

ORDINANCE NO. 5163

**ORDINANCE AMENDING TITLE 17, CHAPTER 17.28 AND  
ENACTING SECTION 17.28.080 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 17.28 of the Bakersfield Municipal Code is hereby amended to read as follows:

**Title 17 - Zoning**

**Chapter 17.28 – M-1 Light Manufacturing Zone**

**Sections:**

- 17.28.030 Uses permitted only by conditional use permit.**
- 17.28.050 Front yard.**
- 17.28.060 Side yard.**
- 17.28.070 Rear yard.**
- 17.28.080 Minimum lot area.**
- 17.28.090 Distance between buildings on the same lot.**

**17.28.030 Uses permitted only by conditional use permit.**

A. The following uses are permitted in the M-1 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. Agricultural packing plants;
2. Aircraft and automobile factories;
3. Automobile parts manufacturer;
4. Battery manufacturer;
5. Breweries or distilleries, large;
6. Clinics, hospitals, sanitariums or other buildings for contagious, mental, drug or liquor addiction cases;
7. Equestrian establishments, stables, riding academies, schools or amusements;
8. Food and/or shelter service as defined in Section 17.04.285;

9. Freighting or trucking yards or terminals;
10. Helipad (in conjunction with a hospital);
11. Livestock slaughtering and processing, wholly within a building;
12. Machine shops, including punch presses and automatic screw machines;
13. Movie theater serving alcohol;
14. Planing mills;
15. 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;
16. Tire rebuilding, recapping and retreading plants;
17. Truck stop.

**17.28.050 Front yard.**

Front yard requirements in an M-1 zone shall be as follows:

- A. All buildings shall be located a minimum of ten feet from the front property line.

**17.28.060 Side yard.**

Side yard requirements in an M-1 zone shall be as follows:

- A. Where the lot abuts any R zone, MH zone, or PUD project of a residential nature, there shall be a side yard of not less than twenty feet.
- B. On a corner lot, the side yard on the street side of the lot shall be not less than ten feet.
- C. In all other cases, a side yard shall not be required.

**17.28.070 Rear yard.**

Rear yard requirements in an M-1 zone shall be as follows:

- A. Where the lot abuts any R zone, MH zone, or PUD project of a residential nature, there shall be a rear yard of not less than twenty feet.
- B. Where there is an alley at the rear of the lot, such rear yard may be measured to the center of the alley.
- C. In all other cases, a rear yard shall not be required.

**17.28.090 Distance between buildings on the same lot.**

There shall be no distance requirements between buildings on the same lot in an M-1 zone.

**SECTION 2.**

Title 17, Chapter 17.28, Section 17.28.080 of the Bakersfield Municipal Code is hereby enacted to read as follows:

**17.28.080 Minimum lot area.**

There shall be no minimum lot area in an M-1 zone.

**SECTION 3.**

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

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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 15<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. 5163, 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 17.28 AND ENACTING SECTION 17.28.080 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 Bzgn  
DEPUTY City Clerk