

ORDINANCE NO. 5043  
**ORDINANCE AMENDING SECTIONS 17.58.100, 17.58.110, AND  
17.58.120 OF THE BAKERSFIELD MUNICIPAL CODE RELATING TO  
PARKING SPACE REQUIREMENTS WITHIN THE "CENTRAL  
DISTRICT," "OLD TOWN KERN," AND OTHER MIXED-USE AREAS.**

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

**SECTION 1.**

Section 17.58.100 of the Bakersfield Municipal Code is hereby amended to read as follows:

**17.58.100 On-street parking credit.**

Along local streets only and where on-street parking is permitted, on-street parking credit will be given along the street frontage of the project site as follows:

- A. On-street parking credits will be allowed for all nonresidential uses.
- B. For residential uses, only fifty percent of the guest parking that is required by this code will qualify for on-street parking credit, unless otherwise provided by this chapter.
- C. On-street parking for disabled persons that is required by Section 15.58.050(C) shall not be credited unless the space is authorized by the building director in accordance with Title 24 of the aforementioned section, and is approved by the traffic engineer.
- D. Parallel spaces will be credited at one space per twenty-two feet and angled spaces will be credited at one space per fourteen feet of uninterrupted curb along the parcel or site frontage minus driveways, fire hydrant breaks, and other space not permitted for parking by the traffic engineer.
- E. On-street parking credits may be permitted along collector streets at the discretion of the traffic engineer. However, his or her approval will consider such issues that include, but are not limited to, traffic safety, circulation patterns, speed limits, traffic volume, future improvements, and other traffic planning considerations where on-street parking may need to be limited or prohibited.
- F. If on-street parking along a street is restricted or prohibited in the future by the city, the use or building will not be required to make up the lost spaces on site and will be deemed legal nonconforming subject to the provisions of Section 17.58.040(C).

## SECTION 2.

Section 17.58.110 of the Bakersfield Municipal Code is hereby amended to read as follows:

### **17.58.110 Parking space requirements by land use.**

A. The minimum number of off-street parking spaces shall be provided and maintained for the following specified uses or facilities identified in the table in subsection E of this section. The number of off-street parking spaces shall not exceed one hundred fifty percent of the minimum requirement (limit does not apply to residential uses).

B. Tandem parking will not be counted toward the requirement for legal off-street parking, except one tandem parking space will be permitted for a single-family dwelling, and for each unit of a multiple-family dwelling that contains four units or less on a site that is not part of a multiple-family subdivision project, unless otherwise provided by this chapter.

C. Motorcycle parking that is provided and clearly identified for such use may be counted as part of the total number of parking spaces required for a nonresidential use or building. However, this credit shall not exceed twenty-five spaces or five percent of the total parking required, whichever is less.

D. For uses not listed in the parking space requirements table, parking will be determined by the planning director based on the listed use(s) that most closely resembles the proposed use.

E. Parking space requirements by land use table: *(no changes to table)*

## SECTION 3.

Section 17.58.120 of the Bakersfield Municipal Code is hereby amended to read as follows:

### **17.58.120 Parking space requirements within the "Central District," "Old Town Kern," and other mixed-use areas.**

The following supplemental off-street parking standards shall be applicable within the "Central District" as defined in Chapter 17.04 of this code, "Old Town Kern" as defined in Chapter 10.08 of this code, C-B zone district, or C-C zone district:

A. Mixed Use Development Parking Incentives. For a mixed use combined residential and retail/office commercial project where the design and development function as an integrated unit, the following incentives shall apply:

1. Off-street parking may be reduced by up to fifty percent (50%) of the minimum requirement assessed under Section 17.58.110.

2. The amount of reduction shall be scaled to the degree the design and development function as an integrated unit. The greater the balance of residential to commercial/office space, the greater the reduction.

3. The exact amount of reduction shall be determined by the planning director on a case by case basis. The decision of the planning director may be appealed to the planning commission.

4. Where the applicable project requires planning commission approval, the exact amount of reduction shall be determined by the planning commission. Any decision of the planning commission may be appealed to the city council.

B. Multiple Family Residential Development Parking Incentives. For exclusively multiple family residential development projects, the following incentives shall apply:

1. On-site guest parking shall not be required.

2. Tandem parking will be permitted for each unit containing 2 or more bedrooms.

3. Development at a density of 50 dwelling units per net acre and above, only one parking space per unit is required regardless of the number of bedrooms.

C. Any change of use of an existing building in the "Central District" shall not be subject to additional off-street parking requirements set forth in this chapter, provided there is no expansion of the square footage of the building.

D. If not specifically addressed within these supplemental standards, the parking and loading standards of Chapter 17.58 shall apply.

#### **SECTION 4.**

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

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I HEREBY CERTIFY that the foregoing Ordinance was passed and adopted, by the Council of the City of Bakersfield at a regular meeting thereof held on FEB 03 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

COUNCILMEMBER: ARIAS, GONZALES, WEIR, SMITH, FREEMAN, GRAY, PARLIER

COUNCILMEMBER: NONE

COUNCILMEMBER: NONE

COUNCILMEMBER: NONE

*Julie Drimakis*

**JULIE DRIMAKIS, CMC**

CITY CLERK and Ex Officio Clerk of the Council of the City of Bakersfield

APPROVED: FEB 03 2021

By:

*Karen Goh*

**KAREN GOH**

Mayor

APPROVED AS TO FORM:

**VIRGINIA GENARO**

City Attorney

By:

*Viridiana Gallardo-King*

**VIRIDIANA GALLARDO-KING**

Deputy City Attorney

