

ORDINANCE NO. 5162

**ORDINANCE AMENDING TITLE 17, CHAPTER 17.26 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 17.26 of the Bakersfield Municipal Code is hereby amended to read as follows:

**Title 17 - Zoning**

**Chapter 17.26 – C-C Commercial Center Zone**

**Sections:**

- 17.26.010**            **Generally.**
- 17.26.020**            **Uses permitted.**
- 17.26.040**            **Uses permitted subject to conditional use permit.**
- 17.26.070**            **Front, rear and side yards.**

\* Prior history: prior code §§ 17.29.010—17.29.060 and Ords. 2706, 2831 and 3395.

**17.26.010**    **Generally.**

The regulations set out in this chapter shall apply in the C-C (commercial center) zone. This zone is intended for those areas in the city that are planned for large-scale mixed use development centers consisting of commercial and high density residential uses with a minimum density of 20.1 dwelling units an acre. Residential development in the C-C zone will still be subject to the R-4 standards with the exception of the density maximum.

**17.26.020**    **Uses permitted.**

The following uses are permitted in a C-C zone:

- A. Any use listed in the uses permitted section in the C-O, C-1 and C-2 zones.
- B. Any of the following uses:
  - 1. Bus, train and other transit station; provided, that transit vehicles are not stored on site and no repair work or servicing of transit vehicles is conducted on site;



2. Employee housing, up to six residents
3. Multiple-unit dwelling;
4. Parking garage or surface lot;
5. Police, fire and other emergency service alarm centers;
6. Post office and other courier or parcel delivery service;
7. Sidewalk use, including but not limited to outdoor seating, subject to issuance of an encroachment permit;
8. Single-room occupancy unit;

C. Mixed combinations of uses allowed in subsections A and B of this section are permitted.

D. Accessory buildings, structures or uses necessary to support the principal use located on the same lot or parcel of land.

**17.26.040 Uses permitted subject to conditional use permit.**

A. The following uses are permitted in a C-C zone only with the approval of a conditional use permit issued in accordance with the procedures provided in Chapter 17.64 of this code:

1. Adult day care;
2. Assisted living facility;
3. Banquet venue;
4. Bars, nightclubs, cabarets, cocktail lounges or other establishments selling alcoholic beverages for on-site consumption where such use, including entertainment, is the primary business;
5. Food and/or shelter service as defined in Section 17.04.285;
6. Kennels;
7. Movie theater serving alcohol;
8. Recycling centers, as defined by Public Resources Code Section 14520, that are within a convenience zone, as defined by Public Resources Code Section 14509.4;



- 9. Scientific research and testing services;
- 10. Swap meets, flea markets and auction houses;

**17.26.070 Front, rear and side yards.**

There shall be no minimum front, side or rear yard in a C-C zone; however, where a lot abuts any R, MH zone, or PUD project of a single-unit nature, there shall be a minimum setback from any side or rear property line of twenty feet.

**SECTION 2.**

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:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

COUNCILMEMBER: ARIAS, GONZALES, WEIR, SMITH, FREEMAN, GRAY, KAUR  
COUNCILMEMBER \_\_\_\_\_  
COUNCILMEMBER \_\_\_\_\_  
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

VGK/vlg  
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**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 16<sup>th</sup> day of April 2024 she posted on the Bulletin Board at City Hall, a full, true and correct copy of the following: Ordinance No. 5162, passed by the Bakersfield City Council at a meeting held on the 27<sup>th</sup> day of March 2024 and entitled:

**ORDINANCE AMENDING TITLE 17, CHAPTER 17.26 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: Lorraine Beza  
DEPUTY City Clerk

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CITY OF BAKERSFIELD  
ORIGINAL