

ORDINANCE NO. 5156

ORDINANCE REPEALING AND ENACTING VARIOUS SECTIONS OF TITLE 17, CHAPTER 17.14 OF THE BAKERSFIELD MUNICIPAL CODE RELATING TO ZONING.

BE IT ORDAINED by the Council of the City of Bakersfield as follows:

SECTION 1.

Title 17, Chapter 17.14 of the Bakersfield Municipal Code is hereby repealed and enacted to read as follows:

Title 17 - Zoning

Chapter 17.14 - Multi-Unit Residential Objective Site Design Standards

Sections:

- 17.14.010 Purpose and Intent.**
- 17.14.020 Required Amenities for All Multi-Unit Dwelling Projects.**
- 17.14.025 Reserved.**
- 17.14.026 Reserved.**
- 17.14.030 Multi-Unit Objective Standards Applicable to the R-2 and R-3 Zones.**
- 17.14.040 Multi-Unit Objective Standards Applicable to the R-4, R-5, R-6, MX-1, and MX-2 Zones.**
- 17.14.050 Reserved.**
- 17.14.060 Reserved.**
- 17.14.070 Reserved.**
- 17.14.080 Reserved.**

SECTION 2.

Title 17, Chapter 17.14, Sections 17.14.010 and 17.14.020 of the Bakersfield Municipal Code are hereby repealed and enacted to read as follows:

17.14.010 Purpose and Intent.

A. Purpose and Intent. The purpose of Multi-Unit Objective Design Standards is to provide developers with a clear understanding of the City's expectations for all multi-unit residential project design. The design standards are written as objective requirements that use "shall" and "will" statements to confer mandatory compliance, opposed to the more permissive/subjective language. Accordingly, all multi-unit residential projects shall comply with each objective design standard. Importantly, the design standards regulate site and structure design

only. All multi-unit residential projects are required to comply with all applicable building permit requirements, zoning ordinance requirements, development standards (e.g., ingress/egress, height and setbacks, drainage, etc.), and all other applicable City regulations.

17.14.020 Required Amenities for All Multi-Unit Dwelling Projects.

A. Purpose. All multi-unit dwelling projects shall include a mixture of amenities and open space (private/public) components based on a points system. Proposed development as shown in Table 17.14-1 shall select amenities out of the list provided in Table 17.14-2 based on the required points for the size of the project.

B. Swimming Pool Requirements. Swimming pools are required for multi-unit residential developments with 51 or more dwelling units, in addition to the required amenities and points associated with each amenity in Tables 17.14-1 and 17.14-2.

**Table 17.14-1
Multi-Unit Dwelling Project Size and Required Amenities**

Size of Project (number of dwelling units)	Points Value (minimum)
1-10	25
11-25	75
26-50	125
51-100	150
101 and up	200



**Table 17.14-2
Multi-Unit Dwelling Amenities Points System**

Type of Amenity	Points Value per Amenity
Courtyard	-
With seating and/or tables for at least 4 people	25
With seating and/or tables for at least 10 people	35
With seating and/or tables for at least 20 people	50
Pergola, shade, trellis, or arbor structure (maximum height of 10 feet)	15
Tot Lot with at least 3 pieces of play equipment including slides, swings, monkey bars, climbing walls, etc.	35
Community Garden with at least five garden beds measuring 25 square feet each	20
Permanent affixed barbecue (per barbecue unit)	15
Outdoor kitchen with a countertop, sink, an appliance and seating and tables for at least 10 people	50
Sports Courts	-
<i>Tennis Court</i>	50
<i>Pickleball Court</i>	25
<i>Basketball</i>	50
<i>Bocce ball</i>	30
Swimming Pool	80
Hot tub	40
Splash Pad Fountain no smaller than 50 square feet	25
Open Lawn Areas no smaller than 100 sq ft	10
Amphitheater seating for at least 25 people	75
Podium Outdoor Area	40
Rooftop Outdoor Area	65
Community Room	-
<i>Library Room with bookshelves and seating for at least 5 people</i>	20
<i>Media Room with television and seating for at least 10 people</i>	25
<i>Game Room with a least two game tables or consoles</i>	35
<i>Gathering Room with countertop, cabinets, and sink</i>	50
<i>Gym/Fitness Room with at least 5 pieces of gym equipment</i>	50
<i>Co-working space with wi-fi, tables and seating for at least 8 people, and a bathroom</i>	75
Bicycle Lockers	20
Package Lockers	10
On-site laundry facilities	20
Pet Washing Stations for up to a minimum of two 50 lb dogs	20
Fenced Dog Park with trash can	-
<i>Measuring at least 50 feet by 20 feet</i>	25
<i>Measuring at least 100 feet by 20 feet with a dog waste bag dispenser and dog water fountain.</i>	45
Yoga room	10



SECTION 3.

Title 17, Chapter 17.14, Sections 17.14.025 and 17.14.026 of the Bakersfield Municipal Code are hereby repealed in their entirety:

17.14.025 Reserved.

17.14.026 Reserved.

SECTION 4.

Title 17, Chapter 17.14, Sections 17.14.030, and 17.14.040 of the Bakersfield Municipal Code are hereby repealed and enacted to read as follows:

17.14.030 Multi-Unit Objective Standards Applicable to the R-2 and R-3 Zones.

A. Connectivity.

B.

1. Vehicular Circulation.

a. Parking areas shall be internally connected and shall use shared driveways within the development. This standard applies only within the development. Developments are not required to share driveways with neighboring properties.

b. Parking areas shall not be located in the front setback area.

c. Side and rear parking areas visible from a street shall include a minimum two-foot landscape buffer including a planting strip; a screening feature, such as a hedge, that is three feet high; and trees planted every 30 lineal feet. Trees, hedges, and shrubs shall be classified as Very Low (0-0.1) or Low (0.1-0.3) in the Water Use Classification of Landscape Species Classification System (WUCOLS) and shall be of evergreen variety to provide screening throughout the year.

d. Parking Lot Shade.

i. One shade tree shall be planted for every six parking spaces.

ii. A minimum of 50 percent of the trees shall be deciduous, as they provide shade in the summer and sun in the winter.

iii. Covered parking areas with solar capture technology are exempt from this requirement.

2. Pedestrian/Bicycle Circulation.

- a. All structures, facilities, parking areas, amenities, and common areas shall be internally connected by pedestrian pathways.
- b. Pedestrian pathways shall be separated from parking areas by landscaping, curbs, or other edge treatments.
- c. Pedestrian pathways shall be directly connected to adjacent public sidewalks on each street frontage.

3. Fences and Walls.

- a. The following materials are prohibited for all fences and walls:
 - i. Electrified fencing;
 - ii. Barb wire/razor wire;
 - iii. Fencing using other sharp objects such as spires and glass;
 - iv. Cyclone fencing;
 - v. Vinyl; and
 - vi. Chain link.
 - vii. Materials not originally intended as fencing materials, such as pallets, corrugated metal or fiberglass, plywood or particle board sheeting, plastic tarps, sailcloth etc.

4. Glazing.

- a. Structures shall incorporate the use of energy efficient glazing on windows and glass doors to reduce heat loss and gain.

5. Multi-Unit Dwellings Trash and Recycling Enclosures.

- a. Trash and recycling enclosures shall include the following:
 - i. Constructed with masonry walls with finished metal doors. Masonry walls and metal doors shall be painted in accordance with the approved color palette for the project.
 - ii. Both a vehicle access gate and pedestrian access gate.

- iii. Downward lighting for safety and security.
6. Multi-Unit Dwelling Storage Spaces.
- a. A minimum of 10 square feet (80 cubic feet) of outdoor storage space accessible from each unit's ground floor patio or upper floor balcony shall be provided for all units.
 - b. Outdoor storage areas shall be covered and able to be locked.
7. Outdoor Lighting.
- a. Pedestrian-oriented lighting shall be provided in active pedestrian areas (i.e., paseos, sidewalks, pathways, etc.)
 - b. Lighting for upper floor unit entries and exposed stairways shall be completely directed at the structure so that the illuminated bulb is not visible from neighboring residential properties at ground level.
 - c. Pedestrian pathway lighting features shall not exceed eight feet in height.
 - d. Lighting in parking areas shall not exceed 16 feet in height.
 - e. Active pedestrian areas shall incorporate free-standing lighting separate from structures.
 - f. Bicycle parking areas shall be illuminated.
 - g. Pedestrian pathways shall have illumination levels of 0.5 foot-candles as a maintained minimum at the walking surface to identify any level changes or changes in walking conditions.
 - h. Overhead sports court lighting shall illuminate only the intended area.
 - i. Light trespass onto neighboring lots is prohibited.
 - j. Outdoor lighting shall use energy efficient lighting technology and shall be shielded downward to reduce glare and light pollution.
 - k. Gateway entry signs, directional signs, and unit and structure identifiers shall be externally illuminated for visibility at night.
 - l. Exposed bulbs are prohibited.
 - m. Colored bulbs and lenses are prohibited.

8. Primary Structure Entrances.

a. Entry Lighting.

i. All primary structure entrances shall include dusk to dawn lighting for safety and security.

b. Interior-Facing Structures.

i. The primary entrance of each interior-facing structure shall be oriented to paseos, courtyards, pathways, and active landscape areas.

ii. For safety, units not facing the street shall be oriented to provide visual access to entryways, pedestrian pathways, recreation areas, and common facilities from private dwelling units.

c. Street-Facing Structures.

i. Structures at the street shall have a front entry oriented to the street.

9. Property Access.

a. If parking facilities are provided, there shall be vehicular access from a dedicated and improved street, easement, or alley to off-street parking facilities.

10. Crime Prevention through Environmental Design (CPTED).

a. To provide "eyes on the street" surveillance, the largest window or group of windows of a minimum of one of the following rooms shall view the street: living room, dining room, family room, or kitchen.

b. Units not facing the street shall be oriented to provide visual access to structure entries, pedestrian pathways, recreation areas, and common facilities from dwelling units.

c. Drainpipes, parapets, and ledges shall not be located within three feet of windows, corridors, and balconies. If such placement is not feasible, they shall face parking lots, public spaces, and roads.

11. Signs.

a. Entryways, structure addresses, amenities, and individual units shall be identified with signage.

b. Developments with more than one structure containing dwelling units shall also include directory signs in parking areas and along pedestrian pathways.

c. All signs shall comply with Chapter 17.60 of the Zoning Code.

12. Structure Orientation.

a. Structures shall incorporate parcel design measures that reduce heating and cooling needs by orienting structures (both common facilities and private dwelling units) on the parcel to reduce heat loss and gain depending on the time of day and season of the year.

17.14.040 Multi-Unit Objective Standards Applicable to the R-4, R-5, R-6, MX-1, and MX-2 Zones.

A. Connectivity.

1. Vehicular Circulation.

a. Parking areas shall be internally connected and shall use shared driveways within the development. This standard applies only within the development. Developments are not required to share driveways with neighboring properties.

b. Parking areas shall not be located in the front setback area.

c. Side and rear parking areas visible from a street shall include a minimum two foot landscaped buffer including a planting strip; a screening feature, such as a hedge, that is three feet high; and trees planted every 30 lineal feet. Trees, hedges, and shrubs shall be classified as Very Low (0-0.1) or Low (0.1-0.3) in the Water Use Classification of Landscape Species Classification System (WUCOLS) and shall be of evergreen variety to provide screening throughout the year.

d. Parking Lot Shade.

i. One shade tree shall be planted for every six parking spaces. A minimum of 50 percent of the trees shall be deciduous, as they provide shade in the summer and sun in the winter.

ii. Covered parking areas with solar capture technology are exempt from this requirement.

2. Pedestrian circulation.

- a. All structures, facilities, parking areas, amenities, and common areas shall be internally connected by pedestrian pathways.
 - b. Pedestrian pathways shall be separated from parking areas by landscaping, curbs, or other edge treatments.
 - c. Pedestrian pathways shall be directly connected to adjacent public sidewalks on each street frontage.
3. Glazing.
- a. Structures shall incorporate the use of energy efficient glazing on windows and glass doors to reduce heat loss and gain.
4. Ground Floor Commercial Spaces.
- a. Mixed-used structures with nonresidential ground floor uses shall design the ground floor with minimum 15-foot ceiling height to accommodate a variety of uses.
5. Fences and Walls.
- a. The following materials are prohibited for all fences and walls:
 - i. Electrified fencing;
 - ii. Barb wire/razor wire;
 - iii. Fencing using other sharp objects such as spires and glass;
 - iv. Cyclone fencing;
 - v. Vinyl; and
 - vi. Chain link.
 - vii. Materials not originally intended as fencing materials, such as pallets, corrugated metal or fiberglass, plywood or particle board sheeting, plastic tarps, sailcloth etc.
6. Outdoor Lighting.
- a. Pedestrian-oriented lighting shall be provided in active pedestrian areas (i.e., paseos, sidewalks, pathways, etc.)

- b. Lighting for upper floor unit entries and exposed stairways shall be completely directed at the structure so that the illuminated bulb is not visible from neighboring residential properties at ground level.
 - c. Pedestrian pathway lighting features shall not exceed eight feet in height.
 - d. Lighting in parking areas shall not exceed 16 feet in height.
 - e. Active pedestrian areas shall incorporate free-standing lighting separate from structures.
 - f. Bicycle parking areas shall be illuminated.
 - g. Pedestrian pathways shall have illumination levels of 0.5 foot-candles as a maintained minimum at the walking surface to identify any level changes or changes in walking conditions.
 - h. Overhead sports court lighting shall illuminate only the intended area. Light trespass onto neighboring lots is prohibited.
 - i. Outdoor lighting shall use energy efficient lighting technology and shall be shielded downward to reduce glare and light pollution.
 - j. Gateway entry signs, directional signs, and unit and structure identifiers shall be externally illuminated for visibility at night.
 - k. Exposed bulbs are prohibited.
 - l. Colored bulbs and lenses are prohibited.
7. Multi-Unit Dwelling Storage Spaces.
- a. A minimum of 10 square feet (80 cubic feet) of outdoor storage space accessible from each unit's ground floor patio or upper floor balcony shall be provided for all units.
 - b. Outdoor storage areas shall be covered and able to be locked.
8. Parking Structures.
- a. If parking structures are proposed as part of the multi-unit residential development, the parking structure openings on each level shall be screened with decorative paneling or vertical vegetation (e.g., vines).
9. Crime Prevention through Environmental Design (CPTED).

a. To provide "eyes on the street" surveillance, the largest window or group of windows of a minimum of one of the following rooms shall view the street: living room, dining room, family room, or kitchen.

b. Units not facing the street shall be oriented to provide visual access to structure entries, pedestrian pathways, recreation areas, and common facilities from dwelling units.

c. Drainpipes, parapets, and ledges shall not be located within three feet of windows, corridors, and balconies. If such placement is not feasible, they shall face parking lots, public spaces, and roads.

10. Screening.

a. All screening of ground-mounted and roof-mounted equipment shall be painted in accordance with the approved color palette for the project.

11. Signs.

a. Entryways, structure addresses, amenities, and individual units shall be identified with signage. Developments with more than one structure containing dwelling units shall also include directory signs in parking areas and along pedestrian pathways.

b. All signs shall comply with Chapter 17.60 of the Zoning Code.

12. Street-facing façade transparency.

a. Mixed-use structures with ground floor commercial uses shall have windows that make up a minimum of 60 percent of the ground floor frontage.

13. Structure Entry.

a. All structures located adjacent to a street shall have at least one primary entry door facing the sidewalk.

b. All ground floor entrances shall include a direct connection to the sidewalk.

c. Exterior stairways/stairwells that are not enclosed shall not be visible from the public right-of-way.

14. Trash and Recycling Enclosures.

a. All trash and recycling enclosures shall include the following:

- i. Constructed with masonry walls with finished metal doors. Masonry walls and metal doors shall be painted in accordance with the color palette submitted for the project.
- ii. Both a vehicle access gate and pedestrian access gate.
- iii. Downward lighting for safety and security.
- iv. Separated from adjacent parking stalls by a minimum 3-foot-wide planter with low growing native plants.

SECTION 5.

Title 17, Chapter 17.14, Sections 17.14.050, 17.04.060, 17.14.070 and 17.14.080 of the Bakersfield Municipal Code are hereby repealed in their entirety:

17.14.050 Reserved.
17.14.060 Reserved.
17.14.070 Reserved.
17.14.080 Reserved.

SECTION 6.

This Ordinance shall be posted in accordance with the provisions of the Bakersfield Municipal Code and shall become effective thirty (30) days from and after the date of its passage.

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I HEREBY CERTIFY that the foregoing Ordinance was passed and adopted, by the Council of the City of Bakersfield at a regular meeting thereof held on MAR 27 2024 by the following vote:

(A)YES: COUNCILMEMBER: ARIAS, GONZALES, WEIR, SMITH, FREEMAN, GRAY, KAUR
NOES: COUNCILMEMBER _____
ABSTAIN: COUNCILMEMBER _____
ABSENT: COUNCILMEMBER Weir, Kaur

Julie Drimakis
JULIE DRIMAKIS, CPMC, MMC
CITY CLERK and Ex Officio Clerk of the
Council of the City of Bakersfield

APPROVED: MAR 27 2024
By Karen Goh
KAREN GOH
Mayor

APPROVED AS TO FORM:
VIRGINIA GENNARO, CITY ATTORNEY

By Viridiana Gallardo-King
VIRIDIANA GALLARDO-KING
Deputy City Attorney



AFFIDAVIT OF POSTING DOCUMENTS

STATE OF CALIFORNIA)

County of Kern)ss.

JULIE DRIMAKIS, being duly sworn, deposes and says:

That she is the duly appointed, acting and qualified City Clerk of the City of Bakersfield; and that on the 15th day of April 2024 she posted on the Bulletin Board at City Hall, a full, true and correct copy of the following: Ordinance No. 5156, passed by the Bakersfield City Council at a meeting held on the 27th day of March 2024 and entitled:

**ORDINANCE REPEALING AND ENACTING VARIOUS SECTIONS OF TITLE 17,
CHAPTER 17.14 OF THE BAKERSFIELD MUNICIPAL CODE RELATING TO ZONING.**

JULIE DRIMAKIS, MMC
City Clerk and Ex Officio of the
Council of the City of Bakersfield

By: *Suzanne Lopez*
DEPUTY City Clerk