

5 Zoning Regulation Revisions

This chapter of the Suisun Valley Strategic Plan presents revisions to the County Zoning Regulations to ensure that future development fits the scale of the Suisun Valley's rural and agricultural context. These recommendations draw upon successful value-added agricultural zoning regulations from throughout California and the United States and recommendations of recent studies for Solano County prepared by the American Farmland Trust and UC Davis Agricultural Extension.

These revisions are based in part on the desired uses table identified in the County General Plan as Table LU-4, incorporating additional input from Suisun Valley stakeholders and the community at-large. These revised standards will allow farms and vineyards to process, store, bottle, can, package, and sell products produced both on-site and off-site.

This chapter presents a summary of recommended Zoning Regulation revisions. The full text of proposed revisions may be found in Appendix A.

DEFINITIONS

Definitions in the Zoning Regulations inform the reader of the County's intentions. The County proposes to modify some existing definitions and include definitions for new uses and terms.

Existing definitions are modified as follows:

Agricultural processing facilities are modified to include accessory uses, including retail sales and tours.

The **Winery** definition is modified to separate wineries into three categories

- Small wineries produce less than 20,000 gallons per year.
- Medium wineries produce between 20,000 and 50,000 gallons per year.
- Large wineries produce more than 50,000 gallons per year.

New definitions are included for the following terms and uses:

- Agriculture-related products
- Agritourism
- Bed and Breakfasts
- Hotels
- Local Products Store
- Nonagriculture-related products
- Marketing Event
- Resort
- Special Event
- Tasting Facility

ZONING MAP CHANGES

The zoning map would be amended to change all "A" districts (A-20, A-40, A-80, A-160) within the Suisun Valley to the new A-SV-20 district and change the selected neighborhood agricultural tourist center sites to either ATC or ATC-NC.



DISTRICTS

Three new zoning districts are added; Agriculture – Suisun Valley District (A-SV-20) and two Agricultural Tourist Center Districts (ATC and ATC-NC).

Agriculture – Suisun Valley District (A-SV)

The new A-SV district is based on the existing Agriculture (A) district, but allows for greater flexibility. Development standards in the A-SV District would be the same as those for A -- Exclusive Agriculture Districts as found in Section 28.21.040.

Requirements within this new zone district include the following:

- Up to six special events are “by right” at wineries
- Unlimited wine-related marketing events are allowed at wineries
- Uses allowed “by right” include roadside stands less than 1,000 square feet in size.
- Uses allowed “by right” incidental to the principal agricultural use on the property include:
 - Bakeries, cafés, and restaurants less than 1,000 square feet in size
 - Marketing events
 - Bed and breakfasts
 - Tasting facilities
 - Agritourism
- Uses allowed by administrative permit include roadside stands between 1,000 and 2,500 square feet in size.
- Uses allowed by administrative permit incidental to the principal agricultural use on the property include:
 - Art galleries

- Bakeries, cafés, and restaurants greater than 1,000 square feet in size
- Uses allowed by conditional use permit include:
 - Roadside stands greater than 2,500 square feet in size
 - Resorts
 - Special events

The Zoning Regulation revisions introduce on-site sourcing requirements for “by right” agricultural processing facilities and wineries.

Tasting facilities less than 1,000 square feet in size will be allowed “by right” for small wineries and up to 2,000 square feet for medium and large wineries.

Agriculture Tourist Center Districts (ATC, ATC-NC)

The ATC districts are separated into ATC and ATC – North Connector (NC). Development standards and allowable uses are similar for both districts. The differences between the two include:

- Uses allowed within the ATC district that are not allowed in the ATC-NC district include accessory buildings and uses, home occupations, rural residential enterprises, manufactured home storage, temporary single family dwellings, guest houses, and private stables.
- Uses allowed within the ATC-NC district that are not allowed within the ATC district include farm supplies and farm equipment sales, agricultural trucking services and facilities, custom farm services, and farm equipment fabrication and repair.

Other important considerations include:

- Uses allowed within the ATC districts are similar to those allowed in the A-SV district, but are not required to be



incidental to a primary agricultural use.

- No additional size or sourcing requirements are established for “by-right” wineries, bakeries, cafés, restaurants, and roadside stands.
- Dwelling units are allowed incidental to a primary business use on the same parcel.

