

CHAPTER 19.53
PLATTED LANDS (PL) DISTRICT

SECTIONS:

- 19.53.010 PURPOSE AND APPLICATION**
- 19.53.020 PERMITTED USES**
- 19.53.030 USES PERMITTED WITH A CONDITIONAL USE PERMIT**
- 19.53.040 PROHIBITED USES**
- 19.53.050 MINIMUM LOT SIZE**
- 19.53.060 MINIMUM LOT AREA PER DWELLING UNIT**
- 19.53.070 YARDS AND SETBACKS**
- 19.53.080 HEIGHT LIMITS**
- 19.53.090 MINIMUM DISTANCE BETWEEN STRUCTURES**
- 19.53.100 PARKING**
- 19.53.110 SIGNS**
- 19.53.120 LANDSCAPING**
- 19.53.130 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS**

19.53.010 PURPOSE AND APPLICATION

The purpose of the Platted Lands (PL) District is to recognize legally existing lots within recorded subdivisions which had been rendered nonconforming with regard to minimum lot size requirements of the various Resource designations (8.1, 8.2, 8.3, 8.4, and 8.5) of the County General Plan. Uses in the PL District are limited primarily to residential uses and other activities compatible with the area to which the PL District is applied. Future land divisions within the PL District are prohibited.

19.53.020 PERMITTED USES

The following uses and all others determined to be similar to these uses pursuant to Sections 19.08.030 through 19.08.080 of this title are permitted:

A. AGRICULTURAL USES

- Breeding and raising animals pursuant to Section 19.53.130 of this chapter
- Growing of agricultural crops for domestic use of resident/occupant

B. RESIDENTIAL USES

- Accessory dwelling unit, pursuant to Chapter 19.90
- Manufactured home, mobilehome, or recreational vehicle, temporary, during construction of a single-family home pursuant to Section 19.53.130 of this chapter
- Manufactured home, pursuant to Section 19.53.130.D of this chapter
- Residential accessory structures

- Residential facility, serving six (6) or fewer persons
 - Single-family dwelling, with a width greater than sixteen (16) feet, one (1) per legal lot only
- C. RECREATIONAL, ENTERTAINMENT, AND TOURIST FACILITIES
- Community recreational facilities
- D. UTILITY AND COMMUNICATION FACILITIES
- Transmission lines and supporting towers, poles, pipelines, and underground facilities for gas, water, electricity, telephone, or telegraph service owned and operated by a public utility company or other company under the jurisdiction of the California Public Utilities Commission pursuant to Section 19.08.090 of this title
- E. RESOURCE EXTRACTION AND ENERGY DEVELOPMENT USES
- Solar energy electrical generator which are accessory to a permitted or conditionally permitted use and where the power generated does not exceed the total on-site power demand
 - Small wind energy system, pursuant to Section 19.08.415
- F. MISCELLANEOUS USES
- Day-care home, large family, pursuant to Chapter 19.96 of this title
 - Day-care home, small family
 - Garage or yard sales pursuant to Subsection C of Section 19.53.130
 - Home occupation pursuant to Chapter 19.94 of this title
 - Water system, small or large

19.53.030 USES PERMITTED WITH A CONDITIONAL USE PERMIT

The following uses and all others determined to be similar to these uses pursuant to Sections 19.08.030 through 19.08.080 of this title are permitted subject to securing a conditional use permit in accordance with the standards and procedures set out in Chapter 19.104 of this title:

- A. RESIDENTIAL USES
- Community care facility
 - Manufactured home or mobilehome, pursuant to Section 19.53.130.D.6 of this chapter

- Rest home
- Retirement home
- Single-family dwelling, with a width of sixteen (16) feet or less, one (1) per legal lot only

B. RECREATION, ENTERTAINMENT, AND TOURIST FACILITIES

- Country club
- Equestrian establishment
- Golf course
- Golf driving range
- Park or playground
- Swimming pool, public
- Tennis or swim club

C. COMMERCIAL USES

1. Offices
 - Temporary on-site real estate tract sales
2. Services
 - Ambulance

D. UTILITY AND COMMUNICATIONS FACILITIES

- Radio, television, microwave, or commercial communications transmitter, receiver, or translator
- Utility substation

E. RESOURCE EXTRACTION AND ENERGY DEVELOPMENT USES

- Mineral exploration
- Mining and mineral extraction pursuant to Chapter 19.100 of this title
- Oil or gas exploration and production pursuant to Chapter 19.98 of this title
- Wind-driven electrical generators, commercial or domestic

F. WASTE FACILITIES

- Sewage treatment plant

G. INSTITUTIONAL USES

- Cemetery, mausoleum, columbarium, or mortuary
- Charitable or public service organization
- Church
- Club or lodge
- Community or senior citizens center
- Crematory in conjunction with a cemetery, mausoleum, columbarium, or mortuary
- Library
- Museum
- Public agency or public utility buildings and facilities
- Sanitarium
- Water treatment plant

H. EDUCATIONAL INSTITUTIONS AND SCHOOLS

1. General

- Preschool
- Elementary school
- Junior high school
- Senior high school
- College or university

I. MISCELLANEOUS USES

- Day-care center
- Community septic disposal system
- Drainage sump
- Flood control facilities
- Railroad caboose and similar accessory structures

- Water storage or groundwater recharge facilities

19.53.040 PROHIBITED USES

All other uses not permitted by Sections 19.53.020 and 19.53.030 of this chapter or accessory thereto under Section 19.08.110 are prohibited.

19.53.050 MINIMUM LOT SIZE

No lot within the PL District shall contain less than the area existing within the lot on April 15, 1982, excepting in the case of the conveyance to or from a governmental agency, public entity, public utility, community water company or mutual water company for public purposes, public utility purposes, or for rights-of-way or well sites.

19.53.060 MINIMUM LOT AREA PER DWELLING UNIT

Except as otherwise provided in Section 19.53.030 of this chapter, there shall be no more than one (1) dwelling unit per legal lot.

19.53.070 YARDS AND SETBACKS

A. **Front Yard.** Except as otherwise provided in Section 19.08.120 of this title, the front-yard minimum setback for all buildings shall be as follows:

1. Fifty-five (55) feet from the legal centerline of any existing or proposed public or private local street or access easements.
2. Seventy (70) feet from the legal centerline of any existing or proposed secondary highway.
3. Eighty (80) feet from the legal centerline of any existing or proposed major highway.

In no case shall the front-yard minimum setback be less than twenty-five (25) feet from the right-of-way established by any Official or Specific Plan Line, street, or access easement.

B. **Side Yard.** There shall be a side yard on each side of any building of not less than five (5) feet, except that on the street side of corner lots, buildings shall be set back a minimum of ten (10) feet from the right-of-way of any local street, existing or proposed secondary or major highway, or the right-of-way established by any Official or Specific Plan Line. However, within the rear twenty-five (25) feet of all reverse corner lots, there shall be a minimum side yard of twenty-five (25) feet from the right-of-way of any local street, existing or proposed secondary or major highway, or the right-of-way established by any Official or Specific Plan Line.

C. **Rear Yard.** There shall be a rear yard of not less than five (5) feet, except that in the case of through lots, the designated rear yard shall be in accordance with the front-yard setback requirements.

19.53.080 HEIGHT LIMITS

The following height limits apply in the PL District:

- A. Residential buildings shall not exceed three (3) stories or thirty-five (35) feet.
- B. Detached accessory structures shall not exceed two (2) stories or thirty-five (35) feet.
- C. Radio and television antennae, communication towers, chimneys, and other similar structures shall not exceed eighty (80) feet.

19.53.090 MINIMUM DISTANCE BETWEEN STRUCTURES

- A. There shall be a minimum distance of ten (10) feet between residential buildings.
- B. There shall be a minimum distance of six (6) feet between a residential building and an accessory building or between accessory buildings, except that pens, coops, or other structures for housing animals shall be at least thirty (30) feet away from any residential building or other building used for human habitation, at least one hundred (100) feet from the front lot line, at least twenty-five (25) feet from the street side lot line on a corner lot, and at least one hundred (100) feet away from any public park, school, hospital, or similar institution.

19.53.100 PARKING

Off-street parking shall be provided in accordance with the requirements of Chapter 19.82 of this title.

19.53.110 SIGNS

The following types of signs are permitted in accordance with the requirements of Chapter 19.84 of this title:

- A. Temporary real estate signs advertising the property for sale or rent, not to exceed six (6) square feet each, excluding the area of any vertical and/or horizontal support members
- B. Permanent subdivision signs
- C. Temporary construction signs
- D. Temporary political, religious, and civic campaign signs
- E. Institutional identification signs, approved in conjunction with a conditional use permit

19.53.120 LANDSCAPING

None required.

19.53.130 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS

- A. In the PL District, the breeding and raising of animals permitted pursuant to Subsection A of Section 19.53.020 of this chapter shall be limited to poultry, rabbits, and birds for domestic or hobby purposes, or similar small fowl and animals raised for food, scientific, or fur-bearing purposes, provided not more than twelve (12) of any one (1) or combination of such animals may be maintained on a single lot, except that a maximum of forty (40) pigeons may be kept within an enclosed structure. Animal enclosures shall be subject to the setback requirements specified in Subsection 19.53.090.B.

- B. A mobilehome or recreational vehicle permitted as a temporary dwelling pursuant to Subsection B of Section 19.53.020 of this chapter shall comply with the following standards:
 - 1. Building permits for construction of the conventional single-family residence shall be obtained prior to or concurrently with the installation permit for the mobilehome.
 - 2. The mobilehome shall be removed from the premises or the recreational vehicle shall be removed from the premises or placed in dead storage if:
 - a. Six (6) months have passed since the mobilehome or recreational vehicle was installed.
 - b. Seven (7) days have passed since the conventional dwelling unit was approved for occupancy.
 - c. The building permit has lapsed due to lack of activity.
 - 3. One (1) extension of time for a period not to exceed six (6) months may be granted by the Planning Director upon written request of the property owner. The extension of time may only be approved subject to the following conditions:
 - a. An active building permit is on file with the Kern County Engineering and Survey Services Department (Building Inspection Division).
 - b. The construction of the conventional dwelling unit on the site has progressed to a stage of inspection and approval of the framing, rough electrical, rough mechanical, and rough and top-out of plumbing of the dwelling.
 - 4. Any mobilehome or recreational vehicle permitted as a temporary dwelling in excess of a six (6) month period of time pursuant to Subsection B.3 of Section 19.53.130 shall be removed or placed in dead storage if:
 - a. The extension of time has expired.
 - b. Seven (7) days have passed since the conventional dwelling unit was approved for occupancy.

- c. The building permit has lapsed due to lack of activity.
- C. Garage or yard sales are permitted without special permit provided they meet the following standards:
 - 1. Sales last no longer than three (3) days.
 - 2. Sales are held no more than twice yearly.
 - 3. Sales are conducted on the owner's or tenant's property. Multiple-family sales are permitted if they are held on the property of one (1) of the participants.
 - 4. No goods purchased for resale may be offered for sale.
 - 5. No consignment goods may be offered for sale.
 - 6. Directional signs may be placed on the street right-of-way.
 - 7. All directional and advertising signs shall be freestanding and removed after completion of the sale.
 - 8. All directional and advertising signs placed on private property shall have the owner's permission.
 - 9. No directional or advertising signs may be larger than two (2) feet by three (3) feet.
- D. Manufactured homes shall be permitted provided that the proposed manufactured home complies with the following requirements:
 - 1. The manufactured home shall be certified under the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C. - Section 5401 et seq.); and
 - 2. The manufactured home shall be installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code; and
 - 3. The manufactured home is no older than ten (10) years from the date application is made for an installation permit; and
 - 4. The manufactured home has a width greater than sixteen (16) feet; and
 - 5. The manufactured home complies with the following architectural requirements:
 - a. A minimum three-twelfths (three (3) inches vertical to twelve (12) inches horizontal) roof pitch; and
 - b. Shingles customarily utilized in the construction of conventional single-family dwellings; and

- c. A minimum one- (1-) foot eave around the entire perimeter of the manufactured home as measured from the vertical wall surface; and
 - d. Nonreflective siding material customarily utilized in the construction of conventional single-family dwellings which shall extend to ground level; and
 - e. Siding material utilized as skirting shall be the same in construction materials, composition, and color as the siding material utilized on the exterior wall surface of the manufactured home.
6. Manufactured homes or mobilehomes not meeting all of the installation and architectural requirements specified in this section shall be permitted only upon approval of a conditional use permit, pursuant to Chapter 19.104.
- E. Development in the PL District shall also comply with the interpretation and provisions of Chapter 19.08 of this title.