

Article 8. Industrial Zoning Districts

Sections:

- Sec. 801 - Purpose and Objectives**
- Sec. 802 - District Designations**
- Sec. 803 - Land Use Regulations**
- Sec. 804 - Development Standards for Industrial Zoning Districts**
- Sec. 805 - Additional Standards and Regulations**

Sec. 801. Purpose and Objectives: The Industrial (I) Zones are included in this Development Code to achieve the following purposes: To reserve appropriately located areas for various types of industrial plants and related activities; to protect areas appropriate for industrial use from intrusion by residences and other inharmonious uses; to protect residential and commercial properties and to protect nuisance-free non-hazardous industrial uses from noise, odor, dust, dirt, smoke, vibration, heat, glare, fire, explosion, noxious fumes, radiation and other hazardous and objectionable influences incidental to certain industrial uses; to provide opportunities for certain types of industrial plants to concentrate in mutually beneficial relationships to each other; to provide adequate space to meet the needs of modern industrial development, including off-street parking and truck loading areas, and to provide industrial employment opportunities for residents of the County.

Sec. 802. District Designations:

- A. IL Light Industrial District:** This district is intended primarily for less intensive industrial, processing, and manufacturing operations that may be located within closer proximity to residential and commercial areas. Light Industrial is designated primarily within Community Service Districts and Urban Fringe areas.
- B. IH Heavy Industrial District:** This district is intended for more intensive industrial, processing, and manufacturing operations that may be more intrusive to residential uses by reason of emission of odor, dust, smoke, gas, noise or similar causes and therefore require isolation from many other kinds of land use. Heavy Industrial is therefore located along major transportation corridors and farther away from sensitive land uses.

Sec. 803. Land Use Regulations: The following table prescribes the land use regulations for industrial districts. The regulations for each district are established by letter designation shown in the key of Table 8-1:

Table 8-1 INDUSTRIAL ZONING DISTRICTS LAND USE REGULATIONS			
KEY "P" Permitted uses - no permit required. "S" Site Plan Review required. See Article 16 "C" Conditional Use Permit required. See Article 17 "TUP" A temporary land use which requires an over-the-counter permit "." Not permitted	ZONING DISTRICT		<i>Additional Regulations and Information</i>
	IL	IH	
Agricultural Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED		
Agricultural operations including hydroponics; the raising of field crops, fruit and nut trees, vines, vegetables, horticultural specialties, and timber; fish farming; poultry raising or keeping, not to exceed 500 chickens and 50 turkeys; raising of other small animals, including birds, mammals, and reptiles for non-commercial purposes, not exceeding 50 animals and their immature offspring.	P	P	
Agricultural Service Establishments.	S	S	



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	IL	IH	
Agricultural Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED		
Harvesting, curing, processing, packaging, packing and shipping of agricultural products produced upon the premises, or where such activity is carried on in conjunction with or as part of an agricultural operation.	P	P	
Irrigation, flood control and drainage facilities, percolation basins, groundwater recharge wells and evaporation ponds.	S	S	
Land excavation that does not qualify as a surface mining operation where the land is immediately re-leveled for farming purposes and the new grade of the site is less than one foot lower than the original grade.	S	S	
Land excavation in connection with earth borrow pit operations where: a. The depth of excavation will not exceed two and one half feet, or one foot within one mile of the Kings River; and b. The amount of excavated material removed from the site will be less than 1,000 cubic yards; and c. The land is immediately re-leveled for farming purposes.	S	S	
Livestock keeping and raising limited to 2 animal units and their immature offspring for each acre of land devoted to their care.	P	P	
Roadside field retail stands located at or near the point of production for the sale of California agricultural products grown or produced by the producer.	S	S	
Commercial / Industrial Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED		<i>Additional Regulations and Information</i>
All uses listed in the CS Commercial Service District which requires a Site Plan Review.	S	S	See Article 6.
All uses listed in the CS Commercial Service District which requires a Conditional Use Permit.	C	C	See Article 6.
Aircraft and aircraft accessories and parts manufacture.	C(1)	S	(1) See Table 8-1 Notes.
Asphalt and asphalt products manufacture.	-	C	
Assembly of electric home appliances and other household electrical or electronic equipment; electric motor rebuilding.	S	S	Not including electrical machinery.
Automobile, truck and trailer assembly or accessories and parts manufacture.	C(1)	S	(1) See Table 8-1 Notes.
Battery manufacture.	C(1)	S	(1) See Table 8-1 Notes.
Boat building.	S	S	
Boiler works.	C(1)	S	(1) See Table 8-1 Notes
Box factories and cooperage.	C(1)	S	(1) See Table 8-1 Notes
Breweries, distilleries and wineries.	C(1)	S	(1) See Table 8-1 Notes
Building materials manufacture and assembly including composition wall boards, partitions, panels and prefabricated structures.	C(1)	S	(1) See Table 8-1 Notes
Business machine manufacture including accounting machines, calculators, card-counting equipment and typewriters.	C(1)	S	(1) See Table 8-1 Notes
Can and metal container manufacture.	C(1)	S	(1) See Table 8-1 Notes
Candle manufacture not including rendering.	C(1)	S	(1) See Table 8-1 Notes



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	IL	IH	
Commercial / Industrial Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED		
Carpet and rug manufacture.	C(1)	S	(1) See Table 8-1 Notes
Cement products manufacture provided no hazard of fire or explosion is created.	C(1)	S	(1) See Table 8-1 Notes
Cement, lime, gypsum and plaster of Paris manufacture.	-	C	
Charcoal, lampblack and fuel briquettes manufacture.	-	C	
Chemical products manufacture including acetylene, aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, cleaning and polishing preparations, creosote, exterminating agents, hydrogen and oxygen, industrial alcohol, nitrating of cotton or other materials, nitrates of an explosive nature, potash, pyroxylin, rayon yarns and carbolic, hydrochloric, picric and sulphuric acids.	-	C	
Clay products manufacture including brick, fire brick, tile and pipe.	C(1)	S	(1) See Table 8-1 Notes
Coal, fuel coke, and tar products manufacture.	C(1)	S	(1) See Table 8-1 Notes
Concrete and concrete products manufacture.	C(1)	S	(1) See Table 8-1 Notes
Cotton ginning, cotton wadding, or linter manufacture.	C(1)	S	(1) See Table 8-1 Notes
Drop forges.	C(1)	S	(1) See Table 8-1 Notes
Dumps and slag piles and garbage dumps.	C(1)	S	(1) See Table 8-1 Notes
Explosives manufacture and storage.	C(1)	S	(1) See Table 8-1 Notes
Fertilizer manufacture.	C(1)	S	(1) See Table 8-1 Notes
Firearms manufacture.	C(1)	S	(1) See Table 8-1 Notes
Fireworks manufacture and storage.	-	C	
Fish products processing and packaging.	-	C	
Flour, feed and grain mills.	C(1)	S	(1) See Table 8-1 Notes
Food products processing, including cooking, dehydrating, roasting, refining, pasteurization and extraction involved in the preparation of such products as casein, cereal, chocolate and cocoa products, cider and vinegar, coffee, fruits and vegetables, glucose, milk and dairy products, molasses and syrups, oleomargarine, pickles, sauerkraut, sugar, vegetable oils and yeast.	C(1)	S	(1) See Table 8-1 Notes
Gelatin, glue and size manufacture from animal or fish refuse.	C(1)	S	(1) See Table 8-1 Notes
Glass and glass products manufacture.	C(1)	S	(1) See Table 8-1 Notes
Grain elevators.	C(1)	S	(1) See Table 8-1 Notes
Graphite and graphite products manufacture.	C(1)	S	(1) See Table 8-1 Notes
Gravel, rock and cement yards.	C(1)	S	(1) See Table 8-1 Notes
Incineration or reduction of garbage, offal and dead animals.	-	C	
Ink manufacture.	C(1)	S	(1) See Table 8-1 Notes
Insecticides, fungicides, disinfectants and similar industrial and household chemical compounds manufacture.	C(1)	S	(1) See Table 8-1 Notes
Jute, hemp, sisal and oakum products manufacture.	C(1)	S	(1) See Table 8-1 Notes
Lard manufacture.	-	C	



Table 8-1 **INDUSTRIAL ZONING DISTRICTS LAND USE REGULATIONS**

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	IL	IH	
Commercial / Industrial Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED		
Leather and fur finishing and dyeing, not including tanning and curing.	C(1)	S	(1) See Table 8-1 Notes
Linoleum and oil cloth manufacture.	-	C	
Lumber yards, including planing mills.	C(1)	S	(1) See Table 8-1 Notes
Machine tools manufacture including metal lathes, metal presses, metal stamping machines and woodworking machines.	C(1)	S	(1) See Table 8-1 Notes
Machinery and appliance manufacture including heavy electrical, agricultural, construction and mining machinery and light machinery and equipment such as air conditioning, commercial motion picture equipment, dishwashers, dryers, furnaces, heaters, refrigerators, stoves and washing machines.	C(1)	S	(1) See Table 8-1 Notes
Magnesium foundries.	-	C	
Manufacturing, assembly, compounding, packaging and processing of articles and products provided no noxious or offensive fumes or odors are produced and not including fish and meat products, pickles, sauerkraut, vinegar or yeast, or refining or rendering of fats and oils.	S	S	
Manufacture and maintenance of electric and neon signs, billboards and commercial advertising structures.	S	S	
Manufacture, processing or treatment of materials or food items which may be noxious, offensive or hazardous to health and safety of persons or property.	-	C	
Manure, peat and topsoil processing and storage.	-	C	
Mattress manufacturing.	S	S	
Meat products processing and packaging, not including slaughtering and glue and size manufacture.	C(1)	S	(1) See Table 8-1 Notes
Metal alloys and foil manufacture including solder, pewter, brass, bronze and tin, lead and gold foil.	C(1)	S	(1) See Table 8-1 Notes
Metal casting and foundries not including magnesium foundries.	C(1)	S	(1) See Table 8-1 Notes
Metal and metal ores reduction, refining, smelting and alloying.	-	C	
Motor and generator manufacture and testing.	C(1)	S	(1) See Table 8-1 Notes
Motor vehicle wrecking yards including equipment salvage; yards which offer the sale of re-useable parts to the public; “pick and pull” type facilities which allow the public to remove their own parts. Also includes recycling of tires, oil, batteries, etc, for further transfer to another facility for re-reprocessing.	-	C(2)	(2) See Table 8-1 Notes
Paint manufacture including enamel, lacquer, shellac, turpentine and varnish.	-	C	
Paint shops.	S	S	
Paper products manufacture including shipping containers, pulp goods, carbon paper and coated paper stencils.	C(1)	S	(1) See Table 8-1 Notes
Paper mills.	-	C	
Paraffin products manufacture.	C(1)	S	(1) See Table 8-1 Notes
Plastic manufacture.	C(1)	S	(1) See Table 8-1 Notes



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	IL	IH	
Commercial / Industrial Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED		
Porcelain products manufacture including bathroom and kitchen fixtures and equipment.	C(1)	S	(1) See Table 8-1 Notes
Precious metals reduction, smelting and refining.	C(1)	S	(1) See Table 8-1 Notes
Recycling Facilities (Small), for recycling of aluminum cans, glass bottles, plastic bottles, CRV containers, and paper for further transfer to another facility for re-reprocessing.	S	S	See Section 1115.B. Power driven equipment is prohibited.
Recycling Facilities (Large), including the storage, sorting, collecting or baling of ferrous and non-ferrous metals, junk, paper, rags or scrap for further transfer to another facility for re-reprocessing or to a solid waste facility. Also includes recycling of CRV containers for further transfer to another facility for re-reprocessing.	-	C	See Section 1115.C. Power driven equipment may be allowed.
Rolling mills.	-	C	
Rubber manufacture or processing including natural or synthetic rubber and gutta-percha.	-	C	
Rubber products manufacture including tires and tubes.	C(1)	S	(1) See Table 8-1 Notes
Sand blasting.	C(1)	S	(1) See Table 8-1 Notes
Shoe polish manufacture.	C(1)	S	(1) See Table 8-1 Notes
Soap manufacture including fat rendering.	-	C	
Starch and dextrine manufacture.	C(1)	S	(1) See Table 8-1 Notes
Steel products manufacture and assembly including steel cabinets and lockers, doors, fencing and furniture.	C(1)	S	(1) See Table 8-1 Notes
Stockyards and slaughterhouse.	-	C	
Stone products manufacture and stone processing including abrasives, asbestos, stone screening and sand and lime products.	C(1)	S	(1) See Table 8-1 Notes
Stone quarries, gravel pits, mines and stone mills.	-	C	
Storage of used building materials.	-	C	
Structural steel products manufacture including bars, girders, rail and wire rope.	C(1)	S	(1) See Table 8-1 Notes
Tallow manufacture.	-	C	
Tanneries and curing and storage of rawhides.	-	C	
Textile bleaching.	C(1)	S	(1) See Table 8-1 Notes below.
Truck repair garages and service stations (trucks up to and including one-ton rated capacity).	S	S	
Truck repair garages and service stations (trucks over one-ton rated capacity).	S	S	
Wire and cable manufacturing.	C(1)	S	(1) See Table 8-1 Notes below.
Wood and bones distillation.	-	C	
Wood and lumber processing and woodworking including planing mills and saw mills, excelsior, plywood, veneer and wood-preserving treatment.	C(1)	S	(1) See Table 8-1 Notes below.
Wood pulp and fiber reduction and processing.	-	C	



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	IL	IH	
Warehousing and Storage <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED		
Storage of used building materials.	-	C	
Warehousing and storage of items that do not present a danger of fire or explosion or other hazards to health and safety.	-	S	
Warehousing and storage of inflammable liquids, chemical, mineral, and explosives or other items which might present a danger of fire or explosion or other hazards to health and safety.	-	C	
Energy and Utility Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED		Additional Regulations and Information
Cogeneration equipment, with a capacity of 50 megawatts or less at existing facilities, which comply with all SJVAPCD, state, and federal air quality regulations.	-	S	
Cogeneration facilities installations which do not meet the requirements for cogeneration facilities set forth above that commercially produce power for sale and which comply with all local, regional, state, and federal regulations.	C	C	
Co-location of antennas and related equipment on existing towers, poles, structures or wireless telecommunications collocation facilities.	P	P	
Electric Vehicle (EV) recharge stations.	P	P	Incidental to designated parking spaces for electric vehicles. See Section 1511.C.
Gas manufacture and storage.	-	C	
Gas and oil wells.	P	P	
Hydroelectric generating facilities which do not meet the requirements for hydroelectric facilities as set forth above that commercially produce power for sale and which comply with all local, regional, state, and federal regulations.	-	C	
Hydroelectric generating facilities in connection with existing dams, canals, and pipelines where the capacity of the generating facilities is 5 megawatts or less subject to the additional requirements listed.	-	S	(3) See Table 8-1 Notes
Hydroelectric generating facilities in connection with existing dams, canals, and pipelines where the capacity of the generating facilities is 5 megawatts or less subject to the additional requirements listed.	-	S	(4) See table 8-1 Notes
Non-commercial, personal use solar electrical generation equipment with a design capacity to serve the electrical needs of only that site or use.	P	P	
Petroleum and petroleum products refining and storage.	-	C	
Public utility and public service structures and facilities such as communications equipment buildings, electric distribution substations, electric transmission substations, gas regulator stations, public service pumping stations, public utility service yards, railroad rights-of-way and stations, reservoirs and storage tanks.	S	S	
Public buildings and grounds.	S	S	
Steam plants.	-	C	
Thermal power generating facilities, that commercially produce power for sale, which comply with all local, regional, state, and federal regulations.	-	C	



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	IL	IH	
Energy and Utility Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED		
Towers used for commercial radio and television broadcasting, cellular telephone service, microwave relays and transmission; commercial satellite communication receiving dishes.	S	S	
Wind and solar photovoltaic electrical generating facilities that commercially produce power for sale, which comply with all local, regional, state, and federal regulations.	C	C	
Miscellaneous Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED		<i>Additional Regulations and Information</i>
Accessory Structures located on the same site as a use requiring Site Plan Review, or a Conditional Use Permit.	S	S	Excludes those uses which are owned or operated by a public agency.
Accessory Structures which are owned or operated by a public agency and are located on the same site as a use requiring a Conditional Use Permit.	-	C	
Airports and heliports.	C	C	
Hazardous waste treatment equipment which is added to an existing use at the same site.	S	S	
Hazardous waste management facilities, including transfer, storage, treatment, and disposal facilities, or combinations thereof.	-	C	See Section 1707 (c).
Incidental Uses located on the same site with a use requiring Site Plan Review, or a Conditional Use Permit.	S	S	
Incidental Uses which are owned or operated by a public agency and are located on the same site as a use requiring a Conditional Use Permit.	-	C	
Mini storage facilities.	S	S	
Offices, retail stores and watchmen's living quarters incidental to and on the same site with an industrial use.	S	S	
Outdoor or off-site advertising structures.	S	S	Section See Section 1105.
Rifle ranges.	-	C	
Signs, freestanding or detached.	S	S	See Table 8-3.
Signs, wall mounted or projecting.	P	P	Permitted without a new zoning permit provided the total amount of signage allowed for the zoning district is not exceeded and the sign meets signage regulations. See Table 8-3.
Signs, temporary.	P	P	See Article 14 for time limits and additional information.
Rain water collection.	P	P	See Article 15.

Table 8-1 Notes:

- Any of the noted uses listed as a Site Plan Review in the Heavy Industrial zoning district may be permitted in the Light Industrial zoning district through a Conditional Use Permit provided that, on the basis of the use permit application



and the evidence submitted, the Planning Commission makes the following findings in addition to the findings prescribed in Article 17.

- a. That consideration of all the determinable characteristics of the use which is subject to the application indicates that the use has the same essential characteristics as the uses listed in the IL zoning district with a Site Plan Review with respect to methods of operation, type of process, materials, equipment, structures, storage and appearances.
 - b. If the use involves nuisance or hazardous characteristics, that the application include sufficient evidence to indicate that special devices and/or construction or site design are planned to eliminate the nuisance or hazardous characteristics normally attendant to operation of the use.
 - c. That the use reasonably can be expected to conform to the required conditions prescribed for the IL District in Section 804 below.
2. The presence on a site of three or more motor vehicles which have not been capable of operating under their own power for 30 days or more or, in the case of vehicles not self-propelled, which have not been towable or from which parts have been removed for reuse or sale, shall constitute prima facie evidence of a motor vehicle wrecking yard.
 3. 1. Operation of the generating facilities will not change the flow regime in the affected stream, canal, or pipeline including but not limited to:
 - a. Rate and volume of flow,
 - b. Temperature,
 - c. Amounts of dissolved oxygen to a degree that could adversely affect aquatic life, and
 - d. Timing of release.
 2. New power lines to connect the generating facilities to existing power lines will not exceed one mile in length if located on a new right-of-way and will not be located adjacent to a wild or scenic river.
 3. Repair or reconstruction of the diversion structure will not raise the normal maximum surface elevation of the impoundment.
 4. There will be no significant upstream or downstream passage of fish affected by the project.
 5. The discharge from the power house will not be located more than 300 feet from the toe of the diversion structure.
 6. The project will not cause violations of applicable state or federal water quality standards.
 7. The project will not entail any construction on or alteration of a site included in or eligible for inclusion in the National Register of Historic Places, and
 8. Construction will not occur in the vicinity of any endangered, rare, or threatened species.
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 - a. Rate and volume of flow,
 - b. Temperature,
 - c. Amounts of dissolved oxygen to a degree that could adversely affect aquatic life, and
 - d. Timing of release.
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5. The discharge from the power house will not be located more than 300 feet from the toe of the diversion structure.
6. The project will not cause violations of applicable state or federal water quality standards.
7. The project will not entail any construction on or alteration of a site included in or eligible for inclusion in the National Register of Historic Places.
8. Construction will not occur in the vicinity of any endangered, rare, or threatened species.

(Ord. No. 668-1-17, §38, §39, §40, and §41, 3/28/17)

Sec. 804. Development Standards for Industrial Zoning Districts: Table 8-2 below provides development standards for parcels within Industrial zoning districts:

Table 8-2 DEVELOPMENT STANDARDS FOR INDUSTRIAL ZONING DISTRICTS				
<i>Use Classifications</i> Key: “-“ No Restrictions	<i>IL</i>	<i>IH</i>	<i>IP</i>	<i>Additional Regulations and Information</i>
Site Area and Lot Standards	All Standards Shown are Minimum Standards Unless Otherwise Stated			
Site area limitation.	No Limitation	1 Acre.	20 Acres.	
Site frontage.	No Limitation	No Limitation	No Limitation	
Site width.	No Limitation	No Limitation	No Limitation	
Site depth.	No Limitation	No Limitation	No Limitation	
Site Coverage				
Maximum area covered by structures.	No Limitation	No Limitation	No Limitation	
Setback Requirement (ft.)				
Front Setback	25	15	No Limitation	
Rear Setback	No Limitation	No Limitation	No Limitation	
Rear Setback abutting property in an RR, R, or RM District	15	15	No Limitation	
Side Setback	No Limitation	No Limitation	No Limitation	
Side Setback abutting an RR, R-1 or RM District	15	15	No Limitation	
Side Setback on a reversed corner lot adjoining a key lot in an RR, R-1 or RM District	½ the required front yard of the key lot.	½ the required front yard of the key lot.	No Limitation	
Distance Between Structures (ft.)				
Distance between industrial uses	No Limitation	No Limitation	No Limitation	
Distance between residential use and another structure	10(1)	10(1)	10(1)	See Note 1 below.
Height of Structures				
Maximum height of a permitted use or its accessory structures	No Limitation	No Limitation	No Limitation	See Notes 2 and 3 below.

Table 8-2 Additional regulations:

1. Greater minimum distances between structures may be required if fire code or building code regulations require greater separation between structures for safety and fire protection. This includes distances from structures on adjacent properties.



2. New structures in Kettleman City shall not exceed two stories in height unless adequate fire equipment is provided that can reach beyond two stories or other alternatives are found acceptable to the Kings County Fire Department.
3. Maximum height determined as part of the Conditional Use Permit.

(Ord. No. 668-1-17, §42, 3/28/17)

Sec. 805. Additional Standards and Regulations:

A. Off-street Parking Areas, Aisles, Access Drives, Access Lanes and Off-street Loading Facilities: Off-street parking areas, aisles, access drives, access lanes and off-street loading facilities shall be provided on the site for each use as prescribed in Article 13.

B. Fences, Walls, Gates, Hedges, Screening and Landscaping: In order to ensure that fences, walls, gates, hedges, screening and landscaping do not create traffic hazards at street or road intersections, and where driveways enter streets and roads, the following standards prescribed in this article shall be required by the zoning administrator or County Planning Commission for all new uses and major alterations and enlargement of existing uses. These requirements are to protect public health and safety, conserve water resources, and where appropriate, insulate surrounding land uses from their impact.

1. **Fences, Walls, and Hedges** shall be permitted as follows:

- a. No solid fence, wall, hedge or shrub shall exceed seven feet in height if located in a required front, side, or rear yard.
- b. Noise attenuation fencing that is required as a mitigation measure is not limited to seven feet, but shall not exceed the height required in the mitigation measure.
- c. No solid fence, wall, hedge, or shrub shall exceed three feet in height if located in a required Traffic Safety Visibility Area, except there shall be no limitation on the location, or height up to seven feet, of open chain link fences.
- d. Where a site adjoins, or is located across a street or alley from, a R-1, RM, RR, C, PO, or T zoning district, a solid wall, fence, or vine-covered open fence six feet in height, shall be located on the property line common to such districts, except in a required front yard and/or Traffic Safety Visibility Area as defined in Article 25 of this Development Code.

2. **Gates** shall be permitted as follows:

- a. Gates which are used for primary vehicular ingress and egress and which are opened and closed manually shall be setback so that the greater of the following distances are met from the property line being used for access:
 - (1) A minimum distance of 20 feet.
 - (2) A distance sufficient to ensure that vehicles used for a permitted use requiring a Site Plan Review or Conditional Use Permit are able to pull completely onto their property.
- b. Gates used for regular vehicular ingress and egress and which are opened and closed electronically with a remote control may be located within any portion of the property being used for access to a driveway provided that:
 - (1) The property owner/occupant shall obtain a building permit from the Building Division for the installation of the electric gate operating mechanism and wiring. The property owner/occupant must also request and obtain a final inspection for the assigned building permit and demonstrate operation of the mechanism using the remote.
 - (2) The gate must be operational at all times using a remote control device that allows the property



owner/occupant to open and close the gate to enter the driveway area without exiting the vehicle.

(3) At any time that the gate is not operational using the remote control device the gate must either be locked in the open position or it must be removed entirely.

c. Access gates to property which are not used for the primary vehicular ingress and egress such as an access gate to a rear yard to allow the parking of an RV, boat or similar use or for equipment access to be used in maintenance of the property do not require additional setback from the fence line. Secondary access gates shall have locking mechanisms accessible only from the interior side of the gate.

3. General Fencing and Gate Requirements:

- a. Any fence or wall over seven feet in height is a structure and requires a building permit prior to construction.
- b. All heights in this Section shall be measured from the finished grade of site or the adjacent property, whichever is lower.
- c. Fences, walls, hedges, gates, walks, driveways and retaining walls may occupy any required yard or other open spaces, subject to the limitations prescribed in the district regulations.

4. **Screening Requirements:** In an IL District, open storage of materials and equipment shall be permitted only within an area surrounded and screened by a solid wall or fence or compact evergreen hedge (with solid gates where necessary), not less than six feet in height, provided that no materials shall be stored to a height greater than that of the wall, fence or hedge. The requirement for a solid or screened fence may be modified or eliminated for situations where law enforcement provides comments on the zoning permit application stipulating that the street side fence be an open-type fence to allow patrol officers to ensure there are no unauthorized persons in the yard after hours.

5. Landscaping and Maintenance:

- a. Not less than five feet of a required yard adjoining a street shall be landscaped and permanently maintained.
- b. All new urban development shall provide and maintain shade trees and other landscaping along streets and within parking areas to reduce radiation heating.
- c. All new construction and rehabilitated landscape projects installed after January 1, 2010 are subject to and shall comply with the "Model Water Efficient Landscape Ordinance". See Article 15 for additional information concerning specific landscaping requirements.
- d. All open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.

C. Signs in Industrial Zoning Districts: Signs shall be allowed in compliance with the regulations contained in Article 14, and as prescribed in Table 8-3 below and the "Specific Limitations and Requirements" section following Table 8-3

Table 8-3 SIGNS IN INDUSTRIAL ZONING DISTRICTS			
Permitted Sign Type	Maximum Number	Maximum Aggregate Sign Area Per Use	Additional Regulations
Business identification signs in IL districts.	Number of signs not to exceed maximum aggregate sign area per use.	12.5 feet by 25 feet (312.5 sq. ft total).	Only one face of a double-faced sign shall be counted in computing the permitted copy area of the sign. If the sign is multi-faced (3 or more faces), then <u>the third or subsequent faces</u> shall be counted in computing the permitted area of the sign.



Table 8-3 SIGNS IN INDUSTRIAL ZONING DISTRICTS			
Permitted Sign Type	Maximum Number	Maximum Aggregate Sign Area Per Use	<i>Additional Regulations</i>
Business identification signs in IH districts.	Number of signs not to exceed maximum aggregate sign area per use.	12.5 feet by 40 feet (500 sq. ft. total).	Only one face of a double-faced sign shall be counted in computing the permitted copy area of the sign. If the sign is multi-faced (3 or more faces), then <u>the third or subsequent faces</u> shall be counted in computing the permitted area of the sign.
Window signs.	Signs shall cover no more than 15% of a single window's surface area.		Window signage is not calculated as part of the aggregate sign area per use.
Temporary special event signs.	1 per business.	32 sq. ft. in area.	See Section 1406.C.1.
Temporary advertising/promotional signs.	1 per business.	32 sq. ft. in area.	See Section 1406.C.2.
Temporary construction signs.	1 per street frontage.	32 sq. ft. in area.	See Section 1406.C.5.
On-site real estate sign pertaining to the sale, lease, rental or display of a structure or land.	1 per street frontage.	100 sq. ft. in area	See Section 1406.D.7.
Directional signs for off-street parking and off-street loading facilities.	2	6 sq. ft. in area.	
Political and other non-commercial Signs.	No Restriction.	6 32 sq. ft. per sign	See Article 14, Section 1406.D.9.
Murals	No Restriction	No Restriction	Shall be non-commercial in nature.

Table 8-3 Specific Limitations and Additional Requirements:

1. All signs shall be located outside of the public right-of-way.
2. Any sign, when attached to a structure, which is directly across a street from property situated in any RR, R-1 or RM District or which may be established on any lot facing directly across a street from property situated in any RR, R-1 or RM District may not exceed 60 square feet in aggregate area and shall not be directly illuminated, glaring or flashing.
3. No sign permitted by this Section shall be placed within 30 feet of a street intersection (intersecting curb lines) unless placed on a pole at least 12 feet above the ground or unless placed at a maximum height of three feet above ground.
4. No sign other than a directional sign shall project more than two feet into a required rear yard or required interior side yard, or more than 15 feet into a required front yard.
5. No red, green, or amber lights or illuminated signs may be placed in such position that they could reasonably be expected to interfere with or be confused with any official traffic-control device or traffic signal or official directional guide signs.
6. Corner lots in Industrial zoning districts at an intersection controlled by traffic lights are not subject to the Traffic Safety Visibility Area restriction.

D. General Provisions and Exceptions: All uses shall be subject to the general provisions and exceptions prescribed in Article 1.



E. Exterior Lighting: Exterior lighting should be designed to be compatible with the architectural and landscape design of the project, so as not to cause a nuisance.

1. All new proposed uses shall preserve the existing nighttime environment by ensuring that the outdoor lighting for the use is so arranged and/or hooded as to reflect light away from adjoining properties.
2. An appropriate hierarchy of lighting fixtures/structures and intensity should be considered when designing the lighting for the various elements of a project (i.e., building and site entrances, walkways, parking areas, or other areas of the site).
3. The use of exterior lighting to accent a building's architecture is encouraged. All lighting fixtures shall be properly shielded to eliminate light and glare from impacting adjacent properties, and passing vehicles or pedestrians. If neon tubing is used to illuminate portions of a building it shall be concealed from view through the use of parapets, cornices or ledges. Small portions of exposed neon tubing may be used to add a special effect to a building's architecture but this must be integrated into the overall design of the project.
4. To achieve the desired lighting level for parking and pedestrian areas, the use of several short, low intensity fixtures is encouraged over the use of a few tall fixtures that illuminate large areas.

(Ord. No. 668-1-17, §43, 3/28/17)

F. Resource Conservation: All property owners and residents in Kings County are highly encouraged to participate in resource conservation efforts to help preserve and conserve dwindling natural resources. All new development within the County may be subject to the following requirements, as applicable, as part of their development proposals.

1. **Water Meters:** All new development within the Armona, Home Garden, Kettleman City, and Stratford Community Service District areas shall be required to install water meters to encourage water conservation.
2. **Stormwater Drainage:** All new development within the communities of Armona, Home Garden Stratford, Kettleman City, and Stratford shall integrate onsite stormwater drainage features such as small catch basins, rain gardens, and landscape depression basins into their site plans to increase the stormwater detention throughout the community.
3. **Drought Tolerant Landscaping:** All new residential and commercial development in the communities of Armona, Home Garden and Stratford shall integrate drought tolerant landscaping and conservation fixtures with the structures to reduce the average per capita water use within the community.



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