

# KINGS COUNTY PLANNING COMMISSION

Regular Meeting  
7:00 P.M.

Government Center  
Hanford, California

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Agency at (559) 852-2680 by 4:00 p.m. on the Thursday prior to this meeting. Agenda backup information and any public records provided to the Commission after the posting of the agenda for this meeting will be available for public review at the Kings County Community Development Agency, Building No. 6, Kings County Government Center, 1400 W. Lacey Blvd., Hanford, California.*

## AGENDA November 2, 2015

This meeting will be held in the Board of Supervisors Chambers, Administration Building No. 1, Kings County Government Center, 1400 W. Lacey Boulevard, Hanford, California. Pursuant to California Government Code Section 65009, subdivision (b), if you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

### I. CALL TO ORDER - Kings County Planning Commission Meeting

1. REQUEST THAT CELL PHONES BE TURNED OFF
2. PLEDGE OF ALLEGIANCE
2. SUMMARY OF THE AGENDA - Staff
3. UNSCHEDULED APPEARANCES

Any person may address the Commission on any subject matter within the jurisdiction or responsibility of the Commission at the beginning of the meeting; or may elect to address the Commission on any agenda item at the time the item is called by the Chair, but before the matter is acted upon by the Commission. Unscheduled comments will be limited to five minutes.

4. APPROVAL OF MINUTES - Meeting of July 6, 2015.

### II. OLD BUSINESS None

### III. NEW BUSINESS

1. DEVELOPMENT CODE TEXT CHANGE 668.20 – Amendments to the Kings County Development Code for consistency with State law regarding housing issues, addition of regulations that will allow for voluntary parcel merger and various amendments to Articles of the Development Code as part of the Community Development Agency’s continuing Development Code Maintenance Program.
  - A. Staff Report
  - B. Public Hearing
  - C. Decision

#### **IV. MISCELLANEOUS**

- 1. FUTURE MEETINGS** - The next regular meeting of the Planning Commission is scheduled for Monday, December 7, 2015.
- 2. CORRESPONDENCE**
- 3. STAFF COMMENTS**
- 4. COMMISSION COMMENTS**

#### **V. ADJOURNMENT**

**NOTICE OF RIGHT TO APPEAL:** For projects where the Planning Commission's action is final, actions are subject to appeal by the applicant or any other directly affected person or party and no development proposed by the application may be authorized until the final date of the appeal period. An appeal may be filed with the Community Development Agency at 1400 W. Lacey Blvd., Building #6, Hanford, CA, on forms available at the Community Development Agency. A filing fee of \$320.00 must accompany the appeal form. The appeal must be filed within 8 days of the Planning Commission's decision date, not including the date of the decision. If no appeal is received, the Planning Commission's action is final. There is no right of appeal for projects for which the Planning Commission's action is advisory to the Board of Supervisors.

**KINGS COUNTY PLANNING COMMISSION  
MINUTES**

District 1 Commissioner – Riley Jones\*\*

District 2 Commissioner – Bob Bajwa

District 3 Commissioner – R.G. Trapnell

District 4 Commissioner – Jim Gregory\*

District 5 Commissioner – Steven Dias

\*Chairman

\*\*Vice-Chairman

**July 6, 2015**

**CALL TO ORDER:** The meeting of the Kings County Planning Commission was called to order by Chairman Gregory, on July 6, 2015, at 7:27 p.m. in the Board of Supervisors Chambers, Administration Building, Kings County Government Center, Hanford, California. The Pledge of Allegiance was recited.

**COMMISSIONERS PRESENT:** Jim Gregory, Bob Bajwa, R.G. Trapnell

**COMMISSIONERS ABSENT:** Riley Jones, Steven Dias

**STAFF PRESENT:** Greg Gatzka – Director, Erik Kaeding – County Counsel, Chuck Kinney – Deputy Director – Planning, Terri Yarbrough – Executive Secretary, Dan Kassik - Senior Planner

**VISITORS PRESENT:** Tana Herrick, Michelle Ellis

**SUMMARY OF THE AGENDA:** Mr. Gatzka summarized the agenda for the Commission.

**UNSCHEDULED APPEARANCES:** No one spoke during this portion of the meeting.

**APPROVAL OF MINUTES:** Chairman Gregory announced that the minutes of the June 1, 2015 meeting stand approved as presented.

**OLD BUSINESS:** None

**NEW BUSINESS:**

**1. Conditional Use Permit No. 15-01 (Complete Wireless)**

Mr. Kassik provided an overview of a proposal to establish a new 94-foot monopole wireless communication facility with a fenced lease area for ground equipment located at 17045 Everett Avenue, Laton, Assessor's Parcel Number 004-080-048. Mr. Kassik reported the project site is within the General Agriculture (AG-20) zoning district and is consistent with the 2035 General Plan. The project is not subject to an agricultural preserve.

Chairman Gregory opened the public hearing and asked if there was anyone wishing to speak in favor of the project or opposing the project. Ms. Michelle Ellis, representing Verizon Wireless, stated the project will open coverage in the Laton area and that she was available to answer any questions on the project. Chairman Gregory asked if Verizon would be leasing out to other carriers. Ms. Ellis stated they have agreements with other carriers who could co-locate on the tower. Chairman Gregory asked if there was anyone else wishing to speak in favor or opposing the project. Seeing nobody else wishing to speak, he closed the Public Hearing.

A motion was made and seconded (Trapnell/Bajwa) to adopt Planning Commission Resolution 15-05 as presented in the staff report. Motion carried unanimously with Jones and Dias absent.

**1. Development Code Text Change 668.10**

Mr. Gregory explained that separate actions would be taken on the Development Code Text Change and the Change of Zone District Boundaries. Mr. Kassik provided an overview of a proposal to amend Article 23 of the Kings County Development Code to incorporate updated subdivision regulations and to be titled Land Subdivisions. Mr. Kassik stated that the main changes were updating terminology and amending and/or deleting dated requirements. He also reported that an area was added addressing designated or unmapped remainders in Section 2308.D.

Chairman Gregory opened the Public Hearing and asked if there was anyone wishing to speak in favor of the project or opposing the project. Tana Herrick asked for clarification as to what was happening in the Home Garden area. Seeing nobody else wishing to speak, he closed the Public Hearing.

A motion was made and seconded (Trapnell/Bajwa) to approve resolution 15-06 approving changes to the Development Code Text Code. Motion carried with two in favor, Gregory abstaining and Jones and Dias absent.

**2. Change of Zone District Boundaries 15-03**

Mr. Kassik provided an overview of a proposal of various changes to the zone district boundaries in order to achieve the objectives of the Kings County Development Code and consistency with the 2035 Kings County General Plan. The project is consistent with the zoning ordinance, 2035 General Plan and Williamson Act. He reported that the zone changes proposed were as a result of the creation of the mixed use zoning district within the Kings County Development Code and that this proposal will implement the Mixed Use zoning district in the Armona and Home Garden areas.

Chairman Gregory opened the Public Hearing and asked if there was anyone wishing to speak in favor of the project or opposing the project. Seeing nobody else wishing to speak, he closed the Public Hearing.

A motion was made and seconded (Trapnell/Bajwa) to adopt Planning Commission Resolution 15-07 approving the the proposal of changes to the zone district boundaries. Motion carried with two in favor, Gregory abstaining and Jones and Dias absent.

**3. Election of Officers (for term of 7/1/15 to 6/30/16)**

Mr. Gatzka asked for nominations for Chair and Vice-Chair. Commissioner Gregory nominated Commissioner Jones for Chairman. A motion was made and seconded (Gregory/Trapnell) to close the nominations and cast a unanimous ballot. Motion carried unanimously with Jones and Dias absent. Commissioner Bajwa nominated Commissioner Trapnell for Vice Chairman. A motion was made and seconded (Bajwa/Tranpnell) to close the nominations and cast a unanimous ballot. Motion carried unanimously with Jones and Dias absent.

**MISCELLANEOUS**

- 1. **FUTURE MEETINGS:** The next regular meeting of the Planning Commission is scheduled for Monday, August 3, 2015. Mr. Kassik stated there were no items at this time.
- 2. **CORRESPONDENCE:** None
- 3. **STAFF COMMENTS:** Mr. Gatzka reported that the Board of Supervisors re-appointed Commissioner Jones.
- 4. **COMMISSION COMMENTS:** None

**ADJOURNMENT** – The meeting was adjourned at 8:03 p.m.

Respectfully Submitted,

**KINGS COUNTY PLANNING COMMISSION**



**Greg Gatzka, Commission Secretary**

# KINGS COUNTY PLANNING COMMISSION STAFF REPORT

## Development Code Text Change No. 668.20 November 2, 2015

**APPLICANT:** Kings County Community Development Agency, 1400 Lacey Blvd., Hanford, CA

**PROPOSED CHANGES:** Amendments to the Kings County Development Code for consistency with State law regarding housing issues, addition of regulations that will allow for voluntary parcel merger and various amendments of Articles of the Development Code as part of the Community Development Agency's continuing Development Code Maintenance Program.

### **DISCUSSION:**

The proposed Development Code Text Change covers three general areas but has been combined within one amendment process. The proposed amendments areas are as follows:

#### Housing Element

The Community Development Agency has been working with a consultant to update the Housing Element of the General Plan. Through this process it was discovered that there would need to be Development Code amendments to ensure that the Development Code would be consistent with the Housing Element of the General Plan and State law. The specific code amendments related to the Housing Element deal with supportive/transitional housing and the definition of the supportive/transitional housing. The proposed additions are bolded in red and underlined and the proposed deletions are bolded in red with strikethroughs. The changes are provided as Attachment No. 1 of Resolution 15-08.

#### Land Subdivisions – Voluntary Lot Merger

Kings County has never had a parcel merger provision. However, Staff has encountered more situations recently where property owners were simply looking to combine parcels. Currently, the only way a property owner can combine parcels is through a parcel map or lot line adjustment. The voluntary parcel merger would allow property owners to combine two or more contiguous parcels in a timelier and more cost efficient manner. The parcel mergers will be processed and recorded in a similar manner to the Certificate of Compliance but will be called a Certificate of Parcel Merger. The proposed additions are bolded in red and underlined and the proposed deletions are bolded in red with strikethroughs. The changes are provided as Attachment No. 2 of Resolution 15-08.

#### Development Code Continuing Maintenance

The Development Code went into effect on April 2, 2015 and since that time Staff has come across various unintended minor omissions and/or needed additions/clarifications throughout the code. The proposed additions are bolded in red and underlined and the proposed deletions are bolded in red with strikethroughs. The changes are provided as Attachment No. 3 of Resolution 15-08.

**ENVIRONMENTAL**

**REVIEW:**

The approval of Development Code Text Change 668.20 is exempt from *CEQA* review pursuant to Section 15061(b)(3) of the *Guidelines for California Environmental Quality Act (CEQA Guidelines)*. This section states that a project is exempt from *CEQA* if the activity is covered by the general rule that *CEQA* applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to *CEQA*. The changes to the Development Code are technical changes concerning general policy for the implementation of the zoning regulations and there is no possibility that these changes will have a significant effect on the environment by the act of adopting the Development Code Text Change. In addition, any new uses added by the Development Code Text Change will be required to undergo individual environmental review determination, and will either be ministerial, categorically exempt, or subject to individual *CEQA* review. It would be speculative at this time to attempt to determine specific impacts without specific activity and site information.

**STAFF RECOMMENDATION:** Staff recommends that the Commission, upon completion of the public hearing recommend:

1. The approval of Development Code Text Change 668.20 is exempt from *CEQA* review pursuant to Section 15061(b)(3) of the Guidelines for California Environmental Quality Act (*CEQA Guidelines*).
2. The Commission finds that Development Code Text Change 668.20 is consistent with and will implement the policies of the 2035 Kings County General Plan.
3. The Commission finds that Development Code Text Change 668.20 will achieve the objectives of the General Plan and the Development Code.
4. Adopt Resolution No. 15-08, recommending that the Board of Supervisors approve the Development Code Text Change 668.20.

Prepared by the Kings County Community Development Agency (Dan Kassik) on October 21, 2015. Copies are available for review at the Kings County Community Development Agency, Government Center, Hanford, California, or at the Kings County Clerk's Office, Government Center, Hanford, California.

**BEFORE THE KINGS COUNTY PLANNING COMMISSION  
COUNTY OF KINGS, STATE OF CALIFORNIA**

**IN THE MATTER OF DEVELOPMENT CODE )  
TEXT CHANGE 668.20 AMENDING VARIOUS )  
SECTIONS OF THE KINGS COUNTY )  
DEVELOPMENT CODE FOR HOUSING )  
ELEMENT COMPLIANCE, ADDITION OF )  
VOLUNTARY PARCEL MERGER AND )  
DEVELOPMENT CODE MAINTENANCE. )**

**RESOLUTION NO. 15-08**

**Re: Amending Various Sections of the Kings  
County Development Code.**

**WHEREAS**, the County of Kings has adopted an Ordinance known as Development Code No. 668 in order to preserve, protect, and promote the public health, safety, peace, comfort, convenience, prosperity, and general welfare of the County of Kings and there are occasions in which the language of that Ordinance may need to be amended; and

**WHEREAS**, in September 2015, the Kings County Community Development Agency filed an application for Development Code Text Change 668.20 to amend the Development Code for consistency with State law regarding housing issues and amendments of various Articles of the Kings County Development Code as part of the Community Development Agency’s continuing Development Code Maintenance Program.; and

**WHEREAS**, the approval of Development Code Text Change 668.20 is exempt from *CEQA* review pursuant to Section 15061(b)(3) of the *Guidelines for California Environmental Quality Act (CEQA Guidelines)*. This section states that a project is exempt from *CEQA* if the activity is covered by the general rule that *CEQA* applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to *CEQA*. The changes in the Development Code are technical changes concerning general policy for the implementation of the zoning regulations and there is no possibility that these changes will have a significant effect on the environment by the act of adopting the Development Code. In addition, any new uses added to the Development Code will be required to undergo individual environmental review determination, and will either be ministerial, categorically exempt, or subject to individual *CEQA* review. It would be speculative at this time to attempt to determine specific impacts without specific activity and site information.

**WHEREAS**, on November 2, 2015, this Commission held a duly noticed public hearing to receive testimony from any interested person; and

**WHEREAS**, on November 2, 2015, this Commission considered all of the testimony it has received and the report and recommendation of the Community Development Agency Director before taking the following action.

**NOW, THEREFORE, BE IT RESOLVED AND CERTIFIED**, that this Commission finds that:

1. The approval of Development Code Text Change 668.20 is exempt from *CEQA* review pursuant to Section 15061(b)(3) of the *Guidelines for California Environmental Quality Act (CEQA Guidelines)*.
2. The Commission finds that Development Code Text Change 668.20 is consistent with and will implement the policies of the 2035 Kings County General Plan.
3. The Commission finds that Development Code Text Change 668.20 achieve the objectives of the General Plan and the Development Code.

4. The Commission adopt Resolution No. 15-08, and directs the Secretary of the Planning Commission to present this Resolution and its Attachments as approved by this commission, to the Kings County Board of Supervisors for their consideration and adoption.

The foregoing Resolution was adopted on a motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_, at a regular meeting held before the Kings County Planning Commission on November 2, 2015 by the following roll call vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

KINGS COUNTY PLANNING COMMISSION

\_\_\_\_\_  
Riley Jones, Chairperson

WITNESS, my hand this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Gregory R. Gatzka  
Secretary to the Commission

cc: Kings County Board of Supervisors  
Kings County Counsel

Attachments: Attachment #1 – Housing Element Amendments  
Attachment #2 – Voluntary Parcel Merger  
Attachment #3 – Development Code Maintenance Amendments

# Attachment #1

Table 4-1 <b>AGRICULTURAL ZONING DISTRICTS LAND USE REGULATIONS</b>					
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 and Information
	AL-10	AG-20	AG-40	AX	
<b>Agricultural Uses</b> <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED				
Wineries.	-	C	C	-	
<b>Residential Uses</b> <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED				Additional Regulations and Information
Accessory living quarters, without a kitchen.	P	P	P	P	One for each residence on the site. Unit shall not be rented.
Accessory living quarters, in excess of one per residence on the site.	-	C	C	-	Such quarters shall have no kitchen facilities and shall not be rented.
Community care facilities, <del>supportive housing for the target population, and transitional housing which serve six or fewer persons</del> as allowed by the Health and Safety Code.	P	P	P	P	
Family day care homes (Small) for 8 or fewer children.	P	P	P	-	
Family day care homes (Large) for 9 to 14 children.	S	S	S	-	See Section 1117.
Farm employee housing incidental to an existing primary dwelling and incidental to a permitted or conditional farming operation with up to four such dwelling units permitted on a single parcel.	S	S	S	S	1. On a parcel with an existing primary dwelling, the farm employee housing shall be a mobile home or manufactured home. 2. Farm employee housing shall be located on the site which minimizes the loss of productive agricultural land and its productivity, but not to the detriment of the farm employee occupants.
Farm employee housing in excess of five or more dwelling units on a single parcel.	C	C	C	C	Farm employee housing shall be located on the site which minimizes the loss of productive agricultural land and its productivity, but not to the detriment of the farm employee occupants.
Farm labor supply housing.	-	C	C	C	Farm employee housing shall be located on the site which minimizes the loss of productive agricultural land and its productivity, but not to the detriment of the farm employee occupants.
Farm labor supply housing.	-	C	C	C	Farm employee housing shall be located on the site which minimizes the loss of productive agricultural land and its productivity, but not to the detriment of the farm employee occupants.
Recreational vehicle occupied as a temporary dwelling supplemental to an existing residence for a maximum period of 14 days.	TUP	TUP	TUP	TUP	See Article 11, Section 1107.B.3. for additional information.



Table 5-1 **RESIDENTIAL 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			
	RR	R-1	RM	
<b>Residential Uses</b> <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED			<i>Additional Regulations and information</i>
Accessory living quarters, without a kitchen.	P	P	P	Subject to maximum coverage allowance. The unit shall not be rented.
Boarding or rooming houses with 30 or fewer beds.	S	-	S	
Boarding or rooming houses with more than 30 beds.	C	-	C	
Community care facilities for 6 or fewer persons.	P	P	P	Per Health and Safety Code Section 1500, et seq.
Family day care homes (Small) for 8 or fewer children.	P	P	P	
Mobile home and Manufactured Housing Community parks.	C(1)	C	C	In compliance with Section 65852.7 of the California Government Code and subject to the provisions of Article 11, Section 1109 of this code. (1) See Table 5-1 Notes.
Multi-family-dwelling.	-	-	S	
Recreational vehicle used as a temporary dwelling supplemental to an existing residence for a maximum period of 14 days.	TUP	TUP	TUP	See Article 11, Section 1107.B.3.
Recreational vehicle occupied as a temporary dwelling to care for an infirm parent, grandparent, child, grandchild or sibling for a maximum period of 60 days, or until the condition requiring the care no longer exists, whichever is a shorter period of time.	TUP	TUP	TUP	See Article 11, Section 1107.B.3. for additional information. Requires documentation of the need from a Doctor.
Recreational vehicle used as a temporary dwelling during construction of a single-family residence or due to rehabilitation of a single-family residence.	TUP	TUP	TUP	See Article 11, Section 1107.B.4 Requires the issuance of a building permit for the primary dwelling.
Second Dwelling Unit.	S	S	S	In compliance with Government Code Section 65852.2, and with the regulations prescribed in Section 507 below.
Single family dwelling.	P	P	P(2)	(2) See Table 5-1 Notes. One per legal parcel including a mobile home or manufactured home on a temporary or permanent foundation.
<del>Supportive Housing and Transitional Housing for 6 or fewer persons.</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>As defined in Government Code Section 65582.</del>
<b>Energy Uses</b> <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED			<i>Additional Regulations and information</i>
Active solar heating systems.	P	P	P	Used to convert sunlight to heat that can be used for space heating and hot water.
Electric Vehicle (EV) recharge stations.	P	P	P	Incidental to designated parking spaces for electric vehicles. See Section 1511.C.
Electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and/or elevated pressure tanks.	S	S	S	
Solar electrical generation equipment for non-commercial personal use.	P	P	P	With a design capacity to serve the electrical needs of only that site or use.



Table 5-1 **RESIDENTIAL 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			
	RR	R-I	RM	
<b>Utility, Public and Semi-Public Uses</b> <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED			<i>Additional Regulations and information</i>
Orphanages.	-	C	C	
Public uses of an administrative, public service or cultural type including City, County, State or Federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities.	C	C	C	
Recreational facilities, private.	S	S	S	Private playgrounds, parks, community centers and other recreational facilities for communal use of an exclusive non-commercial basis.
Recreational facilities, public.	S	S	S	Public parks, playgrounds and community centers.
<del>Supportive housing and transitional housing for 7 or more persons.</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>As defined in Government Code Section 65582.</del>
<b>Miscellaneous Uses</b> <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.	P(3)	P*	P*	(3) See Table 5-1 Notes following table. *Storage sheds are limited to 120 square feet or less in size with side walls not more than six feet in height. Storage sheds are limited to two per parcel. See Section 1101.
Animal keeping: Small animals kept on a domestic, non commercial scale conducted incidental to the residential use of the property.	P	P	-	Breeding, hatching, raising and fattening of rabbits, chinchillas, hamsters, guinea pigs, other small animals. Animals must be kept in pens or enclosures on the rear half of the lot and meet the setbacks prescribed in Table 5-2. All such animals shall be maintained in a manner approved by the county health officer.
Chicken hens, pigeons, quail, pheasants, doves and other birds of similar size for the noncommercial use of the residents only. Roosters are not permitted.	P	P	-	Not more than 12 birds and all such birds must be kept in pens or enclosures on the rear half of the lot and meet the setbacks prescribed in Table 5-2. All such birds shall be maintained in a manner approved by the county health officer.
Clotheslines.	P	P	P	Within side or rear yards – not subject to setbacks.
Gardens and community gardens including the raising of fruit and nut trees, vines, vegetables and horticultural specialties.	P	P	P	
Home occupations, Minor.	P	P	P	See Article 11, Section 1102.A .
Home occupations, Rural: Outside of either a city primary sphere or a rural community.	S	-	-	See Article 11, Section 1102.B.



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>
	<i>MU</i>	<i>MU-D</i>	
<b>Residential Uses</b> <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.
<del>Residential care facility.</del>	<del>P</del>	<del>P</del>	<del>For 6 or fewer persons.</del>
<del>Single-family dwelling.</del>	<del>P</del>	<del>P</del>	<del>Located above the ground floor.</del>
<del>Supportive housing and transitional housing for 6 or fewer persons.</del>	<del>P</del>	<del>P</del>	<del>As defined by Government Code Section 65582.</del>
<b>Miscellaneous Uses</b> <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 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.
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.



- (4) The transferred land shall have all the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land, not later than the date of approval of the final subdivision map, parcel map, or residential development application except that the local government may subject the proposed development to subsequent design review to the extent authorized by subdivision (i) of Section 65583.2 of the Government Code if the design is not reviewed by the local government prior to the time of transfer.
- (5) The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with paragraphs (1) and (2) of Subdivision (c) of Section 65905 of the Government Code, which shall be recorded on the property at the time of transfer.
- (6) The land transferred to the local agency or to a housing developer approved by the local agency. The local agency may require the applicant to identify and transfer the land to the developer.
- (7) The transferred land shall be within the boundary of the proposed development or, if the local agency agrees, within on-quarter mile of the boundary of the proposed development.
- (8) A proposed source of funding for the very low income units shall be identified not later than the date of approval of the final subdivision map, parcel map, or residential development application.

5. **Senior Citizen Housing Developments:** Housing projects for Senior Citizens are entitled to a density bonus, **but only with a rezoning to Planned Unit Development.** The amount of the density bonus shall be 20 percent of the number of senior housing units. The density bonus applies only to those portions of a senior housing project designated for independent living units

6. **Housing Projects that Include a Child Care Facility:** When an applicant proposes to construct a housing development that includes a child care facility that will be located on the premises of, as part of, or adjacent to, the project, and otherwise qualifies for a density bonus, the County shall grant either of the following:

a. Additional Bonus or Incentive:

- (1) An additional density bonus that is an amount of square feet of residential space equal to or greater than the amount of square feet in the child care facility.
- (2) An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

b. The County shall require, as a condition of approving the incentive or concession for inclusion of child care facilities incidental to the housing development that the following occur:

- (1) The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable.
- (2) Of the children who attend the child care facility, the percentage of children who reside in affordable units shall equal or exceed the percentage of dwelling units that are available for Very Low-Income, Low-Income, or Moderate-Income Households.

c. Basis for Denial: The County is not required to provide a density bonus or incentive for a child care facility if it finds, based upon substantial evidence, that the community has adequate child care facilities.

D. Findings For Denial of Project: Notwithstanding Section 2203.C above, the County shall deny the proposed development if any of the following findings is made:

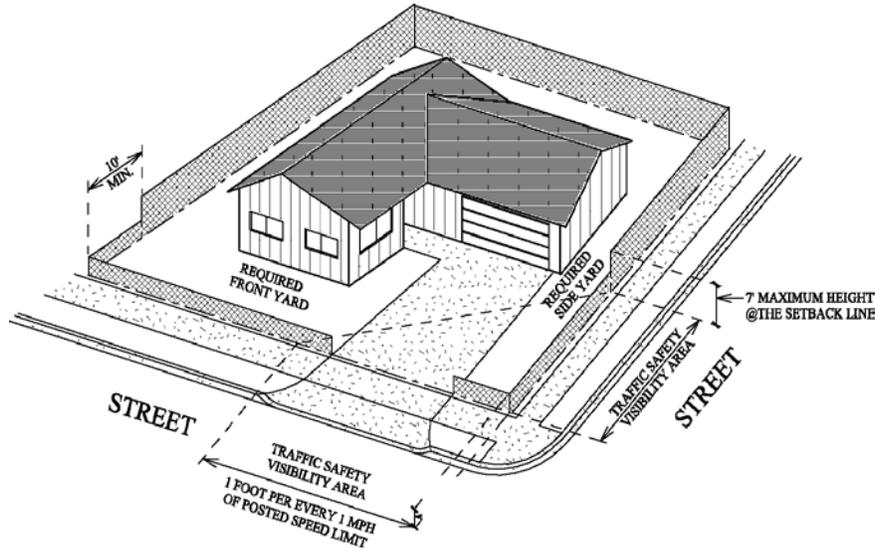


adjoining parcel) and the street right of way line, 20 feet along the side of the driveway and 20 feet along the street side of a lot.

b. **On a corner lot** - the Traffic Safety Visibility Area also includes that area of a corner lot on the street side of a diagonal line connecting points, measured from the property corner where the streets intersect, set back one foot for every one mile per hour of the posted speed limit along each street.

Figure 25-13

### Traffic Safety Visibility Area



**Transitional Housing:** Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Single- or multi-family dwellings may be configured for use as transitional housing. **Transitional housing is a residential use subject only to those standards and procedures as they apply to other residential uses of the same type in the same zone.**

**Urban Fringe:** A transition area around existing cities where urban and rural areas meet in which land uses are managed to prevent urban sprawl and protect agricultural land.

**Use:** The purpose for which a site or structure is arranged, designed, intended, constructed, moved, erected, altered or enlarged or for which either a site or a structure is or may be occupied or maintained.

**Use, Permitted with Administrative Approval:** A use which is listed as a use permitted with administrative approval in any given district in the previous Zoning Ordinance. Such uses may be required to meet certain requirements as a condition precedent to the granting of administrative approval which will allow the establishment of the use in any given district. (Note: administrative approvals were removed from the Zoning Ordinance when Ordinance No. 269.40 was adopted by the Kings County Board of Supervisors on October 4, 1994. Uses that were previously listed under administrative approval were moved to either Site Plan Review or Conditional Use Permit depending on whether or not an environmental review was required.)

**Vacant Site:** A site that is not developed with a building for which a permit has been issued pursuant to the provisions of Chapter 5 of the Code of Ordinances of the county.

**Variance:** A discretionary entitlement which permits the departure from the strict application of the development standards contained in the Development Code under specific circumstances. See Article 18 of this Development Code.

**Wall:** Any structural device forming a physical barrier which is so constructed that more than 50% of the vertical surface is closed to the transmission of light, air, and vision through said surface.



# Attachment #2

impose any additional burden on the present fee owner of the property, and if the proposed modifications do not alter any right, title or interest in the real property reflected on the recorded map, and if the Board of Supervisors finds that the map as modified conforms to the provisions of Government Code Section 66474. Any such modification or modifications to be made under this Section shall be set for public hearing by the Board of Supervisors pursuant to the provisions of Government Code Section 66451.3. The Board of Supervisors shall confine the hearing to consideration of, and action on, the proposed modification or modifications.

C. **Preparation, Form and Contents.** The amending map or certificate of correction shall be prepared and signed by a registered civil engineer or licensed land surveyor. An amending map shall conform to the requirements of Government Code Section 66434, if a final map, or Subdivisions (a) to (d), inclusive and (f) to (i), inclusive, of Government Code Section 66445, if a Parcel Map. The amending map or certificate of correction shall set forth in detail the corrections made and show the names of the present fee owners of the property affected by the correction.

D. **Submittal and Approval by County Surveyor.** The amending map or certificate of correction, complete as to final form, shall be submitted to the County Surveyor for review and approval.

1. The County Surveyor shall review the amending map or certificate of correction for compliance with this Article and for compliance with Article 7 of Chapter 3 of Division 2 of Title 7 of the Government Code.
2. The County Surveyor shall examine the amending map or certificate of correction and if the only changes made are those set forth in Section 2315.A, this fact shall be certified by the County Surveyor on the amending map or certificate of correction. All amending maps and certificates of correction shall be reviewed and examined by the County Surveyor pursuant to the provisions of Government Code Section 66471.

E. **Filing with the County Assessor/Clerk-Recorder.**

1. The amending map or certificate of correction certified by the County Surveyor shall be recorded in the office of the Assessor/Clerk-Recorder. Upon such recordation, the Assessor/Clerk-Recorder shall index the names of the fees owners and the appropriate Subdivision designation shown on the amending map or certificate of correction in the general index and map index respectively. Thereupon, the original map shall be deemed to have been conclusively so corrected, and thereafter shall impart constructive notice of all such corrections in the same manner as though set forth upon the original map.”
2. Upon recordation of a certificate of correction, the Assessor/Clerk-Recorder shall, within 60 days of recording, transmit a certified copy to the County Surveyor, who shall maintain an index of recorded certificates of correction. If authorized in the County’s fee schedule, as adopted by the Board of Supervisors, the Assessor/Clerk-Recorder shall charge a fee, in addition to a fee charged for recording the certificate of correction, which shall be transmitted to the County Surveyor as compensation for the cost of maintaining an index of recorded certificates of correction. The amount of this additional fee shall not exceed the fee which is charged for recording the certificate of correction.

**Sec 2316. Certificates of Voluntary Parcel Merger. A property owner may wish to voluntarily merge separate contiguous parcels to be utilized as a single parcel. Pursuant to Government Code Section 66499.20, the Voluntary Merger process provides the authority to the Director of Community Development to review and approve such request. Upon approval, a Certificate of Voluntary Merger will be recorded thereby constituting a legal merger of the parcels.**

**A. Application. Any person owning two or more contiguous parcels of real property may request a Certificate of Voluntary Parcel Merger. The processing, review and approval of a Certificate of Voluntary Parcel Merger shall be pursuant to the provisions of the Subdivision Map Act and this Article.**

**B. Procedures for Filing an Application for a Certificate of Voluntary Merger.**

1. **An original and three copies of the Certificate of Voluntary Merger application must be filed with Director of Community Development with such non refundable fees as established by resolution or order of the Board of Supervisors, to cover the cost of processing, reviewing and recording the Certificate of Voluntary Merger approval.**



2. The application for the Certificate of Voluntary Merger shall be in a manner and form prescribed by the Director of Community Development. Copies of such an application form shall be available to the public at the Planning Division of the Community Development Agency. The original application filed with the Director shall be suitable for recording and must be neatly and accurately lettered and be legible.
3. The following information shall be submitted with the application:
  - a. Copies of the deeds and other instruments of record title for the owner(s) of the properties to be merged.
  - b. Preliminary Title Report
  - c. A legal description for the newly merged properties.
4. The application shall be deemed filed when all provisions of this Article have been met.
5. At the time of filing an application for a Certificate of Compliance, the applicant shall pay the planning division of the Community Development Agency a non-refundable fee in an amount established by ordinance of the Board of Supervisors.

C. Procedure for Review, Determination and Completion of a Certificate of Voluntary Merger Application.

1. A Certificate of Voluntary Merger is a ministerial action and shall be administratively reviewed by the Director of Community Development, who shall determine whether the real property can be merged in compliance with the *Subdivision Map Act*, the Kings County General Plan, and the Kings County Land Division procedures contained in this Development Code. The Director shall consult with the Public Works Department in order to review the Certificate of Voluntary Merger.
2. A Certificate of Voluntary Merger shall not be recorded which does not conform to state law, local ordinance, or other regulation.
3. Upon completion of the review of the Certificate of Voluntary Merger, the Director shall notify the applicant that either additional information is necessary, and specify what that information is, or inform the applicant that the application is in order and may proceed by recording the Certificate of Voluntary Merger.
4. The Certificate of Voluntary Merger form, recorded pursuant to the Certificate of Voluntary Merger approval, shall be reviewed and approved by the Director prior to being recorded.
5. The Certificate of Voluntary Merger form must be signed by the Director of Community Development and the County Surveyor prior to recording.
6. In compliance with Section 2316.B.6 above, prior to recording the Certificate of Voluntary Parcel Merger, the Certificate of Voluntary Parcel Merger form must be signed by all of the property owners involved. For any parcels that are encumbered by a deed of trust the following are required:
  - a. The project proponent shall present evidence that, at the time of the recording of the Certificate of Voluntary Parcel Merger in the office of the County Clerk/Recorder, the parties consenting to such recording are all of the parties having a record title interest in the real property being merged whose signatures are required, otherwise the Certificate of Voluntary Parcel Merger shall not be recorded.
  - b. Prior to recording the Certificate of Voluntary Parcel Merger, a Pro Forma Preliminary Title Report shall be submitted to the Community Development Agency stating how title will be held as a result of recording the Certificate of Voluntary Parcel Merger.
  - c. Prior to recording the Certificate of Voluntary Parcel Merger, modifications of any deed(s) of trust that encumber property that is subject to this merger shall be submitted to the Community Development Agency and be approved by the County for their content. The modifications of the deed(s) of trust shall be



recorded simultaneously with the Certificate of Voluntary Parcel Merger to modify the legal description to be consistent with the parcel resulting from the merger.

d. An Updated Preliminary Title Report shall be submitted to the Community Development Agency within thirty (30) days after recording the Certificate of Voluntary Parcel Merger.

7. Recording of the Certificate of Voluntary Merger shall constitute the completion of the procedures by the local agency.



# Attachment #3

Table 4-1 <b>AGRICULTURAL ZONING DISTRICTS LAND USE REGULATIONS</b>					
<p style="text-align: center; margin: 0;">KEY</p> <p style="margin: 0;">“P” Permitted uses - no permit required.</p> <p style="margin: 0;">“S” Site Plan Review required.</p> <p style="margin: 0;">“C” Conditional Use Permit required.</p> <p style="margin: 0;">“TUP” A temporary land use which requires an over-the-counter permit.</p> <p style="margin: 0;">“.” Not permitted</p>	ZONING DISTRICT				<i>Additional Regulations and Information</i>
	AL-10	AG-20	AG-40	AX	
<b>Agricultural Uses</b> <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED				
Honey houses.	S	S	S	S	
Horticultural services such as plant nurseries including nurseries with commercial sales of other related items.	S	S	S	-	
Hunting and trapping on a commercial basis and the operation of game preserves.	-	S	S	C	
Irrigation, flood control and drainage facilities, percolation basins, groundwater recharge wells and evaporation ponds.	P	P	P	P	
Landscape gardening and landscape contracting businesses.	S	S	S	-	
Livestock keeping and raising limited to <del>2</del> <b>2.5</b> animal units and their immature offspring for each acre of land devoted to their care.	P	P	P	P	The term “Animal Units” is defined in Article 25 of this Development Code. The total number of animal units shall not exceed 25 animal units and their immature offspring regardless of the size of the site.
Nut dehydrators.	-	S	S	S	
Poultry raising or keeping, not to exceed 500 chickens and 50 turkeys.		P	P	P	
Poultry raising or keeping, exceeding 500 chickens and 50 turkeys.	-	C	C	-	
Roadside field retail stands located at or near the point of production for the sale of California agricultural products grown or produced by the producer.	P	P	P	P	Prepackaged food and drinks are limited to 50 square feet of storage and selling space. Field retail stands are producer-owned and operated and generally located at or near the point of production.
Roadside field retail stands that do not front on a State Highway and are 400 square feet in area or less, for the sale of California agricultural products which are not grown at or near the location of the roadside field retail stand subject to the requirements of the Food and Agricultural Code.	S	S	S	S	
Roadside field retail stands that front on a State Highway and are 400 square feet in area or less, for the sale of California agricultural products which are not grown at or near the location of the roadside field retail stand subject to the requirements of the Food and Agricultural Code.	-	C	C	C	Prepackaged food and drinks are limited to 50 square feet of storage and selling space.
Slaughterhouses.	-	C	C	-	



Table 4-1 AGRICULTURAL 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. "2" Not permitted	ZONING DISTRICT				Additional Regulations and Information
	AL-10	AG-20	AG-40	AX	
Miscellaneous Uses <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED				
Signs, wall mounted or projecting.	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 4-3 below.
Signs, temporary.	P	P	P	P	See Article 14 for time limits and additional information. See Table 4-3 below.
Surface mining operations.	C	C	C	C	In compliance with the <i>State Surface Mining and Reclamation Act</i> .
Communal Swimming pools and fish ponds.	C	-	-	-	On non-Williamson Act contracted land only.
Rain water collection.	P	P	P	P	See Article 15.
Wedding chapels.	-	C	C	-	On non-Williamson Act contracted land only.

**Table 4-1 Notes:**

1. New agricultural service establishments in the AL-10 zoning district shall be located within existing or temporary structures. New agricultural service establishments in the AL-10 zoning district that involve the construction of new structures shall be prohibited.
2. Existing agricultural service establishments in the AL-10 zoning district that were established prior to November 16, 2000, may construct new accessory structures incidental to the existing use.
3. Agricultural service establishments proposed in the AL-10 zoning district within the Blueprint Urban Growth Boundary as defined in the San Joaquin Valley Blueprint shall be evaluated for compatibility of the establishment with the potential future urban growth accommodation.

**Sec. 408. Agricultural Land Divisions:** In compliance with the following provisions, sites smaller than the minimum parcel size for the zoning district in which they are located may be allowed for uses specified in Table 4-2 below.

- A. Each such site shall be not less than one acre in size and shall have a minimum width of 125 feet and a minimum depth of 150 feet.
- B. Any division of land which is restricted by California Land Conservation (Williamson) Act of 1965 contract(s) must comply with the minimum parcel sizes required by Section 66474.4(c) of the Government Code. (Also See Section 418 below).
- C. When an application is submitted for division of land to create a site less than the minimum area for **the uses listed below in the Land Divisions portion of Table 4-2 for any agricultural zoning district** conditional uses (other than residential uses) the Zoning Administrator or the Planning Commission may approve the application if, after consultation with the County Agricultural Commissioner, and any other federal, state or local agencies whom it may deem in possession of information which would aid in deliberations, all of the following findings are made, such findings to be in addition to those findings required by Article 17, Section 1707:



1. The proposed use or use on the **remainder-property undersized parcel** will not be for residential development.
2. The lot size is not less than one acre in area.
3. One or more of the following conditions exist:
  - a. The soils do not meet the criteria for productive or potentially productive agricultural land.
  - b. The proximity of incompatible nonagricultural uses, existing as of the effective date of this Development Code, severely restrict normal agricultural practices to the point that it is not economically feasible to continue farming.
  - c. The property is divided by, or bounded on at least two sides, by a physical barrier such as a railroad, canal, or other similar permanent barrier which prevents the efficient, unified agricultural operation of the land under common ownership.
  - d. There exists a recorded covenant approved by the County, running with the land which prohibits the use of the undersize lot(s) for any residential purposes.
4. The division of land shall not result in a remainder parcel less than five acres in area.

<b>Table 4-2 Land Divisions and Specific Uses</b>	Land divisions of less than the minimum parcel size required by the zoning district regulations may be permitted for the following purposes subject to the requirements shown below. Refer to Article 23 of this Development Code for details on map submission procedures.				
<i>Use Classifications</i>	<i>AL-10</i>	<i>AG-20</i>	<i>AG-40</i>	<i>AX</i>	<i>Additional Regulations and Information</i>
Cogeneration equipment installation, with a capacity of 50 megawatts or less at existing facilities, which comply with all local, regional, state, and federal regulations.	S	S	S	S	1. See Section 408 above. 2. See Article 16, Section 1602.
Farm home retention and the area immediately around it.	S	S	S	S	1. See Section 408 above. 2. See Section 409 below.
Farm home financing or financing of an agriculturally-related project construction on the site.	S	S	S	S	1. See Section 408 above. 2. See Section 410 below.
Goat dairies.	S	S	S	S	1. See Section 408 above. 2. See Article 16, Section 1602.
Hydroelectric generating facilities installation in connection with existing dams, canals, and pipelines where the capacity of the generating facilities is 5 megawatts or less and meets the additional standards listed in Table 4-1.	S	S	S	S	1. See Section 408 above. 2. See Article 16, Section 1602.
Irrigation, flood control and drainage facilities, percolation basins, groundwater recharge wells and evaporation ponds.	C	C	C	-	1. See Section 408.C above. 2. See Article 16, Section 1602.
New bovine stock feed yards and expansions of existing bovine stock feeding yards; new bovine dairies and expansions of existing bovine dairies, including incidental dairy calf and heifer raising facilities which qualify under the Dairy Element of the 2035 Kings County General Plan.	S	S	S	S	1. See Section 408 above. 2. See Article 16, Section 1602.



**Sec. 416. Agricultural Preserves and Land Conservation Contract Actions and Land Uses:** This Section provides information concerning the California Land Conservation “Williamson” Act of 1965, for the management and preservation of agricultural lands within the County.

- A. Specific guidance and procedures concerning the establishment, disestablishment, expansion, or reduction of agricultural preserve boundaries and/or cancellation or establishment of Land Conservation Contracts are contained in the “*Implementation Procedures for the California Land Conservation “Williamson” Act of 1965 Including Farmland Security Zones.*”
- B. The “*Uniform Rules for Agricultural Preserves in Kings County*” which detail the only uses permitted upon “Williamson Act” contracted land are included in Appendix A of the “*Implementation Procedures for the California Land Conservation “Williamson” Act of 1965 Including Farmland Security Zones.*”

**Sec. 417. Adaptive Reuse of an Agricultural Facility to Another Use:** In certain circumstances when a parcel or structure on a parcel within an agricultural zoning district is vacant and no longer used for its intended and permitted use, the Zoning Administrator may approve the adaptive reuse of the parcel or structure for a use not normally allowed in the agricultural zoning district 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. 418. Additional Standards and Development Regulations:**

**A. Site Area:**

- 1. AL-10: The minimum site area for parcels shall be nominally 10 acres and its minimum width shall be 330 feet, or the equivalent fractional part of a Section.
- 2. AG-20: The minimum site area for parcels shall be nominally 20 acres and its minimum width shall be 330 feet, or the equivalent fractional part of a Section.
- 3. AG-40: The minimum site area for parcels shall be nominally 40 acres and its minimum width shall be 660 feet, or the equivalent fractional part of a Section.
- 4. AX: The minimum site area for parcels shall be nominally 40 acres and its minimum width shall be 660 feet, or the equivalent fractional part of a Section.

Note: Exceptions to the minimum parcel size and minimum width requirements are located in Section 408, 409, 410 and 411 above.

**B. Site Coverage:** No limitation.

**C. Setback Requirements:**

- 1. Front yard minimum setback requirements:



Table 4-3 <b>SIGNS IN AGRICULTURAL ZONING DISTRICTS</b>			
Permitted Sign Type	Maximum Number	Maximum Aggregate Sign Area Allowed	<i>Additional Regulations See Article 14</i>
Signs located adjacent to a State highway or county road that is classified as an arterial or collector road (including such designations as urban or rural, major or minor) giving direction to or information about Kings County cities, communities or rural service centers.	4 per city, community or rural service center regardless of the sign's location in this district.	240 sq. ft. in area.	Such signs shall not contain information pertaining to a subdivision of land or private development, commercial establishments or quasi-public developments.
Temporary special event signs.	1 per business.	32 sq. ft. in area.	See Section 1406.C.1.
Temporary advertising/ promotional signs.	1 per business.	32 sq. ft. in area.	See Section 1406.C.2.
Temporary construction signs.	1	32 sq. ft. in area.	See Section 1406.C.5. No direct illumination permitted.
Directional signs for off-street parking and off-street loading facilities.	2	6 sq. ft. in area.	May be illuminated or non-illuminated.
Political and other noncommercial signs.	No Restriction.	32 sq. ft. per sign.	See Section 1406.D.9.

- I. **General Provisions and Exceptions:** All uses shall be subject to the general provisions and exceptions prescribed in Article 1.
- J. **Exterior Lighting:** Exterior lighting should be designed to be compatible with the architectural and landscape design of the project.
  - 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. New lighting that is part of residential, commercial, industrial, or recreational development shall be oriented away from sensitive uses, and shall be hooded, shielded, and located to direct light pools downward and prevent glare.
  - 3. To achieve the desired lighting level for parking and pedestrian areas, the use of more short, low intensity fixtures is encouraged over the use of a few tall fixtures that illuminate large areas.
- K. **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 property owners proposing new development within the agricultural zoning districts are encouraged to implement the following resource conservation measures, as applicable, as part of their development proposals.
  - 1. **Water Meters:** The installation of water meters to encourage water conservation.
  - 2. **Stormwater Drainage:** The integration of onsite stormwater drainage features such as small catch basins, rain gardens, and landscape depression basins into site plans to increase the stormwater detention.
  - 3. **Drought Tolerant Landscaping:** The integration of drought tolerant landscaping and conservation fixtures with the structures to reduce the average per capita water use.

**Sec. 419. 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.**



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	
<b>Commercial Uses</b> <i>For a definition of the use see Article 25</i>	PERMIT REQUIRED					
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	
Restaurants, cafes, including fast food, drive-in restaurants, buffets, cafeterias, etc. with no sale of alcoholic beverages.	S <sup>(2)</sup>	S <sup>(2)</sup>	S	S	S <sup>(2)</sup>	See Note 2 .
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 <sup>(2)</sup>	S <sup>(2)</sup>	S	S	S <sup>(2)</sup>	See Note 2.
Retail Sales Type Uses	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	
Sign shops.	-	S	-	-	S	
Skating rinks, outdoor.	-	-	C	-	C	
Skating rinks, indoor.	-	-	S	-	S	
Sports arenas and stadiums.	-	-	S <sup>(1)</sup>	-	S <sup>(1)</sup>	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	<del>S</del>	-	-	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	



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>
	<i>MU</i>	<i>MU-D</i>	
<b>Residential Uses</b> <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.
Residential care facility.	P	P	For 6 or fewer persons.
Single-family dwelling.	P	P	Located above the ground floor.
Supportive housing and transitional housing for 6 or fewer persons.	P	P	As defined by Government Code Section 65582.
<b>Miscellaneous Uses</b> <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 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.
<b><u>Small Recycling Facility</u></b>	<b><u>S</u></b>	<b><u>:</u></b>	<b><u>See Article 11, Section 1115.B</u></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.



F. Each land use shall be provided with the minimum number of off-street automobile parking spaces as shown in Table 13-1 below or as prescribed by the Planning Commission in a Conditional Use Permit.

<b>Table 13-1 REQUIRED ON-SITE PARKING SPACES</b>	
<i>Land Use Classification</i>	<i>Number of Required Automobile Parking Spaces</i>
<b>Residential Uses</b>	
Single-family dwellings.	<del>2</del> <b>1</b> spaces for each dwelling unit.
Second dwelling unit.	<del>2</del> <b>1</b> spaces in addition to the space(s) required for first residence.
Multifamily dwellings.	1 ½ spaces for each dwelling unit; One additional guest parking space shall be provided for every three units.
Fraternity houses, sorority houses.	1 space for each 2 beds.
Lodging houses and rooming houses.	1 space for each 2 beds plus 1 guest parking space for every 3 beds.
Emergency Shelters, Community Care Facilities.	1 space for each 4 beds or as specified by CUP.
Supportive and Transitional Housing.	2 spaces for each unit.
Hotels and Motels.	1 space per guest room, plus 2 spaces adjacent to registration office.
Single Room Occupancy (SRO) hotel.	1 space per unit.
Small Family Day Care Home.	None beyond what is required for the residential use.
Large Family Day Care Home.	1 per non-resident employee. 1 passenger loading space, on or off the site. (Required spaces are in addition to those required for the primary residential use).
<b>Commercial Uses</b>	
Banks and financial institutions.	1 space for each 300 sq. ft. of floor area.
Business offices.	1 space for each 300 sq. ft. of floor area.
Food and beverage retail sales.	1 space for each 250 sq. ft. of floor area.
Retail sales.	1 space for each 300 sq. ft. of floor area in the MU District; 1 space for each 250 sq. ft. of floor area in the CN, CT, CS, CH and CR Districts.
Bulky merchandise retail sales (Furniture, appliances, etc.).	1 space for each 500 sq. ft. of floor area.
Commercial Service Establishments.	1 space for each 500 sq. ft. of floor area.
Personal service establishment (Beauty shop, tattoo parlor, etc.)	1 space for each 250 sq. ft. of floor area.
Maintenance and repair shops.	1 space for each 500 sq. ft. of floor area plus 1 space for each fleet vehicle.
Automobile/vehicle sales and leasing.	1 space for each 500 sq. ft. of floor area.
Automobile/vehicle repair.	2 spaces per service bay.
Automobile/vehicle washing.	Minimum 1 space for automatic facilities, minimum 3 spaces for other facilities.
Large vehicle and equipment sales service and rental.	1 space for each 500 sq. ft. of floor area.
Service station/fueling station.	2 spaces per service bay, if service bays are included on site. 1 per 250 Sq. Ft of any convenience store on site.
Open commercial use conducted primarily outside of buildings.	1 space for each 3 employees of the maximum working shift, plus the number of additional spaces prescribed by the Zoning Administrator or Planning Commission.
Nursery and garden centers.	1 space per 250 sq. ft. of floor area, plus 1 space per 500 sq. ft. of outside display or greenhouse area.
Convenience stores.	1 space per 250 sq. ft. of floor area.
Liquor stores.	1 space per 250 sq. ft. of floor area or as specified by CUP.
Riding stable and riding academies.	As specified by CUP.
Manufacturing plants.	1 space for each 1½ employees of the maximum working shift.



Table 13-1 REQUIRED ON-SITE PARKING SPACES	
Land Use Classification	Number of Required Automobile Parking Spaces
<b>Educational Uses</b>	
Railroad stations.	1 space for each three employees of the maximum working shift, plus the number of additional spaces prescribed by the Zoning Administrator or Planning Commission.
<b>Utility Uses</b>	
Electric distribution, transmission & gas regulator substations, public utility pumping stations, reservoirs, water or gas storage tank farms, sewage treatment plants, solar farms, etc.	1 space for each 3 employees of the maximum working shift, plus 1 space for each 3 company vehicles using the site or as specified by CUP. Where such facility is unmanned, no spaces need be provided.
<b>Public Uses</b>	
City, county, special district, state and federal administrative offices.	1 space per 200 sq. ft. of floor area or as specified by CUP.
Public buildings and grounds other than administrative offices and educational uses.	1 space per 200 sq. ft. of floor area or as specified by CUP.
<b>Miscellaneous Uses</b>	
	For a use not specified in the above parking space schedule, the same number of off-street parking spaces shall be provided, as determined by the Zoning Administrator or Planning Commission, as are required for the most similar specified use.
<b>Additional Parking Spaces</b>	
Accessible parking spaces and access aisles.	Accessible parking spaces shall be required in compliance with the California Building Code as shown in Table 13-2 below. Additional parking spaces for the physically handicapped, may be required by the Zoning Administrator or Planning Commission where usage indicates a greater need for such parking spaces.

G. **Accessible Parking Spaces:** The number of required accessible parking spaces as shown below in Table 13-2 for public accommodation and commercial buildings is established by the California Building Code. **and shall be in addition to the number of parking spaces shown in Table 13-1 above. If only one space is provided, then the accessible space will be in addition to the standard space.**

Table 13-2 Number of Accessible Parking Spaces Required	
Total Number of Parking Spaces in Lot or Garage	Minimum Required Number of Accessible Parking Spaces
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of total
1,001 and over	20 plus 1 for each 100, or fraction over 1,001

H. **Designated Parking Spaces:** Designated spaces for low-emitting, fuel efficient and carpool/vanpool vehicles may be required by the California Building Code based on the total number of spaces available. Refer to the California Building Code to determine the number of spaces required for new, rehabilitated and expanded projects.



2. The proposed use complies with all applicable standards and provisions of this Development Code and the purposes of the district in which the site is located.
  3. The site plan includes all applicable information required by Section 1602.A.5 above.
- D. The approved site plan, with any requirements shown thereon or attached thereto, shall be dated and signed by the Zoning Administrator. One copy of the said site plan and requirements shall be mailed to the applicant and one copy shall be mailed to the property owner.
- E. **Similar Use Findings:** The Zoning Administrator may approve a use not specifically listed in a particular zoning district if the following similar use findings can be made:
1. That the characteristics of, and the activities associated with, the proposed use are similar to one or more of the uses listed and will not involve a greater intensity than other uses listed.
  2. That the use will be compatible with the other uses allowed in the district.
  3. That the use will be consistent with the purpose of the applicable district.
  - ~~4. That the use is not listed as allowable in another district.~~
  5. That the use will be consistent with the General Plan and any other specific plan.

**Sec. 1604. Street Dedications and Improvements:** In principle, developments should be required to provide necessary street dedications, improvements, and maintenance as near as practicable in proportion to such increased vehicular traffic, but should not be required to provide such street facilities for non related traffic. Since changes occur in the local neighborhood due to increases in vehicular traffic generated by facilities requiring a Site Plan Review the following dedications and improvements may be deemed necessary by the Zoning Administrator and may be required for the approval of any site plan.

- A. Developments bordering or traversed by an existing street. If the development borders or is traversed by an existing street, the applicant may be required to:
1. Dedicate up to two-thirds of the right-of-way width of a minor or collector street in order to widen a bordering minor or collector street when such street has a substandard width.
  2. Dedicate all necessary rights-of-way in order to widen a traversing minor or collector street to its ultimate width established by the county as the standard for such minor or collector street.
  3. Dedicate all necessary rights-of-way to widen a bordering or traversing major street to the standards of width required for a collector street under paragraphs 1 and 2, above.
  4. Ensure all facilities meet the required setback distances from the ultimate property lines along a major street as shown on any master or official plan of streets and highways.
  5. Install curbs, gutters, and sidewalks, along one side of a bordering or along both sides of a traversing minor, collector or major street.
  6. Install utilities and drainage facilities to the full extent of the service requirements generated by the development.
  7. Grade and improve bordering minor or collector streets from curb to the center line of the ultimate right-of-way.
  8. Grade and improve traversing minor or collector streets from curb to curb.
  9. Grade and improve the parking lane and one traffic lane adjacent to the development along a bordering major street.

