

# SPECIAL DEVELOPMENT STANDARDS MULTIFAMILY RESIDENTIAL DEVELOPMENT STANDARDS

(CHAPTER 19.80 OF KERN COUNTY ZONING ORDINANCE)

## KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT

Building Permit Number \_\_\_\_\_ Site Address \_\_\_\_\_

Applicant's Name \_\_\_\_\_

Project \_\_\_\_\_ APN \_\_\_\_\_

This project shall comply with the following standards checked in the box(es) below:

A. **Prior to the issuance of building or grading permits, the applicant shall submit documentation of the following:**

☐ (1) A plan for the disposal of drainage waters originating on-site and from adjacent road rights-of-way shall be approved by the Kern County Engineering, Surveying, and Permit Services Department, if required. Easements or grant deeds shall be given to the County of Kern for drainage purposes or access thereto, as necessary. (19.80.020 F)

☐ (2) The method of water supply and sewage disposal shall be as required and approved by the Kern County Public Health Services Department/Environmental Health Division. (19.80.020 G)

☐ (3) Fire flow, fire protection facilities, and access ways and safety setbacks shall be as required and approved by the Kern County Fire Department. (19.80.020 H)

☐ (4) When more than three (3) dwelling units will be constructed adjacent to property zoned E (1), E (1/2), E (1/4), or R-1, a six- (6-) foot-high solid masonry wall shall be constructed between the proposed development and the adjacent property. The wall height shall be reduced to four (4) feet within the required front-yard setback area. (19.80.020 I)

☐ (5) Landscaping shall be provided in accordance with the requirements of Chapter 19.86 of the Kern County Zoning Ordinance. (19.80.020 M) If more than 2,500 square feet of landscaping area will be required or proposed, landscaping and irrigation for the project shall comply with the Water Efficient Landscape requirements set forth in Sections 19.86.065, 19.86.070 and 19.86.080 of Chapter 19.81. This includes the submittal of a *Landscape Documentation Package* (see Chapter 19.86.065)

All landscaping shall also be consistent with State Fire Safe regulations contained in Section 4290 of the Public Resources code and in Title 14, California Code of Regulations, Division 15, Chapter 7, Subchapter 2.

☐ (6) When construction in excess of one (1) story is proposed adjacent to property zoned for single-family residential use, all windows above the first story and within seventy-five (75) feet of the adjacent property zoned for single-family residential use shall contain glass that is opaque or translucent or shall be screened in a manner

Signature/Date

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as approved by the Planning Director. No balconies shall be permitted within this seventy-five- (75-) foot area. For all multi-family developments with twenty (20) or more dwelling units which abut property zoned for single family residential use, all buildings containing dwellings located within sixty-five (65) feet of an interior side or rear property line that abuts single-family zoned property, shall be limited to a height of one (1) story. (19.80.020 J)

- ☐ (7) For all multifamily developments with five (5) or more dwelling units, a minimum of five (5) percent of the net lot area shall be developed and maintained as common usable open space. This requirement may be reduced to two and one-half (2 ½) percent when recreational center buildings, improved play lots, swimming pools, and/or on-site child-care facilities will also be provided. The required common usable open space area may be divided into more than one (1) location, provided that no single location shall contain less than four hundred (400) square feet. No buildings or structures shall occupy areas designated for common usable open space except buildings or structures designed exclusively for recreational purposes as determined by the Planning Director. Parking areas and drainage sumps deeper than ten (10) inches shall not be utilized as common usable open space. (19.80.020 N)
- ☐ (8) For all multifamily developments with twenty (20) or more dwelling units, on-site laundry facilities shall be provided at a minimum ratio of one (1) washer and dryer for each twenty (20) dwellings units. (19.80.020 O)
- ☐ (9) For all multifamily developments containing five (5) or more dwelling units, bicycle racks or storage lockers shall be provided at a minimum ratio of one space for every three (3) dwelling units. Ground level dwelling units containing private patios may be excluded from this requirement. (19.80.020 Q)
- ☐ (10) All exterior/outdoor lighting fixtures shall comply with Chapter 19.81 (Outdoor Lighting “Dark Skies Ordinance”) of the Kern County Zoning Ordinance. All exterior lighting shall be equipped with glare shields or baffles and shall be directed away from adjacent properties and roads. Except for parking garages, all light poles, standards, and fixtures, including bases and pedestals, shall be a minimum of fifteen (15) feet but shall not exceed forty (40) feet in height above grade. Lighting within areas containing the H (Airport Approach) Combining District, or otherwise located within ½ mile of any public airport or public use airstrip, shall additionally be developed and maintained as required by Section 19.76.125 of this title. Light fixtures shall be maintained in sound operating conditions at all times. (19.80.020 K)

An Outdoor Lighting Plan shall be submitted in conjunction with a permit and shall comply with Chapter 19.81 (Outdoor Lighting “Dark Skies Ordinance”) and 19.81.060 for review and approval by Engineering, Surveying and Permit Services.

- ☐ (11) All trash and recyclables receptacles shall be enclosed within a six- (6-) foot, three-sided masonry enclosure with securable iron gate and shall be installed on an impervious surface at a location that is outside the required front yard and convenient for refuse haulers and which does not interfere with on- or off-site parking or circulation. For all multiunit developments consisting of five or more dwelling units, adequate space shall be provided for the collection and loading of recyclable materials. (19.80.020 L)
- ☐ (12) For all multifamily development with twenty (20) or more dwelling units, a minimum of one-half (1/2) of the required number of on-site parking spaces shall be

covered. (19.80.020 P)

☐ (13) The Planning Director may waive listed requirements in Section 19.80.020 A-Q where a documented hardship, not involving economics, exists or where there are unusual circumstances that prevent compliance with any of the required development standards. Additionally, street improvements and construction of curb, gutter, and sidewalks will not be required for individual or cumulative additions constituting less than fifty percent (50%) expansion of development existing on the effective date of this chapter.

☐ (14) Signs may be provided as specified by the applicable zoning district regulations and Chapter 19.84 of the Kern County Zoning Ordinance. (19.80.020 T)

☐ (15) Off-street parking and loading areas shall be provided in accordance with the requirements of Chapter 19.82 of the Kern County Zoning Ordinance and as shown on the approved plot plan. All spaces shall be minimum 9 ft wide x 20 ft deep, except for sites with 10 more parking spaces may have up to 20 percent compact (8 wide x 16 ft deep) stalls.

☐ This project requires a minimum of \_\_\_\_\_ parking spaces based on \_\_\_\_\_ use. See Approved Site Plan.

☐ (16) From the drop point of any overhead power pole on the periphery of the site, all new on-site utility services shall be placed underground. (19.80.020 E)

☐ (17) During all on-site grading and construction activities, adequate measures shall be implemented to control fugitive dust. (19.80.020 U)

B. **Prior to final occupancy approval, the following conditions shall be verified by the building inspector and shall be continuously maintained while this permit is active:**

Building Inspector's  
Signature

☐ (18) The following improvements shall comply with requirements of the Kern County Roads Department and shall be accomplished at no cost to the County and by encroachment permit issued by the Roads Department Director:

All of subject property within (\_\_\_55-feet) (\_\_\_45-feet) (\_\_\_30-feet) of the centerline of \_\_\_\_\_ (add road name) shall be improved to (\_\_\_Type A) (\_\_\_Type A Industrial Standard) (\_\_\_ Type B Development Standards). Street improvements shall include base and pavement tie to existing pavement. Existing pavement shall be saw cut at match point. If the project site abuts a State highway, road improvements shall be provided as required by the California Department of Transportation (Caltrans). (19.80.020 A & B)

☐ (19) All access drives, parking areas, and vehicle maneuvering areas shall be surfaced with a minimum of two (2) inches of asphaltic concrete paving or material of higher quality. Parking spaces and freight loading spaces shall be provided as provided for in Chapter 19.82 of the title. (19.80.020 D)

☐ (20) Obstructions within street rights-of-way shall be removed as specified by the Kern

**C. The applicant shall continuously comply with the following Development Standards:**

- ☐ (21) Trash pickup shall occur a minimum of once each week. (19.80.020 L)

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Plan Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_

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