

Article 7. Mixed Use Zoning Districts

Sections:

- Sec. 701 - Purpose and Objectives**
- Sec. 702 - District Designations**
- Sec. 703 - Land Use Regulations**
- Sec. 704 - Development Standards for Mixed-Use Zoning Districts**
- Sec. 705 - Additional Standards and Regulations**

Sec. 701. Purpose and Objectives: The two classes of Mixed Use (MU) Districts included in this Development Code are designed to be integrated into centralized community downtowns or community core areas to allow various mixtures of commercial and residential uses and to replace the Central Commercial land use designation in previous Zoning Ordinances. Mixed Use zoning districts are intended to allow a vertical and horizontal mix of business, office, and housing within common building structures as well as encourage private investment, revitalization of community commercial areas and visual community distinction. Standards in the Mixed Use district are intended to reduce reliance on the automobile, create pedestrian-oriented environments, and support social interaction by allowing resident to work, shop and play within walking distance to where they live.

Sec. 702. District Designations:

- A. **MU – Mixed Use District:** The Mixed Use District is intended primarily for the provision of various mixtures of commercial and residential uses along 14th Avenue north of the downtown mixed use area in Armona. In Kettleman City, the mixed use district is located along State Route 41 within the existing community.
- B. **MU-D – Downtown Mixed Use:** The Downtown Mixed Use District is made up primarily of Rural Commercial and Multifamily Residential combined zoning and is intended to increase the jobs/housing balance in the county's large unincorporated communities. The Downtown Mixed Use District is intended primarily for the provision of various mixtures of commercial and residential within the existing commercial core areas of Armona, Stratford and a newly designated commercial core in Kettleman City. Buildings more than one story are strongly encouraged.

Sec. 703. Land Use Regulations: The following table prescribes the land use regulations for Mixed Use districts. The regulations for each district are established by letter designation shown in the key of Table 7-1:

Table 7-1 MIXED USE 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 and Information</i>
	MU	MU-D	
Commercial Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED		
Accessory structures located on the same site as a use requiring Site Plan Review or Conditional Use Permit.	S	S	See Article 11, Section 1101.
Arcades, including video rentals and sales.	P	P	
Automobile parts stores.	S	S	
Automobile and truck repair garages (trucks up to and including one-ton rated capacity).	C	-	



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	MU	MU-D	
Commercial Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED		
Banks and financial institutions.	P	P	
Barbeque facilities (Open-air).	S	S	See Article 11, Section 1104.
Bars/night clubs/lounges/taverns.	S	S	
Beer gardens as an incidental use.	S	S	
Billiard and pool halls.	S	S	
Blueprint, copy and duplicating services.	P	P	
Body piercing establishments.	S	S	
Bowling alleys.	C	-	
Brew pubs.	S	S	See Article 11, Section 1105.
Building material sales, excepting bulk storage of sand, gravel or cement.	S	-	
Catering as an incidental use to a restaurant, cafes, delicatessens or other food related use.	P	P	
Ceramic and pottery shops.	P	P	
Child Care Facilities	S	S	
Coffee shops.	P	P	
Convenience stores.	S	S	See Article 11, Section 1105.
Delicatessens and health food stores.	P	P	
Donut shops.	P	P	
Dry cleaning and laundry agencies.	S	S	
Farmers markets.	TUP	TUP	
Food lockers (no slaughtering).	S	S	
Food stores and grocery stores.	P	S	
Garden supply shops and nurseries.	S*	S	*All equipment, supplies and merchandise, other than plants, shall be kept within completely enclosed buildings or under a lathed structure, and further provided that fertilizer of any type shall be stored and sold in packaged form only.
Health and Fitness Type Uses	P	S	See list in Article 25
Household appliance sales, service & repair.	P	P	
Hotels and motels	S	S	On 2 nd floor and above.
Ice cream and desert shops.	P	P	
Interior decorating and design shops.	P	-	
Liquor stores.	S	S	See Article 11, Section 1105.
Locksmiths.	P	-	
Mailbox rental, receiving and forwarding.	P	P	
Meeting halls.	S	S*	*Located on the second floor only.
Movie theaters, theaters, auditoriums.	S	C	See Article 11, Section 1105.
Offices, Business and Professional Type Uses	P	P	See list in Article 25
Pawn shops.	S	-	See Article 11, Section 1118.
Personal Services Type Uses	P	P	See list in Article 25
Photography studios.	P	P	



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	MU	MU-D	
Commercial Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED		
Picture framing shops.	P	P	
Printing, graphics, lithography and engraving shops.	P	P	
Private clubs, lodges and fraternal organizations.	C	C	Located on the second floor only.
Reading rooms.	S	-	
Religious institutions.	C	-	
Restaurants, cafes, including fast food, drive-in restaurants, outdoor cafes, buffets, coffee shops, tearooms, cafeterias, etc., with no sale of alcoholic beverages.	P*	P*	*Excluding drive-thru.
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.	S	S	
Retail Sales Type Uses	P	P	(See List in Article 25)
Secondhand and Thrift Stores.	P	-	
Fueling stations including CNG, and electric vehicle recharge stations .	C*	-	*Excluding automotive repair services not included in the definition of "Service Station" as provided in Article 25, provided that all operations, except the sale of gasoline and oil, shall be conducted in a building enclosed on at least two sides.
Storage facilities, garages, and yards	S	-	
Tattoo Parlors.	S	S	
Telecommunication dealers and services.	P	P	
Tire sales and service.	S	-	
Travel bureaus.	P	P	
Wedding services and supplies.	S	S	
Medical Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED		<i>Additional Regulations and Information</i>
Medical/dental offices and clinics.	S	P	
Medical and orthopedic appliance stores.	S	-	
Medical spas.	S	-	
Educational Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED		<i>Additional Regulations and Information</i>
Nursery schools/preschools.	-	S	
Energy Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED		
Active solar heating systems used to convert sunlight to heat that can be used for space heating and hot water.	P	P	



Table 7-1

MIXED USE ZONING DISTRICTS LAND USE REGULATIONS

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	<i>MU</i>	<i>MU-D</i>	
Energy Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED		
Electric Vehicle (EV) recharge stations.	P	P	Incidental to designated parking spaces for electric vehicles and private recharge station for electric vehicles operated by the occupants of the property. See Article 15, Section 1511.C.
Solar electrical generation equipment for non-commercial personal use.	P	P	With a design capacity to serve the electrical needs of only that site or use.
Solar photovoltaic electrical generating facilities that commercially produce power for sale, which comply with all local, regional, state, and federal regulations.	C	C	
Public and Utility Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED		<i>Additional Regulations and Information</i>
Co-location of antennas and related equipment on existing towers, poles, structures or wireless telecommunications collocation facilities.	P	P	
Communications equipment buildings and public service pumping stations and/or elevated pressure tanks.	S	-	
Community centers.	C	C	May be located on the second story of a commercial use or a separate stand alone use.
Electrical distribution substations, gas regulator substations.	S	S	
Museums and art galleries.	S	S	
Public buildings including courts, fire stations, libraries, police stations, post offices.	C	C	Includes city, county, special district, state and administrative offices.
Public parks and playgrounds.	C	C	
Radio and television broadcasting studios and accessory structures.	S	-	
Residential Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED		<i>Additional Regulations and Information</i>
Apartments	S	S	Over or to the rear of a permitted commercial use.
Community care facilities for 6 or fewer persons.	P	P	As allowed by the Health and Safety Code Section 1500 et seq.
Emergency Shelters.	C	C	See Article 11, Section 1106.
Family day care home, Small.	P	P	For 8 or fewer children.
Home Occupations, Minor.	P	P	See Article 11, Section 1102.A.
Home Occupations, Urban.	S	S	See Article 11, Section 1102.C.
Incidental single-family dwellings.	S	S	Located on the ground floor to the rear of a permitted commercial use.
Multifamily dwellings.	S	S	Over or to the rear of a permitted commercial use.



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	MU	MU-D	
Residential Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED		
Household pets, such as dogs, cats, canaries and parakeets (no livestock) belonging to those living on the site.	P	P	Pets shall be maintained in compliance with public health laws and Kings County Animal Control standards.
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 with a permitted use.	S	S	See Article 11, Section 1101.
ATMs.	P	P	
Community gardens, non-medicinal.	P	P	See Article 15, Section 1503.
Incidental uses located on the same site with a permitted use.	P	P	See Article 11, Section 1101.
Incidental uses located on the same site as a use requiring Site Plan Review or Conditional Use Permit.	S	S	See Article 11, Section 1101.
Outdoor seating incidental to restaurants, cafes, bars, beer gardens, etc.	S	S	
Parking lots with landscaping accents.	S	S	
Rain gardens.	P	P	See Article 15.
Raising of fruit/nut trees, vegetables, and horticultural specialties.	P	*	*All properties within Armona Community Plan may continue agricultural farming practices until development applications are approved by the County.
Regional produce stands.	S	S	Armona Community Plan Policy 7E.2.2.
Recycling facility; reverse vending machine.	P	P	See Article 11, Section 1115.A.
Sale of fresh fruits and vegetables.	-	P	As an accessory use.
Sheltered transit stops.	P	P	
Signs, freestanding or detached.	S	S	See Table 7-2.
Signs, wall mounted, projecting, or awning.	P	P	Permitted without a new zoning permit provided the total amount of signage allowed for the zoning district is not exceeded and the meets signage regulations. See Table 7-2.
Signs, temporary.	P	P	See Article 14 for time limits and additional information.
Small Recycling Facility	S	-	See Article 11, Section 1115.B
Vending machines including water dispensing, snacks, food, soda, and DVD type machines.	P	P	Incidental to an existing use.
Water collection.	P	P	See Article 15.

(Ord. No. 668-1-16, §12, §13, 1/12/16)



Sec. 704. Development Standards for Mixed Use Zoning Districts: Table 7-2 below provides development standards for parcels within Mixed-Use zoning districts:

Table 7-2 DEVELOPMENT STANDARDS FOR MIXED USE ZONING DISTRICTS			
<i>Use Classifications</i>	<i>MU</i>	<i>MU-D</i>	<i>Additional Regulations and Information</i>
Site Area and Lot Standards (ft.)	All Standards Shown are Minimum Standards Unless Otherwise Stated		
Site Area per ground floor single-family dwelling unit (Square Feet).	-	-	
Site Area per ground floor multifamily dwelling unit (Square Feet).	-	-	
Site Area for all other permitted and conditional uses (Square Feet).	-	-	
Minimum width of site – Interior Lot	-	-	
Minimum width of site – Corner Lot	-	-	
Minimum depth of site – Interior Lot.	-	-	
Minimum depth of site – Corner Lot .	-	-	
Maximum area covered by commercial Structures.	No limitation provided that motor vehicle, bicycle parking and pedestrian walkway requirements are met.	No limitation provided that motor vehicle, bicycle parking and pedestrian walkway requirements are met.	
Site Coverage			
Maximum area for residential uses and/or structures.	45%(2)	45%(2)	See Note 2
Setback Requirement (ft.) (Note 1)			
Front Setback.	10	*Must abut front and street side property lines.	*Up to 30% of the a building may be recessed to accomodate pedestrian spaces such as entryways, courtyards, patios, etc.
Rear Setback	10	5*	*10 foot setback required if abutting RR, R, or RM District.
Side Setback	-*	-	*10 foot setback required if abutting RR, R, or RM District or use.
Distance Between Structures (ft.)			
Distance between commercial uses	-(3)	-(3)	See Note 3
Distance between residential use and another structure .	-(3)	-(3)	See Note 3
Height of Structures (ft.)			
All Standards Shown are Minimum Standards Unless Otherwise Stated			
Maximum height of a permitted use or its accessory structures	30(4)	30(4)	See Note 4.
Maximum height of a conditional use or its accessory structures	50(5)	50(5)	See Note 4
Maximum height of a structure in a traffic safety visibility area	3	3	See Note 5
Minimum sidewalk area			
Required with of sidewalks	As noted in each community plan.	As noted in each community plan.	See Street and Parking Design Standards in each Community Plan



Table 7-2 Specific Limitations and Additional Requirements:

1. Video and DVD type rental vending machines shall not be placed within a sidewalk area in the Mixed Use zoning districts. Such machines may be placed inside of a business or within an area outside of the sidewalk area.
2. The residential element within a mixed use development shall not exceed 45% of the square footage of gross floor area of a building(s) and/or the square footage of land area being used for residential purposes.
3. Minimum distances between structures maybe required by the fire code or building code regulations for safety and fire protection. This includes distances from structures on adjacent properties.
4. 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.
5. 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).

Sec. 705. Additional Standards and Regulations:

A. Encroachments: Within the MU-D District, permanent structures or improvements, including but not limited to canopies, arcades, galleries, awnings, and seating, within the public right-of-way are allowed as follows:

1. An encroachment agreement will be required and the agreement will at a minimum indemnify the county harmless for and from any and all losses, claims, suits, and damages in any way arising from, relating to or connected with the property owners activities undertaken pursuant to the encroachment, the property owner will protect and restore all property, both public and private, damaged as a result of the property owners activities, and obtain and maintain liability insurance if required by the county.
2. The public right-of-way (sidewalk) may be used for outdoor seating/dining during regular business hours. The outdoor seating shall not obstruct sidewalk pedestrian traffic or create public health and safety hazards and shall be located along the building frontage of the sidewalk area.
3. Development standards are as follows:
 - a. Minimum clear distance of 4 feet for pedestrian travel.
 - b. Minimum of 2 feet between structure/improvement and curb/landscape area.
 - c. Minimum of 8 feet of vertical clear area from sidewalk to structure.

B. Off-street Parking Areas, Aisles, Access Drives, Access Lanes and Off-street Loading Facilities:

1. 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, except within the MU-D District commercial/office/retail uses will provide 1 parking space for each 500 sq. ft. of net floor area.
2. Within the MU-D District a reduction in required on-site parking can be off set by an off-site parking credit. The amount of parking spaces that can be used to reduce parking requirements is based on lot frontage to which the parking spaces exist to ensure equity throughout the district. A reduction of 3 parking spaces will allowed for each 50 feet of lot frontage.
3. In the MU-D District: No off street parking is required for non-residential uses unless the use exceeds 3,000 square feet of gross floor area, in which case off-street parking shall be provided for the floor area in excess of 3,000 square feet as prescribed in Article 13.



4. Garages or other enclosed or covered parking facilities for use by residents in the Mixed Use Districts shall not be significantly visible from the public street or adjacent bikeways, sidewalks or other pedestrian amenities. Residential parking shall be clearly signed and reserved for residents.
5. **Pedestrian Friendly Design:** In Mixed-Use zoning districts, parking and vehicle drives shall be located away from building entrances, and not between building entrances and streets with pedestrian activity.

C. 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. Except in the MU-D District, where a site adjoins or is located across an alley from a R-1, 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 Mixed Use 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, wall, or gate, 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:

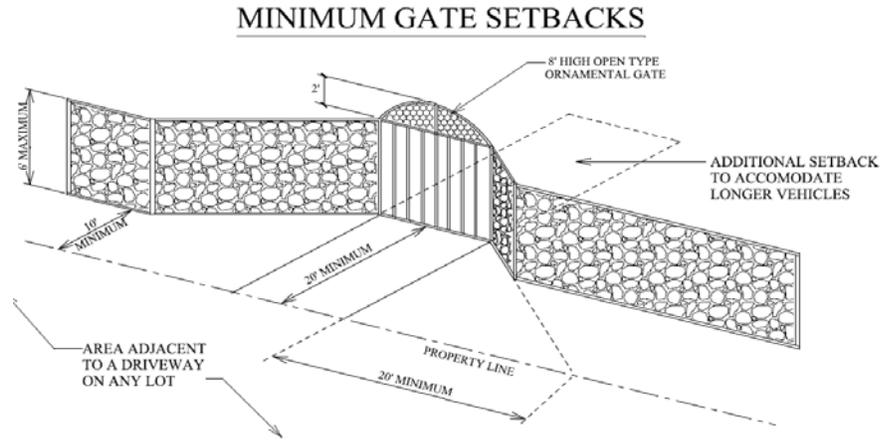
- a. Gates which are used for primary vehicular ingress and egress and which are opened and closed manually shall be setback so that the greater of the following distances are met from the property line being used for access:
 - (1) A minimum distance of 20 feet.
 - (2) A distance sufficient to ensure 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.

- d. Gates with open-type decorative or architectural features within the front or street side yards shall not exceed eight feet in height.

Figure 7-1



3. General Fencing and Gate Requirements:

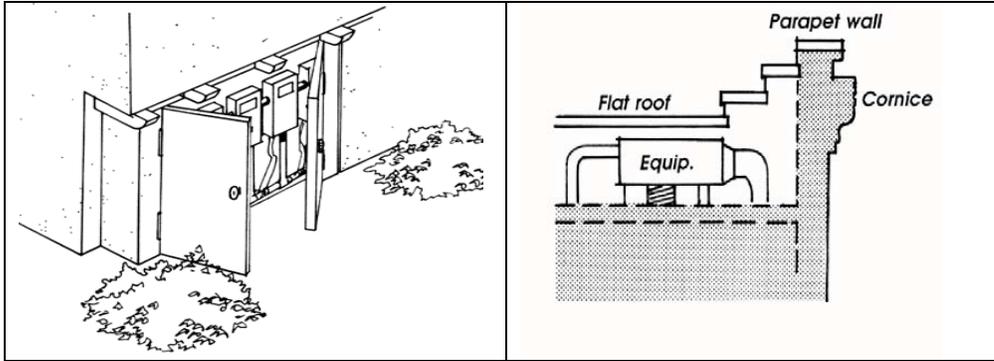
- a. Any fence or wall over seven feet in height is a structure and requires a building permit prior to construction.
- b. All heights in this Section shall be measured from the finished grade of site or the adjacent property, which ever is lower.
- c. Fences, walls, hedges, gates, walks, driveways and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

4. Screening Requirements:

- 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 7-2
Equipment Screening



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. See article 15 for additional requirements and information.
- c. All open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.

D. Signs in Mixed-Use Zoning Districts: Signs shall be allowed in compliance with the regulations contained in Article 14, and as prescribed below in Tables 7-3 and 7-4 below and the “Specific Limitations and Requirements” section following Table 7-3.

Table 7-3 SIGNS IN MIXED USE (MU) ZONING DISTRICT			
Permitted Sign Type	Maximum Number	Maximum aggregate sign area per use	<i>Additional Regulations See Article 14</i>
Business identification signs.	Number of signs not to exceed maximum aggregate sign area per use.	300 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.
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.	N/A	Not calculated as part of the aggregate sign area per use.	Signs shall cover no more than 25% of a single window’s surface area.
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.



Table 7-3 SIGNS IN MIXED USE(MU) ZONING DISTRICT			
Permitted Sign Type	Maximum Number	Maximum aggregate sign area per use	<i>Additional Regulations See Article 14</i>
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.	20 sq. ft. in area	See Section 1406.D.7.
Directional signs for off-street parking and off-street loading facilities.	2	6 sq. ft.	Illuminated or non-illuminated
Open-air barbeque 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, Section 1406.D.9.
Murals	No Restriction	No Restriction	Shall be non-commercial in nature.

Table 7-3 Additional Regulations:

1. 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.
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. No sign which faces and is located directly across the street from property situated in an R or RM District, shall be directly illuminated or flashing.
4. 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.

Table 7-4 SIGNS IN THE MIXED USE-DOWNTOWN (MU-D) ZONE DISTRICT			
Type of Sign	Maximum Number	Maximum aggregate sign area per use	Requirements/Regulations
Wall mounted Sign (Primary street)	Not to exceed allowed aggregate total	1 sq. ft. of signage for each lineal foot of building frontage up to a maximum of 75 sq. ft.	Must be mounted to facade of building.
Wall mounted sign (Secondary street and/or alley)	Not to exceed allowed aggregate total	.5 sq. ft. of signage for each lineal foot of building frontage up to a maximum of 36 sq. ft.	Must be mounted to facade of building
Awning/canopy	1	9 sq. ft.	If placed on the exterior of the awning the lettering must be on the awning/canopy valance. If placed under the awning/canopy, a minimum of 8 feet of vertical clearance between sign and sidewalk must be maintained.



Table 7-4 SIGNS IN THE MIXED USE-DOWNTOWN (MU-D) ZONE DISTRICT			
Type of Sign	Maximum Number	Maximum aggregate sign area per use	Requirements/Regulations
Projecting/Bracket	1	9 sq. ft.	Must be placed at least 8 feet above sidewalk and cannot project more than 4 feet from face of building.
Freestanding Sidewalk Sign	1	6 sq. ft.	Signs cannot interfere with pedestrian travel or accessible route. Signs can only be displayed during business hours and must be removed when business is closed.
Window			Limited to a maximum of 25% of the window area

E. General Provisions and Exceptions: All uses shall be subject to the general provisions and exceptions prescribed in Article 1. In addition, all permitted uses in the MU-D District must be conducted within completely enclosed buildings unless otherwise expressly authorized. This requirement does not apply to off-street parking or loading areas, and automated teller machines.

F. Transit Stop Improvements: When transit stops are existing or proposed, they shall be fully integrated into the project site and/or at the focal point of the new development whenever practical. 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. Transit Stop Improvement Standards fall under the jurisdiction of Kings Area Rural Transit (KART) and, to some extent, Kings County Public Works, and the requirement for the installation of such improvements shall be coordinated with those agencies in order to comply with established standards.

G. 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 should 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 should 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.

H. 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.

I. **Community Design Guidelines:** Recommended design guidelines for the communities of Armona, Home Garden, Kettleman City and Stratford are included in Chapters 11 through 14 of the *2035 Kings County General Plan* and include the general guidelines that are peculiar to each of the communities. Specific design guidelines for Armona, Kettleman City and Stratford are available on-line or from the Community Development Agency upon request and serve to foster the overall community identity and applicants for all new land use permits are highly encouraged to incorporate applicable guidelines and design elements into all new projects.



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