

## Article 3. Establishment and Designation of Zoning Districts and Overlay Zones

**Sections:**

- Sec. 301 - Zoning Districts**
- Sec. 302 - District Boundaries**
- Sec. 303 - Effect of District Regulations**
- Sec. 304 - Land Use Designation Equivalency**
- Sec. 305 - Overlay Zoning Districts**
- Sec. 306 – Jackson Ranch Specific Plan**

**Sec. 301. Districts:** The districts established by this Development Code are hereby designated as follows:

Table 3-1 Zoning Districts	
Symbol	A Agricultural Districts – Article 4
<b>AL-10</b>	Limited Agricultural District-10 acre minimum site area
<b>AG-20</b>	General Agricultural District-20 acre minimum site area
<b>AG-40</b>	General Agricultural District-40 acre minimum site area
<b>AX</b>	Exclusive Agricultural District-40 acre minimum site area
R Residential Districts – Article 5	
<b>RR</b>	Rural Residential 30,000 square feet minimum site area
<b>R-1-20</b>	Single-family - 20,000 square feet minimum site area
<b>R-1-12</b>	Single-family - 12,000 square feet minimum site area
<b>R-1-8</b>	Single-family - 8,000 square feet minimum site area
<b>R-1-6</b>	Single-family - 6,000 square feet minimum site area
<b>R-1-3</b>	Single-family - 3,000 square feet minimum site area (assigned in Kettleman City only)
<b>RM-3</b>	Multifamily - Low density 3,000 square feet minimum site area (2,400 square feet in Kettleman City)
<b>RM-2</b>	Multifamily - Medium density 2,000 square feet minimum site area (1,600 square feet in Kettleman City)
<b>RM-1.5</b>	Multifamily - Medium high density 1,500 square feet minimum site area (1,200 square feet in Kettleman City)
C Commercial Districts – Article 6	
<b>CN</b>	Neighborhood Commercial District
<b>CT</b>	Thoroughfare Commercial District
<b>CS</b>	Commercial Service District
<b>CH</b>	Highway Commercial District
<b>CR</b>	Rural Commercial District
MU Mixed-Use Districts – Article 7	
<b>MU</b>	Mixed Use
<b>MU-D</b>	Downtown Mixed Use
I Industrial Districts – Article 8	
<b>IL</b>	Light Industrial District
<b>IH</b>	Heavy Industrial District
PF Public Facilities District – Article 9	
<b>PF</b>	Public Facilities



**Sec. 302. District Boundaries:** Wherever any uncertainty exists as to the boundary of a district as shown on the zoning map, the following regulations shall control:

- A. Where a boundary line is indicated as following a street, alley, railroad right-of-way, watercourse, drainage channel or other body of water, the center line of such street, alley, railroad right-of-way, watercourse, drainage channel or other body of water shall be considered to be the boundary line.
- B. Where a boundary line is indicated as following a lot line or property line, it shall be construed as following such lot line or property ownership line.
- C. Where a boundary line is not indicated as following a street or alley and does not follow or coincide approximately with a lot line or property ownership line, the boundary line shall be determined by the use of the scale designated on the zoning map.
- D. Where further uncertainty exists, the Zoning Administrator, upon written application or on his or her own motion, shall determine the location of the boundary in question, giving due consideration to the location indicated on the zoning map and the objectives of this Development Code and the purposes set forth in the district regulations. The Zoning Administrator's decision may be appealed in writing to the Planning Commission.

**Sec. 303. Effect of District Regulations:** Except as otherwise provided in this Development Code:

- A. No structure or part thereof shall be erected, altered, added to or enlarged, nor shall any parcel or structure be used, designated or intended to be used for any purpose, or in any manner other than is included among the uses hereinafter listed as permitted or conditional in the district in which such structure, land, or premises is located.
- B. No structure or part thereof shall be erected, reconstructed or structurally altered to exceed in height the limit hereinafter designated for the district in which such structure is located.
- C. No structure or part thereof shall be erected, nor shall any existing structure be altered, enlarged or rebuilt or moved into any district; nor shall any open space be encroached upon or reduced in any manner, except in conformity to the setback, site area and building location regulations hereinafter designated for the district in which such structure or open space is located.
- D. No setback or other open space provided about any structure for the purpose of complying with provisions of this Development Code shall be considered as providing a setback or open space for any other structure, and no setback or other open space on one site shall be considered as providing a setback or open space for a structure on any other site.
- E. Two or more abutting parcels or lots may be combined and used as though a single site, in which case such combination of sites shall be deemed to be a single site for all purposes of this Development Code, provided that any structure or improvement on the site depends on the use of the site as a single site for compliance with this Development Code.
- F. A parcel, or lot, may be subdivided in compliance with the *Subdivision Map Act* and Article 23 of this Development Code. The resulting parcels or lots shall be deemed to be separate parcels-under all provisions of this Development Code
- G. No deed or conveyance of any portion of a site shall be made which reduces the site area, yards, off-street parking spaces, or other minimum requirements applicable to the site and use, below the minimum requirements of this Development Code without the prospective grantor and grantee first recording, in the office of the Kings County Clerk Recorder, a covenant for the benefit of the County of Kings agreeing that such site shall continue to be maintained, operated, and used as though a single site so long as any part thereof depends on the other for compliance with the provisions of this Development Code



**Sec. 304. Land Use Designation Equivalency:** Table 3-2 below displays the relationship of the General Plan Land Use Designations and the corresponding Zoning Districts addressed in this Development Code

<b>Table 3-2 Land Use Designation Equivalency</b>	
<b>General Plan</b>	<b>Development Code</b>
<b>Urban Land Uses</b>	
Residential	Residential (R)
	<u>Single-Family Residential</u>
Very Low (1 unit/acre)	RR
Low (1-2 units/acre)	R-1-20
Low Medium (2-4 units/acre)	R-1-12
Medium (4-7 units/acre)	R-1-8, R-1-6
Medium High (7-11 units/acre)	R-1-3
	<u>Multifamily Residential</u>
Medium High (7-11 units/acre)	RM-3
High (11-24 units/acre)	RM-2
Very High (24+ units/acre)	RM-1.5
Commercial	Commercial (C)
Neighborhood	Neighborhood Commercial (CN)
Service	Service Commercial (CS)
Rural	Rural Commercial (CR)
	Highway Commercial (CH)
Transportation	Thoroughfare Commercial (CT)
	Highway Commercial (CH)
Mixed Use	Mixed Use (MU)
Mixed Use	Mixed Use (MU)
Downtown Mixed Use	Downtown Mixed Use (MU-D)
Reserve Mixed Use	Reserve Mixed Use (MU-R)
Industrial	Industrial (I)
Heavy	Heavy Industrial (IH)
Light	Light Industrial (IL)
<b>Rural Land Uses</b>	
Agriculture	Agriculture (A)
Limited Agriculture	Limited Agriculture (AL-10)
General Agriculture	
North County (North of Nevada Ave)	General Agriculture (AG-20)
South County (South of Nevada Ave)	General Agriculture (AG-40)
Exclusive Agriculture	Exclusive Agriculture (AX)
<b>Other Land Uses</b>	
Open Space	Open Space (OSOZ)
Exclusive Agriculture – NAS Lemoore	Agriculture Overlay (AOZ)
Natural Resource Conservation	Natural Resource Conservation (NRCOZ)
Public/Quasi-Public	Public Facilities (PF)



**Sec. 305. Overlay Zones:** Overlay zones are established to modify and supplement the underlying zoning districts established by this Development Code. Overlay zones provide additional requirements, restrictions, and uses on properties in addition to requirements of the underlying base zone. Additional information and requirements concerning overlay zones are contained in Article 10.

**A. Overlay Zones:** The following overlay zones are hereby established by this Development Code:

<b>Table 3-3 Overlay Zones</b>	
<b>Overlay Zone/ Map Symbol</b>	<b>Name of Overlay Zone (See Article 10)</b>
<b>DDOZ</b>	Dairy Development Overlay Zone
<b>NSOZ</b>	Nutrient Spreading Overlay Zone
<b>AOZ</b>	Agriculture Overlay Zone
<b>ACOZ</b>	Aviation Land Use Compatibility Overlay Zone
<b>OSOZ</b>	Open Space Overlay Zone
<b>NRCOZ</b>	Natural Resources and Conservation Overlay Zone
<b>FHOZ</b>	Flood Hazard Overlay Zone
<b>RMOZ</b>	Multifamily Residential Overlay Zone (Kettleman City only)
<b>SDOZ</b>	Substantially Developed Fringe Area Overlay Zone District
<b>CROZ</b>	Cultural Resources Overlay Zone

**Sec. 306. Jackson Ranch Specific Plan:** The following specific plan zones are hereby established and incorporated in this Development Code by reference.

<b>Table 3-4 Jackson Ranch Specific Plan Land Use</b>	
<b>Symbol</b>	<b>Agricultural District</b>
<b>A-JR</b>	Specialty Agriculture
	<b>Commercial Districts</b>
<b>CT-JR</b>	Commercial Thoroughfare
<b>IC-JR</b>	Innovation Center

(Ord. No. 668-2-20, §2, 1/26/21)

