

The City of Hanford
CALIFORNIA



City Council Meeting Agenda

August 17, 2016

5:30 PM – Joint Meeting w/ Planning Commission
Training Room
319 N. Douty

CALL TO ORDER JOINT MEETING:

ROLL CALL:

FLAG SALUTE:

PUBLIC COMMENT - JOINT MEETING:

Comments from the public are limited to items on the agenda (GC54954.3a). A maximum of five minutes is allowed for each speaker.

GENERAL BUSINESS:

- A. Town Hall Meeting Follow Up
- B. Zoning Ordinance Update

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available to public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. Such agendas are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post the agenda before the meeting.

If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's office, 559-585-2515, 319 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}



AGENDA STAFF REPORT

MEETING DATE: 8/17/2016	AGENDA SECTION: A
--------------------------------	--------------------------

SUBJECT:

Town Hall Meeting Follow Up

RECOMMENDATION:

That the City Council and Planning Commission direct staff to make any changes to the proposed zoning ordinance.

BACKGROUND:

On July 27, 2016, the City Council held a Town Hall meeting. Approximately 35 people addressed the Council during the meeting. The following is a list of the primary topics and general information on each topic:

- Furniture Stores - The proposed Land Use Matrix stated that Furniture stores would be allowed in the MX-D (Mixed Use Downtown) and in the MX-C (Mixed Use Commercial). This was consistent with the current Zoning Ordinance which allows furniture stores in the DC (Downtown Commercial) and CC (Community Commercial). In addition, the proposed matrix also allowed furniture stores in the C-R (Regional Commercial). Speakers spoke both for and against making changes to allow furniture stores outside the Downtown. The new MX-C is much more extensive than the old CC zone and as such, it is recommended that furniture stores not be allowed in the MX-C, but remain allowed in the C-R zone.
- Banks - The proposed Land Use Matrix states that banks are allowed in the MX-D and in the MX-C and if they have a branch in the Downtown, they can have a second branch in the C-N (Neighborhood Commercial) MX-N (Mixed Use Neighborhood), MX-C and MX-D. Currently banks are allowed in the DC and in the CC zone if specific conditions have been met. There are currently two banks in the O (Office) zone and two in the MX-C zone.
- Hidden Valley Park - The vacant 18+/- acres adjacent to Hidden Valley Park is shown on the proposed Land Use and Zoning Maps as Low Density Residential and R-L-5

respectively. The proposed Draft General Plan and Land Use Map was recommended by the Citizen Advisory Committee (CAC) on September 9, 2015 and accepted by the City Council and Planning Commission to begin the environmental process. Specific discussion related to the designation of the property adjacent to Hidden Valley Park took place on September 9th, which included the map of Parks and Open Space that is in the General Plan.

- Kids Activities - that the Council consider activities for kids in the update to the General Plan and Zoning Ordinance.
- Downtown Preservation - a presentation was made to City Council on August 2, 2016 highlighted actions that could assist in preservation of the Downtown Historic District.
- Transient Occupancy Tax (TOT) - a presentation was made to the City Council on August 2, 2016.
- Incentives - a presentation was made to the City Council on August 2, 2016, which included potential incentives to encourage Downtown investment.
- Professional Offices in the Downtown - Currently professional offices are allowed DC, CC, OR, O and PO (Planned Office) zones. Professional/Medical offices are recommended to be allowed in the MX-D, MX-C, MX-N, OR (Office Residential), O, SC (Service Commercial), and C-N. Of specific concern was that retail establishments that sell optical retail such as glasses, contacts etc, should not be allowed to have an optometrist. The current ordinance precludes it specifically. The proposed ordinance would treat the optometrist as an ancillary use, meaning it is secondary to the primary business of retail. This provision would not only allow the optician in a retail establishment, but a life insurance office in a Sears, Sears being the primary use and the insurance services as the secondary or ancillary use. Standalone optometrist offices and other professional offices would not be allowed in the Regional Retail zone. At the last meeting, staff was directed to add professional offices in the Regional Retail zone as a conditional use.
- Tattoo Establishments - Currently tattoo is allowed in the SC zone subject to a conditional use permit. At the last joint meeting, staff was directed to allow Tattooing/Body Art in the MX - D as a permitted use, and in the MX-C and SC as a conditional use.

FISCAL IMPACT:

ATTACHMENTS:



**AGENDA
STAFF REPORT**

MEETING DATE: 8/17/2016	AGENDA SECTION: B
--------------------------------	--------------------------

SUBJECT:

Zoning Ordinance Update

FISCAL IMPACT:

ATTACHMENTS:

Working Zoning Ordinance Chapters 1702 to 1748 8-12-2016

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Title 17 ZONING

	Page No.
Chapter 17.02 GENERAL PROVISIONS	3
Chapter 17.04 CONSTRUCTION AND TERMINOLOGY	6
Chapter 17.06 ZONE DISTRICTS AND ZONING MAP	9
Chapter 17.08 LAND USE TABLES	12
Chapter 17.10 LOW DENSITY RESIDENTIAL ZONES	39
Chapter 17.12 MEDIUM DENSITY RESIDENTIAL ZONE	46
Chapter 17.14 HIGH DENSITY RESIDENTIAL ZONE	53
Chapter 17.16 NEIGHBORHOOD COMMERCIAL ZONE	58
Chapter 17.18 REGIONAL COMMERCIAL ZONE	61
Chapter 17.20 SERVICE COMMERCIAL ZONE	64
Chapter 17.22 HIGHWAY COMMERCIAL ZONE	67
Chapter 17.24 MIXED USE NEIGHBORHOOD ZONE	70
Chapter 17.26 MIXED USE CORRIDOR ZONE	73
Chapter 17.28 MIXED USE DOWNTOWN ZONE	76
Chapter 17.30 OFFICE RESIDENTIAL ZONE	79
Chapter 17.32 OFFICE ZONE	85
Chapter 17.34 LIGHT INDUSTRIAL ZONE	88
Chapter 17.36 HEAVY INDUSTRIAL ZONE	92
Chapter 17.38 PUBLIC FACILITIES ZONE	95
Chapter 17.40 AIRPORT PROTECTION ZONE	98
Chapter 17.42 CONSERVATION ZONE	102
Chapter 17.44 AIRPORT OVERLAY ZONE	105
Chapter 17.46 DOWNTOWN EAST OVERLAY ZONE	109
Chapter 17.48 HISTORIC OVERLAY ZONE	112

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Chapter 17.50	DEVELOPMENT STANDARDS
Chapter 17.52	LANDSCAPE STANDARDS
Chapter 17.54	PARKING AND LOADING STANDARDS
Chapter 17.56	SIGNS
Chapter 17.60	SPECIFIC LAND USE STANDARDS
Chapter 17.62	ADULT ENTERTAINMENT ESTABLISHMENTS
Chapter 17.68	WIRELESS COMMUNICATION FACILITIES AND TOWERS
Chapter 17.70	PERMITS AND APPLICATIONS
Chapter 17.72	SITE PLAN REVIEW
Chapter 17.74	ADMINISTRATIVE USE PERMITS
Chapter 17.76	TEMPORARY USE PERMITS
Chapter 17.78	HOME OCCUPATION PERMITS
Chapter 17.80	CONDITIONAL USE PERMITS
Chapter 17.82	PLANNED UNIT DEVELOPMENT PERMITS
Chapter 17.84	VARIANCES
Chapter 17.86	ZONING ORDINANCE AMENDMENTS
Chapter 17.88	GENERAL PLAN AND SPECIFIC PLAN AMENDMENTS
Chapter 17.90	NONCONFORMING USES, STRUCTURES, AND LOTS
Chapter 17.92	REASONABLE ACCOMMODATION
Chapter 17.94	ENFORCEMENT
Chapter 17.96	DEFINITION OF LAND USES
Chapter 17.98	DEFINITION OF TERMS

Note: A draft of Chapters 17.50 to 17.98 will be provided for the next meeting.

Chapter 17.02

GENERAL PROVISIONS

Sections:

17.02.010	Adoption.
17.02.020	Purposes and objectives.
17.02.030	Short title.
17.02.040	Components.
17.02.050	Authority.
17.02.060	Relationship to the general plan.
17.02.070	Relationship to specific plans.
17.02.080	Relationship to design guidelines.
17.02.090	Relationship to other titles of the municipal code.
17.02.100	Conflict between regulations.
17.02.110	Application.

17.02.010 Adoption.

There is adopted, as provided in this title, a zoning ordinance for the city of Hanford, state of California, which is a part of the Hanford Municipal Code.

17.02.020 Purposes and objectives.

The zoning ordinance is adopted to preserve, protect and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare. More specifically, the zoning ordinance is adopted to achieve the following objectives:

- A. To provide a zoning map and associated regulations to guide the physical development of the city in such a manner as to achieve progressively the general arrangement of the land uses described and depicted in the Hanford General Plan;
- B. To foster a wholesome, serviceable and attractive living environment, the beneficial development of areas that exhibit conflicting patterns of use, and the stability of existing land uses that conform with the objectives, policies, principles and standards of the General Plan;
- C. To prevent excessive population densities and the overcrowding of land with structures;
- D. To promote a safe, effective traffic circulation system, the provision of adequate off-street parking and truck loading facilities, and the appropriate location of community facilities;
- E. To protect and promote appropriately located commercial and industrial activities in order to preserve and strengthen the city's economic base;

City of Hanford Municipal Code Title 17 - Zoning Ordinance

- F. To protect and enhance real property values and the city's natural assets;
- G. To ensure unimpeded development of such new urban expansion that is logical, desirable and in conformance with the objectives and policies of the General Plan; and
- H. To provide and protect open space in accordance with the policies of the open space element of the General Plan;

17.02.030 Short title.

This title shall be known as the "zoning ordinance." The words "code" and "ordinance" as used in this title shall have the same meaning.

17.02.040 Components.

The zoning ordinance shall consist of a zoning map designating certain districts and a set of regulations controlling the uses of land; the density of population; the uses and locations of structures; the height and bulk of structures; the open spaces about structures; the appearance of certain uses and structures; the areas and dimensions of sites; and the location, size and illumination of signs, and requiring the provision of off-street parking and off-street loading facilities.

17.02.050 Authority.

This title is adopted pursuant to the provisions of the Planning Law, Title 7 of the Government Code of the state of California.

17.02.060 Relationship to the general plan.

The zoning ordinance is the primary tool used to implement the goals and policies contained within the General Plan. All matters governed by this title shall substantially conform to the purposes, intent or provisions of the General Plan. Any recommendations for zone changes, if found to be not in conformance with the General Plan and its phrasing, should not be permitted unless it is also found that the General Plan is in error or in need of change. In this situation, the General Plan must also be amended to maintain consistency between the General Plan and zoning.

17.02.070 Relationship to specific plans.

Specific plans are designed to meet the requirements of the State Government Code and the General Plan. All uses, buildings, or structures located within a specific plan area shall comply with the provisions of the applicable specific plan. Where such provisions conflict with the zoning ordinance, the requirements of the adopted specific plan shall take precedence over the zoning ordinance. In instances where the specific plan is silent, the zoning ordinance shall prevail.

17.02.080 Relationship to design guidelines.

Design guidelines are intended to supplement the general design and development regulations located in the zoning ordinance. Conformance to the design guidelines is strongly encouraged, but not mandatory. The design guidelines represent the City's preferences and provide examples of appropriate, quality design that positively contribute to the character of the community, but they are not intended to preclude alternatives or restrict imagination. In the event there is a

City of Hanford Municipal Code Title 17 - Zoning Ordinance

conflict between the zoning ordinance and the design guidelines, the regulations in the zoning ordinance shall prevail.

17.02.090 Relationship to other titles of the municipal code.

No provision of this title is intended to abrogate, repeal, annul, impair or interfere with any existing ordinance of the city, except as specifically repealed by this title, or deed restriction, covenant, easement or other agreement between parties; provided, however, where this title imposes greater restrictions or regulations than are imposed or required by an existing ordinance, deed restriction, covenant, easement or agreement between parties, this title shall control.

17.02.100 Conflict between regulations.

Any conflicts between requirements of this title, or between this title and other regulations, shall be resolved as follows.

- A. In the event of any conflict between the provisions of this title, the most restrictive requirement shall control.
- B. In the event of any conflict between the requirements of this title and standards adopted as part of any development agreement or specific plan, the requirements of the development agreement or specific plan shall control.
- C. In the event of any conflict between requirements of this title and other regulations of the City, the most restrictive requirement shall control, as determined by the City.
- D. It is not intended that the requirements of this title shall interfere with, repeal, abrogate or annul any easement, covenant, or other agreement that existed when this zoning ordinance became effective. This zoning ordinance applies to all land uses and development regardless of whether it imposes a greater or lesser restriction on the development or use of structures or land than an applicable private agreement or restriction, without affecting the applicability of any agreement or restriction. The City shall not enforce any private covenant or agreement unless it is a party to the covenant or agreement.

17.02.110 Application.

This title shall apply to all property, whether owned by private persons, firms, corporations or organizations; by the United States of America or any of its agencies; by the state or any of its agencies or political subdivisions; by any county or city, including the City of Hanford, or any of its agencies; or by any authority or district organized under the laws of the state, except for exemptions specifically allowed by state and federal laws or amendments thereto.

Chapter 17.04

CONSTRUCTION AND TERMINOLOGY

Sections:

- 17.04.010 Construction.**
- 17.04.020 General terminology of persons and entities.**
- 17.04.030 Rules of interpretation.**
- 17.04.040 Record of interpretations.**
- 17.04.050 Rules of Measurement.**
- 17.04.060 Multiple decisions.**

17.04.010 Construction.

The following rules of construction shall apply in this title, unless inconsistent with the plain meaning of the context of this chapter:

- A. The present tense includes the past and future tenses; and the future tense includes the present.
- B. Words used in the singular shall include the plural, and words used in the plural shall include the singular.
- C. In the event there is any conflict or inconsistency between the heading of a chapter, section or subsection of this title and the context thereof, such heading shall not be deemed to affect the scope, meaning or intent of such context.
- D. The words "shall," "will," "is to," and "are to" are always mandatory. "Should" is not mandatory but is strongly recommended; and "may" is permissive. "Shall not" and "may not" are always restrictive.
- E. The words "zone district," "zoning district," and "zone" shall have the same meaning.
- F. Whenever a number of days are specified in this title, or in any permit, condition of approval, or notice issued or given as provided in this title, the number of days shall be construed as calendar days, unless business days are specified. Time limits will extend to the following business day where the last of the specified number of days falls on a day that the city is not open for business, except as otherwise provided for by other state and federal laws, regulations, and agencies.
- G. Whenever a time limit in this title is specified in months, the number of months shall be deemed to be consecutive months.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

H. When a provision of this title refers to a requirement elsewhere, the subject of the cross reference is assumed to be another chapter, Section, or subsection of this title, or another provision within the same Section or chapter, unless the title of another document is provided.

I. The provisions of this title are held to be minimum requirements, except where they are expressly stated to be otherwise.

17.04.020 General terminology of persons and entities.

A. "Applicant" means the property owner or his/her authorized agent or contractor who is requesting approval of a project.

B. "Building Official" means the Building Official of the City of Hanford, or his/her designee.

C. "City" means the City of Hanford, California.

D. "City Council" and "Council" mean the City Council of the City of Hanford.

E. "City Engineer" means the City Engineer of the City of Hanford, or his/her designee.

F. "Community Development Director" means the Community Development Director of the City of Hanford, or his/her designee.

G. "Design Review Committee" means the Design Review Committee of the City of Hanford.

H. "Planning Commission" means the Planning Commission duly appointed by the Council.

I. "Person" means person, firm, corporation, or organization.

17.04.030 Rules of interpretation.

A. The Community Development Director shall have the responsibility and authority on a staff level to interpret the meaning and applicability of all provisions and requirements of this title.

B. A request for an interpretation or determination shall be filed with the Community Development Director and shall include all information required by the City.

C. The Community Development Director has the option of forwarding any determination of the meaning or applicability of any provision of this title directly to the Planning Commission for consideration.

D. The issuance of an interpretation shall include findings stating the basis for the interpretation. The basis for an interpretation may include technological changes or new industry standards. The issuance of an interpretation shall also include a finding documenting the consistency of the interpretation with the General Plan, and any applicable Specific Plan.

E. Any affected person may appeal the interpretation of the Community Development Director or the Planning Commission to the City Council. If appealed, the City Council shall then make the final interpretation.

17.04.040 Record of interpretations.

A. Interpretations shall be written and shall quote the provisions of this title being interpreted, and the applicability in the particular or general circumstances that caused the need for the interpretation.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

B. This title shall be amended to reflect interpretations made as soon as is practical. Until an amendment can occur, the Community Development Director shall maintain a complete record of all interpretations indexed by the number of the chapter or Section that is the subject of the interpretation.

17.04.050 Rules of Measurement.

A. For all measurements and calculations, the applicant shall be responsible for supplying drawings accurately illustrating the measurements that apply to a project. These drawings shall be drawn to scale and shall include sufficient detail to allow easy verification upon inspection by the City.

B. When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement shall be made at the closest or shortest distance between the two objects.

C. Distances are measured along a horizontal plane unless otherwise specified.

D. Measurements involving a structure are made to the closest wall of the structure, unless otherwise specified.

E. When measuring the distance between two different uses, the measurement shall be made from closest lot line to lot line.

F. When measuring height, the measurement shall be the vertical distance from the highest point to the ground level directly below, except as otherwise specified.

G. Where there is a grade difference on either side of a fence or wall, the minimum height of the fence or wall shall be measured on the shorter side.

H. Minimum lot width shall be measured at the front setback line, or from the front property line if there is no required setback, as determined by the zoning of the lot.

I. Lot depth is measured along an imaginary straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line.

J. Required yard space shall be measured as the minimum horizontal distance from the property line of the site or street line to a line parallel thereto on the site; provided, however, where a precise street plan has been adopted by the city council, required front yards shall be measured from the precise street plan line.

17.04.060 Multiple decisions.

Where a project requires multiple decisions by the planning commission and city council, the planning commission decisions on such project shall not be final, but shall be advisory to the city council, which shall be vested with the final decision making powers pertaining to the project.

Chapter 17.06

ZONE DISTRICTS AND ZONING MAP

Sections:

17.06.010	Purpose.
17.06.020	Applicability.
17.06.030	Establishment of zone districts.
17.06.040	Establishment of zoning map.
17.06.050	Interpretation of zone boundary lines.
17.06.060	Zone changes.
17.06.070	Prezoning.
17.06.080	Right-of-way abandonment.

17.06.010 Purpose.

The purpose of this chapter is establish zone districts and a zoning map to classify, regulate, restrict and segregate the uses of land and buildings, to regulate and restrict the height and bulk of buildings and to regulate the area of yards and other open spaces about buildings, and to regulate the density of population.

17.06.020 Applicability.

The zoning districts are applicable in all areas of the City.

17.06.030 Establishment of Zone Districts.

A. Base zone districts establish the basic land use and property development regulations applicable to all property within the City, as provided in Section 17.02.110. Overlay zone districts provide additional regulations that are to be exercised over certain lands within the combining zone to meet special community health, safety, welfare, environmental or development objectives described by the General Plan or a specific plan. Overlay district regulations apply in addition to base district regulations and other regulations of this chapter.

B. The base zones are hereby established as follows:

1. Low Density Residential ñ 12,000 square foot minimum site area, abbreviated as R-L-12;
2. Low Density Residential ñ 8,000 square foot minimum site area, abbreviated as R-L-8;
3. Low Density Residential ñ 5,000 square foot minimum site area, abbreviated as R-L-5;
4. Medium Density Residential, abbreviated as R-M.
5. High Density Residential, abbreviated as R-H.
6. Neighborhood Commercial, abbreviated as C-N.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

7. Regional Commercial, abbreviated as C-R.
 8. Service Commercial, abbreviated as C-S.
 9. Highway Commercial, abbreviated as C-H.
 10. Neighborhood Mixed Use, abbreviated as MX-N.
 11. Corridor Mixed Use, abbreviated as MX-C.
 12. Downtown Mixed Use, abbreviated as MX-D.
 13. Office Residential, abbreviated as OR.
 14. Office, abbreviated as O.
 15. Light Industrial, abbreviated as I-L.
 16. Heavy Industrial, abbreviated as I-H.
 17. Public Facilities, abbreviated as PF.
 18. Airport Protection, abbreviated as AP.
 19. Conservation, abbreviated as CO.
- C. The overlay zone districts are hereby established as follows:
1. Airport Overlay District
 2. East Downtown Overlay District
 3. Historic Overlay District

17.06.040 Establishment of zoning map.

A. In order that comprehensive zoning regulations may be applied uniformly to all incorporated territory upon adoption of this title, a zoning map is hereby established to delineate the location and boundaries of zone districts within the City. The zoning map is incorporated into this title by this reference with the same force and effect as if the boundaries, together with any notations, references, and information shown on the zoning map were specifically stated and described in this title.

B. The zoning map, together with such additional maps as may be adopted in accordance with the provisions of this title, shall be collectively known as the "City of Hanford Zoning Map."

C. The official copy of the zoning map shall be kept, maintained, and made available to the public by the Hanford Community Development Department. The zoning map may be maintained in hard copy and/or electronic formats.

D. All property within incorporated territory shall be delineated within a zoning district on the zoning map.

E. The location of zoning districts on the zoning map shall be consistent with the applicable policies and land use set forth in the General Plan.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.06.050 Interpretation of zone boundary lines.

Whenever any uncertainty exists as to the boundary line between two zoning districts shown on the zoning map the following interpretations shall control:

- A. Where a boundary line is indicated as following a street, alley, railroad right-of-way, drainage channel, or other watercourse, the center line of such street, alley, railroad right-of-way, drainage channel, or other watercourse shall be considered to be the boundary line.
- B. Where a boundary line is indicated as following a lot line or property line, the boundary line shall be construed as following such lot line or property line.
- C. Where a boundary line is not indicated as following a street or alley and does not follow or coincide approximately with a lot line or property line, the zone boundary line shall be determined by the use of the scale designated on the city's zone plan map.
- D. Where further uncertainty exists, the planning commission, upon a written application from the owner of the property in question or on its own motion, shall determine the location of the zone boundary in question, giving due consideration to the location indicated on the city's zone plan map, the purposes and objectives of the zoning ordinance, and the applicable policies set forth in the General Plan.

17.06.060 Zone changes.

Changes to the zoning map shall be approved by ordinance of the City Council in accordance with Chapter 17.86.

17.06.070 Prezoning.

Territories proposed for annexation into the city shall be prezoned concurrent with the City Council initiation of annexation proceedings, in accordance with Chapter 17.86.

17.06.080 Right-of-way abandonment.

When a public street, alley or railroad right-of-way is abandoned, the abandoned territory shall immediately, and without any further action by the city, be assigned the zoning that is classified the same as the adjacent territory.

Chapter 17.08

LAND USE TABLES

Sections:

- 17.08.010** Land use restriction.
- 17.08.020** Residential land use table.
- 17.08.030** Commercial, office, and industrial land use table.
- 17.08.040** Addition of a use to land use tables.

17.08.010 Land use restriction.

No structure, or any part thereof, shall be erected, enlarged, or reduced, nor shall any site or structure be used, designated, or intended to be used for any purpose or in any manner other than is included among the uses listed in the land use tables in this chapter as permitted, administratively permitted, or conditionally permitted in the zone district in which such structure, land, or site is located, except as otherwise authorized by this title.

17.08.020 Residential land use table.

A. The following table identifies which land uses are permitted by right, require a use permit, or are not allowed in the R-L-12, R-L-8, R-L-5, R-M, and R-H zones.

B. A "P" means that the use is permitted by right in that zone. A "C" means the use requires a conditional use permit in that zone. An "A" means the use requires an administrative use permit in that zone. A "T" means the use requires a temporary use permit in that zone. A blank box means the use is not allowed in that zone.

C. Land uses are grouped generally by type of use, and then listed alphabetically. The land use groups are Accessory and Support Uses; Residential Uses; and Other Uses. Use of the word "or" can mean either or both uses.

D. Land uses with specific land use standards shall meet the requirements found in the identified Section in the last column of the table.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Residential Zone Use Table							
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed							
Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
	Residential Uses						
1	Assisted living, skilled nursing, or hospice facility	C	C	C	C	C	
2	Bed and breakfast inn				C		
3	Boarding house or dormitory			C	C	C	
4	Emergency shelter				C	C	
5	Employee housing for six (6) or fewer employees	P	P	P	P	P	
6	Hotel or motel						
7	Mobilehome on permanent foundation	A	A	A			
8	Mobilehome park				C		
9	Multi-family dwelling, two (2) units per building (duplex)			P	P	P	On corners only in R-L-5
10	Multi-family dwelling, three (3) or four (4) units per building (triplex or fourplex)			C	P	P	On corners only in R-L-5 with CUP

Attachment: Working Zoning Ordinance Chapters 1702 to 1748 8-12-2016 (1634 : Zoning Ordinance Update)

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Residential Zone Use Table							
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed							
Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
11	Multi-family dwelling, five (5) or more units per building				P	P	
12	Recreational vehicle park			C	C		
13	Residential care facility, up to six (6) persons	P	P	P	P	P	
14	Residential care facility, seven (7) or more persons	C	C	C	C	C	
15	Single-family dwelling, attached			P	P	P	
16	Single-family dwelling, detached	P	P	P	P	P	
17	Single-room occupancy (SRO)					C	Standards needed
18	Supportive housing	P	P	P	P	P	
19	Transitional housing	P	P	P	P	P	
	Residential Accessory and Support Uses						
20	Building ancillary to the main residential use	P	P	P	P	P	
21	Cottage food operation	A	A	A	A	A	Standards needed

Attachment: Working Zoning Ordinance Chapters 1702 to 1748 8-12-2016 (1634 : Zoning Ordinance Update)

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Residential Zone Use Table							
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed							
Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
22	Expansion of existing nonconforming residential use	C	C	C	C	C	
23	Guest house	P	P	P			Standards needed
24	Home occupation	A	A	A	A	A	
25	Keeping of household pets	P	P	P	P	P	
26	Raising of fruit, vegetables, and horticultural specialties for personal use	P	P	P	P	P	Maximum and type needed
27	Second dwelling unit	A	A	A	A	A	second dwelling unit requirements
28	Temporary caretaker's dwelling	T	T	T	T	T	
29	Temporary materials storage yard	T	T	T	T	T	Standards needed
30	Temporary residential sales office	T	T	T	T	T	Standards needed

Attachment: Working Zoning Ordinance Chapters 1702 to 1748 8-12-2016 (1634 : Zoning Ordinance Update)

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Residential Zone Use Table							
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed							
Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
31	Other accessory uses and structures that the Community Development Director determines are customarily associated with, and subordinate to, the principal use and that are consistent with the purpose and intent of the zoning district.	P	P	P	P	P	
	Other Uses						
32	Community center or facility	C	C	C	C	C	
33	Day care, up to eight (8) children	P	P	P	P	P	
34	Day care, nine (9) to fourteen (14) children	A	A	A	A	A	
35	Day care, over fourteen (14) children	C	C	C	C	C	
36	Gas and electric transmission lines, electrical transmission and distribution substation, gas regulator station, communications equipment building, public service pumping station or elevated pressure tank	A	A	A	A	A	
37	Golf course or country club	C	C	C			

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Residential Zone Use Table							
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed							
Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
38	Medical marijuana collective, cultivation, dispensary, or delivery						
39	Park or playground	P	P	P	P	P	
40	Religious institution or facility	C	C	C	C	C	
41	School, private (kindergarten to 12 th grade)	C	C	C			
42	School, public (kindergarten to 12 th grade)	P	P	P			
43	Storm drainage basin, with or without a park	P	P	P	P	P	
44	Land uses listed in the Commercial, Office, and Industrial Zone Use Table (Section 17.10.040) that are not listed in this Residential Zone Use Table						

Attachment: Working Zoning Ordinance Chapters 1702 to 1748 8-12-2016 (1634 : Zoning Ordinance Update)

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.08.030 Commercial, Office, and Industrial Zone Use Table

A. The following table identifies which land uses are permitted by right, require a use permit, or are not allowed in the C-N, C-R, C-S, C-H, MX-N, MX-C, MX-D, O-R, O, I-L, I-H, AP, PF, and CO zones.

B. A "P" means that the use is permitted by right in that zone. A "C" means the use requires a conditional use permit in that zone. An "A" means the use requires an administrative use permit in that zone. A "T" means the use requires a temporary use permit in that zone. A blank box means the use is not allowed in that zone.

C. Land uses are grouped generally by type of use, and then listed alphabetically. The land use groups are Accessory and Support Uses; Eating and Drinking Establishment Uses; Education, Religious, and Assembly Uses; Manufacturing and Processing Uses; Office and Medical Uses; Public and Quasi-Public Uses; Recreation Uses; Residential Uses; Retail Uses; Service Uses; Transportation and Storage Uses; and Other Uses.

D. Land uses with specific land use standards shall meet the requirements found in the identified Section in the last column of the table.

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
	Accessory and Support Uses															
A1	Automatic teller machine (ATM)	P	P	P	P	P	P	P		P	P	P		P		
A2	Caretaker residence or quarters					A	A	A	A		A	A	A			
A3	Cottage food operation					A	A	A	A						Needs standards	

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table															
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed															
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
A4	Day care primarily for children of employees on the same site as a permitted use	P	P	P	P	P	P	P	P	P	P	P	P	P	
A5	Drive-thru pick-up window, not in conjunction with a restaurant	P	P	P	P	P	P	C							Need standards
A6	Electric vehicle recharging facility	A	A	A	A	A	A	A		A	A	A		A	Needs standards
A7	Food service primarily for employees on the same site as a permitted use	P	P	P	P	P	P	P		P	P	P	P	P	
A8	Games of skill or amusement, eight (8) or less	P	P	P	P	P	P	P			P			P	
A9	Games of skill or amusement, more than eight (8)	C	C	C	C	C	C	C			C			C	
A10	Home occupation					A	A	A	A				A		Needs standards
A11	Keeping of household pets					P	P	P	P				P		

Attachment: Working Zoning Ordinance Chapters 1702 to 1748 8-12-2016 (1634 : Zoning Ordinance Update)

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table															
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed															
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
A12	Keeping of large animals as pets												P		
A13	Mobile vending (food truck)	C	C	C	C	C	C	C		C	C	C			Need standards
A14	Outdoor advertising structure														
A15	Outdoor storage ancillary to and on the same site as a permitted use	P	P	P	P	P	P	P			P	P	P	P	Need standards
A16	Temporary materials storage yard	T	T	T	T	T	T	T		T	T	T	T	P	
A17	Temporary sales office (including parking lot)					T	T	T							
A18	Vending machines	P	P	P	P	P	P	P		P	P	P	P	P	

Attachment: Working Zoning Ordinance Chapters 1702 to 1748 8-12-2016 (1634 : Zoning Ordinance Update)

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
A19	Other accessory or ancillary use or structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use and is consistent with the purpose and intent of the zoning district and this Title	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Standard about secondary sales or limit of floor space
	Eating and Drinking Establishment Uses															
B1	Artisan food and beverage production and sales	P	P	P	P	P	P	P			P					
B2	Bar, nightclub, or lounge		C	C	C		C	C								
B3	Brewpub	C	P	P	C	C	P	P								
B4	Microbrewery		C	P	C		C	C								
B5	Restaurant, full service	P	P	P	P	P	P	P								

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table															
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed															
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
B6	Restaurant, limited service with drive-thru pickup window	P	P	P	P	P	P	P							
B7	Restaurant, limited service without drive-thru pickup window	P	P	P	P	P	P	P							
	Education, Religious and Assembly Uses														
C1	Auditorium						P	P						P	
C2	Card room			C											
C3	Club, lodge, or private meeting hall			P			P	P							
C4	College or university, public or private			C			C	C						P	
C5	Convention or conference center				P		P	P							
C6	Funeral home or mortuary			P			C		P	C					
C7	Library, museum, or cultural facility						P	P							
C8	Pool hall or billiard parlor			C			C								

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
C9	Religious institution or facility			P			C	C		C	C					
C10	School, private (kindergarten to 12 th grade)													C		
C11	School, public (kindergarten to 12 th grade)													P		
C12	School; trade, vocational, art, business, or professional			C	P			C	C	C	C	C				
C13	Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar	P			P		P	P		P	P					
C14	Theater, live or movie			P				P								
	Manufacturing and Processing Uses															
D1	Agricultural crop production												P	P	P	P
D2	Agricultural products packing, packaging, preparing or processing											C	P	C		

Attachment: Working Zoning Ordinance Chapters 1702 to 1748 8-12-2016 (1634 : Zoning Ordinance Update)

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
D3	Animal raising												P			
D4	Brewery or winery										C	C				
D5	Hazardous waste facility											C				
D6	Industrial or manufacturing facility, heavy											P				
D7	Industrial or manufacturing facility, light										P	P				
D8	Meat packing or slaughterhouse											C				
D9	Mining, quarry, or sand and gravel excavation											C	C			
D10	Research and development facility			P	C					P	P	C				
	Office and Medical Uses															
E1	Business support service			P			P	P	P	P						
E2	Call center				C					C						

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
E3	Communications broadcasting or media studio			P			C	P		P	C					
E4	Laboratory; general, medical or dental			P	C		P	C		P	C					
E5	Hospital, general or psychiatric									P				P		
E6	Office; medical, dental, or optometry	P		P		P	P	P	P	P						
E7	Office; professional or commercial	P	C	P		P	P	P	P	P						
E8	Pharmacy	P	P	P		P	P	P		P						
E9	Urgent care center			C			P	P		P						
	Public and Quasi-Public Uses															
F1	Cemetery													P		
F2	Community center or facility	P		P		P	P	P								
F3	Community garden			P		P	P	P		P			P	P		

Attachment: Working Zoning Ordinance Chapters 1702 to 1748 8-12-2016 (1634 : Zoning Ordinance Update)

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table															
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed															
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
F4	Day care, up to eight (8) children					P	P	P	P						
F5	Day care, nine (9) to fourteen (14) children			C		A	A	A	A						
F6	Day care, over fourteen (14) children			C		C	C	C	C						
F7	Fairgrounds												P		
F8	Gas and electric transmission lines, electrical transmission and distribution substation, gas regulator station, communications equipment building, public service pumping station or elevated pressure tank	A	A	A	A	A	A	A	A	A	A	A	A	A	A
F9	Government office; local, state, or federal							P		P				P	
F10	Post office						P	P		P				P	

Attachment: Working Zoning Ordinance Chapters 1702 to 1748 8-12-2016 (1634 : Zoning Ordinance Update)

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table															
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed															
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
F11	Public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard										C	P	P	P	
F12	Public safety facility or station	P	P		P	P	P	P			P		P	P	
F13	Social service, assistance, or guidance center							P		C					
F14	Storm drainage basin, with or without a park	P	P	P	P	P	P			P	P	P	P	P	P
F15	Wireless communication facility		P	P	P		P	P		P	P	P		P	
	Recreation Uses														
G1	Athletic complex or ball field													P	
G2	Commercial recreation facility, indoor	C		P	P	C	P	C			C				
G3	Commercial recreation facility, outdoor				C						C	C	C	C	
G4	Golf course or country club												C	C	

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
G5	Health or fitness facility, large			P	C		P	P		C						
G6	Health or fitness facility, small	P	P	P	P	P	P	P		P	C					
G7	Park or playground						P						P	P		
	Residential Uses															
H1	Assisted living, skilled nursing, or hospice facility					C	C	C	C							
H2	Bed and breakfast inn				C		C	C	C							
H3	Boarding house or dormitory				C	C	P	P								
H4	Emergency shelter								P					P		Needs standards (17.24.011G)
H5	Employee housing for six (6) or fewer employees					P	P	P	P							
H6	Hotel or motel				P		P	P								
H7	Live/work facility			P		P	P	P	P							

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
H8	Mobile home park															
H9	Multi-family dwelling, two (2) units per building (duplex)					P	P	P	P							
H10	Multi-family dwelling, three (3) or four (4) units per building (triplex or fourplex)					P	P	P	C							
H11	Multi-family dwelling, five (5) or more units per building					P	P	P								
H12	Recreational vehicle park				C						C					
H13	Residential care facility					P	P	P	P							
H14	Residential dwelling located in same building with office or commercial use			C		P	P	P	P				P			
H15	Single-family dwelling, attached					P	P	P								
H16	Single-family dwelling, detached					P	P	P	P				P			

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
H17	Single-room occupancy (SRO)						P	P	P							
H18	Supportive housing					P	P	P	P				P			
H19	Transitional housing					P	P	P	P				P			
	Retail Uses															
I1	Adult entertainment establishment		A	A			A									Has standards
I2	Auction or sales house			P			P	P								
I3	Auction or sales yard			C							C					
I4	Automobile and pick-up sales, new and used			P	P			P								
I5	Automobile and pick-up sales, used only			P	P											
I6	Boat, Recreational Vehicle (RV), and truck sales			P	C											
I7	Building materials or supply store		P	P			P	P			C					

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
I8	Convenience store, with or without fuel sales	P	P	P	P	P	P	P			C					
I9	Farm equipment sales or service			P	C											
I10	Farmers market		A	A				A					A			
I11	Feed and seed store			P							P					
I12	Food market	P	P	P	P	P	P	P								
I13	Food produce stand	A	A	A	A	A	A			A	A	A	A	A		
I14	Furniture store		P					P								
I15	Fuel sales, fleet or cardlock			P	P						P	P		P		
I16	Fuel sales, retail	P	P	P	P	P	P	P			C					
I17	Garden shop		P	P			P	P								
I18	Landscape nursery			P			C				C	C	C			
I19	Liquor store	P	P	P	P	P	P	P							Need Distance standards	

Attachment: Working Zoning Ordinance Chapters 1702 to 1748 8-12-2016 (1634 : Zoning Ordinance Update)

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
I20	Medical marijuana collective, cultivation, dispensary, or delivery															
I21	Mobile home sales yard			C								C				
I22	News, magazine or flower stand, outdoor				C			P								
I23	Optical retailers		P				P	P								
I24	Pawn shop			P				P								
I25	Pet store	P	P	P		P	P	P								
I26	Retail sales store	P	P	P	P	P	P	P								
I27	Retail sales solely via internet, direct mail, or telephone			P			P		C	C						
I28	Secondhand or thrift store			P				P								
I29	Swap meet or flea market			C							C	C		C		
I30	Tobacco or smoke shop		C	P	P		P	P								

Attachment: Working Zoning Ordinance Chapters 1702 to 1748 8-12-2016 (1634 : Zoning Ordinance Update)

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
	Service Uses															
J1	Ambulance service			P			P			C						
J2	Bank or credit union, main branch						P	P								
J3	Bank or credit union, secondary branch	P				P	P	P								
J4	Barber shop, hair salon, massage therapy, or day spa	P	P	P	P	P	P	P	C	C	C					
J5	Car wash, automatic or full service	C	C	P	P	C	P									
J6	Car wash, self service			C	C		C									
J7	Carpet cleaning and dyeing			P			C				P					
J8	Construction materials recycling											C		P		
J9	Copy, printing, or mailing service	P	P	P	P	P	P	P		P	P					
J10	Crematorium or columbarium			C			C				C					

Attachment: Working Zoning Ordinance Chapters 1702 to 1748 8-12-2016 (1634 : Zoning Ordinance Update)

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table															
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed															
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
J11	Dry cleaning or laundromat	P		P	P	P	P	P							
J12	Equipment rental yard			P							P				
J13	Exterminator or pest control service			P			P	C			P	P			
J14	Food catering			P			P	P	C						
J15	Fortunetelling			P							P				
J16	Kennel or animal boarding			P	P		C				C				
J17	Linen, diaper, or uniform supply service			P							P	P			
J18	Motor vehicle repair or service, major			P	P		C				P	P			
J19	Motor vehicle repair or service, minor		C	P	P		P	C			P				
J20	Payday lenders or check cashing establishment			C			C	C							
J21	Photography studio	P	P	P		P	P	P	C	P					
J22	Propane distributing (or similar fuel)			P							P	P			

Attachment: Working Zoning Ordinance Chapters 1702 to 1748 8-12-2016 (1634 : Zoning Ordinance Update)

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table															
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed															
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
J23	Recycling, small collection facility (CRV only)	P	P	P	P	P	P	P			P			P	
J24	Recycling, large collection facility			C							P	P		P	
J25	Recycling, processing or sorting facility										C	C			
J26	Repair shop, large appliance or equipment			P			P	C							
J27	Repair shop, small appliance or equipment	C		P		C	P	P	C						
J28	Shooting range, indoor			C							C		C	C	
J29	Shooting range, outdoor														
J30	Specialty construction or trade service			P							P	P			
J31	Tailoring or clothing alterations	P		P		P	P	P	P						
J32	Tattooing or body art			C			C	P							
J33	Veterinary office		C	P			C			P					

Specific Land Use Standards
(See identified Section)

Attachment: Working Zoning Ordinance Chapters 1702 to 1748 8-12-2016 (1634 : Zoning Ordinance Update)

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
J34	Veterinary hospital, large animal										C		C			
	Transportation and Storage Uses															
K1	Airport or heliport												P	P		
K9	Bus, transit, or train station or depot							P						P		
K3	Cold storage or ice house			C							P	P	P			
K4	Food locker			P							P		P	P		
K5	Junk yard, wrecking yard, or salvage facility											C				
K6	Mini-warehouse or self-storage facility			P	C						C					
K7	Truck stop				C											
K8	Trucking or transportation terminal											P				
K9	Vehicle storage or impound yard			C							P	P				

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table															
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed															
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
K10	Warehouse or distribution center										P	P			
	Other Uses														
L1	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that is permitted in the same zone	P	P	P	P	P	P	P	P	P	P	P	P	P	P
L2	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that requires an administrative use permit in the same zone	A	A	A	A	A	A	A	A	A	A	A	A	A	A

Attachment: Working Zoning Ordinance Chapters 1702 to 1748 8-12-2016 (1634 : Zoning Ordinance Update)

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table															
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed															
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
L3	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that requires a conditional use permit in the same zone	C	C	C	C	C	C	C	C	C	C	C	C	C	C

17.08.050 Addition of a use to land use tables.

Upon an application or on its own initiative and pursuant to Chapter 17.86, the City Council may add a use to the land use tables established in this chapter if the Council makes all of the following findings:

- A. That the addition of the use to the land use table will be in accordance with the purposes of this title and of the zone district or districts in which the use will be permitted;
- B. That the use has similar basic characteristics as the present uses allowed in the district;
- C. That the use will not generate a noticeably greater amount of odor, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable influence or hazard than the amount normally created by any of the other uses permitted in the district or districts in which the use will be permitted.
- D. That the establishment of the use in the zone district or districts in which it will be permitted will not be detrimental to the public health, safety or welfare;

Chapter 17.10

LOW DENSITY RESIDENTIAL ZONES

Sections:

17.10.010	Application.
17.10.020	Permitted uses.
17.10.030	Lot area.
17.10.040	Lot dimensions.
17.10.050	Dwelling units per lot.
17.10.060	Coverage.
17.10.070	Building setback areas.
17.10.080	Distance between structures.
17.10.090	Height of structures.
17.10.100	Lot area less than 5,000 square feet.
17.10.110	Driveways.
17.10.120	Accessory structures.
17.10.130	Other setback standards.
17.10.140	Off-street parking.
17.10.150	Usable open space.
17.10.160	Landscaping.
17.10.170	Screening, fences, and walls.
17.10.180	Signs.
17.30.190	General provisions and standards.

17.10.010 Application.

This chapter shall apply to all land within the Low Density Residential (R-L-5, R-L-8, and R-L-12) zones.

17.10.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020.

17.10.030 Lot area.

A. The minimum lot area shall be as follows:

1. In the R-L-5 zone, 5,000 square feet, except as prescribed in Section 17.10.100.
2. In the R-L-8 zone, 8,000 square feet.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

3. In the R-L-12 zone, 12,000 square feet.

17.10.040 Lot dimensions.

A. The minimum lot frontage shall be 40 feet.

B. The minimum lot width shall be:

1. In the R-L-5 zone, 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.

2. In the R-L-8 zone, 70 feet for interior lots and 75 feet for corner lots.

3. In the R-L-12 zone, 80 feet for interior lots and 90 feet for corner lots.

C. The minimum lot depth shall be:

1. In the R-L-5 zone, 90 feet, except as prescribed in Section 17.10.100.

2. In the R-L-8 zone, 95 feet.

3. In the R-L-12 zone, 100 feet.

D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.10.050 Dwelling units per lot.

Not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as a second dwelling unit in accordance with Section 17.60.???

17.10.060 Coverage.

The maximum coverage of a lot in the R-L-12 zone shall be 50%.

The maximum coverage of a lot in the R-L-5 and R-L-8 zones shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.

17.10.070 Building setback areas.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.

C. The rear building setback shall be fifteen (15) feet from the rear lot line, except that where there is a landscape easement with a wall or fence on the rear of the lot the rear building setback shall be twenty (20) feet.

D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

F. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

17.10.080 Distances between structures.

The minimum distance between structures shall be 10 feet, except as provided by the building code.

17.10.090 Height of structures.

The maximum structure height shall be 35 feet.

17.10.100 Lot area less than 5,000 square feet.

A. Notwithstanding Section 17.10.030, lots in the R-L-5 zone may have a lot area of between 3,600 and 4,999 square feet if all of the following standards are met:

1. Each lot shall have only one dwelling unit. Second dwelling units are not permitted.
2. Not more than one hundred fifty (150) lots less than 5,000 square feet may be approved per tentative subdivision map.
3. Streets shall be constructed to public street standards.
4. All structures shall be constructed on site.
5. Each subdivision with small lots shall have at least three (3) different small lot floor plans with two (2) available elevation designs for each floor plan.
6. The primary frontage of the main structure shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.
7. The primary frontage of the main structure shall include the primary entrance and at least one window.
8. Required covered parking spaces shall be in garages. Carports are prohibited.
9. The width of the garage shall not be greater than fifty percent (50%) of the width of the structure.
10. Main structures shall include a covered front porch at least four (4) feet deep or an uncovered front courtyard at least five (5) feet wide and five (5) feet deep that is surrounded on four sides by the main structure or a wall or fence between three (3) and four (4) feet high.
11. The Building Official shall not approve a building permit for a new residence on a lot with a lot area less than 5,000 square feet until the Community Development Director has determined that the standards identified in this section are met.

B. Lots with less than 5,000 square feet shall have the following minimum dimensions and building setback areas:

1. The minimum lot depth shall be seventy (70) feet.
2. The minimum lot width shall be forty (40) feet for interior lots and forty-five (45) feet for corner lots.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

3. The minimum front building setback area shall be twelve (12) feet for livable space and eighteen (18) feet for garages.
 4. The minimum rear yard building setback area shall be ten (10) feet for the first story and fifteen (15) feet for upper stories.
 5. The minimum interior side yard building setback area shall be five (5) feet.
 6. The minimum corner side yard building setback area shall be ten (10) feet.
 7. The maximum building height shall be thirty-five (35) feet.
 8. Lots shall provide for a usable open space area of a minimum three hundred (300) square feet. The open space shall be a minimum fifteen (15) feet wide.
- C. Lots less having a lot area of 3,600 square feet, or lots that do not meet the standards in this section may be approved through the planned unit development process per Chapter 17.82.

17.10.110 Driveways.

- A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of L or U shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.
- B. On corner lots the driveway shall be located on the side of the lot adjacent to the interior lot line.
- C. On key lots the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.10.120 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.10.130 Other setback standards.

- A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.

D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.10.140 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.

C. Required parking spaces may not be provided in within any front, side, or rear building setback area.

D. The minimum parking space dimensions shall be nine (9) feet wide by twenty (20) feet long.

E. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

F. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. In no case may a vehicle or trailer of any type be parked in the public street or alley longer than seventy-two (72) hours.

G. No recreational vehicle or trailer shall be used as a residence.

H. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

I. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

J. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

City of Hanford Municipal Code Title 17 - Zoning Ordinance

K. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.10.150 Usable open space.

Each lot shall provide for a usable open space area of a minimum 400 square feet that is a minimum 15 feet wide.

17.10.160 Landscaping.

A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be met:

1. Four (4) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots 6,000 square feet or greater. One of the four (4) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.
2. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots less than 6,000 square feet. The tree shall be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars (\$50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars (\$50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars (\$50.00) for the required tree at the twelve (12) foot line.

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with

City of Hanford Municipal Code Title 17 - Zoning Ordinance

two (2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

17.10.170 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with **Section 17.50.???**.

C.

17.10.180 Signs.

Signs placed in the R-L zones shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.10.190 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

CHAPTER 17.12

MEDIUM DENSITY RESIDENTIAL ZONE

Sections:

17.12.010	Application.
17.12.020	Permitted uses.
17.12.030	Lot area.
17.12.040	Lot dimensions.
17.12.050	Dwelling units per lot.
17.12.060	Coverage.
17.12.070	Building setbacks.
17.12.080	Distance between structures.
17.12.090	Height of structures.
17.12.100	Lot area less than 5,000 square feet.
17.12.110	Driveways.
17.12.120	Accessory structures.
17.12.130	Other setback standards.
17.12.140	Off-street parking.
17.12.150	Usable open space.
17.12.160	Landscaping.
17.12.170	Screening, fences, and walls.
17.12.180	Signs.
17.12.190	General provisions and standards.

17.12.010 Application.

This chapter shall apply to all land within the Medium Density Residential (R-M) zone.

17.12.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020.

17.12.030 Lot area.

- A. The minimum lot area shall be 5,000 square feet, except as prescribed in Section 17.12.100.
- B. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of this section.

17.12.040 Lot dimensions.

- A. The minimum lot frontage shall be 40 feet.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

- B. The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.
- C. The minimum lot depth shall be 90 feet, except as prescribed in Section 17.10.100.
- D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.12.050 Site area per dwelling unit.

The minimum site area per dwelling unit shall be three thousand (3,000) square feet.

17.12.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.12.070 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.
- C. The rear building setback shall be fifteen (15) feet from the rear lot line, except that where there is a landscape easement with a wall or fence on the rear of the lot the rear building setback shall be twenty (20) feet.
- D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.
- E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.
- F. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

17.12.080 Distances between structures.

The minimum distance between structures shall be 10 feet, except as provided by the building code.

17.12.090 Height of structures.

The maximum structure height shall be 35 feet.

17.12.100 Lot area less than 5,000 square feet.

A. Notwithstanding Section 17.12.030, lots may have a lot area of between 3,600 and 4,999 square feet if all of the following standards are met:

- 1. Each lot shall have only one dwelling unit. Second dwelling units are not permitted.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

2. Not more than one hundred fifty (150) lots less than 5,000 square feet may be approved per tentative subdivision map.
 3. Streets shall be constructed to public street standards.
 4. All structures shall be constructed on site.
 5. Each subdivision with small lots shall have at least three (3) different small lot floor plans with two (2) available elevation designs for each floor plan.
 6. The primary frontage of the main structure shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.
 7. The primary frontage of the main structure shall include the primary entrance and at least one window.
 8. Required covered parking spaces shall be in garages. Carports are prohibited.
 9. The width of the garage shall not be greater than fifty percent (50%) of the width of the structure.
 10. Main structures shall include a covered front porch at least four (4) feet deep or an uncovered front courtyard at least five (5) feet wide and five (5) feet deep that is surrounded on four sides by the main structure or a wall or fence between three (3) and four (4) feet high.
 11. The Building Official shall not approve a building permit for a new residence on a lot with a lot area less than 5,000 square feet until the Community Development Director has determined that the standards identified in this section are met.
- B. Lots with less than 5,000 square feet shall have the following minimum dimensions and building setback areas:
1. The minimum lot depth shall be seventy (70) feet.
 2. The minimum lot width shall be forty (40) feet for interior lots and forty-five (45) feet for corner lots.
 3. The minimum front building setback area shall be twelve (12) feet for livable space and eighteen (18) feet for garages.
 4. The minimum rear yard building setback area shall be ten (10) feet for the first story and fifteen (15) feet for upper stories.
 5. The minimum interior side yard building setback area shall be five (5) feet.
 6. The minimum corner side yard building setback area shall be ten (10) feet.
 7. The maximum building height shall be thirty-five (35) feet.
 8. Lots shall provide for a usable open space area of a minimum three hundred (300) square feet. The open space shall be a minimum fifteen (15) feet wide.
- C. Lots less having a lot area of 3,600 square feet, or lots that do not meet the standards in this section may be approved through the planned unit development process per Chapter 17.82.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.12.110 Driveways.

- A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of L or U shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.
- B. On corner lots the driveway shall be located on the side of the lot adjacent to the interior lot line.
- C. On key lots the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.12.120 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.12.130 Other setback standards.

- A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.
- B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.
- D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.
- E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.12.140 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

- B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.
- C. Required parking spaces may not be provided in within any front, side, or rear building setback area.
- D. The minimum parking space dimensions shall be nine (9) feet wide by eighteen and one-half (18.5) feet long.
- E. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.
- F. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. In no case may a vehicle or trailer of any type be parked in the public street or alley longer than seventy-two (72) hours.
- G. No recreational vehicle or trailer shall be used as a residence.
- H. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.
- I. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.
- J. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited
- K. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.12.150 Usable open space.

- A. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.
- B. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.12.160 Landscaping.

A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be met:

1. Four (4) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots 6,000 square feet or greater. One of the four (4) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

2. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots less than 6,000 square feet. The tree shall be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars (\$50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars (\$50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars (\$50.00) for the required tree at the twelve (12) foot line.

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with two (2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

17.12.170 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.???

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.12.180 Signs.

Signs placed in the R-L zones shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.12.190 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.60.

CHAPTER 17.14

HIGH DENSITY RESIDENTIAL ZONE

Sections:

17.14.010	Application.
17.14.020	Permitted uses.
17.14.030	Lot area.
17.14.040	Lot dimensions.
17.14.050	Dwelling units per lot.
17.14.060	Coverage.
17.14.070	Building setbacks.
17.14.080	Distance between structures.
17.14.090	Height of structures.
17.14.100	Driveways.
17.14.110	Accessory structures.
17.14.120	Other setback standards.
17.14.130	Off-street parking.
17.14.140	Usable open space.
17.14.150	Landscaping.
17.14.160	Screening, fences, and walls.
17.14.170	Signs.
17.14.180	General provisions and standards.

17.14.010 Application.

This chapter shall apply to all land within the High Density Residential (R-H) zone.

17.14.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020.

17.14.030 Lot area.

A. The minimum lot area shall be five thousand (5,000) square feet.

B. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of this section.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.14.040 Lot dimensions.

- A. The minimum lot frontage shall be 40 feet.
- B. The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots.
- C. The minimum lot depth shall be 90 feet.
- D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.14.050 Site area per dwelling unit.

The minimum site area per dwelling unit shall be fifteen hundred (1,500) square feet.

17.14.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.14.070 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.
- C. The rear building setback shall be fifteen (15) feet from the rear lot line, except that where there is a landscape easement with a wall or fence on the rear of the lot the rear building setback shall be twenty (20) feet.
- D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.
- E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.
- F. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

17.14.080 Distances between structures.

The minimum distance between structures shall be 10 feet, except as provided by the building code.

17.14.090 Height of structures.

The maximum structure height shall be 35 feet.

17.14.100 Driveways.

- A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of ôLô or ôUô shaped driveways or other configurations besides perpendicular

City of Hanford Municipal Code Title 17 - Zoning Ordinance

driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.

B. On corner lots the driveway shall be located on the side of the lot adjacent to the interior lot line.

C. On key lots the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.14.110 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

B. The walls shall be at least three (3) feet from rear and side lot lines.

C. The roof eaves shall be at least two (2) feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

E. The plate line height shall be a maximum seven (7) feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.14.120 Other setback standards.

A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.

B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.

D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.14.130 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.

C. Required parking spaces may not be provided in within any front, side, or rear building setback area.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

D. The minimum parking space dimensions shall be nine (9) feet wide by eighteen and one-half (18.5) feet long.

E. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

F. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. In no case may a vehicle or trailer of any type be parked in the public street or alley longer than seventy-two (72) hours.

G. No recreational vehicle or trailer shall be used as a residence.

H. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

I. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

J. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

K. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.14.140 Usable open space.

A. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

B. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.14.150 Landscaping.

A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be met:

1. Four (4) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots 6,000 square feet or greater. One of the four (4) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

2. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots less than 6,000 square feet. The tree shall be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars (\$50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars (\$50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars (\$50.00) for the required tree at the twelve (12) foot line.

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with two (2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

17.14.160 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with **Section 17.50.???**

17.14.170 Signs.

Signs placed in the R-H zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.14.180 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards.

CHAPTER 17.16

NEIGHBORHOOD COMMERCIAL ZONE

Sections:

- 17.16.010** **Application.**
- 17.16.020** **Permitted uses.**
- 17.16.030** **Site area.**
- 17.16.040** **Lot dimensions.**
- 17.16.050** **Coverage.**
- 17.16.060** **Building setback areas.**
- 17.16.070** **Distance between structures.**
- 17.16.080** **Height of structures.**
- 17.16.090** **Driveways.**
- 17.16.100** **Off-street parking.**
- 17.16.110** **Usable open space.**
- 17.16.120** **Landscaping.**
- 17.16.130** **Screening, fences, and walls.**
- 17.16.140** **Signs.**
- 17.16.150** **General provisions and standards.**

17.16.010 Application.

This chapter shall apply to all land within the Neighborhood Commercial (C-N) zone.

17.16.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.16.030 Site area.

A. The minimum site area shall be three (3) acres. The site may be divided into multiple separate lots if a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office.

B. Existing sites of less than three (3) acres may be developed in accordance with the specifications of this section.

17.16.040 Lot dimensions.

The minimum lot frontage shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.16.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.16.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except that where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

17.16.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code.

17.16.080 Height of structures.

The maximum structure height shall be 35 feet.

17.16.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.16.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.16.110 Usable open space.

New developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

17.16.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.
- C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.16.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Chapter 17.50.???.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within an any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.16.140 Signs.

Signs placed in the C-N zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.16.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.60.

Chapter 17.18

REGIONAL COMMERCIAL ZONE

Sections:

- 17.18.010** **Application.**
- 17.18.020** **Permitted uses.**
- 17.18.030** **Site area.**
- 17.18.040** **Lot dimensions.**
- 17.18.050** **Coverage.**
- 17.18.060** **Building setback areas.**
- 17.18.070** **Distance between structures.**
- 17.18.080** **Height of structures.**
- 17.18.090** **Driveways.**
- 17.18.100** **Off-street parking.**
- 17.18.110** **Usable open space.**
- 17.18.120** **Landscaping.**
- 17.18.130** **Screening, fences, and walls.**
- 17.18.140** **Signs.**
- 17.18.150** **General provisions and standards.**

17.18.010 Application.

This chapter shall apply to all land within the Regional Commercial (C-R) zone.

17.18.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.18.030 Site area.

A. The minimum site area shall be ten (10) acres. The site may be divided into multiple separate lots if a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office.

B. Existing sites of less than ten (10) acres may be developed in accordance with the specifications of this section.

17.18.040 Lot dimensions.

The minimum lot frontage shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.18.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.18.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except that where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

17.18.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code.

17.18.080 Height of structures.

The maximum structure height shall be 35 feet.

17.18.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.18.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.18.110 Usable open space.

New developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

17.18.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.
- C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.18.130 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.???.
- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within an any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.18.140 Signs.

Signs placed in the C-N zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.18.150 General provisions and standards.

- A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.
- B. The first phase of development of a new site shall include a structure of at least 20,000 square feet occupied by a single business.
- C. New pad lots along the street frontages of Lacey Boulevard and 12th Avenue shall not be created and developed prior to lots without street frontage within the same site.
- D. Existing pad lots may be designed and developed with parking lots and building orientation that will eventually merge with larger adjacent developments as if developed as a pad lot of a larger site development.
- E. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- F. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.60.

Chapter 17.20

SERVICE COMMERCIAL ZONE

Sections:

- 17.20.010** **Application.**
- 17.20.020** **Permitted uses.**
- 17.20.030** **Site area.**
- 17.20.040** **Lot dimensions.**
- 17.20.050** **Coverage.**
- 17.20.060** **Building setback areas.**
- 17.20.070** **Distance between structures.**
- 17.20.080** **Height of structures.**
- 17.20.090** **Driveways.**
- 17.20.100** **Off-street parking.**
- 17.20.110** **Usable open space.**
- 17.20.120** **Landscaping.**
- 17.20.130** **Screening, fences, and walls.**
- 17.20.140** **Signs.**
- 17.20.150** **General provisions and standards.**

17.20.010 Application.

This chapter shall apply to all land within the Service Commercial (C-S) zone.

17.20.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.20.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.20.040 Lot dimensions.

The minimum lot frontage shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

17.20.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.20.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of fifteen (15) feet, except that in C-S zones bounded by State Route 198, 10th Avenue, 11th Avenue, and Sixth Street there is no minimum front building setback area requirement.
- C. The rear building setback may be zero (0) feet from the rear lot line, except that where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

17.20.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code.

17.20.080 Height of structures.

The maximum structure height shall be fifty (50) feet.

17.20.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.20.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.
- C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.20.110 Usable open space.

There is no minimum requirement for usable open space.

17.20.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.20.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.???

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.20.140 Signs.

Signs placed in the C-S zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.20.150 General provisions and standards.

A. No business, service, or processes that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.60.

Chapter 17.22

HIGHWAY COMMERCIAL ZONE

Sections:

- 17.22.010 Application.**
- 17.22.020 Permitted uses.**
- 17.22.030 Site area.**
- 17.22.040 Lot dimensions.**
- 17.22.050 Coverage.**
- 17.22.060 Building setback areas.**
- 17.22.070 Distance between structures.**
- 17.22.080 Height of structures.**
- 17.22.090 Driveways.**
- 17.22.100 Off-street parking.**
- 17.22.110 Usable open space.**
- 17.22.120 Landscaping.**
- 17.22.130 Screening, fences, and walls.**
- 17.22.140 Signs.**
- 17.22.150 General provisions and standards.**

17.22.010 Application.

This chapter shall apply to all land within the Highway Commercial (C-H) zone.

17.22.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.22.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.22.040 Lot dimensions.

The minimum lot frontage shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

17.22.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.22.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except that where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

17.22.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code.

17.22.080 Height of structures.

The maximum structure height shall be fifty (50) feet.

17.22.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.22.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.
- C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.22.110 Usable open space.

There is no minimum requirement for usable open space.

17.22.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.22.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with **Section 17.50.???**

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.22.140 Signs.

Signs placed in the C-H zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.22.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.60.

Chapter 17.24

MIXED USE NEIGHBORHOOD ZONE

Sections:

- 17.24.010** **Application.**
- 17.24.020** **Permitted uses.**
- 17.24.030** **Site area.**
- 17.24.040** **Lot dimensions.**
- 17.24.050** **Coverage.**
- 17.24.060** **Building setback areas.**
- 17.24.070** **Distance between structures.**
- 17.24.080** **Height of structures.**
- 17.24.090** **Driveways.**
- 17.24.100** **Off-street parking.**
- 17.24.110** **Usable open space.**
- 17.24.120** **Landscaping.**
- 17.24.130** **Screening, fences, and walls.**
- 17.24.140** **Signs.**
- 17.24.150** **General provisions and standards.**

17.24.010 Application.

This chapter shall apply to all land within the Neighborhood Mixed Use (MX-N) zone.

17.24.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.24.030 Site area.

A. The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

B. Between twenty-five percent (25%) and seventy-five percent (75%) of the contiguously zoned parcels in an MX-N zone shall be reserved for residential use.

17.24.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.24.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.24.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except that where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

17.24.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code.

17.24.080 Height of structures.

The maximum structure height shall be 35 feet.

17.24.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.24.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.24.110 Usable open space.

- A. New commercial developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.
- B. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.
- C. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.24.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.24.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with **Section 17.50.???**

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.24.140 Signs.

Signs placed in the MX-N zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.24.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mixed Use Neighborhood zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-N zone and other nearby residential uses. At a minimum this shall be accomplished with a minimum ten (10) foot wide pedestrian path of travel between commercial sites and all residential sites within the MX-N zone.

C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

D. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.60.

Chapter 17.26

MIXED USE CORRIDOR ZONE

Sections:

17.26.010	Application.
17.26.020	Permitted uses.
17.26.030	Site area.
17.26.040	Lot dimensions.
17.26.050	Coverage.
17.26.060	Building setback areas.
17.26.070	Distance between structures.
17.26.080	Height of structures.
17.26.090	Driveways.
17.26.100	Off-street parking.
17.26.110	Usable open space.
17.26.120	Landscaping.
17.26.130	Screening, fences, and walls.
17.26.140	Signs.
17.26.150	General provisions and standards.

17.26.010 Application.

This chapter shall apply to all land within the Corridor Mixed Use (MX-C) zone.

17.26.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.26.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.26.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

17.26.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.26.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except that where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

17.26.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code.

17.26.080 Height of structures.

The maximum structure height shall be fifty (50) feet.

17.26.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.26.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.26.110 Usable open space.

- A. New commercial developments with a site area over one (1) acre shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.
- B. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.
- C. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.26.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.26.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with **Section 17.50.???**

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.26.140 Signs.

Signs placed in the MX-C zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.26.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mixed Use Corridor zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-C zone and other nearby residential uses. At a minimum this shall be accomplished with a minimum six (6) foot wide pedestrian path of travel between site entrances and the public sidewalk.

C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

D. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.60.

Chapter 17.28

MIXED USE DOWNTOWN ZONE

Sections:

- 17.28.010** **Application.**
- 17.28.020** **Permitted uses.**
- 17.28.030** **Site area.**
- 17.28.040** **Lot dimensions.**
- 17.28.050** **Coverage.**
- 17.28.060** **Building setback areas.**
- 17.28.070** **Distance between structures.**
- 17.28.080** **Height of structures.**
- 17.28.090** **Driveways.**
- 17.28.100** **Off-street parking.**
- 17.28.110** **Usable open space.**
- 17.28.120** **Landscaping.**
- 17.28.130** **Screening, fences, and walls.**
- 17.28.140** **Signs.**
- 17.28.150** **General provisions and standards.**

17.28.010 Application.

This chapter shall apply to all land within the Downtown Mixed Use (MX-D) zone.

17.28.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.28.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.28.040 Lot dimensions.

The minimum lot frontage shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

17.28.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.28.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. There is no front building setback area.
- C. The rear building setback may be zero (0) feet from the rear lot line, except that where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

17.28.070 Distances between structures.

All distances allowed by the building code are allowed.

17.28.080 Height of structures.

The maximum structure height shall be one hundred (100) feet.

17.28.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.28.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.28.110 Usable open space.

There is no standard requirement for minimum usable open space. However, conditional uses may be required to provide usable open space as a condition of approval.

17.28.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.
- C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.28.130 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with **Section 17.50.???**

City of Hanford Municipal Code Title 17 - Zoning Ordinance

- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.28.140 Signs.

Signs placed in the MX-D zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.28.150 General provisions and standards.

- A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.
- B. Mixed Use Downtown zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum this shall be accomplished with a minimum six (6) foot wide pedestrian path of travel between site entrances and the public sidewalk.
- C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- D. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.60.

Chapter 17.30

OFFICE RESIDENTIAL ZONE

Sections:

17.30.010	Application.
17.30.020	Permitted uses.
17.30.030	Lot area.
17.30.040	Lot dimensions.
17.30.050	Dwelling units per lot.
17.30.060	Coverage.
17.30.070	Building setbacks.
17.30.080	Distance between structures.
17.30.090	Height of structures.
17.30.100	Lot area less than 5,000 square feet.
17.30.110	Driveways.
17.30.120	Accessory structures.
17.30.130	Other setback standards.
17.30.140	Off-street parking.
17.30.150	Usable open space.
17.30.160	Landscaping.
17.30.170	Screening, fences, and walls.
17.30.180	Signs.
17.30.190	General provisions and standards.

17.30.010 Application.

This chapter shall apply to all land within the Office Residential (OR) zone.

17.30.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.30.030 Lot area.

A. The minimum lot area shall be 5,000 square feet.

B. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of this section.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.30.040 Lot dimensions.

- A. The minimum lot frontage shall be 40 feet.
- B. The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots.
- C. The minimum lot depth shall be 90 feet,.
- D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.30.050 Site area per dwelling unit.

The minimum site area per dwelling unit shall be three thousand (3,000) square feet.

17.30.060 Coverage.

The maximum coverage of a lot shall be shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.30.070 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.
- C. The rear building setback shall be fifteen (15) feet from the rear lot line, except that where there is a landscape easement with a wall or fence on the rear of the lot the rear building setback shall be twenty (20) feet.
- D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.
- E. The rear building setback area may be reduced to a minimum of five (5) if the lot is converted to non-residential use and the rear lot line is adjacent to an alley.
- F. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.
- G. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

17.30.080 Distances between structures.

The minimum distance between structures shall be 10 feet, except as provided by the building code.

17.30.090 Height of structures.

The maximum structure height shall be 35 feet.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.30.100 Conversion to non-residential use.

When an existing building that has been used as a residence is partially or fully converted to non-residential use, the following standards shall apply:

- A. No exterior alterations or additions shall be permitted that significantly alters the original architectural style of the building.
- B. Exterior alterations or additions to buildings shall be minimized to the extent possible.

17.30.110 Driveways.

- A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of ôLô or ôUô shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.
- B. On corner lots the driveway shall be located on the side of the lot adjacent to the interior lot line.
- C. On key lots the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.30.120 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.30.130 Other setback standards.

- A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.
- B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.
- D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.30.140 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.

C. Required parking spaces may not be provided in within any front or side building setback area. There rear of the lot may be used for parking for non-residential uses where there is access from an alley.

D. The minimum parking space dimensions shall be nine (9) feet wide by eighteen and one-half (18.5) feet long.

E. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

F. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. In no case may a vehicle or trailer of any type be parked in the public street or alley longer than seventy-two (72) hours.

G. No recreational vehicle or trailer shall be used as a residence.

H. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

I. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

J. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

K. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.30.150 Usable open space.

A. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

B. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.30.160 Landscaping.

A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be met:

1. Four (4) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots 6,000 square feet or greater. One of the four (4) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

2. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots less than 6,000 square feet. The tree shall be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars (\$50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars (\$50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars (\$50.00) for the required tree at the twelve (12) foot line.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with two (2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

17.30.170 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section 17.50.???.

17.30.180 Signs.

Signs placed in the OR zones shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.30.190 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.60.

Chapter 17.32

OFFICE ZONE

Sections:

- 17.32.010 Application.**
- 17.32.020 Permitted uses.**
- 17.32.030 Site area.**
- 17.32.040 Lot dimensions.**
- 17.32.050 Coverage.**
- 17.32.060 Building setback areas.**
- 17.32.070 Distance between structures.**
- 17.32.080 Height of structures.**
- 17.32.090 Driveways.**
- 17.32.100 Off-street parking.**
- 17.32.110 Usable open space.**
- 17.32.120 Landscaping.**
- 17.32.130 Screening, fences, and walls.**
- 17.32.140 Signs.**
- 17.32.150 General provisions and standards.**

17.32.010 Application.

This chapter shall apply to all land within the Office (O) zone.

17.32.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.32.030 Site area.

The minimum site area shall be twenty thousand (20,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.32.040 Lot dimensions.

The minimum lot frontage shall be 60 feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

17.32.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.32.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of fifteen (15) feet, except that in C-S zones bounded by State Route 198, 10th Avenue, 11th Avenue, and Sixth Street there is no minimum front building setback area requirement.
- C. The rear building setback may be zero (0) feet from the rear lot line, except that where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

17.32.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code.

17.32.080 Height of structures.

The maximum structure height shall be fifty (50) feet.

17.32.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.32.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.
- C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.32.110 Usable open space.

There is no minimum requirement for usable open space.

17.32.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.32.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.???

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.32.140 Signs.

Signs placed in the C-S zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.32.150 General provisions and standards.

A. No business, service, or processes that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.60.

Chapter 17.34

LIGHT INDUSTRIAL ZONE

Sections:

- 17.34.010** **Application.**
- 17.34.020** **Permitted uses.**
- 17.34.030** **Site area.**
- 17.34.040** **Lot dimensions.**
- 17.34.050** **Coverage.**
- 17.34.060** **Building setback areas.**
- 17.34.070** **Distance between structures.**
- 17.34.080** **Height of structures.**
- 17.34.090** **Driveways.**
- 17.34.100** **Off-street parking.**
- 17.34.110** **Usable open space.**
- 17.34.120** **Landscaping.**
- 17.34.130** **Screening, fences, and walls.**
- 17.34.140** **Signs.**
- 17.34.150** **General provisions and standards.**

17.34.010 Application.

This chapter shall apply to all land within the Light Industrial (I-L) zone.

17.34.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.34.030 Site area.

A. The minimum site area for lots south of Houston Avenue shall be twenty thousand (20,000) square feet, unless a conditional use permit for smaller lots is approved, in accordance with Chapter 17.80.

B. The minimum site area for lots north of Houston Avenue shall be six thousand (6,000) square feet.

17.34.040 Lot dimensions.

The minimum lot frontage shall be 60 feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.34.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.34.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of ten (10) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except that where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

17.34.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code.

17.34.080 Height of structures.

The maximum structure height shall be seventy-five (75) feet, except that the height of portions of structures set back at least two hundred (200) feet from any lot line may be up to one hundred (100) feet.

17.34.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Gated entrances shall be set back at least one hundred (100) feet from the public right of way, unless a shorter distance is approved by the City Engineer.

17.34.100 Off-street parking.

Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.34.110 Usable open space.

There is no minimum requirement for usable open space.

17.34.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than ten (10) feet from a lot line adjoining a street.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.34.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.???

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.34.140 Signs.

Signs placed in the C-S zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.34.150 General provisions and standards.

A. No business, service, or processes that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Uses in the Kings Industrial Park are subject to the Performance and Development Standards adopted by the Hanford Redevelopment Agency for the Kings Industrial Park and are a part of the zoning code by reference.

D. All open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.

E. No use shall be permitted and no process, equipment or material shall be employed which is found by the planning department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances which adversely affect commercial or electronic equipment outside the boundaries of the site.

F. No solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system except in compliance with the applicable regulations of the Central Valley Regional Water Quality Control Board and city ordinances and policies.

G. No use shall be permitted, and no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity or other forms of energy. This section also applies to the Kings Industrial Park.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

H. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.60.

Chapter 17.36

HEAVY INDUSTRIAL ZONE

Sections:

- 17.36.010 Application.**
- 17.36.020 Permitted uses.**
- 17.36.030 Site area.**
- 17.36.040 Lot dimensions.**
- 17.36.050 Coverage.**
- 17.36.060 Building setback areas.**
- 17.36.070 Distance between structures.**
- 17.36.080 Height of structures.**
- 17.36.090 Driveways.**
- 17.36.100 Off-street parking.**
- 17.36.110 Usable open space.**
- 17.36.120 Landscaping.**
- 17.36.130 Screening, fences, and walls.**
- 17.36.140 Signs.**
- 17.36.150 General provisions and standards.**

17.36.010 Application.

This chapter shall apply to all land within the Heavy Industrial (I-H) zone.

17.36.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.36.030 Site area.

The minimum site area shall be twenty thousand (20,000) square feet.

17.36.040 Lot dimensions.

The minimum lot frontage shall be sixty (60) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

17.36.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.36.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of ten (10) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except that where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

17.36.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code.

17.36.080 Height of structures.

The maximum structure height shall be seventy-five (75) feet, except that the height of portions of structures set back at least two hundred (200) feet from any lot line may be up to one hundred (100) feet.

17.36.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Gated entrances shall be set back at least one hundred (100) feet from the public right of way, unless a shorter distance is approved by the City Engineer.

17.36.100 Off-street parking.

Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.36.110 Usable open space.

There is no minimum requirement for usable open space.

17.36.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than ten (10) feet from a lot line adjoining a street.
- C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.36.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with **Section 17.50.???**

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.36.140 Signs.

Signs placed in the I-H zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.36.150 General provisions and standards.

A. No business, service, or processes that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Uses in the Kings Industrial Park are subject to the Performance and Development Standards adopted by the Hanford Redevelopment Agency for the Kings Industrial Park and are a part of the zoning code by reference.

D. All open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.

E. No use shall be permitted and no process, equipment or material shall be employed which is found by the planning department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances which adversely affect commercial or electronic equipment outside the boundaries of the site.

F. No solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system except in compliance with the applicable regulations of the Central Valley Regional Water Quality Control Board and city ordinances and policies.

G. No use shall be permitted, and no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity or other forms of energy. This section also applies to the Kings Industrial Park.

H. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.60.

Chapter 17.38

PUBLIC FACILITIES ZONE

Sections:

17.38.010	Application.
17.38.020	Permitted uses.
17.38.030	Site area.
17.38.040	Lot dimensions.
17.38.050	Coverage.
17.38.060	Building setbacks.
17.38.070	Distance between structures.
17.38.080	Height of structures.
17.38.090	Driveways.
17.38.100	Accessory structures.
17.38.110	Off-street parking.
17.38.120	Usable open space.
17.38.130	Landscaping.
17.38.140	Screening, fences, and walls.
17.38.150	Signs.
17.38.160	General provisions and standards.

17.38.010 Application.

This chapter shall apply to all land within the Public Facilities (PF) zone.

17.38.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.38.030 Site area.

There is no minimum lot area.

17.38.040 Lot dimensions.

The minimum lot frontage shall be 40 feet.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.38.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.38.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be twenty (20) feet from the front lot line.
- C. The rear building setback shall be fifteen (15) feet from the rear lot line, except that where there is a landscape easement with a wall or fence on the rear of the lot the rear building setback shall be twenty (20) feet.
- D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.
- E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.
- F. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

17.38.070 Distances between structures.

The minimum distance between structures shall be 10 feet, except as provided by the building code.

17.38.080 Height of structures.

The maximum structure height shall be fifty (50) feet.

17.38.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Gated entrances shall be set back at least fifty (50) feet from the public right of way, unless a shorter distance is approved by the City Engineer.

17.38.100 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.38.110 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Required parking spaces may not be provided in within any front, side, or rear building setback area.

17.38.120 Usable open space.

There is no required usable open space.

17.38.130 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Except for driveways and approved parking areas all yard areas and setback areas visible from a public street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

17.38.140 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with **Section 17.50.???**
- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.38.150 Signs.

Signs placed in the PF zones shall be subject to the requirements and standards prescribed in Chapter 17.44, except that signs placed a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56

17.38.160 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.60.

Chapter 17.40

AIRPORT PROTECTION ZONE

Sections:

17.40.010	Application.
17.40.020	Permitted uses.
17.40.030	Lot area.
17.40.040	Lot dimensions.
17.40.050	Dwelling units per lot.
17.40.060	Coverage.
17.40.070	Building setback areas.
17.40.080	Distance between structures.
17.40.090	Height of structures.
17.40.100	Driveways.
17.40.110	Accessory structures.
17.40.120	Other setback standards.
17.40.130	Off-street parking.
17.40.140	Usable open space.
17.40.150	Landscaping.
17.40.160	Screening, fences, and walls.
17.40.170	Signs.
17.40.180	General provisions and standards.

17.40.010 Application.

This chapter shall apply to all land within the Airport Protection (AP) zone.

17.40.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.40.030 Lot area.

There is no minimum lot area.

17.40.040 Lot dimensions.

- A. The minimum lot frontage shall be 40 feet.
- B. The minimum lot width shall be 80 feet for interior lots and 90 feet for corner lots.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

C. The minimum lot depth shall be 100 feet.

17.10.050 Dwelling units per lot.

Not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or conditional use in accordance with Chapter 17.80, or approved as a second dwelling unit in accordance with **Section 17.50.???**

17.40.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.40.070 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be twenty (20) feet from the front lot line.
- C. The rear building setback shall be twenty-five (25) feet from the rear lot line.
- D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.
- E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

17.40.080 Distances between structures.

The minimum distance between structures shall be 10 feet, except as provided by the building code.

17.40.090 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

17.40.100 Driveways.

- A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of L or U shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.
- B. On corner lots the driveway shall be located on the side of the lot adjacent to the interior lot line.

17.40.110 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.40.120 Other setback standards.

- A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.
- B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.
- D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.
- E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.40.130 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.
- C. Required parking spaces may not be provided in within any front, side, or rear building setback area.
- D. The minimum parking space dimensions shall be nine (9) feet wide by twenty (20) feet long.
- E. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.
- F. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. In no case may a vehicle or trailer of any type be parked in the public street or alley longer than seventy-two (72) hours.
- G. No recreational vehicle or trailer shall be used as a residence.
- H. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety

City of Hanford Municipal Code Title 17 - Zoning Ordinance

problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

I. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

J. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

K. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.40.140 Usable open space.

There is no required usable open space.

17.40.150 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from a public street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

17.40.160 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with **Section 17.50.???**

B. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.40.170 Signs.

Signs placed in the PF zones shall be subject to the requirements and standards prescribed in Chapter 17.44, except that signs placed a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56.

17.40.180 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.42

CONSERVATION ZONE

Sections:

17.42.010	Application.
17.42.020	Permitted uses.
17.42.030	Lot area.
17.42.040	Lot dimensions.
17.42.050	Coverage.
17.42.060	Building setback areas.
17.42.070	Distance between structures.
17.42.080	Height of structures.
17.42.090	Driveways.
17.42.100	Other setback standards.
17.42.110	Off-street parking.
17.42.120	Usable open space.
17.42.130	Landscaping.
17.42.140	Screening, fences, and walls.
17.42.150	Signs.
17.42.160	General provisions and standards.

17.42.010 Application.

This chapter shall apply to all land within the Conservation (CO) zone.

17.42.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.42.030 Lot area.

There is no minimum lot area.

17.42.040 Lot dimensions.

There are no minimum lot dimensions.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.42.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.42.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be twenty-five (25) feet from the front lot line.
- C. The rear building setback shall be twenty-five (25) feet from the rear lot line.
- D. The side building setback area shall be twenty-five (25) feet from a street side property line.

17.42.070 Distances between structures.

The minimum distance between structures shall be 10 feet, except as provided by the building code.

17.42.080 Height of structures.

The maximum structure height shall be twenty (20) feet.

17.42.090 Driveways.

Driveways should be minimized to protect the maximum amount of open space. Driveways shall be the minimum width and length necessary to support the use, as determined by the Community Development Director.

17.42.100 Other setback standards.

Mechanical equipment shall be located a minimum of twenty-five feet from any lot line.

17.42.110 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.
- C. No parking spaces may not be provided within any front, side, or rear building setback area.

17.42.120 Usable open space.

There is no required usable open space.

17.42.130 Landscaping.

Areas around buildings and parking areas that are disturbed shall be landscaped with natural landscape plants and materials that blend in with the natural environment on the site.

17.42.140 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with **Section 17.50.???**

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.42.150 Signs.

Signs placed in the CO zones shall be subject to the requirements and standards prescribed in Chapter 17.44, except that signs placed a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56.

17.42.160 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.44

AIRPORT OVERLAY ZONE

Sections:

- 17.44.010 Application.**
- 17.44.020 Permitted uses.**
- 17.44.030 Definitions.**
- 17.44.040 Airport height zones.**
- 17.44.050 Airport height limitations.**
- 17.44.060 Markings and lights.**
- 17.44.070 Nonconforming structures and trees.**

17.44.010 Application.

A. This chapter shall apply to all land within the Airport Overlay zone, as defined on the Zoning Map.

B. The requirements of this chapter shall be considered in conjunction with the requirements of any base zone district. If a conflict exists between the requirements of the base zone district and this chapter, the requirements of this chapter shall apply.

17.44.020 Permitted uses.

A. Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020 and Section 17.08.030 based on the base zone district in which the use is located.

B. No use may create electrical interference with navigational signals for radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff or maneuvering of aircraft intending to use the airport.

C. Uses shall be further restricted by this chapter and the policies and requirements of the Kings County Airport Land Use Compatibility Plan.

17.44.030 Definitions.

For the purposes of this chapter, the following words and phrases when used in this chapter are defined as follows:

- A. "Airport" means the Hanford Municipal Airport.
- B. "Airport elevation" means the highest point of the airport's usable landing area measured in feet from the sea level (two hundred forty-five (245) feet).

City of Hanford Municipal Code Title 17 - Zoning Ordinance

- C. "Approach surface" means the surface longitudinally centered on the extended runway center line, extending outward and upward from the end of the primary surface at a slope of twenty (20) to one. In plan, the perimeter of the approach surface coincides with the perimeter of the approach zone.
- D. "Conical surface" means a surface extending outward and upward from the periphery of the horizontal surface at a slope of twenty (20) to one for a horizontal distance of four thousand (4,000) feet.
- E. "Hazard to air navigation" means a height obstruction deter, mined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.
- F. "Height" means, for the purpose of determining the height limits in all zones set forth in this chapter and shown on the airport zoning map, the datum mean sea level elevation, unless otherwise specified.
- G. "Horizontal surface" means a horizontal plane one hundred fifty (150) feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.
- H. "Kings County Airport Land Use Compatibility Plan" means the document so named and dated February 1994, as adopted and amended by the City.
- I. "Nonconforming use" means any preexisting structure, object of natural growth or use of land which is inconsistent with the provisions of this chapter or an amendment thereto.
- J. "Nonprecision instrument runway" means a runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight in nonprecision instrument approach procedure has been approved or planned.
- K. "Obstruction" means any structure, growth or other object, including a mobile object, which exceeds a limited height as set forth in Section 17.44.050 (airport height limitation) of this chapter.
- L. "Primary surface" means a surface longitudinally centered on a runway. The primary surface extends two hundred (200) feet beyond each end of that runway. The width of the primary surface is five hundred (500) feet. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway center line.
- M. "Runway" means a defined area on the airport prepared for the landing and takeoff of aircraft along its length.
- N. "Structure" means an object, including a mobile object, constructed or installed by man, including but without limitation, buildings, towers, cranes, smokestacks, earth formations, and overhead transmission lines.
- O. "Transitional surface" means a surface which extends outward at a ninety (90) degree angle to the runway center line and the runway center line extended at a slope of seven feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces.
- P. "Tree" means any object of natural growth.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Q. "Utility runway" means a runway that is constructed for, and intended to be used by, propeller driven aircraft of twelve thousand five hundred (12,500) pounds maximum gross weight and less.

R. "Visual runway" means a runway intended solely for the operation of aircraft using visual approach procedures.

17.44.040 Airport height zones.

A. There are hereby created and established airport zones that include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they relate to the airport. Such zones are shown on the Hanford Airport "Airspace Plan" of the Kings County Airport Land Use Compatibility Plan, which is on file in the Community Development Department of the City.

B. All structure heights within the Airport Overlay zone are subject to the policies and requirements of the Kings County Airport Land Use Compatibility Plan. A use located in more than one of the following zones is considered to be only in the zone with the more restrictive height limitation.

C. The airport height zones are defined as follows:

1. Utility Runway Visual Approach Zone. The inner edge of this approach zone coincides with the width of the primary surface and is five hundred (500) feet wide. The approach zone expands outward uniformly to a width of one thousand two hundred fifty (1,250) feet at a horizontal distance of five thousand (5,000) feet from the primary surface. Its center line is the continuation of the center line of the runway.
2. Utility Runway, Nonprecision Instrument Approach Zone. The inner edge of this approach zone coincides with the width of the primary surface and is five hundred (500) feet wide. The approach zone expands outward uniformly to a width of two thousand (2,000) feet at a horizontal distance five thousand (5,000) feet from the primary surface.
3. Transitional Zones. The transitional zones are the areas beneath the transitional surfaces.
4. Horizontal Zone. The horizontal zone is established by swinging arcs of five thousand (5,000) feet radii for runways designated as utility or visual from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.
5. Conical Zone. The conical zone is established as the area that commences at the periphery of the horizontal zone and extends outward there from a horizontal distance of four thousand (4,000) feet.

17.44.050 Airport height limitations.

A. No structure shall be erected, altered, maintained or no object of natural growth shall be allowed to penetrate into any airport height zone created by this chapter.

B. No nonconforming use, structure or object of natural growth shall be modified or permitted to grow such that the nonconformity is expanded or increased beyond that existing on the date of the adoption of this chapter.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.44.060 Markings and lights.

Markings and lights, as determined necessary by the City Engineer and the Building Official to achieve the purposes of this chapter and the Kings County Airport Land Use Compatibility Plan, shall be installed, operated and maintained at the property owner's expense such.

17.44.070 Nonconforming structures and trees.

A. The regulations prescribed by this chapter shall not be construed to require the removal, lowering or other change or alteration of any structure or tree not conforming to the regulations on the date of the adoption of this chapter, or otherwise interfere with the continuance of any use of said structure.

B. Notwithstanding the provisions of subsection A of this section, the owner of any existing structure or tree not conforming to the provisions of this chapter shall permit the installation, operation and maintenance thereon of such markers and lights, as shall be deemed necessary by the City Engineer and Building Official to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated, and maintained at the expense of the City.

Chapter 17.46

DOWNTOWN EAST OVERLAY ZONE

Sections:

17.46.010	Application.
17.46.020	Permitted uses.
17.46.030	Lot area and dimensions.
17.46.040	Dwelling units per lot.
17.46.050	Frontage types.
17.46.060	Off-street parking.
17.46.070	Landscaping.
17.46.080	China alley.
17.46.090	Screening, fences, and walls.
17.46.100	Signs.

17.46.010 Application.

- A. This chapter shall apply to all land within the Downtown East Overlay zone, as defined on the Zoning Map.
- B. The requirements of this chapter shall be considered in conjunction with the requirements of any base zone district and the Hanford Downtown East Precise Plan. If a conflict exists between the requirements of the base zone district and the Hanford Downtown East Precise Plan, this chapter shall determine which requirements apply.
- C. Where the Hanford Downtown East Precise Plan is silent as to a standard or requirement, this title shall apply.

17.46.020 Permitted uses.

- A. Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in Chapter 4 of the Hanford Downtown East Precise Plan and the land use tables in Section 17.08.020 and Section 17.08.030 based on the base zone district in which the use is located.
- B. Where Chapter 4 of the Hanford Downtown East Precise Plan and the land use tables in Section 17.08.020 and Section 17.08.030 are in conflict, the Hanford Downtown East Precise Plan shall apply.
- C. Where a use is not listed in the Hanford Downtown East Precise Plan but is listed in the land use tables in Section 17.08.020 and Section 17.08.030, the land use tables shall apply.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

D. Uses that are permitted in Chapter 4 of the Hanford Downtown East Precise Plan do not require a conditional use permit and shall meet the special conditions that apply to that use, as listed in said Chapter.

17.46.030 Lot area and dimensions.

The minimum lot area and dimensions shall be consistent with the standards in the base zone district.

17.46.040 Dwelling units per lot.

The maximum dwelling units per lot shall be determined by Chapter 4 of the Hanford Downtown East Precise Plan.

17.46.050 Frontage types.

New buildings shall be constructed consistent with the frontage type standards in Chapter 4 of the Hanford Downtown East Precise Plan.

Where there is conflict between the frontage type standards and the building setbacks in the base zone district, the frontage type standards shall apply.

The Community Development Director may waive the building setback requirements for frontage types in Chapter 4 of the Hanford Downtown East Precise Plan. This shall not be construed to allow building encroachment into the public right of way beyond what is specifically permitted, nor to allow a building setback that is less than the minimum building setback of the base zone district.

17.46.060 Off-street parking.

A. New buildings shall meet the off-street parking standards in Chapter 4 of the Hanford Downtown East Precise Plan and Chapter 17.54 of this title.

B. If a conflict exists between the off-street parking standard requirements of Chapter 17.54 of this title and Chapter 4 of the Hanford Downtown East Precise Plan, the Hanford Downtown East Precise Plan shall apply.

17.46.070 Landscaping.

A. New buildings shall meet the landscaping standards in Chapter 4 of the Hanford Downtown East Precise Plan and Chapter 17.52 of this title.

B. If a conflict exists between the landscaping standards of Chapter 17.52 and Chapter 4 of the Hanford Downtown East Precise Plan, the Hanford Downtown East Precise Plan shall apply.

17.46.080 China alley.

New and remodeled buildings identified as being within China Alley per the Hanford Downtown East Precise Plan should consider and integrate the design guidelines in Chapter 5 of the Hanford Downtown East Precise Plan into their design. The design guidelines are not intended as strictly enforced rules, but as a tool to guide the design process.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.46.090 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with the base zone district.

17.46.100 Signs.

Signs shall be subject to the requirements and standards prescribed in the base zone district.

Chapter 17.48

HISTORIC OVERLAY ZONE

Sections:

17.10.010	Application.
17.10.020	Permitted uses.
17.10.030	Definitions.
17.10.040	Designation of historic buildings and sites.
17.10.050	Ordinary maintenance and repairs.
17.10.060	Minor improvement permits.
17.10.070	Historic resource permits.
17.10.080	Deviations from standards.
17.10.090	Appeals.
17.10.100	Building permits.
17.10.110	Lapse of permit.
17.10.120	Revocation.
17.10.130	Permits to run with the land.
17.30.140	Penalties for improvements without a permits.
17.10.150	Design criteria.
17.48.160	Demolition of historic structures.
17.48.170	Substandard buildings.
17.48.180	Duty to keep in good repair.
17.48.190	Evidence of hardship.

17.48.010 Application.

A. This chapter shall apply to all land within the Historic Overlay zone, as defined on the Zoning Map. The Historic Overlay zone is a geographically definable area, possessing a significant concentration and continuity of sites, buildings, structures, or objects unified by past events and aesthetically by plan and physical development.

B. This chapter shall also apply to all buildings and sites designated by the City Council as an historic building or historic site.

C. The requirements of this chapter shall be considered in conjunction with the requirements of any base zone district. If a conflict exists between the requirements of the base zone district and this chapter, the requirements of this chapter shall apply.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.48.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020 and Section 17.08.030 based on the base zone district in which the use is located.

17.48.030 Definitions.

For the purposes of this chapter, unless otherwise defined, the following words and phrases used in this chapter are defined as follows:

“Alteration” means any exterior change or modification, through public or private action, of any property located within a designated historic district or site or a designated historical building, including exterior changes to or the modification of a structure, architectural details or visual characteristics, such as paint color and surface texture, grading, surface paving, new structures, removal of trees and other natural features, disturbance of archeological sites or areas, and the placement or removal of any exterior objects, such as signs, plaques, light fixtures, street furniture affixed to the pavement, walls, fences, steps, plantings and landscape accessories affecting the exterior visual qualities of the property.

“Contributing building” means a structure within a historic district which structure retains scale, mass and other architectural characteristics to the degree that it contributes to the sense of time and place of the immediate area and the district. The building may have individual architectural significance or may be one of a grouping of background buildings that jointly contribute to the character of the immediate area and the district. Contributing buildings may reflect interim modifications if those modifications do not irreparably detract from the character of the building or if the modifications reflect an architectural style or particular era important to the development of the city. Contributing buildings shall also include structures that have a strong historical tie to activities, events, or individuals important in the development of the city.

“Designated historic building” means any improvement which has special historical, cultural, aesthetic or architectural character, interest or value as part of the development, heritage or history of the city, the state or the nation and which has been designated as such pursuant to the provisions of this chapter.

“Designated historic site” means a parcel of property, or part thereof, on which a designated historic building is situated, and any abutting parcel or part thereof constituting part of the parcel of property on which the designated historic building is situated, and which has been designated a designated historic site pursuant to the provisions of this chapter.

“Exterior architectural feature” means the architectural elements embodying the style, design, general arrangement and components of all of the outer surfaces of an improvement, including without limitation, the kind, color and texture of the building materials, and the type and style of all windows, doors, lights, signs and other fixtures appurtenant to such improvement.

“Historic district” means the area within the Historic Overlay zone, as defined on the Zoning Map.

“Improvement” means any building, structure, place, parking facility, fence, gate, wall, work of art, or other object constituting a physical improvement of real property, or any part of such improvement.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

“Noncontributing building” means a structure within a historic district which, in its present condition, does not contribute to the sense of time and place of the immediate area and the district. “Noncontributing building” may include those buildings constructed after the time period featured in a historic district or buildings in which the historical characteristics have been irreparably modified.

“Noncontributing building” may also include buildings which, while noncontributing at present, may become contributing through the application of appropriate design criteria.

“Preservation” means the identification, study, protection, restoration, rehabilitation or enhancement of historical resources.

17.48.040 Designation of historic buildings and sites.

A. For the purposes of this chapter, an improvement may be designated a historic building and property may be designated as a historic site by the City Council pursuant to this section if any one of the following criteria is met:

1. Historical and Cultural Significance.

- a. The structure or property proposed for designation is representative of a distinct historical period, type, style, region or way of life;
- b. The structure or property proposed for designation is, or contains, a type of building or buildings which was once common but is now rare;
- c. The structure or property proposed for designation was connected with someone renowned or important or a local personality;
- d. The structure or property proposed for designation is connected with a business or use which was once common but is now rare;
- e. The structure or property proposed for designation represents the work of a master builder, engineer, designer, artist or architect whose individual genius influenced his era;
- f. The structure or property proposed for designation is the site of an important historic event or is associated with events which have made a meaningful contribution to the nation, state or community; or
- g. The structure or property proposed for designation has a high potential of yielding information of archeological interest.

2. Historic, Architectural and Engineering Significance.

- a. structure or property proposed for designation exemplifies a particular architectural style or way of life important to the city;
- b. The structure or property proposed for designation exemplifies the best remaining architectural type of a neighborhood; or
- c. The construction materials or engineering methods used in the structure proposed for designation embody elements of outstanding attention to architectural or engineering design, detail, material or craftsmanship.

3. Neighborhood and Geographic Setting.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

- a. The structure materially benefits the historic character of the neighborhood;
 - b. The unique location or singular physical characteristic of the structure proposed for designation represents an established and familiar visual feature of the neighborhood, community or city; or
 - c. The preservation of a structure is essential to the integrity of the district
- B. Historic buildings or sites shall be designated by the City Council in the following manner:
- 1. Any person may request the designation of an improvement as a historic building or site by submitting an application for such designation to the Community Development Director. The Community Development Director or the City Council may also initiate such proceedings on its own motion.
 - 2. The Community Development Director shall conduct a study of the proposed designation and make a preliminary determination, based on such documentation and other information as it may require, whether the building site or district should be considered for historic designation. If the Community Development Director determines that the application merits consideration, it shall schedule a public hearing before the City Council within sixty (60) days of such determination.
 - 3. The decision of the Community Development Director that the building or site should not be considered for historic designation may be appealed to the City Council in accordance with the provisions of Section 17.48.090.
 - 4. Notice of the date, place, time and purpose of the public hearing shall be given by first-class mail to the applicants, owners and occupants of each building site or district at least ten days prior to the date of the public hearing, using the name and address of such owners as shown on the latest equalized assessment rolls, and shall be advertised once in a daily newspaper of general circulation at least ten days prior to the public hearing.
 - 5. At the conclusion of the public hearing, but in no event more than thirty (30) days after the date set for the public hearing the City Council may approve in whole or in part, or deny in whole or in part, the application. The decision of the City Council shall be in writing and submitted to the applicant.
 - 6. Failure to send any notice by mail to any property owner whose address is not shown on the latest equalized assessment rolls shall not invalidate any proceeding in connection with the proposed designation. The Community Development Director and City Council may also give such other notice as they may deem desirable and practicable.
- C. Determinations of Contributing and Noncontributing Buildings. In conjunction with the designation of an historic district, the Community Development Director shall recommend and the City Council shall designate all buildings within the proposed district as either contributing or noncontributing.

17.48.050 Ordinary maintenance and repairs.

- A. Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on any property subject to by this chapter if the maintenance or repair does not involve a change in the design, material, color or external appearance thereof.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

B. This chapter shall not prevent the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when the Building Official certifies to the City Council that such action is required for the public safety due to an unsafe or dangerous condition which cannot be rectified through the use of the Historical Building Code of the state of California.

C. No permit shall not be required for ordinary maintenance and repairs as defined in this section.

17.48.060 Minor improvement permits.

A. A permit for minor improvements including, without limitation, such as repainting in accordance with a color palette approved by the City Council or replacement of minor landscaping features, may be issued by the Community Development Director.

B. If required, the applicant shall include the information required by Chapter 17.80 (Conditional Use Permits) and Chapter 17.82 (Planned Unit Development Permits).

C. A minor improvement permit may be approved as submitted, approved with conditions, or denied.

D. The Community Development Director may refer any request for a permit to the City Council for consideration within ten days after the application is deemed complete by the Community Development Director. If the Community Development Director refers an application to the City Council, the City Council shall consider the application at its next regularly scheduled meeting.

17.48.070 Historic resource permits.

A. An historic resource permit shall be required for any alteration of the exterior features of a building or to construct a new building or improvements upon property within the Historic Overlay zone, or a designated historic building or site.

B. Except as otherwise provided in this chapter, the City Council shall determine whether a historic resources permit shall be issued.

C. An application for a historic resource permit shall be made on a form prescribed by the Community Development Director. The application shall include the information required by Chapter 17.72 (Site Plan Review), complete elevation drawings of the proposed alterations, samples of proposed colors and materials, color photographs of all sides of any existing improvement, building or structure on the site, and such other information as may be required by the Community Development Director. If applicable, the application shall include the information required by Chapter 17.80 (Conditional Use Permits) and Chapter 17.82 (Planned Unit Development Permits).

D. Applications for permits requiring City Council approval shall be placed on the agenda of the historic resources commission following the determination by the Community Development Director that the application is complete shall be placed on the next regular meeting of the City Council. The City Council may approve, approve with conditions, or deny the permit.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.48.080 Deviations from standards.

The Community Development Director or City Council are granted the authority to approve deviations from the provisions of this title if the Community Development Director or City Council finds that the deviation is necessary to achieve the purposes of this chapter and that the deviation will not adversely affect the public health, safety and general welfare.

17.48.090 Appeals.

- A. Within ten days following the date of a decision by the Community Development Director, the decision may be appealed to the City Council by the applicant or any other party adversely affected by the decision of the Community Development Director.
- B. An appeal application shall be filed with the Community Development Director and shall state specifically the basis for the appeal.
- C. Within sixty (60) days after the date of receipt by the Community Development Director of the appeal application and fee, the City Council shall hear the appeal. A time period greater than sixty (60) days may be agreed upon by the appellant and the city. The Community Development Director shall give a ten-day written notice to the appellant of the time and meeting place of the hearing of the appeal.
- D. Upon the conclusion of the hearing by the City Council, the City Council may render its decision immediately or may continue its decision until its next regular meeting. The City Council shall declare its findings and may sustain, modify, reject or overrule the decision of the Community Development Director.

17.48.100 Building permits.

Before a building permit shall be issued for any structure, improvement or building proposed as part of the approved historic resource permit application, the building department shall secure written approval from the Community Development Director that the proposed improvements are in conformity with an approved historic resource permit. Before a building, improvement or structure may be occupied, the Community Development Director shall notify the Building Official that the site and such building improvement or structure thereon have been developed in conformity with an approved historic resource permit.

17.48.110 Lapse of permit.

- A. An historic resource permit shall lapse and become void one year following the date on which the permit became effective, unless the conditions of approval specify a lesser or greater time or unless, prior to such expiration date, a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion on the site that was the subject of the historic resource permit application.
- B. An historic resource permit may be renewed for an additional period of one year or for a lesser or greater period provided that, prior to the expiration of the time period granted, an application for renewal of the permit is filed with the Community Development Director. The Community Development Director may approve, approve with conditions, or deny an application for the renewal of a permit.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.48.120 Revocation.

- A. Should the holder of a historic resource permit violate any provision of this title or any condition of approval of the historic resources permit, the historic resources permit shall be automatically suspended.
- B. The Community Development Director shall provide the holder of the historic resources permit with written notice of the suspension, which notice shall identify the reasons for the suspension and may instruct the holder of the historic resources permit to immediately terminate any and all activities, including, without limitation, construction or renovation work being performed pursuant to the historic resources permit.
- C. Within thirty (30) days of the date of the automatic suspension of the historic resources permit, the City Council shall hold a hearing and receive evidence whether the historic resources permit should be reinstated, revoked or whether additional conditions or restrictions should be placed upon the historic resources permit or other actions should be taken by the holder of the historic resources permit in order to ensure compliance with the provisions of the historic resources permit and this title.

17.48.130 Permits to run with the land.

An historic resource permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application.

17.48.140 Penalties for improvements without a permits.

When any improvements are made or installed to a building improvement or structure where an historic resource permit is required the owner of the site and occupant of the building, improvements or structure thereon shall be subject to completing the application process and paying a penalty fee of double the standard processing fee.

17.48.150 Design criteria.

- A. The design criteria set forth in this section are intended to provide a guidance to both the City Council and Community Development Director and property owners regarding the improvements to structures, buildings, improvements or sites designated as historic or located in historic districts. The design criteria set forth in this section shall be used in evaluating applications for historic resource permits and for other related issues as determined by the Community Development Director.
1. Contributing Buildings. The design criteria shall be used to insure the preservation and enhancement of the historical and architectural characteristics of the historic structures through restoration of those structures. The restoration of a structure to their exact former appearance shall be permitted but not required.
 2. Noncontributing Buildings Constructed Prior to 1935. The design criteria shall be used to insure that modifications or alterations do not increase the noncontributing characteristics of the structure. The application of the design criteria to rehabilitate or renovate a structure to become a contributing building shall be encouraged.
 3. Noncontributing Buildings Constructed After 1935. The design criteria shall be used to insure that modifications or alterations to nonconforming structures do not increase the

City of Hanford Municipal Code Title 17 - Zoning Ordinance

nonconforming characteristics of the structure or do not add to the intrusive character of the structure.

4. New Construction. The design criteria shall be used for new construction to achieve compatibility and harmony with surrounding structures and the historic district.

B. Design Guidelines. The following design guidelines are to be used to formulate plans for the rehabilitation, preservation, and continued use of old buildings consistent with the intent of this chapter. The guidelines apply to buildings of all occupancy and construction types, sizes and materials and to all permanent and temporary construction on the exterior of historic buildings as well as new attached or adjacent construction.

1. Every reasonable effort shall be made to use the building, structure or site for its originally intended purpose or for a compatible use which requires minimum alteration of the building, structure or site.

2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.

3. All buildings, structures and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. Such changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be preserved.

6. Deteriorated architectural features shall be repaired, rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. The repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods which will damage the historic building materials shall not be used.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any building, structure or site.

9. Contemporary design for alterations and additions to existing buildings, structures or site shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, materials and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

11. Interior features of historical significance, such as stairways, light wells pressed metal ceilings, ornate woodwork, and the like should be integrated into the design of any adaptive use.

C. Rehabilitation Standards. The provisions of this subsection are intended to provide reasonable design for the rehabilitation of historic buildings so that the basic historic and architectural presentation of the buildings is retained and enhanced.

1. Storefronts.

a. Where original old store fronts remain, their appearance should not be altered. Such store fronts should be repaired and preserved. Where store fronts have been altered, the original design should be determined by examining photographs from the period and by investigating any original architectural fabric which remains beneath the changes. As much original material and detail should be retained in the rehabilitation as possible. Retention of cast iron elements is particularly important for structural and waterproofing reasons. Wood or stone steps, stone sills, and other elements which contribute to the character of store front entries should be preserved.

b. Where most of the existing architectural design dates from an interim remodeling and where such remodeling adds to the historical character of the historic district, rehabilitation may conform to the period of such remodeling and not to the original design.

c. Where the original design cannot be determined or where financial considerations preclude full-scale rehabilitation of a store front which has already been altered, a design which is not a pure rehabilitation but which is in keeping with the design of the rest of the building may be appropriate. The general proportions, materials, colors, rhythm of solids to voids, repetition of design elements, and directional expression (the effect of verticality or horizontally common to the street should be followed in designing new store fronts. The use of materials not in existence when a store front was built should be discouraged in its rehabilitation.

d. The architectural integrity of a buildings storefront in the historic district should be preserved. Accessories, such as light fixtures, which imitate the designs of these eras should be prohibited. Designs appropriate to the years during which the buildings in the historic district were constructed should be encouraged.

e. Canvas awnings are traditional to the historic district and are an acceptable element of store fronts. The size and scale of awnings should be appropriate to the building to which they are attached, based on photographic and documentary evidence. Color choice should be made with discretion. Metal awnings, glass awnings and glass canopies are not in keeping with the prevailing character of the historic district and may be prohibited. To avoid obscuring building elements on the upper stories, canopies and awnings should not be permitted above the ground floor unless documented by photographic evidence.

f. Wooden balconies, canopies and porches are traditional to some buildings within the historic district and are an acceptable element of store fronts where such features can be appropriately documented. The recreation of such elements should be carefully considered to insure that they are a faithful reproduction of original features, based on photographic and documentary evidence. Interim building modifications which in themselves represent an important historic era or architectural style in the development of the area should not, however, be obscured or destroyed in the rebuilding of such features.

2. Windows and Doors.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

- a. Where they still exist, the original sills, lintels, frames, sash, muntins and glass of windows and transoms should be preserved. The original doorway elements, including sills, lintels, frames and the doors, should also be retained. When they must be replaced, the replacements should duplicate the originals in design and materials.
 - b. Glass in windows, doors and transoms should be clear, except where documentary evidence indicates the original use of colored glass. Plastic materials should not be used in place of glass. Any existing small paned transoms should not be obscured on the exterior.
 - c. The original proportions of wall openings should be retained. The blocking of any existing opening to accommodate standard sash and glass sizes, to hide ceilings lowered beneath the tops of existing windows, or for any other reason should not be allowed.
 - d. Decorative wood or metal lintels, brackets and any other window or doorway trim should be preserved and should be restored where possible.
 - e. In rehabilitation, the original number of panes in glassed areas should be used.
3. Cornices.
- a. Cornices should be restored to their original appearance, using original materials where possible and duplications of the original where necessary. Original materials were wood, plaster or metal.
 - b. In some instances, duplication of the original cornice using contemporary materials may be necessary, although the use of materials in existence when the original was constructed is the preferred treatment.
 - c. Where the use of the original materials is not feasible, surviving cornice elements should be retained and repaired. An alternative to full-scale rehabilitation may be the construction of a new cornice of contemporary but sympathetic design in the same design relation to the rest of the building as the original cornice.
 - d. Where possible, brick corbels should be restored and treated in the same manner as brick wall surfaces.
 - e. Gutters, downspouts and flashings should be inconspicuous.
4. Roofs.
- a. Roofs retaining their original shapes should be maintained. In some cases, where roof shapes have been altered, restoration to original appearance may be possible.
 - b. Contemporary roofing materials shall be acceptable. Where roofs are visible, roofing materials should be dark. Flashings should be unobtrusive.
 - c. Pseudo-mansard roofs applied to store fronts should only be considered when photographic evidence indicates the prior existence of such features and should be reconstructed to be consistent with such prior features.
5. Building Materials.
- a. Brick.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

- i. Brick is a dominant building material in the historic district. Brick should be treated and maintained in a manner which will preserve it and should not be treated in a manner which will deface it or accelerate deterioration. Brick should not be covered by synthetic brick or stone, or wood shingles, by wood or aluminum siding, or by synthetic materials of any other kind.
- ii. Sandblasting accelerates the deterioration of brick and should not be used. Sandblasting gouges the mortar joints between bricks, admitting water which freezes, expands and breaks the bricks.
- iii. Brick may be cleaned by applying mild chemical solvents, by scrubbing with stiff nonferrous brushes, or by spraying with water under high pressure.
- iv. Brick which has already been sandblasted should be treated with clear silicone every two or four years to repel water. However, treating with silicone is not the equivalent of retaining the original glaze.
- v. When repainting is necessary to replace deteriorated mortar or to stop water damage, loose mortar should be raked out to a depth of approximately one-half inch to one inch in both vertical and horizontal joints and the brick washed to remove small particles which remain. Joints should not be sawed.
- vi. When deteriorating brick must be replaced, replacements should match the old brick in color, texture, size and coursing technique. Mortar should be painted to match existing joints. Replacement brick should be laid in the same bond as the original.
- vii. Repainting shall be preferable to cleaning brick which has previously been painted. Painting brick which has not previously been painted is an appropriate way to unify a facade for which the original brick color, size, texture, coursing technique, and mortar appearance cannot be matched in repair work and in which such inconsistency is visually disruptive. The color of paint to be applied to brick surfaces should match as closely as possible the natural color of the brick.
- viii. Many of the buildings in the historic district have been stuccoed. Stucco is very difficult to remove from brick, especially soft brick, and therefore its removal is not recommended. Although stucco may be removed laboriously by use of a hammer and chisel, the chisel marks often mark the brick. If wire mesh was attached to the brick to hold the stucco, the mesh may be pulled from the surface of the brick to remove the stucco. The recommended treatment of stuccoed brick is smoothing the surface with a skim coat of stucco, perhaps scoring it to resemble the original brick texture, and painting it a brick color.
- b. Wood. Wood is not common as a primary structural material in the historic district. Wood frame accessory features, such as skylights, however, should be retained as they constitute important elements of the buildings and offer unique opportunities for variation in mass, color and texture. Restoration techniques should be as gentle as possible and should not include sandblasting. Where the replacement of wooden exterior features or portions of such features is necessary, the new structure should be constructed to resemble, as closely as possible, the original structure.
- c. Metals. Architectural metals are utilized as an exterior structural element in several buildings within the historic district. They constitute an important architectural feature and should be preserved. Cast iron store front frames should be treated sensitively and covered with a protective paint or sealer. Pressed metal cornice and trim elements should likewise be protected.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

D. New Construction Standards. The construction standards in this subsection are based on a combination of existing and historical design elements common to the historic district building materials common and identify the downtown Hanford commercial buildings. The standards will help to assure that new design, while contemporary, will be compatible with the existing building character. The building design shall be consistent with the historical design elements found on adjacent buildings and the total character of the streetscape.

1. "Wild West" theme construction typified by false front architecture embellished with gingerbread-style detail, board-and-batten siding, and bright colors are not appropriate and shall not be an acceptable building motif.
2. New construction should maintain the continuity of existing rows of buildings or help to establish such continuity. Facades should be constructed at the property line facing the street.
3. The front and side walls of new construction should be parallel to the property lines. Polygonal and circular shaped buildings shall be prohibited.
4. New buildings should be constructed to within ten percent of the average height of the existing adjacent buildings. The maximum height of any new building should be thirty-five (35) feet. The minimum height should be twenty (20) feet. Sidewalk level commercial spaces should have a minimum ceiling height of ten feet from the floor.
5. Brick is the preferred exterior material for new construction. The color and texture should be similar to that of brick historically used in the city. Stuccoed surfaces may be permitted on a limited basis. The use of wood, synthetics and metal siding shall be prohibited.
6. A new facade should be rectangular in shape and its proportions (width in relation to height) should be consistent or compatible with the proportions of adjacent historic buildings. The principal directional expression of new facades may be horizontal or vertical. Facades of one-story buildings should be organized into three horizontal or vertical bands: store front, solid wall space above the store front, and cornice with or without parapet. Two-story buildings should be organized into three or four horizontal bands: store front, horizontal band (optional), second floor, and cornice (with or without parapet). Such bands should align with those of adjacent buildings.
7. Facades should be organized into three, four or five bays. The directional expression of windows and doors should be vertical, though several vertical elements may be combined to form a horizontal opening.
8. New construction details should approximate the character of historic details found in the historic district. The reproduction of historic building details shall be discouraged, except where the reconstruction of historic buildings may be appropriate.
9. New store fronts should approximate the character of those built in the past within the historic district: the double doors of some of the oldest buildings, the recessed entries with flanking showcases of the 1880-1940 period, and others which can be photographically documented. Store fronts with recessed entries should be divided into three bands: a transom band, a band of display windows, and a small spandrel or paneled band under display windows. Proportions of store fronts should be consistent with those of historical store fronts. Store fronts should be ten feet high, including the transom band. Metal store front elements should not leave

City of Hanford Municipal Code Title 17 - Zoning Ordinance

exposed the natural color of the metal. Dark anodized finishes shall be preferred, as are colors traditionally used in the historic district.

10. Awnings or triangular sidewalk roofs attached above street level store fronts should be encouraged. Mansard, free form, or geometric sidewalk, roofs shall be prohibited.

11. False fronts or parapet walls should conceal roofs from the public view. Mansard, free form, and geometric roof shapes shall be prohibited.

12. The scale of new construction should be harmonious with that of adjacent buildings. Materials, signs and other elements of new construction should be consistent with the scale of similar elements found in adjacent historic buildings.

13. Those sections of the rehabilitation standards set forth in subsection C of this section discussing store front design, canopies, and awnings shall also apply to new construction.

E. General Building Standards. The standards set forth in this subsection should be applied to all alterations or new construction in the historic district.

1. Color.

a. Exterior colors should harmonize with other colors on the same building and on the streetscape. Exterior colors should complement the colors of neighboring buildings and should be selected to be mutually supportive and beneficial to the overall historic character of the streetscape.

b. Where wood or metal surfaces of windows, doors, porches and details, other than cornices, are to be painted, the following colors shall be used: During the early twentieth century, muted colors and earth colors were favored. They included gray, dark brown, dark green, blue gray, beige, brick red, and terra cotta. A slightly grayish-white paint, was frequently used for major surface areas and for details. This grayish-white is an appropriate choice for window sash and frames and for other details. In some instances, black or dark gray may be appropriate for the fixed window or door frame. If the original color of a cornice cannot be determined, grayish-white, buff or sandstone color are preferred choices.

c. Where brick has been painted, repainting in a color which approximates that of the natural brick is appropriate. Mortar joints might also be suggested in a color approximating the natural color of the mortar (not a pure white). Depending on the paint history of a building, grayish-white paint may be an acceptable alternative for the facade. Where brick was unpainted and remains unpainted, the use of paint on the exterior shall be discouraged, since unpainted brick is a strong design tradition in the historic district.

d. Paint colors which were not produced or used during the early twentieth century should be discouraged in the historic district. Bright, new colors are to be avoided, even when used sparingly.

2. Signs.

a. General Requirements. Signs shall be designed to contribute to the quality of the historic commercial environment. Within the historic district, each business shall be limited to one primary sign, except those businesses on corners which may have a sign on each street. Each business may also appropriately establish one sign directly lettered onto the window glass or the glass in the doors.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Signs in the historic district shall be pedestrian oriented in size and shape. Graphics shall be simple and bold. Signs shall be flush with the wall since they usually complement architectural elements more effectively than projecting sign. Symbolic, three-dimensional signs (such as a barber pole or a pawn shop symbol) shall be encouraged. Paper signs attached to the interiors or exteriors of store windows shall be discouraged, except where temporary presentation for public notice requires such treatment.

The height of new signs shall not extend above the window sills of the second floor. Signs on one-story buildings shall not project above the cornice line, and all roof-mounted signs shall be precluded.

b. Area of Permanent Signs.

- i. Each ground floor tenant may have a maximum of one square foot of signage for each linear foot of business establishment on his primary frontage (that portion of the building occupied by the business which faces a street and contains the main entrance), with a twenty-five (25) square foot minimum sign area, regardless of the width of such primary frontage.
- ii. Each ground floor tenant may have a maximum of one-half square foot of signage for each linear foot of secondary frontage (that portion of the building occupied by the business and facing an alley, street, adjacent building, parking lot, or the like).
- iii. Each ground floor tenant may have one sign located at each entrance attached below the marquee or canopy which shall not exceed six square feet per sign face and with a minimum ground clearance of seven feet above the sidewalk grade. Such sign shall not count against the maximum sign area allowed for a business frontage.
- iv. Each basement and second and third story tenant may have painted window signs at a maximum of thirty (30) percent of the businesses' total window area on a given frontage.
- v. Each basement and second and third story tenant may also use the awning skin above his businesses' windows for signage based on thirty (30) percent of the window area.
- vi. Basement and second and third story tenants may use a maximum of fifty (50) percent of the entrance door area (the street entrance leading up to the second story) for a directory type sign to be placed on the door or on the wall beside the door.
- vii. Where second stories are occupied by only one tenant, the tenant may use the skirt of the awning above the entrance door (the street entrance leading up to the second story) for signage.
- viii. Multi-tenant buildings or businesses within a row of buildings shall be permitted a directory type sign located on a building with each business allowed up to an eight-inch by thirty-six (36) inch sign per directory. Such a sign will not count against the maximum sign allowance for the business frontages.
- ix. Pole signs shall not be permitted except under special circumstances where a sign on a building is not appropriate and where such is approved by the Community Development Director.

c. Temporary signs.

- i. Each building tenant may use one of the following two types of temporary signs, but not both at the same time:

City of Hanford Municipal Code Title 17 - Zoning Ordinance

(A) Basement, ground and second and third story tenants may use a maximum of twenty-five (25) percent of their total window area along a single frontage for temporary signage. Such promotional or sale signs shall only be used for a period of seven consecutive days per month with at least a thirty (30) day period between sign displays. Such signs shall be of professional quality.

(B) Each building tenant shall be permitted to use one portable sign only on Fridays and Saturdays which sign is a maximum of three and one-half feet high and two feet wide. Such signs shall be placed immediately adjacent to the building and not next to the curb or anywhere else in the sidewalk area. Portable signs shall be removed and placed inside the business each afternoon or early evening on Fridays and Saturdays before the business closes.

ii. Commercial banner type signs on buildings or store fronts shall be prohibited except for grand openings and community events. Such signs shall only be used for a period of fourteen (14) days and then be removed. Such signs shall be of professional quality. Except for dealerships of cars, trucks, motorcycles, recreational vehicles and boats, and temporary parking lots sales which require outdoor display, canvas, plastic, cloth, paper or other types of banners or streamers suspended across private property, buildings or structures shall not be permitted. Grand Opening banners are permitted as stated above.

d. Brand Names or Product Signs. Registered trademarks, the portrayal of specific commodities, or signs advertising an individual brand of products shall not exceed ten percent of the total sign area. If the trademark or commodity represents the principal activity conducted, the historic resources commission may allow a maximum of twenty-five (25) percent of the total sign area for trademark use. The graphics for such signs are encouraged to be representative of the time period of 1890-1930 in order to conform with the historic district's era.

e. Sign Lettering Styles. The lettering style of all signs shall be clear, bold and legible and shall conform to one of the historic district lettering styles as adopted by resolution of the historic resources commission.

f. Sign Approval Process. All signs prior to their use and installation shall require a permit and shall be approved by the historic resources commission for consistency with this chapter without limitation in color, lettering style, quality and size.

g. Deviations From Sign Standards. The Community Development Director or the City Council are granted the authority to approve deviations from the provisions of this section as allowed pursuant to Section 17.48.080.

3. Roof-Mounted Equipment. Roof-mounted equipment should be located so that it is not generally visible from the adjoining streets or alleys and does not detract from the lines of the building.

4. Energy Conservation. The conservation of energy should be considered in the review of building rehabilitations so that within the historical context of a building the conservation of energy resources is maximized.

5. Additional Design Criteria. The City Council may adopt, by resolution, such additional design criteria as may be desirable to further implement and clarify this section. Such criteria shall be consistent with the purposes and intent of this chapter.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

6. Other Provisions. The following rules and regulations are incorporated by this reference into the design criteria set forth in this section:

- a. The Secretary of the Interior Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings;
- b. California Administrative Code, Title 14, Part 8: State Historical Building Code.

17.48.160 Demolition of historic structures.

A. Notices Required. The demolition, wholly or partially, of a contributing building in a historic district or a designated historic building shall be prohibited unless the property owner of such structure gives the Community Development Director one hundred eighty (180) days prior written notice that such demolition is planned for such structure. Subject to the provisions of subsection B of this section, no application to the city for a permit to carry out such demolition shall be accepted during said one hundred eighty (180) day notice period. Following the receipt of such notice, the City Council may take such steps as it determines are necessary to preserve the structure concerned. The City Council, among other things, may:

- 1. Seek local trusts and other financial sources which may be willing to purchase the structure for restoration;
- 2. Publicize, with the owner's consent, the availability of the structure for purchase for restoration purposes;
- 3. Make recommendations to the City Council concerning the acquisition of development rights or facade easements and the imposition or negotiation of other restrictions for the preservation of the structure;
- 4. Investigate possible sites for the relocation of the structure; and
- 5. Direct city staff to purchase the structure pursuant to a development plan where it does not appear that private preservation is feasible.

B. Waivers of Notices.

1. The City Council, upon the request of the property owner, may waive the requirement of one hundred eighty (180) days prior written notice if the action planned for the structure involves:

- a. An emergency repair to, or removing an unsafe condition of, the structure; or
- b. The relocation of the structure to a site approved by the City Council; or
- c. Relief of extreme financial hardship to the owner of the structure as set forth in Section 17.48.190.

2. A request by a property owner for the waiver of a notice shall be considered by the City Council at its next regular meeting after the filing of such request in writing with the Community Development Director; however, if the request is filed within ten days of the next regular meeting of the City Council, the request shall be placed on the agenda of the City Council's second regular meeting following the filing of the request.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.48.170 Substandard buildings.

The Building Official or the Fire Marshal shall notify the Community Development Director whenever such official declares a designated historic building or structure within a historic district to be a substandard or dangerous building.

Upon the receipt of notice from the Building Official or the Fire Marshal, the City Council shall evaluate the historic and architectural merit of the structure and shall provide recommendations to the chief building inspector within thirty (30) days.

17.48.180 Duty to keep in good repair.

The owner, occupant or other person in actual charge of a designated historic building or site, structure or building in an historic district shall keep in good repair all of the exterior portions of such site, improvement, building or structure, and all interior portions thereof whose maintenance is necessary to prevent the deterioration and decay of any exterior architectural feature.

17.48.190 Evidence of hardship.

The City Council may approve an application for a permit to carry out any proposed work in an historic district or on a historic site, structure or building if the applicant presents clear and convincing evidence of facts demonstrating to the satisfaction of the City Council that denial or the application will work immediate and substantial hardship on the applicant because of conditions peculiar to the particular building, structure or site or other feature involved, and that the approval of the application will be consistent with the purposes of this title. If a hardship is found to exist under this section, the City Council shall make written findings to that effect.