

KERN COUNTY
GENERALIZED LAND USE ZONING GUIDE

ZONE	TITLE	TYPICAL USES	MINIMUM PARCEL SIZE
A	Exclusive Agriculture	Agricultural uses and other activities compatible with agricultural uses	20 acres; 80 acres if designated 8.3 on General Plan and under Contract
A-1	Limited Agriculture	Combination of estate-type residential development, agricultural uses, and other compatible uses	2 1/2 acres
E (1/4)	Estate - 1/4 acre	Larger-lot, single-family residential development; uses typical of and compatible with quiet residential neighborhoods	1/4 acre
E (1/2)	Estate - 1/2 acre	Larger-lot, single-family residential development; uses typical of and compatible with quiet residential neighborhoods	1/2 acre
E (1)	Estate - 1 acre	Larger-lot, single-family residential development; uses typical of and compatible with quiet residential neighborhoods	1 acre
E (2 1/2)	Estate - 2 1/2 acres	Larger-lot, single-family residential development; uses typical of and compatible with quiet residential neighborhoods	2 1/2 acres
E (5)	Estate - 5 acres	Larger-lot, single-family residential development; uses typical of and compatible with quiet residential neighborhoods	5 acres
E (10)	Estate - acres	10 Larger-lot, single-family residential development; uses typical of and compatible with quiet residential neighborhoods	10 acres
E (20)	Estate - acres	20 Larger-lot, single-family residential development; uses typical of and compatible with quiet residential neighborhoods	20 acres
R-1	Low-density Residential	Traditional smaller lot, single-family homes and compatible uses	6,000 square feet
R-2	Medium-density Residential	Single-family, duplex, and other medium-density, multifamily residential development; innovative housing techniques, including clustering and zero lot line development	6,000 square feet
R-3	High-density Residential	Medium- to high-density residential living environments, including apartments, townhouses, and condominiums	6,000 square feet
MS	Mobilehome Subdivision - 6,000 sq. ft.	Mobilehome residential living environments restricted to final map subdivisions; uses typical of and compatible with residential neighborhoods	6,000 square feet
MS (1/4)	Mobilehome Subdivision - 1/4 acre	Mobilehome residential living environments restricted to final map subdivisions; uses typical of and compatible with residential neighborhoods	1/4 acre

MS (1/2)	Mobilehome Subdivision - 1/2 acre	Mobilehome residential living environments restricted to final map subdivisions; uses typical of and compatible with residential neighborhoods	1/2 acre
MS (1)	Mobilehome Subdivision - 1 acre	Mobilehome residential living environments restricted to final map subdivisions; uses typical of and compatible with residential neighborhoods	1 acre
MS (2 1/2)	Mobilehome Subdivision - 2 1/2 acres	Mobilehome residential living environments restricted to final map subdivisions; uses typical of and compatible with residential neighborhoods	2 1/2 acres
MS (5)	Mobilehome Subdivision - 5 acres	Mobilehome residential living environments restricted to final map subdivisions; uses typical of and compatible with residential neighborhoods	5 acres
MS (10)	Mobilehome Subdivision - 10 acres	Mobilehome residential living environments restricted to final map subdivisions; uses typical of and compatible with residential neighborhoods	10 acres
MS (20)	Mobilehome Subdivision - 20 acres	Mobilehome residential living environments restricted to final map subdivisions; uses typical of and compatible with residential neighborhoods	20 acres
MP	Mobilehome Park	Medium- to high-density mobilehome living areas; mobilehome parks with spaces; mobilehomes available for rent; accessory uses; recreation parks	None
CO	Commercial Office	Business and professional offices; low-intensity commercial activities	7,500 square feet
C-1	Neighborhood Commercial	Low-intensity commercial activities oriented to serving nearby residential areas; small retail, service-oriented commercial activities, including small shopping centers	7,500 square feet
C-2	General Commercial	Widest range of retail commercial activities, including regional shopping centers and heavy commercial uses	7,500 square feet
CH	Highway Commercial	Uses and services normally associated with the traveling public, such as gas stations, restaurants, and motels; urban-type uses in rural areas adjacent to highways	7,500 square feet
M-1	Light Industrial	Wholesale commercial, storage, trucking, and assembly-type manufacturing, and other similar industrial uses; processing or fabrication limited to activities conducted within a building that does not emit fumes, odor, smoke, or gas beyond the confines of the building within which the activities occur or produce significant levels of noise or vibration	None
M-2	Medium Industrial	General manufacturing, processing, and assembly activities	None
M-3	Heavy Industrial	Heavy manufacturing, processing, and assembly activities	None

RF	Recreational-Forestry	Conservation and use of natural resources and compatible recreational uses	5 acres
OS	Open Space	Preservation of identified scenic values, habitat for endangered plants or animals, unique geologic features, natural resources, passive recreational values	None
NR (5)	Natural Resource - 5 acres	Contain productive or potentially productive petroleum, mineral, or timber resources; resource exploration, production, and transportation, and compatible activities	5 acres
NR (10)	Natural Resource - 10 acres	Contain productive or potentially productive petroleum, mineral, or timber resources; resource exploration, production, and transportation, and compatible activities	10 acres
NR (20)	Natural Resource - 20 acres	Contain productive or potentially productive petroleum, mineral, or timber resources; resource exploration, production, and transportation, and compatible activities	20 acres
DI	Drilling Island	Single lots and relatively small areas within final map subdivisions and mobilehome parks that contain productive or potentially productive petroleum resources; petroleum and gas exploration, production, and transportation; compatible open space and recreational uses	2 1/2 acres
FPP	Floodplain Primary	Low-intensity uses not involving buildings, structures, and other activities that might adversely affect or be adversely affected by flow of water in the floodway	None
SP	Special Planning	Encourage and facilitate the creative and innovative use of land which may otherwise be limited or prohibited by the standard provisions of other parts of the Zoning Ordinance	5 acres
PL	Platted Lands	Residential uses and other compatible activities; future land divisions are prohibited	Existing on April 15, 1982
LS	Lot Size Combining	Uses permitted by the base district with which it is combined	Per requirements of base district
PD	Precise Development Combining	Uses permitted by the base district with which it is combined	Per requirements of base district
CL	Cluster Combining	Innovative siting of buildings; uses permitted by the base district with which it is combined	None
RS	Residential Suburban Combining	Expand the number and type of permitted domestic agricultural uses within rural residential areas; allows one large animal for each 1/4 acre of lot area	Per requirements of base district (lot of not less than 1/2 acre)
MH	Mobilehome Foundation Combining	Installation of mobilehomes with or without foundations in agricultural, resource-related, and residential-zoned areas	Per requirements of base district

WE	Wind Energy Combining	Wind-driven electrical generators -- prototype and production; accessory administrative and maintenance structures and facilities; electrical substances, transmission lines, and other facilities and electrical structures accessory and incidental to main use; uses permitted by the base district with which it is combined	Per requirements of base district (lot of not less than 20 acres)
PE	Petroleum Extraction Combining	Wells for the exploration for and development and production of oil or gas or other hydrocarbon substances; deepening or redrilling, within existing well bore; drilling of a replacement well; uses permitted by the base district with which it was combined	Per requirements of base district
GH	Geologic Hazard Combining	To minimize property damage by designating areas subject to or potentially subject to surface faulting, ground shaking, ground failure, landslides, mudslides, or other geologic hazards; uses permitted by the base district with which it is combined	Per requirements of base district
FP	Floodplain Combining	Uses permitted by the base district with which it is combined	Per requirements of base district (lot of not less than 20 acres)
FPS	Floodplain Secondary Combining	Uses permitted by the base district with which it is combined (Certain measures are required to protect structures from a potential flood hazard)	Per requirements of base district
D	Architectural Design Combining	Uses permitted by the base district with which it is combined (Appearance of any structure is subject to review for compatibility with the established architectural motif)	Per requirements of base district
H	Airport Approach Height Combining	Uses permitted by the base district with which it is combined (Proximity to an airport limits height of structures to 35 feet)	Per requirements of base district