

Article 9. Public Facilities Zoning District

Sections:

- Sec. 901 – Purpose and Objectives**
- Sec. 902 – Land Use Regulations**
- Sec. 903 – Adaptive Reuse of Public Facility to Another Use**
- Sec. 904 – Development Standards for Public Facilities Zoning Districts**
- Sec. 905 – Additional Standards and Regulations**

Sec. 901. Purpose and Objectives: The Public Facilities (PF) District is intended for application on properties designated for community facilities in the General Plan. The Public Facilities District is intended to indicate the existing or future facilities which provide certain essential public or quasi-public services.

Sec. 902. Land Use Regulations: The following table prescribes the land use regulations for “Public Facility” districts. The regulations for each district are established by letter designation shown in the key of Table 9-1:

Table 9-1 PUBLIC FACILITY ZONING DISTRICT LAND USE REGULATIONS		
KEY	ZONING DISTRICT	<i>Additional Regulations and Information</i>
“P” Permitted uses - no permit required. “S” Site Plan Review required. “C” Conditional Use Permit required. “TUP” A temporary land use which requires an over-the-counter permit “-” Not permitted	PF	
Public and Semi-Public Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED	
Airports for public access.	C	
Cemeteries.	S	
Charitable Institutions; health facilities with an occupancy of 30 or fewer people.	S	
Charitable Institutions; health facilities with an occupancy of more than 30 people.	C	
Co-location of antennas and related equipment on existing towers, poles, structures or wireless telecommunications collocation facilities.	P	
Community Care Facilities, supportive housing for the target population, and transitional housing with an occupancy of 30 or fewer people.	S	
Community Care Facilities, supportive housing for the target population, and transitional housing with an occupancy of more than 30 people.	C	
Emergency Shelters pursuant to Government Code Section 65583, Health and Safety Code Section 50800, and Article 11, Section 1106 of this Development Code.	S	
Expansion, remodeling, or additions to a conditional use which are not considered an incidental or accessory use.	C	
Fairgrounds.	C	
Medical and dental laboratories, clinics, and offices.	S	
Other public grounds, buildings, and facilities operated by governmental agencies.	C	



Table 9-1 PUBLIC FACILITY ZONING DISTRICT LAND USE REGULATIONS

KEY “P” Permitted uses - no permit required. “S” Site Plan Review required. “C” Conditional Use Permit required. “TUP” A temporary land use which requires an over-the-counter permit “-” Not permitted	ZONING DISTRICT	<i>Additional Regulations and Information</i>
	PF	
Public and Semi-Public Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED	
Public corporation yards and maintenance and storage facilities.	C	
Public parks, public playgrounds, public and quasi-public uses of an educational or religious type, including public and parochial elementary and junior high schools, high schools, and colleges; nursery schools; private nonprofit schools and colleges; and Religious Facilities.	S	
Public uses of an administrative, recreational, public service, or cultural nature, including city, special district, county, state, and federal offices, administrative centers and courts, libraries, museums, art galleries, police and fire stations, and other public buildings, structures, and facilities, public playgrounds, parks, and community centers.	S	
Waste water treatment facilities; municipal waste transfer and processing facilities.	C	
Energy Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED	<i>Additional Regulations and Information</i>
Solar electrical generation equipment for non-commercial use on the property with a design capacity to serve the electrical needs of only that site or use.	P	
Electric Vehicle (EV) recharge stations.	P	Incidental to designated parking spaces for electric vehicles. See Section 1511.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	See Section 1101.
Incidental uses located on the same site as a use requiring Site Plan Review or a Conditional Use Permit.	S	See Section 1101.
RV Parking for a Park Host as an Incidental Use within a County Park	P	
Sale of fresh fruits and vegetables.	P*	*In the Main Street Oval of Stratford on a temporary basis.
Signs, freestanding or detached .	S	See Table 9-3.
Signs, wall mounted or projecting.	P	Permitted without a zoning permit provided the total amount of signage allowed for the zoning district is not exceeded and the sign meets signage regulations. See Table 9-3.
Signs, temporary.	P	See Article 14 for time limits and information.

(Ord. No. 668-1-17, §44, 3/28/17)



Sec. 903. Adaptive Reuse of a Public Facility to Another Use: In certain circumstances when a parcel or structure on a parcel within a PF district is vacant and no longer used for its intended and permitted public use, the Zoning Administrator may approve the adaptive reuse of the parcel or structure for a use not normally allowed in the PF districts but which could be considered to be consistent with the purpose of the district.

- A. The adaptive reuse must be a use that makes no significant changes to the parcel or structure and will meet all other standards and development regulations of the zoning district.
- B. Adaptive reuse requests shall be processed as a Site Plan Review in compliance with Article 16 unless the proposed use is one that would be characterized as a conditional use in nature or scope.
- C. **Similar Use Findings:** The Zoning Administrator may approve a use not specifically listed in a particular zoning district if the similar use findings listed in Section 1603.E can be made.

Sec. 904. Development Standards for Public Facility Zoning Districts: Table 9-2 below provides development standards for parcels within PF zoning districts:

Table 9-2 DEVELOPMENT STANDARDS FOR PUBLIC FACILITY ZONING DISTRICTS		
<i>Use Classifications</i>	<i>PF</i>	<i>Additional Regulations and Information</i>
Site Area and Lot Standards (ft.)	All Standards Shown are Minimum Standards Unless Otherwise Stated.	
Site area limitation.	No Limitation	
Site frontage	60	See Note (1)
Site frontage (fronting on a cul-de-sec or loop-out street)	40	See Note (1)
Site width interior Lot	60	
Site width corner Lot	65	
Site depth interior Lot	100	
Site depth corner Lot	80	
Site Coverage		
Maximum area covered by structures.	-	
Setback Requirement (ft.) <i>For a definition see Article 25</i>	See Notes (2) through (7) below.	
Front Setback	15	See Notes (2) and (3)
Rear Setback of ground floor	10	
Additional rear Setback per story	10	See Notes (4) and (5)
Side Setback of ground floor	5	
Side Setback abutting an RR, R-1 or RM District	5	
Side Setback street side of corner lot	10	
Street side setback reverse corner lot.	½ the required front yard on the adjoining lot.	
Additional side setback per story for a site adjacent to an RR, R-1 or RM District	10	
Distance Between Structures (ft.)		
Distance between public facility structures	10	See Notes (6) and (7)
Height of Structures (ft.)		
Maximum height of a permitted use or its accessory structures	50	See Note (8)

Table 9-2 Specific Limitations and Additional Requirements:

- 1. Frontage shall not be required for public facilities which are not open to public access, but which are accessed by a recorded easement, such as drainage basins, water storage reservoirs or other similar uses.



2. The Zoning Administrator may, by Site Plan Review, approve within any portion of the front yard setback, for nonresidential uses, ornamental covers, such as a sidewalk, entry awning, trellis, or any other improvement of a similar nature, when such covering or improvement is intended solely as an improved passageway. Such covering or improvement shall be harmonious with the surrounding neighborhood. The supports or walls of the ornamental covers shall be 90% open for visibility and safety and shall not be enclosed.
3. No accessory structures over three feet in height shall be located in any portion of a required front yard setback, except as provided in Section 905.B below.
4. Where construction involves more than one story, and the site lies adjacent to a site in an R District, the rear yard setback shall be increased by 10 feet for each additional story.
5. Accessory structures under six feet in height may be located in any portion of a required rear yard setback. Garden structures greater than six feet in height may be located in any portion of a required rear yard setback which is not within a utility easement.
6. Exceptions. Where a site is entirely surrounded by property of another district, the setback requirements of the surrounding district shall be applied to the site as a requirement of the Site Plan Review or condition of the Conditional Use Permit provided that the setback requirements of the neighboring district generally are more restrictive than the setback requirements of the PF district.
7. If greater minimum distance between structures than those listed in this Section are required by the fire code regulations for safety and fire protection, such greater separation requirements shall be imposed. This includes distances from structures on adjacent properties.
8. 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.

(Ord. No. 668-1-17, §45, 3/28/17)

Sec. 905. 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 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. Where a site adjoins or is located across an alley from a R, RM, or RR zoning district, a solid wall or fence, vine covered open fence or compact evergreen hedge 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.
 - b. No solid fence, open-type fence, or wall, shall exceed seven feet in height if located in a required front, side, or rear yard. 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 hedge or shrub shall exceed seven feet in height if located in a required front yard.
 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, which ever 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: Open storage of materials attendant to a permitted use or conditional use shall be permitted only within an area surrounded or screened by a solid wall or fence six feet in height, provided that no materials or equipment shall be stored to a height greater than that of the wall or fence. 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. All new urban development shall provide and maintain shade trees and other landscaping along streets and within parking areas to reduce radiation heating.
- b. 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.
- c. All open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, trash and debris.



6. **Signs:** Signs shall be allowed in compliance with the regulations contained in Article 14, and as prescribed in Table 9-3 and the “Specific Limitations and Requirements” section below Table 9-3.

Table 9-3 SIGNS IN PUBLIC FACILITY ZONING DISTRICTS			
Permitted Sign Type	Maximum Number	Maximum Aggregate Sign Area Allowed	<i>Additional Regulations</i>
Wall mounted identification sign.	1 per use.	20 sq. ft. in area per use.	Located flat against a wall and not projecting above the cornice or roof line. 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.
Freestanding sign.	1 per use.	16 sq. ft. in area per face.	Maximum height of six feet, and located no closer than five feet from the front property line or side property line.
On-site real estate sign pertaining to the sale, lease, rental or display of a structure or land.	1 per street frontage.	6 sq. ft. in area.	No direct illumination permitted.
Window signs.	No Limitation	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 use.	32 sq. ft. in area.	See Section 1406.C.1.
Temporary advertising/promotional signs.	1 per use.	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.
Freestanding signs for emergency hospital services.	No Limitation	9 sq. ft. in area per face.	
Non-illuminated directional signs for off-street parking and off-street loading facilities.	2	4 sq. ft. in area.	
Political and other non-commercial signs.	No Restriction.	32 sq. ft. per sign.	See Article 14, Section 1406.D.9.
Wall murals.	No Limitation	No Limitation	Shall be non-commercial in nature.

Table 9-3 Specific Limitations and Additional Requirements:

1. All signs shall be located outside of the public right-of-way.
2. 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.
3. Unless a different setback is specified for a particular zoning district, the minimum setback distance for all signs over three feet in height shall be ten feet from property lines.
4. No sign which faces and is located directly across the street from property situated in an R-1 or RM District, shall be directly illuminated or flashing.
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.



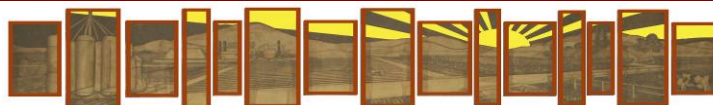
(Ord. No. 668-1-17, §46, 3/28/17)

- 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, §47, 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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