

ATTACHMENT 2

Zoning Text Amendment No. ZT17-0004

Revisions to Ordinance Code Chapters 84-54 and 84-58

ORDINANCE NO. 2017-17

COMMERCIAL SOLAR ENERGY GENERATION FACILITIES

The Contra Costa County Board of Supervisors ordains as follows (omitting the parenthetical footnotes from the official text of the enacted or amended provisions of the County Ordinance Code):

SECTION I. SUMMARY. This ordinance amends the County Ordinance Code to allow the establishment of commercial solar energy generation facilities in the general commercial (C), light industrial (L-I), and heavy industrial (H-I) districts.

SECTION II. Section 84-54.404 of the County Ordinance Code is amended to read:

84-54.404 Uses—Requiring land use permit. The following uses may be allowed in a C district on the issuance of a land use permit:

- (1) Transit-mix plants;
- (2) Motels;
- (3) Hotels;
- (4) Structures having three or more residential apartment units. Minimum off-street parking requirements for apartment units shall be as required in Section 84-24.1202;
- (5) Nonaccessory signs;
- (6) Accessory signs having more than eighty square feet in area, or more than twenty-five feet in height, or that are rotating, flashing, or animated;
- (7) Solar energy generation facilities established for the purpose of generating electricity for sale to a public or private utility or an off-site consumer;
- (8) If a road, having a right-of-way width of fifty-five feet or less, forms the common boundary between a district of this classification and a district of any residential classification, no access to property in the district of this classification adjacent to the common boundary is permitted to or from the road until a land use permit is obtained. The permit shall be determined by the effects of traffic upon the road occasioned by use within the district, the characteristics of the adjacent areas, traffic problems, pedestrian traffic, and other considerations found pertinent to the particular area concerned. (Ords. 2017-17 § 2, 67-39 § 3, 1967: Ord. 67-27 § 1, 1697: Ords. 2011, 1984, 1781, 1569: prior code § 8161(b): Ords. 1046, 382).

SECTION III. Section 84-58.404 of the County Ordinance Code is amended to read:

84-58.404 Uses—Requiring land use permit. The following uses may be allowed in an L-I district on the issuance of a land use permit:

- (1) All of the uses permitted in the following districts: single-family residential districts, multiple family residential districts, retail business districts, neighborhood business districts, general commercial districts, agricultural districts, and forestry recreation districts.
- (2) Solar energy generation facilities established for the purpose of generating electricity for sale to a public or private utility or an off-site consumer. (Ords. 2017-17 § 3, 67-39 § 4, 1967: prior code § 8163(a): Ords. 1046, 1006, 382).

SECTION IV. EFFECTIVE DATE. This ordinance becomes effective 30 days after passage, and within 15 days after passage shall be published once with the names of supervisors voting for or against it in the Contra Costa Times, a newspaper published in this County.

PASSED on _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: DAVID J. TWA,
 Clerk of the Board of Supervisors
 and County Administrator

Board Chair

By: _____
 Deputy

[SEAL]

KCK:

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