

CHAPTER 19.56

PRECISE DEVELOPMENT (PD) COMBINING DISTRICT

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19.56.010 PURPOSE AND APPLICATION

The purpose of the Precise Development (PD) Combining District is to designate areas with unique site characteristics or environmental conditions or areas surrounded by sensitive land uses to ensure that development in such areas is compatible with such constraints. All development in the PD Combining District shall be subject as a minimum to Special Development Standards as specified in Chapter 19.80 of this title; however, a Special Development Standards Plot Plan Review shall not be required. The application of the PD District may be initiated by either the property owner or the County. The PD District may be combined with any base district. The regulations established by the PD District shall be in addition to the regulations of the base district with which the PD District is combined.

19.56.020 PERMITTED USES

Permitted uses in a PD District are those uses permitted by the base district with which the PD District is combined.

19.56.030 USES PERMITTED WITH A CONDITIONAL USE PERMIT

Uses permitted with a conditional use permit in a PD District are those conditional uses permitted by the base district with which the PD District is combined.

19.56.040 PROHIBITED USES

Prohibited uses in a PD District are those uses prohibited by the base district with which the PD District is combined.

19.56.050 MINIMUM LOT SIZE

Minimum lot size requirements in a PD District are per the requirements of the base district with which the PD District is combined.

19.56.060 MINIMUM LOT AREA PER DWELLING UNIT

Requirements for minimum lot area per dwelling unit in a PD District are per the requirements of the base district with which the PD District is combined.

19.56.070 YARDS AND SETBACKS

Yard and setback requirements in a PD District are per the requirements of the base district with which the PD District is combined.

19.56.080 HEIGHT LIMITS

Height limit requirements in a PD District are per the requirements of the base district with which the PD District is combined.

19.56.090 MINIMUM DISTANCE BETWEEN STRUCTURES

Requirements for minimum distance between structures in a PD District are per the requirements of the base district with which the PD District is combined.

19.56.100 PARKING

Parking requirements in a PD District are per the requirements of Chapter 19.82 of this title, Off-street Parking.

19.56.110 SIGNS

Sign requirements in a PD District are per the requirements of the base district with which the PD District is combined. If located within the Kern River Valley Specific Plan design criteria will apply.

19.56.120 LANDSCAPING

Landscaping requirements in a PD District are per the requirements of Chapter 19.86 of this title, Landscaping. If located within the Kern River Valley Specific Plan design criteria will apply.

19.56.130 SITE DEVELOPMENT PLAN REVIEW — REQUIRED

No use shall be established, changed, or altered, no development shall occur and no building or grading permit shall be issued for any use or development in the PD Combining District, except for one (1) single-family residential dwelling on a single lot, until an application for site development plan review has been submitted to and approved by the Planning Director or the Board of Supervisors in accordance with the procedures set out in Chapter 19.102 of this title. The Planning Director may waive this requirement in cases where the proposed development is the subdivision of property, and no other development is proposed. Additionally, this requirement shall be waived in those instances where the proposed development requires approval of a conditional use permit pursuant to Chapter 19.104.

19.56.140 SITE DEVELOPMENT PLAN REVIEW — APPLICATION — CONTENTS

An application for site development plan review shall include the following:

- A. Name and address of applicant
- B. Name(s) and address(es) of the property owner(s)
- C. Assessor's parcel number(s)
- D. Legal description of the property
- E. A site development plan drawn at the scale specified by the Planning Director, which includes the following information:

1. Topography and proposed grading
 2. Proposed development in relationship to all previously approved and projected PD site development plans
 3. The width, location, and names of surrounding streets
 4. The location, dimensions, ground floor area, and uses of all existing and proposed buildings and structures on the subject property
 5. Proposed landscaping
 6. Streets and parking areas
 7. Signs, including location, size, and height
 8. Proposed dedications and improvements in accordance with applicable subdivision improvement standards for the area
 9. Location, height, and material of walls and fences
 10. Other specified uses of the property
 11. North arrow and scale
- F. A narrative description of the proposed development, including the following:
1. Acreage or square footage of the property
 2. Height, ground floor area, and total floor area of each building
 3. Number of dwelling units in each building
 4. Building coverage expressed as a percent of the total area of the property
 5. Area of land devoted to landscaping and/or open space usable for recreation purposes and its percentage of the total land area
 6. Method of sewage disposal
 7. Water supply, both domestic and fire
 8. Proposed on-site drainage facilities
 9. Methods of flood control, where appropriate

G. If design criteria apply the following additional items will need to be provided:

1. Building elevations (all sides) and sign elevations indicating:
 - a. Architectural treatment of the building.
 - b. Size, spacing, and architectural treatment of windows, doors, and other openings
 - c. Method of roof equipment screening
 - d. Any building enhancements including proches, patios, seating areas, railings, benches, tables, etc.
 - e. Sign height, dimensions, and sign lighting
2. Type of fencing
3. Type of lighting and lighting fixtures (provide a graphic)
 - a. The lighting graphic must demonstrate how the lighting complies with the design criteria of this title.
4. A materials and color plan which includes the following:
 - a. Sign materials and color
 - b. Building materials and color
 - c. Roof materials

19.56.150 DEVELOPMENT STANDARDS BASIS FOR APPROVAL

~~Development in the PD-District shall comply with the following standards:~~

- ~~A. All development shall be consistent with the goals and policies of the County General Plan and with the uses and density and intensity standards of the County General Plan land use category applicable to the area in which the property is located.~~
- ~~B. All development shall comply with any additional conditions deemed necessary or appropriate by the Planning Director or the Board of Supervisors to promote the public health, safety, and welfare.~~

The decision-making authority may approve or conditionally approve an application for a precise development plan if it finds all of the following:

- A. The proposed development is consistent with the designations, goals, and policies of the applicable General or Specific Plan.

B. The proposed development will not be materially detrimental to the health and safety of the public or to property and residents in the vicinity.

C. If design criteria is required, the proposed development is in substantial conformance to the criteria identified in this title.

19.56.170 TIME LIMIT ON DEVELOPMENT APPROVAL

If development approved in accordance with this chapter has not commenced within two (2) years of the approval, the approval shall become null and void and of no effect, unless an extension has been granted by the Planning Director upon written request for an extension before the expiration of the two- (2-) year period. This provision shall not apply to applications approved in conjunction with a tentative parcel map or a tentative tract map. In such cases, the expiration period shall coincide with that of the approved tentative parcel map or approved tentative tract map, as applicable.

19.56.180 TEMPORARY USES

Notwithstanding Sections 19.56.140 through 19.56.150 of this chapter, when a PD District has been established and is in effect, the Planning Director is authorized to approve a temporary use of the property consistent with the uses authorized by the base district within which the PD District is combined, but involving no permanent buildings or structures, if the Planning Director determines that such temporary use would not be detrimental to the public health, safety, and welfare, subject to the following conditions:

- A. The applicant shall submit an application for a PD site development plan review.
- B. Authorization for a temporary use shall be evidenced by a temporary precise development plan approved by the Planning Director in accordance with the procedures set out in Sections 19.102.080 through 19.102.110 of this title.
- C. The Planning Director may impose reasonable conditions to ensure that the temporary use will not be detrimental to the public health, safety, and welfare.
- D. Such temporary precise development plan may be revoked by the Planning Director at any time, if, in the exercise of his/her reasonable discretion, he/she determines that continued temporary use of such property without the safeguards provided by an approved PD site development plan would be detrimental to the public health, safety, and welfare.
- E. No temporary use authorized by a temporary precise development plan shall ever ripen into the status of a permanent right or legal nonconforming use.

- F. Upon approval of a precise development plan authorizing the permanent use of the property or upon expiration of the temporary precise development plan, the temporary precise development plan shall become null and void and the premises shall be completely vacated and restored to its original condition, except as otherwise authorized by a precise development plan approved for the permanent use of the property.

19.56.190 MINOR PLAN MODIFICATIONS

The Planning Director may approve minor plan modifications to an approved PD site development plan in accordance with the procedures set out in Sections 19.102.040 through 19.102.060 of this title if the Planning Director determines that the modification(s) does not constitute a substantial change in the approved project.

19.56.200 PERMIT REVOCATION AND MODIFICATIONS

Any permit issued pursuant to this chapter may be revoked or modified pursuant to Section 19.102.020 of this title.

19.56.210 DESIGN CRITERIA - KERN RIVER VALLEY

The following design criteria will be applied to all commercial and industrial zoned parcels located within the boundaries of the Kern River Valley Specific Plan.

A. Signs

- 1. Sign lighting and style shall be compatible with Victorian, Country/Old West, Rustic, or Southwestern architecture. No neon or internally illuminated signs will be allowed.
- 2. Sign height or position relative to the building shall stay within the building's scale.

B. Landscaping

- 1. Trees, shrubs, and groundcover shall include plant types which are native to the area, drought resistant, heat tolerant, or fire resistant.

C. Architectural Design Standards

- A. 1. All buildings shall architecturally resemble the "Victorian", "Country/Old West", "Rustic", or "Southwestern" design. The following identifies some elements for each type of design. These elements are meant to provide guidance. Some

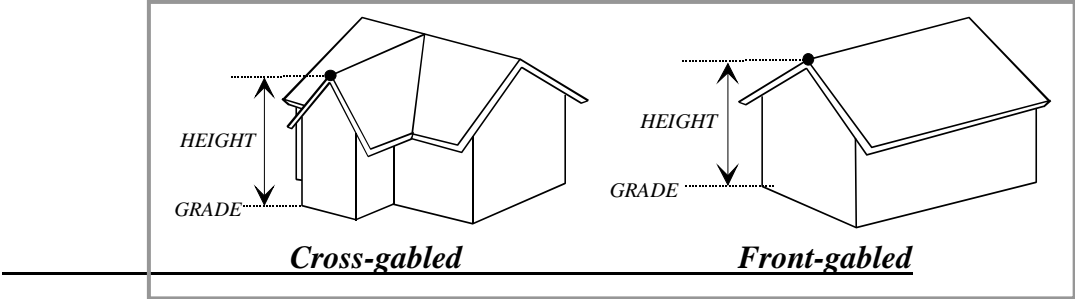
elements of one or more of these design themes must be clearly identifiable in building elevations.

1. Victorian architecture includes the following main elements.



Ornate Front Porches

a. Steeply pitched gabled roofs.

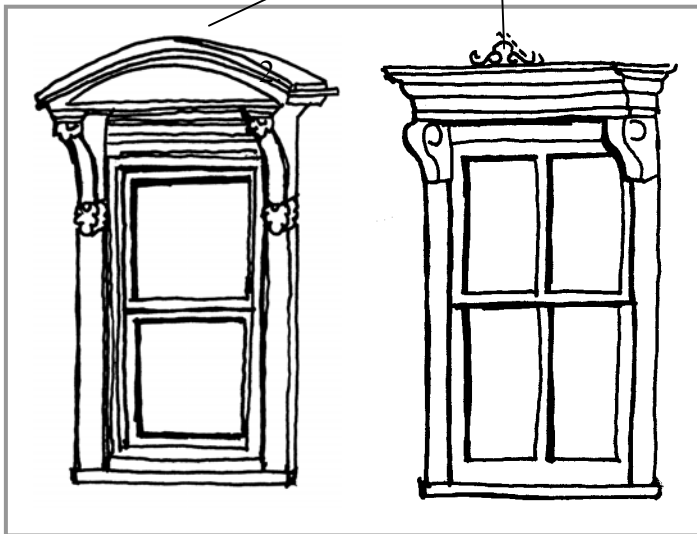


b. Ornate front porches and building facades.



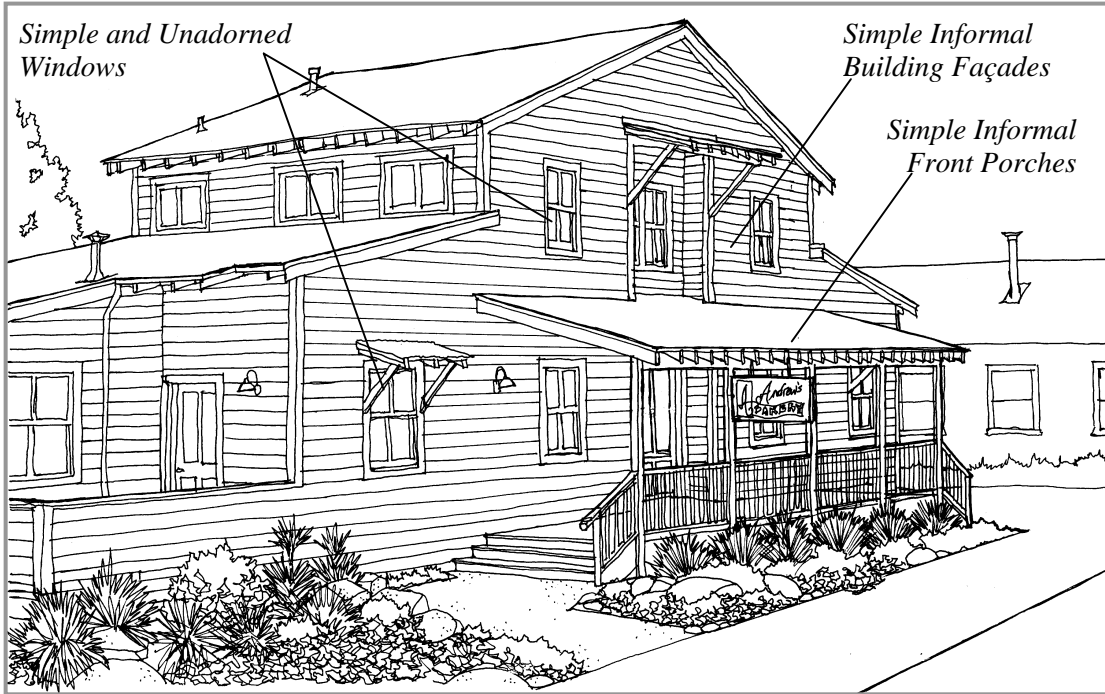
c. Windows accompanied by ornamental details such as different shapes or decorative framing.

Decorative Framing and Ornamental Details for Upper Floor Windows

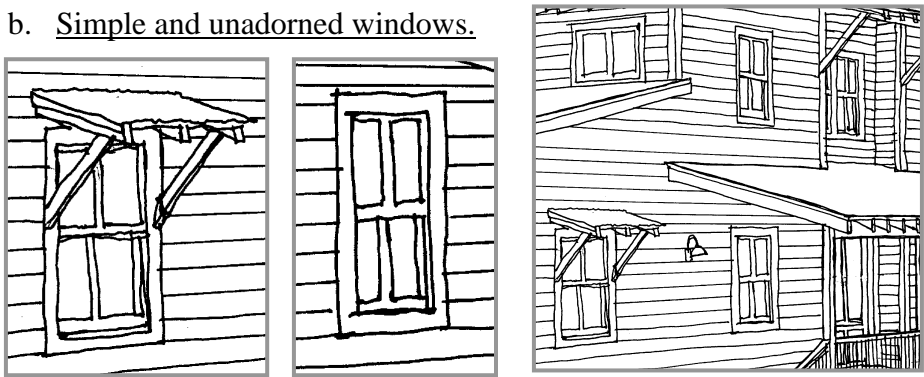


Decorative Framing for Display Windows

2. Country/Old West architectural style contains the following elements.



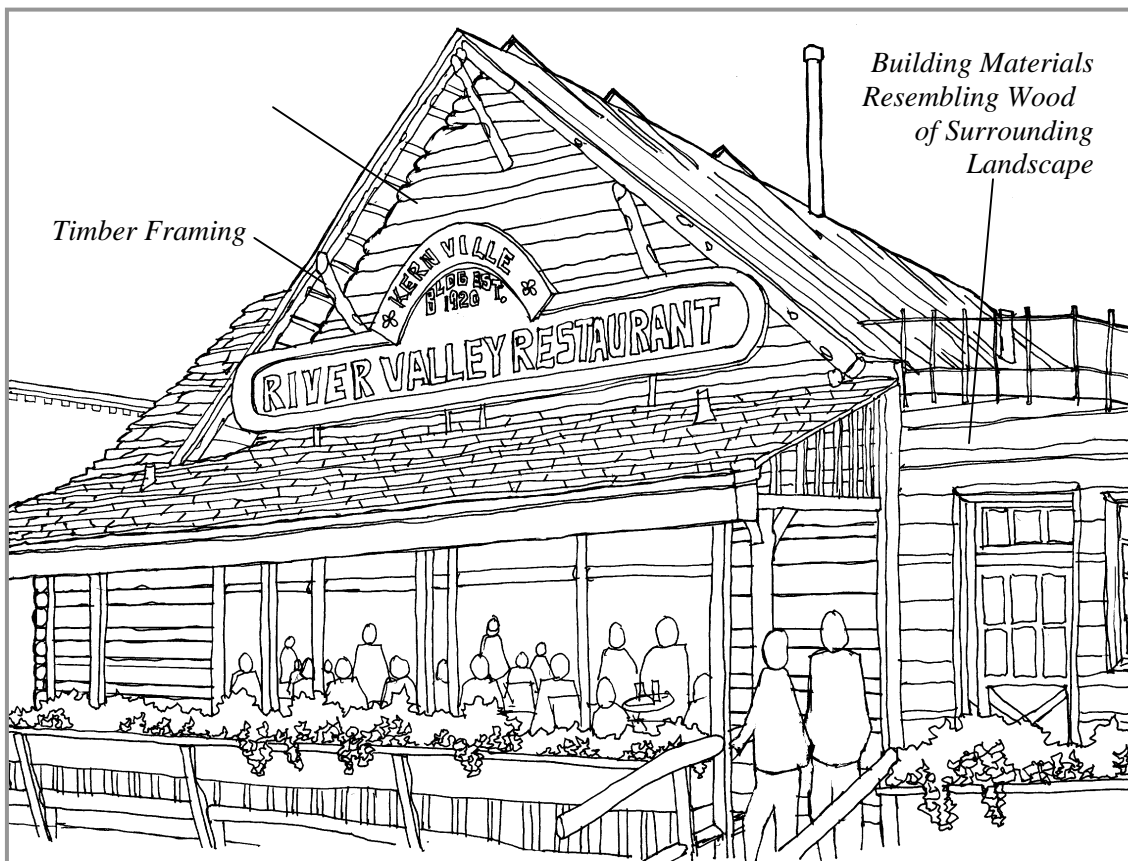
- a. Neutral color plate such as browns, tans, creams, blacks, and grays.
- b. Simple and unadorned windows.



- c. Simple and informal porches and building facades.

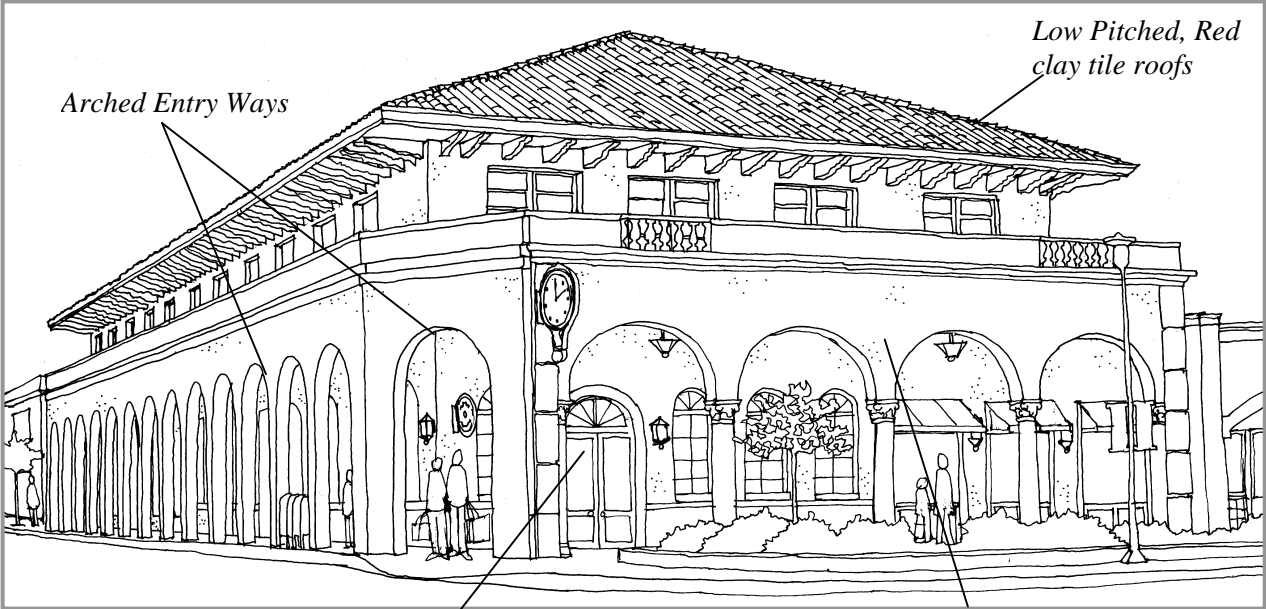


3. Rustic architectural style contains the following elements.



- a. Typically stained exterior surfaces that have a natural wood or unpainted appearance.
- b. Use of construction or building materials that resemble wood or stone from the surrounding landscape.
- c. Timber frames and post-and-beam structures.

4. Southwestern style contains the following elements:

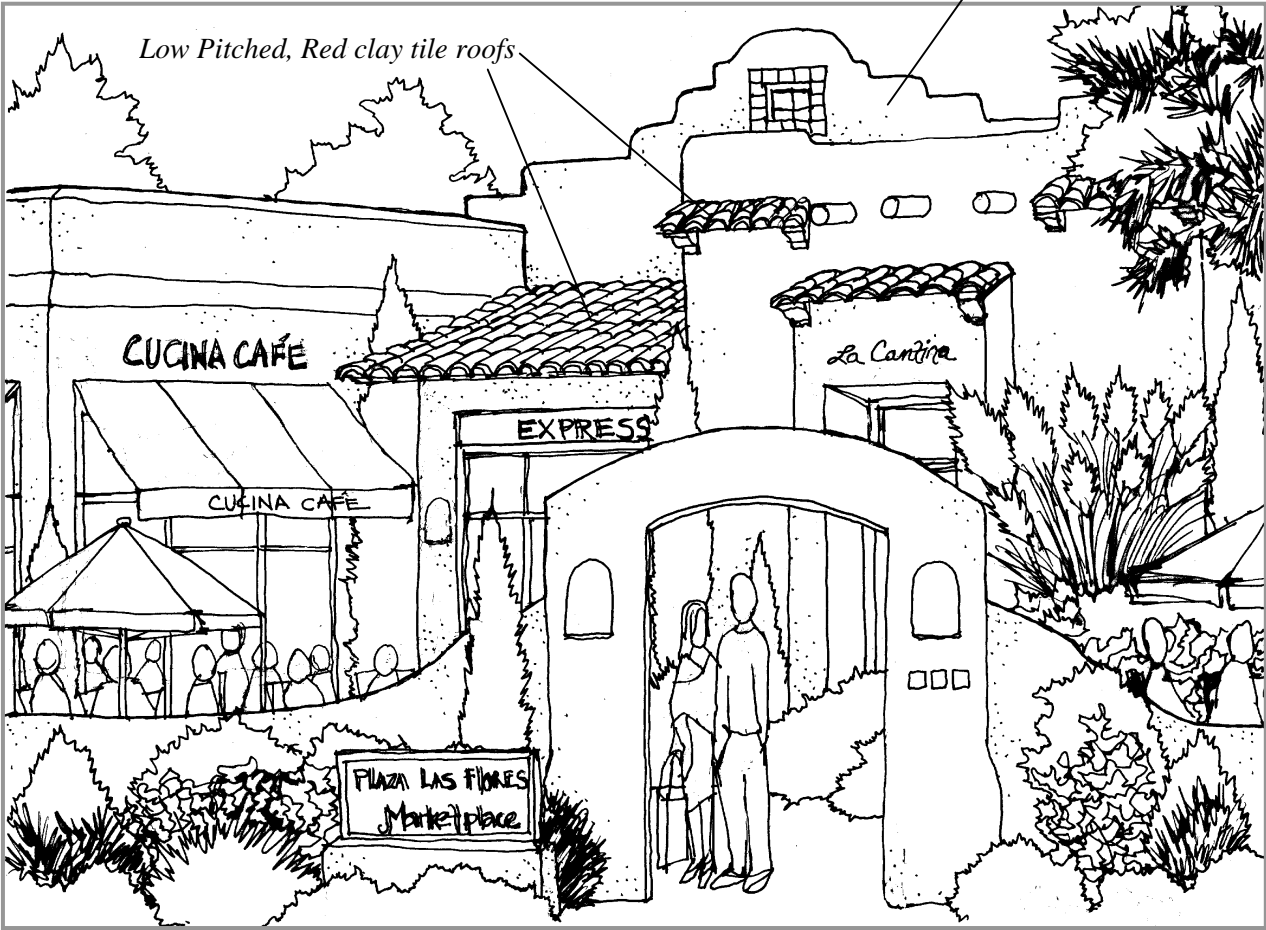


Arched Entry Ways

Low Pitched, Red clay tile roofs

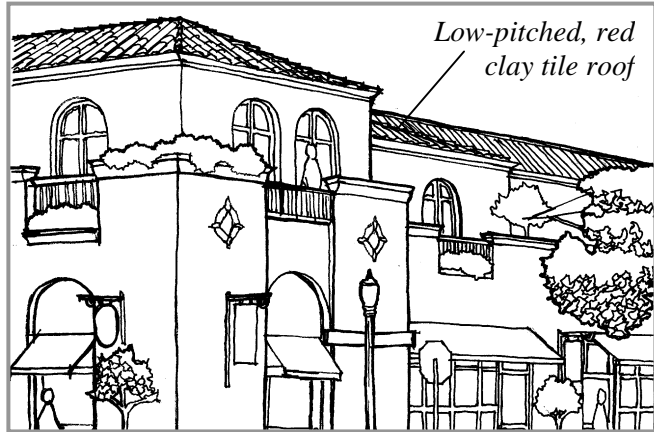
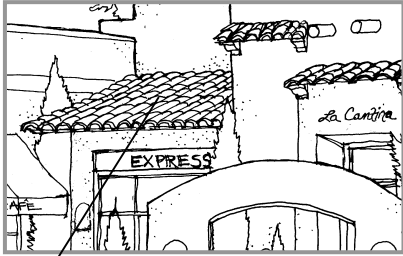
Arched Windows

Stucco Exterior



Low Pitched, Red clay tile roofs

a. Roof tiles – typically red or tan in color



Red clay tile roofs

b. Stucco exterior

c. Low pitched roof

d. Arched entry ways and windows

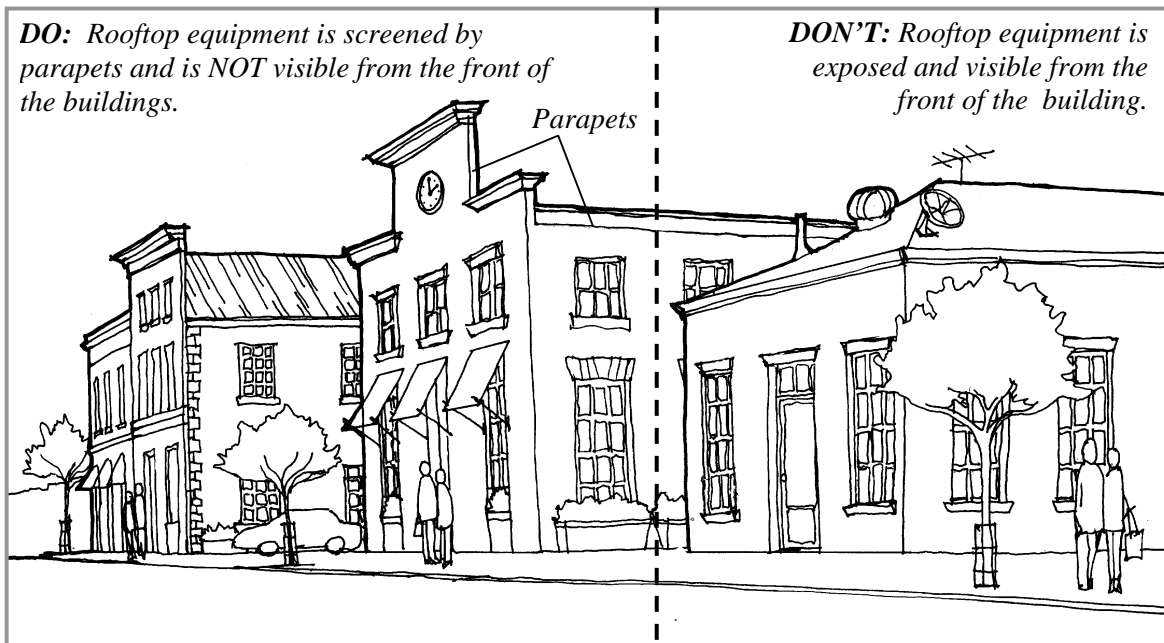
Arched window openings

Arched entryways

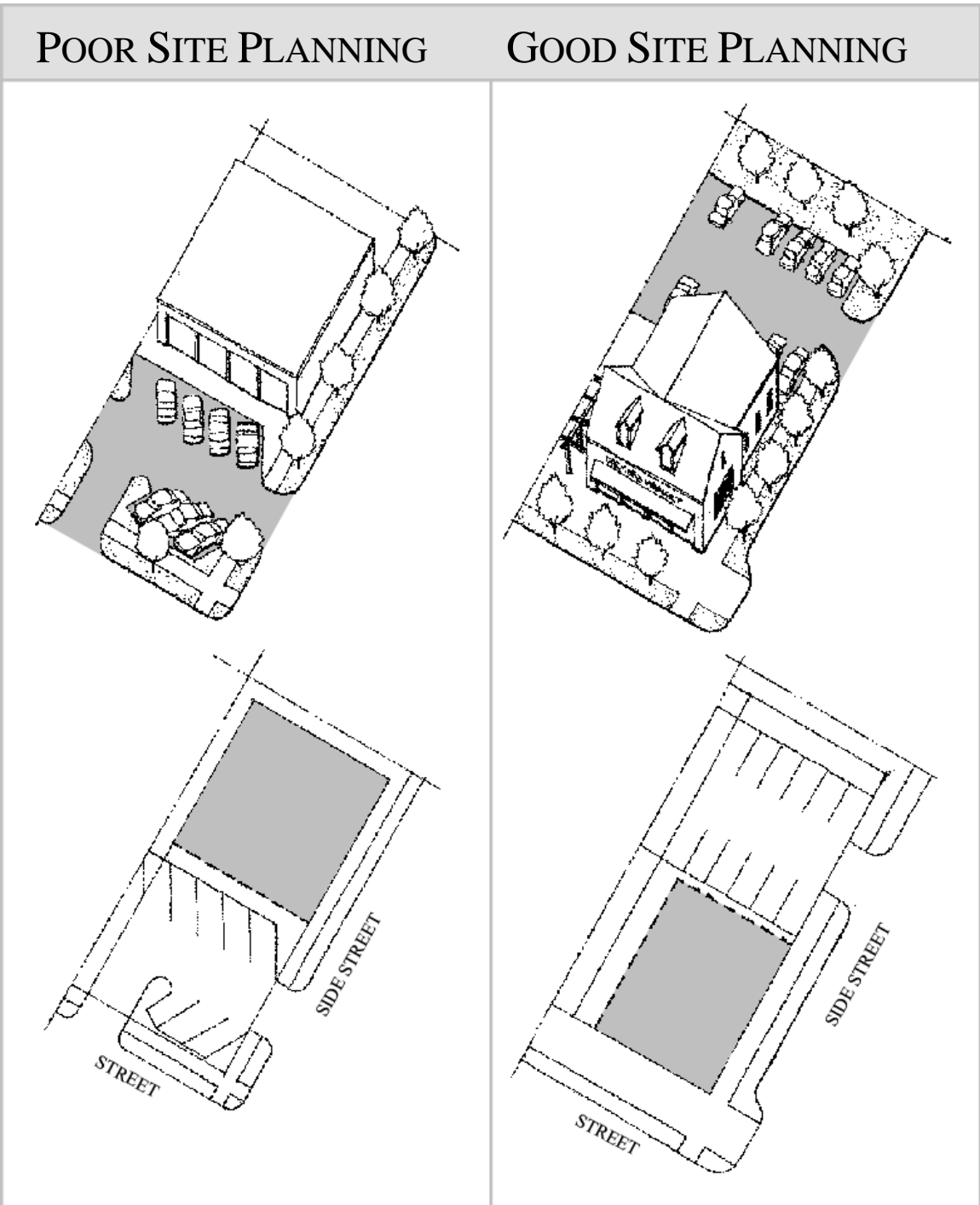


B. The following construction materials shall be used on the external area of the building: brick, stone, synthetic stone, concrete block, stucco with a metal or fiberglass mesh reinforcement, heavy timber, wood treated with fire resistant chemicals, or imitation wood.

- C. All buildings roofs shall be built with one of the following materials: corrugated metal, standing seam metal, cement, slate, asphalt, tile and pressure treated cedar roof with gypsum underlay. No other wooden shingles will be allowed due to fire safety concerns.
- D. Rooftop equipment, such as satellite dishes and air conditioners, shall not be visible from the front of the building. Parapets or other screening techniques are an acceptable way of concealing such equipment. Below is a picture of buildings with parapets.



- E. Wherever possible and safe, parking shall be located at the side or rear of the building so that the design focus is on the building rather than the parking area. When located adjacent to a street, parking lots shall be separated from the street by a minimum five-foot wide landscaping buffer strip featuring a combination of trees, shrubs, and groundcover, and a four-foot wooden fence, block wall, or other treatment shall be located on the interior of the landscaping buffer strip. Parking lots shall include direct connections to an overall walkway system.



- F. Natural fencing and wall materials (e.g. wood, stone, brick) shall be used. Chain-link fencing that is brown or green in color shall be permitted if screened by the landscaping. No barbwire or razor wire shall be used as part of the fencing for commercial uses.

G. New commercial building frontage areas shall include pedestrian elements such as seating areas, walkways, patios, tables, or plazas. These elements should be deigned to complement the type of business and the exterior of the building.

H. For fire safety, the following items should be used whenever possible:

Windows and frames: tempered glass, low emissitivity (E) glass, aluminum window frames, aluminum clad wood window frames, and vinyl window frames

Window coverings: All types of window covers, shutters, or screens will provide fire resistance for a structure.

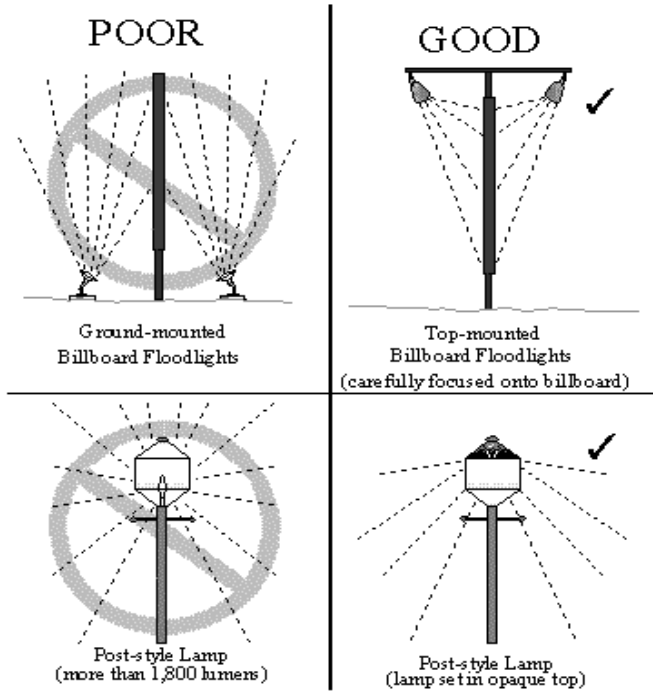
Doors: wood doors with a class C or twenty-minute rating, metal, steel, or aluminum doors.

LIGHTING

A. Buildings shall be designed with the following lighting standards:

1. All exterior lighting shall be designed downward in a matter that will reduce light and glare pollution onto neighboring properties and roadways.
2. All security lighting shall be connected to a timer and/or motion detector.
3. Exterior lighting shall use one of the following types of light: Metal Halide, High Pressure Sodium, Fluorescent, or Low Pressure Sodium.
4. Exterior lighting shall be fully shielded. "Fully Shielded" denotes lighting fixtures which are shielded, focused, or constructed so that light rays do not project horizontally or vertically up.

EXAMPLES OF SOME COMMON LIGHTING FIXTURES



EXAMPLES OF SOME COMMON LIGHTING FIXTURES

