

Article 6. Commercial Zoning Districts

Sections:

Sec. 601 - Purpose and Objectives

Sec. 602 - District Designations

Sec. 603 - Land Use Regulations

Sec. 604 - Outdoor Advertising Structures

Sec. 605 - Development Standards for Commercial Zoning Districts

Sec. 606 - Additional Standards and Regulations

Sec. 601. Purpose and Objectives: The classes of Commercial (C) Districts included in this Development Code are designed to provide various types of retail stores, offices, service establishments and wholesale businesses opportunities in locations best suited to serve the public. Commercial districts are intended to be located and/or grouped in areas throughout the County that are in logical proximity to residents of patrons they may serve.

Sec. 602. District Designations

- A. **CN – Neighborhood Commercial District:** The Neighborhood Commercial District is intended primarily for the provision of retail and personal service facilities to satisfy the convenience-goods needs of the consumer relatively close to his or her place of residence.
- B. **CS – Service Commercial District:** The Service Commercial District is intended primarily for establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembling, packaging or processing of articles of merchandise for distribution and retail sale. Land requirements for most commercial service uses generally dictate its application along major streets of the county which generally lay close to highway commercial and industrial districts.
- C. **CT – Thoroughfare Commercial District:** This district is intended primarily for application along certain major streets and highways of the county within urban areas where a mixture of commercial and other uses already exists to the extent that it is impractical to apply any other commercial zoning districts to such areas as provided by this Development Code.
- D. **CH – Highway Commercial District:** The Highway Commercial District is intended primarily for application in areas along major highway access points and/or entrances to a community typically, the area will have controlled access to the highway and have connectivity to frontage roads, interchanges and channelized intersections.
- E. **CR – Rural Commercial District:** The Rural Commercial District is intended primarily for application in rural service centers of the county, such as Armona, Kettleman City, Stratford, Grangeville, Hardwick, and Halls Corner. Uses are intended to serve the needs of rural residents. The Rural Commercial District is established to permit the accommodation of most of the commercial uses otherwise provided for in other commercial districts.

Sec. 603. Land Use Regulations: The following table prescribes the land use regulations for “Commercial” districts. The regulations for each district are established by letter designation shown in the key of Table 6-1:



Table 6-1 COMMERCIAL ZONING DISTRICTS 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					Additional Regulations
	CN Note 1	CS	CT Note 1	CH	CR Note 1	
Commercial Uses For a definition of the use see Article 25	PERMIT REQUIRED					
Agricultural equipment parts and equipment stores	-	S	S	S	S	
Alcohol beverage sales for consumption off site - beer, wine, and/or distilled spirits sales when the establishment dedicates more than 25% of the sale floor to sales of alcoholic beverages for off-premises consumption.	C	-	-	C	C	See Article 11, Sec. 1105.
Alcohol Beverage sales of beer, wine, and/or distilled spirits for consumption on the site where purchased.	-	-	C*	C*	C*	* Does not include restaurants or similar establishments that sell or serve beer, wine, and/or distilled spirits in conjunction with the business and require or obtain a special ABC license number 41, 47, or 75. See Article 11, Sec. 1105.
Ambulance service.	-	S	S	S	S	
Amusement parks.	-	-	C	C	C	
Animal rescue shelters.	-	S*	-	-	S*	* Located not closer than 500 feet to a residential, district.
Automobile and Truck repair Service Stations (trucks up to and including one-ton rated capacity).	-	S	S	S	S	See list of services in Article 25.
Automobile and Motorcycle Sales and Service (new and used).	-	S	S	S	S	
Automobile parts stores.	-	S	S	S	S	
Automobile/vehicle washing facilities (automated & do-it-yourself).	S	S	S	S	S	
Bakery goods stores (wholesale).		S	-	-	S	
Banks and other financial institutions.	S	-	S	-	S	
Barbeque facilities (Open-air).	S	S	S	S	S	See Article, 11, Sec 1103.
Bars/night clubs/lounges/taverns.	-	-	-	S	S	See Article 11, Sec. 1105.
Billiard and pool halls.	-		-	-	S(1)	See Note 1 and Article 11, Sec. 1105.
Blacksmith shops.	-	S	-	-	S	
Boat and watercraft sales and service.	-	S	-	-	S	
Body Piercing establishments.	S	-	-	-	S	
Bowling alleys.	C	-	S(1)	S	S(1)	See Note 1 and Article 11, Sec. 1105.
Bottling works.	-	S	-	-	S	
Building material sales, excluding bulk storage of sand, gravel or cement.	-	S	-	-	S	
Bus depots and passenger transit stations.	S	S*	S	S	S	*Including repair and storage.
Business colleges, trade schools and other specialized education & training.	-	S	S	-	S	
Butcher shops.	-	S	-	-	S	
Cabinet or carpenter shops.	-	S	-	-	S	



Table 6-1

COMMERCIAL ZONING DISTRICTS 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					Additional Regulations
	CN Note 1	CS	CT Note 1	CH	CR Note 1	
Commercial Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED					
Caretaker's mobile home or manufactured home on a temporary foundation as watchman's or caretaker's quarters incidental to and used in connection with a permitted or conditional use.	-	S	-	-	-	Permitted for the duration of the use to which it is incidental. Each site so used shall be subject to the coverage, yard, and parking requirements of the R-1 District.
Carpet and floor coverings store.	-	S	-	-	S	
Carpet and rug cleaning and dyeing establishments.	-	S	-	-	S	
Catering shops.	-	S	-	C	S	
Coffee shops, outdoor cafes, tearooms.	S	-	S	-	S	
Cold storage, packing and crating services	-	S	-	-	S	
Columbariums and crematoriums.	-	S	C	-	S	
Commercial/meeting halls.	C	C	C	-	C	
Contractor storage yards.	-	S	-	-	S	
Convenience stores with incidental fuel pumps.	S	S	S	S	S	See Note 1 and Article 11, Sec. 1105.
Countertop shops.	-	S	-	-	S	
Copy and duplicating services.	-	S	-	-	S	
Dairy products plants.	-	S	-	-	S	
Delicatessens and health food stores	S	-	S	-	S	
Dry cleaning, pressing and laundry agencies.	C*	S	S	S	S	*Including the use of synthetic dry cleaning machines using non-flammable, non explosive solvents and having a capacity of not to exceed 40 pounds per cycle.
Electrical/electronic repair shops.	-	S	-	-	S	
Equipment rental yards.	-	S	C*	-	S	* Yards for heavy construction or farm equip. exceeding 15,000 pounds net weight.
Exterminators.	-	S	-	-	S	
Farmers markets.	TUP	TUP	TUP	-	TUP	
Feed and seed stores.		S	-	-	S	
Food lockers (no slaughtering).	S	S	S	-	S	
Food stores, grocery stores, and super markets.	S	-	S	-	S	See Article 11, Section 1105.D. Full service grocery stores are permitted for the off-sales of alcoholic beverages without a CUP.
Freight transit yards and terminals.	-	S	-	-	S	



Table 6-1

COMMERCIAL ZONING DISTRICTS 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					Additional Regulations
	CN Note 1	CS	CT Note 1	CH	CR Note 1	
Commercial Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED					
Fueling stations including CNG, and Electric Vehicle (EV) recharge stations.	C	S	S	S	C	Excludes automotive repair services not included in the definition of "Service Station" as provided in Article 25. All operations, except the sale of gasoline and oil, shall be conducted in a building enclosed on at least two sides.
Furniture warehouses and van services.	-	S	-	-	S	
Garden supply shop and nurseries.	S	S	S	-	S	All equipment, supplies and merchandise, other than plants, shall be kept within completely enclosed buildings or under a lathed structure; Fertilizer of any type shall be stored and sold in packaged form only.
Glass shops including automotive glass.	-	S	-	C	S	
Golf driving ranges.	-	-	C	-	-	
Gunsmith shops.	-	S	-	-	S	
Hazardous waste treatment equipment added to an existing use.	-	S	-	-	S	
Health and Fitness Type Uses	S	-	S	-	S	See list in Article 25
Heating, ventilating, and air-conditioning shops including incidental sheet metal.	-	S	-	-	S	
Hotels, motels, apartment hotels, and Single Room Occupancy (SRO) Hotels.	-	S	-	S	S	
Household appliance service & incidental repair.	S	S	S	-	S	
Ice cream and desert shops.	S	-	-	S	S	
Ice storage or sales.	-	S	-	-	S	
Interior decorating and design shops.	-	S	S	-	S	
Kennels or catteries.	-	S	-	-	S	Must be located at least 500 feet from a residential or recreation district.
Laboratories.	-	S	-	-	S	
Laundries and linen supply services.	-	S	-	-	S	
Laundromats – self serve.	S	S	S	S	S	
Limousine service.	-	S	-	-	S	
Locksmiths.	S	S	S	-	S	
Lumber yards excluding planning, saw mills and bulk gravel or sand.	-	S	-	-	-	
Machine shops.	-	S	-	-	S	
Machinery and equipment sales and rentals.	-	S	-	-	S	
Mailbox and delivery services.	-	S	-	-	S	

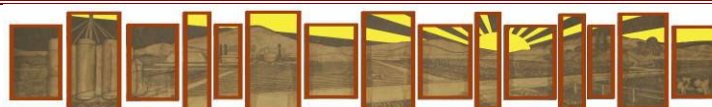


Table 6-1 COMMERCIAL ZONING DISTRICTS LAND USE REGULATIONS

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					Additional Regulations
	CN Note 1	CS	CT Note 1	CH	CR Note 1	
Commercial Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED					
Mini storage facilities.	-	S	-	-	S	
Mobile home and recreation vehicle sales and service.	-	S	S	-	S	
Mortuaries and funeral parlors.	-	S	C	-	S	
Motor vehicle dismantling or wrecking yards with total site area not to exceed 10,000 square feet in area.	-	C	-	-	-	All dismantling shall be conducted within an enclosed building. No burning of any portion of a motor vehicle on site.
Movie theaters, theaters, auditoriums.	-	-	S(1)	-	S(1)	See Note 1
Musical instrument repair shops.	-	S	-	-	S	
Music, dance and gymnastics studios	-	-	S	-	S	
Office equipment and machinery repair shops.	-	S	-	-	S	
Offices, Business and Professional Type Uses	S	-	S	-	S	See list in Article 25
Parking facility, commercial.	-	-	S	-	S	See Article 13.
Party supply rentals.	-	S	-	-	S	
Pawn Shops.	-	-	-	-	S	See Article 11, Sec. 1118.
Personal Services Type Uses	S	-	S	-	S	See list in Article 25
Photography studios.	S	-	S	-	S	
Picture framing shops.	-	S	-	-	S	
Printing, graphics, embroidery, lithography and engraving shops.	S	S	S	-	S	
Private non-commercial clubs, lodges and fraternal organizations.	S	-	S	-	S	
Professional Services Type Uses	S	S	S	-	S	See list in Article 25
Race tracks and drag strips.	-	-	C	C	-	
Radio and television broadcasting studios	-	S	-	-	S	
Radio and television repair and services.	S	S	S	-	S	
Recycling centers for ferrous metals such as iron, steel, etc., and all other scrap metals.	-	C	-	-	-	All processing of recycled material shall be conducted within an enclosed building. Total site area shall not exceed 10,000 square feet
Recycling facility; Small collection facility.	S	S	-	-	S	See Article 11, Sec. 1115.B.
Recycling facility; Large collection facility.	-	C	-	-	-	See Article 11, Sec. 1115.C.
Refrigeration equipment sales and service.	-	S	-	-	S	
Religious Facilities	C	-	C	C	C	
Restaurants, cafes, including fast food, drive-in restaurants, buffets, cafeterias, etc. with no sale of alcoholic beverages.	S(2)	S(2)	S	S	S(2)	See Note 2 .

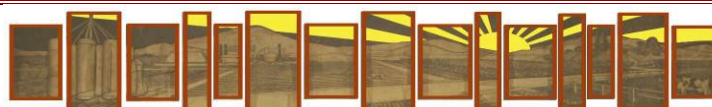


Table 6-1 COMMERCIAL ZONING DISTRICTS LAND USE REGULATIONS

<p>KEY</p> <p>“P” Permitted uses - no permit required.</p> <p>“S” Site Plan Review required.</p> <p>“C” Conditional Use Permit required.</p> <p>“TUP” A temporary land use which requires an over-the-counter permit</p> <p>“-” Not permitted</p>	ZONING DISTRICT					<p><i>Additional Regulations</i></p>
	<p><i>CN</i></p> <p>Note 1</p>	<p><i>CS</i></p>	<p><i>CT</i></p> <p>Note 1</p>	<p><i>CH</i></p>	<p><i>CR</i></p> <p>Note 1</p>	
<p>Commercial Uses</p> <p><i>For a definition of the use see Article 25</i></p>	PERMIT REQUIRED					
Restaurants or similar eating establishments that sell or serve beer, wine, and/or distilled spirits which require or obtain a special ABC license # 41, 47, or 75.	C(2)	S(2)	S	S	S(2)	See Note 2.
Retail Sales Type Uses	S	-	-	S	S	See List in Article 25
Riding stables and riding academies.	-	-	C	C	C	
Safe and vault repair services.	-	S	-	-	S	
Sheet metal shops.	-	S	-	-	S	
Short pour concrete systems and portable cement mixer rentals.	-	-	-	-	S*	*Limited to operate at a maximum of 60 decibels at the property lines. Portable cement mixers shall not exceed three (3) cubic yards in concrete weight capacity.
Sign shops.	-	S	-	-	S	
Skating rinks, outdoor.	-	-	C	-	C	
Skating rinks, indoor.	-	-	S	-	S	
Sports arenas and stadiums.	-	-	S(1)	-	S(1)	See Note 1.
Stone and monument yards and mills.	-	S	-	-	S	
Storage facilities, garages, and yards.	-	S	-	-	S	
Storage facilities for chemicals, gas, petroleum or inflammable liquids.	-	C	-	-	-	
Tattoo parlors.	S	S	-	-	S	
Taxidermists.	-	S	-	-	S	
Taxicab service.	-	S	-	-	S	
Telecommunication dealers and services.	S	S	S	-	S	
Tire sales and service, retreading, and recapping, excluding repair	-	S	-	S	S	
Tool or cutlery sharpening or grinding.	-	S	-	-	S	
Trailer and recreational vehicles sales, service, and rentals.	-	S	-	S	S	
Travel bureaus	-	-	S	S	S	
Truck repair garages and service stations (trucks over one-ton rated capacity).	-	C	C	S	C	
Trucking terminals.	-	S	-	S	S	
Upholstery shops.	-	S	-	-	S	



Table 6-1 COMMERCIAL ZONING DISTRICTS 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					Additional Regulations
	CN Note 1	CS	CT Note 1	CH	CR Note 1	
Commercial Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED					
Veterinarian offices, hospitals or clinics, including short-term boarding of animals and incidental care such as bathing and trimming.	-	S	S	-	S	Located not closer than 500 feet to a residential, district. All operations conducted entirely within a completely enclosed structure which complies with specifications of soundproof construction which shall be prescribed by the Zoning Administrator.
Warehouses, excluding storage of fuel, flammable liquids or explosives.	-	S	-	-	-	
Wedding services and supplies.	S	-				
Welding services and supplies	-	S	-	-	S	
Industrial Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED					Additional Regulations and Information
All uses listed in the IL Light Industrial Zoning District which are permitted by right.	-	-	-	-	S*	*Excluding service stations, outdoor advertising structures, and watchman's living quarters which are not allowed in the CR Zoning District.
All uses listed in the IL Light Industrial Zoning District which requires a Site Plan Review.	-	C	-	-	S*	*Excluding service stations, outdoor advertising structures, and watchman's living quarters which are not allowed in the CR Zoning District.
Energy Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED					Additional Regulations and Information
Active solar heating systems.	P	P	P	P	P	Used to convert sunlight to heat that can be used for space heating and hot water.
Commercial solar photovoltaic electrical generating facilities.	C	C	C	C	C	
Incidental Electric Vehicle (EV) Recharge Stations	P	P	P	P	P	Incidental to designated parking spaces for electric vehicles. See Article 15, Sec. 1511.C.
Public and Utility Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED					Additional Regulations and Information
Solar electrical generation equipment for non-commercial personal use	P	P	P	P	P	With a design capacity to serve the electrical needs of the properties and contiguous properties
Cellular telephone towers.	C	C	C	C	C	
City, county, special district, state and federal administrative offices.	S	C	C	C	C	



Table 6-1

COMMERCIAL ZONING DISTRICTS 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</i>
	<i>CN</i> Note 1	<i>CS</i>	<i>CT</i> Note 1	<i>CH</i>	<i>CR</i> Note 1	
Public and Utility Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED					
Co-location of antennas and related equipment on existing towers, poles, structures or wireless telecommunications collocation facilities.	P	P	P	P	P	
Communications equipment buildings.	S	S	S	-	S	
Fire and police stations.	-	C	C	C	C	
Gas regulator stations.	-	S	-	-	S	
Libraries.	S	C	C	C	C	
Post offices.	S	C	C	C	C	
Public buildings and grounds.	-	C	-	C	C	
Public service pumping stations and/or elevated pressure tanks.	S	S	S	-	S	
Public utility yards.	-	S	-	-	S	
Public utility structures, services and facilities.	-	-	-	S	S	
Miscellaneous Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED					<i>Additional Regulations and Information</i>
Accessory structures for non-residential uses and/or incidental uses located on the same site as a use requiring Site Plan Review or Conditional Use Permit.	S	S	S	S	S	See Article 11, Sec. 1101 Does not include those uses which are owned or operated by a public agency.
ATMs	P	P	P	P	P	
Community gardens	-	-	-	-	P	See Article 15, Sec. 1503.
Outdoor or off-site advertising structures.	-	S	S	S/C*	-	See Section 1104. *See Section 1104.G.
Raising of fruit/nut trees, vegetables, and horticultural specialties.	P	-	-	-	P	
Rain water collection.	P	P	P	P	P	See Article 15.
Recycling facility or reverse vending machine.	P	P	P	P	P	See Article 11, Sec. 1115.A.
Regional produce stand in Armona.	-	S	-	S	S	Reserved for the Community of Armona as a centralized location.
Signs, freestanding or detached.	S	S	S	S	S	See Table 6-3.
Signs in the immediate area of interchanges along Interstate 5 which are illuminated and exceed the standards in Table 6-3 below.	-	-	-	C	-	See Article 14, Section 1410.
Signs, wall mounted, projecting, or awning.	P	P	P	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 6-3.
Signs, temporary.	P	P	P	P	P	See Article 14 for time limits and additional information.

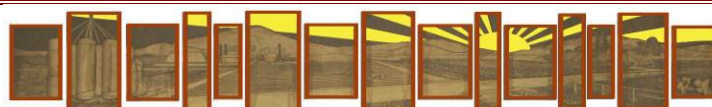


Table 6-1 COMMERCIAL ZONING DISTRICTS LAND USE REGULATIONS						
KEY "P" Permitted uses - no permit required. "S" Site Plan Review required. "C" Conditional Use Permit required. "TUP" A temporary land use which requires an over-the-counter permit "-" Not permitted	ZONING DISTRICT					Additional Regulations
	CN Note 1	CS	CT Note 1	CH	CR Note 1	
Miscellaneous Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED					
Vending machines including filtered water dispensers, snacks, food, and soda machines, and DVD vending machines.	P	P	P	P	P	Incidental to an existing use.

(Ord. No. 668-1-16, §10, §11, 1/12/16) (Ord. No. 668-1-17, §26, 3/28/17)

Table 6-1 Notes:

1. New commercial uses that have incidental sales of alcoholic beverages are allowed in the CN, CT, and CR zoning district and are located within 300 feet of any school site and/or R1, RM, or RR zoning district.
2. Drive-up windows are not allowed between the street and a building entrance. Vehicle access should be taken from a side drive-thru, alley or interior driveway where possible, and conflicts between vehicles and pedestrians should be minimized.

Sec. 604. Outdoor Advertising Structures: Outdoor or off-site commercial advertising structures, as defined in Article 25, are permitted in all commercial zoning districts except the Neighborhood Commercial (CN) and the Rural Commercial (CR) zoning districts. Refer to Section 1104 of this Development Code for additional details concerning the requirements and permitting of outdoor advertising structures.

Sec. 605. Development Standards for Commercial Zoning Districts: Table 6-2 below provides development standards for parcels within commercial zoning districts:

Table 6-2 DEVELOPMENT STANDARDS FOR COMMERCIAL ZONING DISTRICTS						
Use Classifications	CN	CS	CT	CH	CR	Additional Regulations and Information
Site Area and Lot Standards	All Standards Shown are Minimum Standards Unless Otherwise Stated					
Site area limitation.	No Limitation	No Limitation	No Limitation	No Limitation	No Limitation	
Site frontage.	No Limitation	No Limitation	No Limitation	No Limitation	No Limitation	
Site width.	No Limitation	No Limitation	No Limitation	No Limitation	No Limitation	
Site depth.	No Limitation	No Limitation	No Limitation	No Limitation	No Limitation	
Site Coverage						
Maximum area covered by structures.	No Limitation	No Limitation	No Limitation	No Limitation	No Limitation	
Setback Requirement (ft.)						
Front Setback	15	5	5	15	15	
Front Setback abutting property in an RR, R, or RM District fronting on the same street	15	15	15	20	20	
Rear Setback	No Limitation	No Limitation	No Limitation	No Limitation	No Limitation	
Rear Setback abutting an RR, R-1 or RM District	10	10	10	10	10	
Side Setback.	No Limitation	No Limitation	No Limitation	No Limitation	No Limitation	



Table 6-2 DEVELOPMENT STANDARDS FOR COMMERCIAL ZONING DISTRICTS						
Use Classifications	CN	CS	CT	CH	CR	Additional Regulations and Information
Setback Requirement (ft.)						
Side Setback abutting an RR, R-1 or RM District	10	10	10	10	10	
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.	½ the required front yard of the key lot.	½ the required front yard of the key lot.	½ the required front yard of the key lot.	
Distance Between Structures (ft.)						
Distance between commercial uses	No Limitation	No Limitation	No Limitation	No Limitation	No Limitation	
Distance between residential use and another structure	10	10	10	10	10	
Height of Structures (ft.)						
Maximum height of a permitted use or its accessory structures	50	75	50	50	50	See Note 1.
Maximum height of a sign or tower used for commercial cellular telephone service	(2)	No Limitation	(2)	(2)	No Limitation	(2) See Notes 2 and 3.
Maximum height of a structure in a traffic safety visibility area	3	3	3	3	3	See Note 4.

Table 6-2 Notes:

1. 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.
2. Illuminated outdoor commercial advertising structures in the immediate area of interchanges along Interstate-5, advertising highway traveler services at that interchange, which exceed the maximum copy area per site or per use allowed by this Development Code, may be permitted through a Conditional Use Permit. Such structures shall not be larger than is necessary to be clearly seen by travelers on Interstate 5, provided the structure is designed by a professional engineer and does not pose a safety hazard. Such structures may be located on the actual site of the business or service being advertised, or a group of signs may be clustered in two off premises sites per interchange, but within the CH zoning district at that interchange.
3. Maximum height determined as part of the Conditional Use Permit.
4. Pole mounted signs over 3 feet in height within a traffic safety visibility area may be permitted by Site Plan Review provided that the sign must be at least 12 feet above the ground if the sign is placed within 30 feet of a street intersection (intersecting curb lines).

(Ord. No. 668-1-17, §27, 3/28/17)

Sec. 606. Additional Standards and Regulations:

- A. Off-street Parking Areas, Aisles, Access Drives, Access Lanes and Off-street Loading Facilities:** In addition to available on-street parking, 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, and Screening and Landscaping:** In order to ensure that fences, walls, gates, hedges, and 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. 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. In all C Districts, no solid fence, wall, hedge or shrub exceeding three feet in height shall be erected, planted or maintained within a required Traffic Safety Visibility Area.
- c. 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.
- d. 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. All private, single-family home swimming pools constructed after January 1, 1998 shall be fenced, enclosed or equipped with another safety feature as provided in Sections 115920 – 115927 of the California Health and Safety Code.
- b. Any fence or wall over seven feet in height is a structure and requires a building permit prior to construction.

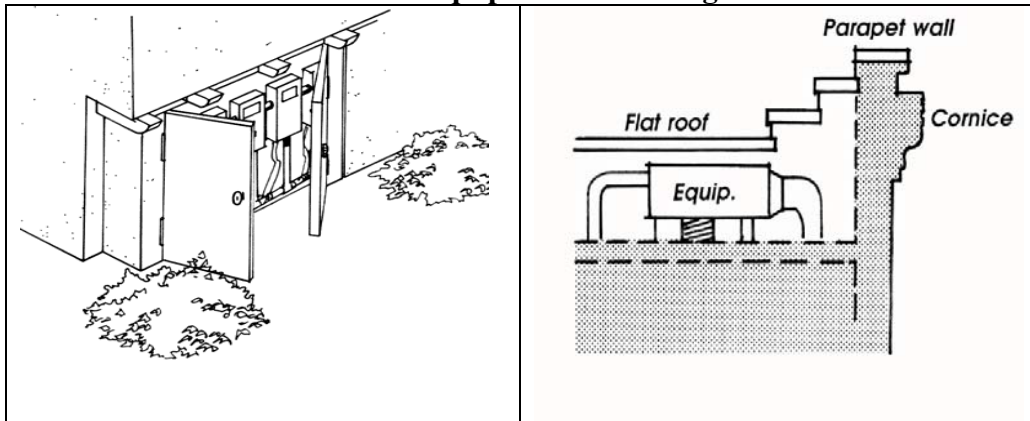


- c. All heights in this Section shall be measured from the finished grade of site or the adjacent property, which ever is lower.
- d. Fences, walls, hedges, gates, walks, driveways and retaining walls may occupy any required yard or other open spaces, subject to the limitations prescribed in the district regulations.

4. Screening Requirements:

- a. 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.
- b. All mechanical or utility equipment, whether on the roof, ground or side of a building must be screened from view, above or below. The method of screening should be architecturally integrated with the structure in terms of materials, color, shape and size. The design of the screening should be done in concert with and as a part of the design of the building, rather than as an afterthought.
- c. Roof mounted mechanical or utility equipment must be screened. The method of screening should be architecturally integrated with the structure in terms of materials, color, shape and size. It is preferable to screen equipment with permanent solid building elements (e.g. parapet wall) instead of after-the-fact add-on screening (e.g. wood or metal slats) which are not part of the structure.
- d. Air conditioning units placed in individual windows and window transom areas are *strongly* discouraged.

Figure 6-1
Equipment Screening



5. Landscaping and Maintenance:

- a. In all C Districts, not less than five feet of a property adjoining a street shall be landscaped and permanently maintained. This requirement may be waived by the Zoning Administrator if the site was previously developed prior to this requirement and does not currently have sufficient space for the five feet of landscaping.
- 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. As stated in Article 15 of this Development Code, 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 Commercial Zoning Districts: Signs shall be allowed in compliance with the regulations contained in Article 14 and as prescribed in Table 6-3 below and the “Specific Limitations and Requirements” section following Table 6-3.

Table 6-3 SIGNS IN COMMERCIAL ZONING DISTRICTS			
Type of Sign	Maximum Number	Maximum Aggregate Sign Area Allowed	<i>Additional Regulations</i>
Business identification signs in CN districts.	Number of signs not to exceed maximum aggregate sign area.	1.5 Sq. Ft. Per 1 linear foot of building frontage.	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.
Business identification signs in CS, CT and CR districts.	Number of signs not to exceed maximum aggregate sign area.	2 Sq. Ft. Per 1 linear foot of building frontage	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.
Business identification signs in CH districts.	Number of signs not to exceed maximum aggregate sign area.	3.2 Sq. Ft. Per 1 linear foot of building frontage not to exceed 240 square feet per direct frontage along each highway.	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.
Name plate for single-family uses.	1 per legal dwelling unit.	1 sq. ft	See Section 1406.D.10. Below Cornice or roof line near main entrance.
Identification sign for multifamily residential uses.	1 per multi-unit use.	12 sq. ft.	Below Cornice or roof line flat against a wall.
Parking lot signs for multifamily residential uses.	1	4 sq. ft.	
Window signs.	No Limitation	Not calculated as part of the aggregate sign area per use.	Signs shall cover no more than 15% of a single window’s surface area.
Temporary special event signs.	1 per business.	32 sq. ft. in area.	Article 14, Sec. 1406.C.1.
Temporary advertising/promotional signs.	1 per business.	32 sq. ft. in area.	Article 14, Sec. 1406.C.2.
Temporary construction signs.	1 per street frontage.	32 sq. ft. in area.	Article 14, Sec. 1406.D.5.
On-site real estate sign pertaining to the sale, lease, rental or display of a structure or land.	1 per street frontage.	10 sq. ft. in area in CN District. 20 sq. ft. in area in all other commercial districts.	Article 14, Sec. 1406.D.7.



Table 6-3 SIGNS IN COMMERCIAL ZONING DISTRICTS			
Type of Sign	Maximum Number	Maximum Aggregate Sign Area Allowed	Additional Regulations
Directional signs for off-street parking and off-street loading facilities.	2	6 sq. ft. in area.	Illuminated or non-illuminated
Open-air barbecue facility signs.	1 "A" frame lettered on both sides or 2 single faced signs.	6 sq. ft. in area.	"A" frame sign shall not be placed in a landscape area, sidewalk or used as an off site directional sign/advertisement. Single faced signs shall be attached to mobile food preparation unit's walls or sides.
Political and other non-commercial signs.	No Restriction.	32 sq. ft. per sign.	See Article 14, Sec. 1406.D.9.
Murals	No Restriction	No Restriction	Shall be non-commercial in nature.

Table 6-3 Specific Limitations and Additional Requirements:

1. All signs shall be located outside of the public right-of-way.
2. No sign other than a directional sign shall project more than 24 inches into a required rear yard or required interior side yard. No sign other than a sign required by law shall project more than 12 inches into a public right-of-way. No outdoor advertising structure shall project into a public right-of-way.
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 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.
6. Corner lots in Commercial zoning districts at an intersection controlled by traffic lights are not subject to the Traffic Safety Visibility Area restriction.
7. 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.
8. **Building Frontage:** For the purposes of signage, building frontage shall be considered the wall of a building that faces and is roughly parallel with a public street, excluding an alley. The linear dimension of that building frontage shall be used to calculate allowable signage. Buildings with walls facing more than one public street shall be allowed signage for each building frontage. Buildings located on interior lots (not on a corner) and that are oriented perpendicular to a public street shall be allowed signage based on the longer of the front or side building elevation.

(Ord. No. 668-1-17, §28, 3/28/17)

- D. General Provisions and Exceptions:** All uses shall be subject to the general provisions and exceptions prescribed in Article 1.
- E. Transit Stop Improvements:** In Community Plan designated areas, building entrances and pedestrian walkways shall be designed to provide safe and efficient access to nearby public transit stops. The applicant for a development on property which is near or abuts a transit stop may be required to make transit stop improvements. Improvements may include the installation of a bus pad, turnouts, benches, trash receptacles (and service), shade/shelter, security lighting, bike racks,

water features, and/or landscaping. When practical, the bus stop shall be built into the project and be compatible with the development.

F. Exterior Lighting: Exterior lighting should be designed to be compatible with the architectural and landscape design of the project, so as not to constitute 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, §29, 3/28/17)

G. Stormwater Drainage: All new development within the communities of Armona, Home Garden, 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.

