but at least 50 feet from the street centerline and unless otherwise indicated by building lines on the Zoning Maps.</i>
Sides (each)	<i>20 feet</i>
Rear	<i>25 feet</i>
Between structures	<i>10 feet</i>
Height limit	<i>35 feet, and as allowed by 28-93 Special regulations</i>
Height limit for agricultural processing uses	<i>50 feet, and as allowed by 28-93 Special regulations</i>

Notes:

- (1) Other setbacks may be required for specific uses listed in Table 28-43A, as provided elsewhere in this Chapter.
- (2) Other separation between structures may be required by County Building Code.
- (3) The actual number of parcels allowed is determined through the applicable subdivision process, based on specific site characteristics and potential environmental impacts, and there is no guarantee that the maximum possible number may be achieved.
- (4) The minimum parcel size may be reduced provided a community or public sewer system is established to serve the parcel. Parcel larger than 5 acres may be required, depending on service capacity of the parcel for water, drainage and sewers. A use permit is required to reduce the minimum parcel size to less than 5 acres, but a parcel may not be less than 1 acre.

