

ORDINANCE NO. 5027

**ORDINANCE AMENDING CHAPTER 17.10 SECTION  
17.10.020 OF THE BAKERSFIELD MUNICIPAL CODE  
RELATING TO R-1 ONE-FAMILY DWELLING ZONE.**

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

**SECTION 1.**

Section 17.10.020 of the Bakersfield Municipal Code is hereby amended to read as follows:

**17.10.020 Uses permitted.**

The following uses are permitted in an R-1 zone:

- A. A one-family dwelling;
- B. Accessory buildings or structures, including a private garage the area of which shall not exceed twelve percent of the area of the lot;
- C. Private greenhouses and horticultural collections, flower and vegetable gardens and fruit trees, not used or intended for commercial purposes;
- D. Home occupations, as defined in Section 17.04.330 and in compliance with the provisions of Chapter 17.63;
- E. Swimming pools and hot tubs;
- F. Garage and yard sales as defined in Section 17.04.305;
- G. Real Estate Tract Sales Office and Model Homes.

1. Each subdivision tract is permitted a maximum of six model homes, one of which may include a sales tract office, for each home builder in the tract. Additional model homes may be permitted subject to approval by the planning director,

2. Model homes may be constructed prior to recordation of a final map for the tract; however, no such home shall be offered for sale or rent, or be sold or rented until the final map has been recorded pursuant to Title 16 of this code,

3. Sales offices shall only be used during the original sales of the lots and/or homes within the subdivision tract in which they are located,

4. A sales office shall be located in a model home; however a separate temporary office which may include a commercial coach or mobile home, is permitted for a period not to exceed ninety days pending completion of

construction of the model home. Any sales office located in the garage portion of a model home shall be removed and converted to a garage prior to the building department releasing covenants restricting the model home's sale and issuing a certificate of occupancy,

5. The vehicle route leading to and in front of any sales office, shall be paved from an existing improved public street prior to the public being invited to that office regarding sales of lots and/or homes in the tract;

H. Small family day care home as defined in Section 17.04.160;

I. Second unit, as defined in Section 17.04.539 and in compliance with the provisions of Chapter 17.65;

J. Large family day care home as defined in Section 17.04.159 and in compliance with the provisions of Chapter 17.67;

K. Ramp, platform, basin, pool or other accessory structure used for the riding of skateboards, rollerskates, rollerblades, bicycles, motorcycles, or similar devices, provided the structure does not exceed a vertical height (above or below grade) of four feet, or a horizontal area (one structure or total combined area if multiple structures) of one hundred twenty square feet. Such structures made nonconforming by this subsection shall be brought into conformance, obtain conditional use approval, or be removed by March 31, 1999;

L. Residential facility serving six or fewer persons;

M. Park for passive daytime recreation use with no lighted fields;

N. Domestic water well(s).

O. Keeping of a hen as outlined in Chapter 6.09.

## **SECTION 2.**

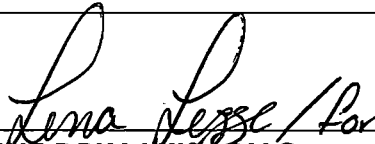
This Ordinance shall be posted in accordance with the provisions of the Bakersfield Municipal Code and shall become effective thirty (30) days from and after the date of its passage.

-----oOo-----

I HEREBY CERTIFY that the foregoing Ordinance was passed and adopted, by the Council of the City of Bakersfield at a regular meeting thereof held on OCT 21 2020 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

COUNCILMEMBER: RIVERA, GONZALES, ~~WEIR~~, SMITH, ~~FREEMAN~~, SULLIVAN, ~~PARLIER~~  
COUNCILMEMBER: PARLIER, WEIR, FREEMAN  
COUNCILMEMBER: NONE  
COUNCILMEMBER: NONE

  
\_\_\_\_\_  
**JULIE DRIMAKIS, CMC**  
CITY CLERK and Ex Officio Clerk of the  
Council of the City of Bakersfield

APPROVED: OCT 21 2020

By:   
\_\_\_\_\_  
**KAREN GOH**  
Mayor

APPROVED AS TO FORM:  
**VIRGINIA GENNARO**  
City Attorney

By:   
\_\_\_\_\_  
**VIRIDIANA GALLARDO-KING**  
Deputy City Attorney

VGK:vlg

S:\COUNCIL\Ords\20-21\17.10.020-R-1 One-FamilyDwellingZone.2d.docx



