

CHAPTER 20.3

SPECIAL DISTRICTS

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20.3.10 PLANNED DEVELOPMENT (PD) DISTRICT

1. Purpose and Intent

- a. The General Plan outlines the goals, objectives and policies establishing the character and location of land uses throughout the City. It is the purpose of this Section to establish regulations consistent with Government Code Section 65450, which serves to implement General Plan goals, objectives and policies, provide for superior development, and allow a greater degree of design and land use flexibility within the framework of a site specific development plan.
- b. The provisions of this Section establish procedures that provide for large-scale, multi-phased residential, commercial or industrial mixed-use developments. These provisions permit the clustering of units, the mixing of land use and building types, and the formulation of specific development standards and design criteria that respond to the particular features or conditions affecting a site.
- c. Applicability

The PD zone district is intended to be applied when:

- (1) The objectives of the General Plan would be more effectively achieved through the design flexibility of a PD zone district, or
- (2) The physical characteristics of a site necessitate restricting conventional development opportunities to preserve a significant amenity or natural feature or mitigate a man-made or natural hazard, or
- (3) It is necessary to ensure land use compatibility and appropriate design by requiring the merging of areas or parcels into a single overall land use plan and site design that might otherwise be developed separately.

2. Use Regulations

- a. Uses within a PD zone district shall be established by a development plan approved for the site.
- b. Uses established by a development plan shall be consistent with the text and land use map of the General Plan and any applicable planned development or specific plan for the project site.
- c. Prior to the approval of a zone change to "Planned Development," the conditions of approval for the development plan, approved in accordance with the provisions of this Title, shall establish the permitted, and the conditionally permitted primary and accessory uses for a planned development project.

3. Application Procedures

An application for change of zone to a PD zone district shall involve the following:

- a. An application for a district change to PD shall be accompanied by a preliminary development plan that addresses all land included with the proposed PD district.
 - b. The application for development shall describe all land within that PD district boundary.
 - c. The preliminary development plan, required by Sections 20.3.10.3.a. and 3.b. above, shall be prepared in accordance with the requirements and information established in Sections 20.3.10.4.a. and 4.b. of this Chapter.
 - d. Prior to the formal submission of a planned development application, the project applicant shall meet with the Community Development Director at a pre-application conference. The pre-application conference is intended to acquaint the applicant with the procedural requirements of this Chapter, provide an opportunity to discuss the proposed development concept and the plan's compatibility with or variance from, any applicable policies, issues, or development regulations.
 - e. The application for a change of zone to the PD zone district shall be acted upon by the City Council in a manner consistent with the provisions of Section 20.2.40 of this Title.
 - f. Following approval by the City Council of the PD district, a final development plan, prepared in accordance with Sections 20.3.10.4.a through 20.3.10.4.d of this Chapter shall be submitted for review and action by the City Council.
 - (1) The City Council shall read the enabling ordinance for the district change to (PD) prior to approval of a final development plan.
 - (2) In the event a PD is carried out in phases and separate final development plans are to be approved for each phase, the City Council shall have read the enabling ordinance for the entire project prior to the approval of the final development plan for the first phase.
 - (3) An application for a final development plan may be for a portion of the land included within the PD or a phase thereof, provided that:
 - (a) Each phase shall function as a complete and separate development from the remaining phases;
 - (b) Any densities proposed or open space areas provided within the subject phase shall not result from a transfer of density from adjoining phases; and
 - (c) Other improvements that may be necessary to protect public health, safety, and welfare have been required.
4. Preliminary and Final Development Plans Content
- a. The development plan shall function as a development suitability analysis and land use concept plan that achieves the following:
 - (1) Identifies and quantifies the constraints and opportunities for development posed by

- (a) The physical characteristics of the site;
 - (b) Available public services and facilities;
 - (c) The capacity of the existing circulation system; and
 - (d) The existing and planned land use of adjacent properties.
 - (2) Establishes a list of specific limits, parameters and planning objectives to guide development based on the identified development constraints and opportunities.
 - (3) Describes one or more potential development schemes derived from the limits, parameters, and planning objectives controlling development. Each proposed development scheme shall describe the following:
 - (a) Proposed land uses and approximate distribution of such land uses;
 - (b) Proposed density of residential use;
 - (c) Estimated population;
 - (d) Estimated service demands;
 - (e) The anticipated impact on the existing circulation system;
 - (f) The anticipated impact on adjacent properties; and
 - (g) The relationship of various elements to the General Plan.
- b. The development plan shall function as an overall comprehensive plan of development for the PD zone district that sets forth a written text, maps and/or diagrams, a detailed plan of development based upon the application of the established limits, parameters, and planning objectives controlling development. Said plan shall describe in detail:
- (1) Proposed land uses and building types, the functional management of such uses and building types and relationship to site, site grading, circulation, lighting, paving, parking, screening, setbacks, recreation and open space areas, and adjacent properties;
 - (2) How the established limits, parameters and planning objectives have been adhered to;
 - (3) The level of public services and facilities required by the proposed development and the program for providing, operating and maintaining such services and facilities;
 - (4) Access and circulation requirements;
 - (5) Known man-made and natural hazards and methods for mitigation of such hazards;

- (6) Significant natural features and areas to be retained for common open space, and provisions for the preservation, conservation, utilization and maintenance of such areas;
 - (7) How the plan conforms to the objectives of the General Plan and the PD provisions of this Chapter.
 - c. The development plan shall set forth the location and dimensions of all uses and structures in sufficient detail to permit preparation of construction drawings.
 - d. If ambiguity exists as to the specific dimensions or extent of any designated area on the development plan, the specific boundaries shall be set by the filing of a legal description and map of the parcel in question.
5. Findings
 - a. Prior to approving a request for a zone district change to PD, the City Council shall find that all of the following are true:
 - (1) That the proposed plan is consistent with the General Plan and any applicable specific plan.
 - (2) That the physical characteristics of the site have been adequately addressed and that the site is adequate to accommodate all proposed land uses and the general arrangement of such uses.
 - (3) That the plan adequately addresses and reflects all natural and man-made hazards associated with the project site.
 - (4) That the capacity of the circulation system is adequate or can feasibly be improved to accommodate the anticipated requirements of the proposed development.
 - (5) That realistic, feasible methods exist to accommodate the public service and facilities requirements of the proposed development.
 - (6) That the proposed land uses and proposed arrangement of such uses will be compatible with the existing and planned land use character of adjacent properties.
 - (7) That the plan carries out the intent of the PD provisions of this Title.
 - b. Prior to approving an application for a final development plan, the City Council shall make the following findings:
 - (1) That the proposed development is consistent with the General Plan and any applicable community plan or specific plan.
 - (2) That the site for the proposed development is adequate in size and shape to accommodate proposed uses and proposed development standards for all yards, open spaces, setbacks, walls and fences, parking areas, loading areas, landscaping, and other features.
 - (3) That the improvements required by the conditions of approval and the proposed manner of development adequately address any

natural and man-made hazards affecting the proposed development and the project site.

- (4) That the site for the proposed development has adequate access, i.e., the conditions of the site design and development plan considers the limitations of existing and proposed streets and highways.
- (5) That adequate public services exist, or will be provided in accordance with the conditions of approval, to serve the proposed development; and that approval of the proposed development will not result in a reduction of such public services to properties in the vicinity in a manner that is detrimental to the public health, safety and welfare.
- (6) That the proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or the permitted use thereof, and will be compatible with the existing and planned land use character of adjacent properties.
- (7) The proposed development carries out the intent of the PD provisions of this Title by providing a more efficient use of the land and an excellence of design superior to that which could be achieved through the application of conventional development standards.
- (8) The final plan is in substantial compliance with the approved development plan.

20.3.20 COMMUNITY FACILITIES (CF) DISTRICT

1. Purpose and Intent
 - a. The General Plan outlines the goals, objectives, and policies establishing the location and character of public, quasi-public and institutional land uses, and activities within the City.
 - b. It is the purpose of this Section to provide regulations that implement those goals, objectives and policies of the General Plan and to assure the availability and adequacy of lands suitable for future public, quasi public and institutional facilities, uses and activities.
2. Use Regulations
 - a. Table 3.A of this Chapter identifies those land uses or activities that may be permitted, or conditionally permitted in the CF zone district, subject to the provisions of this Title and the General Plan. Table 3.A also depicts the permit procedure and the type of approval required by which each listed land use or activity may be permitted in said CF zone district.

**Table 3.A
Uses Permitted Within Community Facilities District**

Legend

- P Permitted subject to Consistency Assessment
C Permitted Subject to approval of a Conditional Use Permit

	CONDITION OF USE
A. COMMUNITY FACILITIES USES	
1. Ambulance service (includes air ambulance)	P
2. Animal shelters	C
3. Auditoriums / Amphitheaters	C
4. Cellular and microwave communication facilities	C
5. Church, synagogue, mosque, temple	C
6. Clubs, lodges, fraternities, and sororities	P
7. Convalescent homes	C
8. Cultural activity structure or events	C
9. Day nursery, nursery schools, and child care facilities per State law	C
10. Educational institutions (including public or private vocational schools)	P
11. Fire and police station	P
12. Fire training facility	P
13. Fireworks stand, subject to Section 20.11.160 of this Title	P
14. Hospitals	C
15. Post offices	P
16. Public libraries and museums	P
17. Public utilities, service substations, drainage sumps, reservoirs, pumping plants and similar installations not including public utility offices	P
18. Public utility services offices	P
19. Recreational facilities such as zoos, country clubs, tennis and swim clubs, golf courses, driving ranges, equestrian centers, with incidental limited commercial uses commonly associated and/or directly related to the primary recreational use	C
20. Recreation uses such as parks, golf course and other similar uses involving the open use of land without structures or improvements when used to buffer airport related uses	C

	CONDITION OF USE
21. Residential care facility	C
22. Recycling facilities; public use transfer station	C
23. Restaurant or food establishment	C
24. All public buildings and grounds not otherwise mentioned herein	P
B. ACCESSORY USES	
1. Accessory uses and structures located on the same site as a permitted use.	P
2. Other accessory uses and structures located on the same site as a use permitted subject to a CUP	C
C. TEMPORARY USES	
1. Temporary uses (Subject to the provisions of Section 20.2.90 of this Title, and issuance of a temporary land use permit)	P
D. Other uses similar to, and no more objectionable than the uses identified above, subject to the provisions of Section 20.1.90 of this Title.	P

3. Development Standards

a. General Requirements

The minimum property development standards for all land, buildings, and structures constructed or placed within the CF zone district shall be equivalent to the requirements of the zone district(s) of adjacent properties. When there is a conflict between adjacent zone districts and the CF zone district, the Community Development Director shall make the final determination as to the applicable development standards to be applied. The decision of the Community Development Director may be appealed to the City Council in accordance with the provisions of Section 20.2.180 of this Title.

b. Special Requirements

- (1) Where off street parking areas are situated such that they are in visual corridor, as may be defined in a precise plan adopted by the City Council, screening such as a wall or earthen berm two feet in height shall be erected between the street right-of-way and parking areas.
- (2) Except as otherwise permitted, a street side building setback area shall be used only for landscaping, pedestrian walkways, driveways, and off street parking.
- (3) Except as otherwise permitted, required rear and interior side building setback areas shall be used only for landscaping, pedestrian walkways, driveways, off-street parking or loading, storage of materials (when provided in accordance with the provisions of this Title), recreational activities or facilities, and similar accessory activities.

20.3.21 AIRPORT (AP) DISTRICT

1. Purpose and Intent

The Delano Municipal Airport is a valued public facility owned and operated by the City. The primary purpose of the AP district is to protect the existing airport from incompatible development and uses which may be deleterious to the long term function and operation of the facility. The AP district achieves this purpose by permitting ancillary uses that are supportive of the airport’s primary use. Typical of these uses would be aircraft associated activities, aircraft related manufacturing, repair and maintenance, and air fields, heliports, runways, taxiways and related structures.

Other permitted uses are commercial, service and light industrial uses which are compatible with the operation of the airport, including vehicle and equipment sales and service, warehousing and supportive facilities such as restaurants, aviation museums and public safety facilities.

2. Use Regulations

Table 3.C of this Chapter identifies those land uses or activities that may be permitted or conditionally permitted in the AP zone district, subject to the provisions of this Title and the General Plan. Table 3.C also depicts the permit procedure and the type of approval required by which each listed land use or activity may be permitted in said AP zone district.

**Table 3.C
Uses Permitted Within Airport District**

Legend

P Permitted subject to Consistency Assessment

C Permitted Subject to approval of a Conditional Use Permit

		CONDITION OF USE
A. AIRPORT USES		
1.	Agricultural uses such as grazing, field crops, truck gardening, berry and bush crops, flower gardening, wholesale nurseries when used to buffer airport related uses	P
2.	Aircraft associated activities (when associated with an airport operation) including aerial crop dusting and spraying enterprises; aerial fire fighting enterprises; aerial photo and surveying; air carrier, commuter and scheduled air taxi operations; air shows, fly-in events, aircraft wash and wax operations; car rental; flying school or flying club; administrative and classroom facilities; professional offices; hangars and tie-down spaces for aircraft storage or parking; sale of aviation petroleum products; sale, rental or service of aircraft and aircraft parts, avionics, instruments or other aircraft equipment; taxicabs, buses, and other ground transportation facilities.	P
3.	Aircraft related manufacture, repair, maintenance, rebuilding, alteration or exchange of aircraft parts.	P
4.	Airport, including airfields, helicopter field or port, landing and takeoff runways and taxiways; buildings, improvements and activities primarily related to the operation of an airport facility such as hangars, air passenger terminal buildings, operation tower, fuel storage and refueling facilities, maintenance, security and public safety facilities.	C
5.	Air museum	P
6.	Ambulance service (includes air ambulance)	P
7.	Packaging and packing of products for air transport	C
8.	Preparation of chemical fire retardants as required for aerial fire fighting.	C
9.	Recreational uses such as parks, golf course, and other similar uses involving the open use of land when used to buffer airport related uses.	C
10.	Restaurant or food establishment	C
11.	Commercial, service and light industrial uses that are not incompatible with the operation of the airport	C
12.	Gaming rooms (as per Chapter 6.08 of the Municipal Code)	C

20.3.22 PARKS (PA) DISTRICT

1. Purpose and Intent

The primary purpose of the PA district is to provide land area for parks and recreational uses by the citizens of Delano, and to promote their long term benefit to the City. Related purposes include the preservation of land in a natural state where appropriate, and to provide open areas as a visual relief from developed areas of the City. Supportive facilities such as cultural venues, performing arts centers, libraries and museums are also permitted in this zone.

2. Table 3.D of this Chapter identifies those land uses or activities that may be permitted or conditionally permitted in the A zone district, subject to the provisions of this Title and the General Plan. Table 3.D also depicts the permit procedure and the type of approval required by which each listed land use or activity may be permitted in said PA zone district.

**Table 3.D
Uses Permitted Within Park District**

Legend

P Permitted subject to Consistency Assessment

C Permitted Subject to approval of a Conditional Use Permit

	CONDITION OF USE
A. PARK USES	
1. Public parks and recreational facilities (public or private)	P
2. Public utilities, service substations, drainage sumps, reservoirs, pumping plants and similar installations not including public utility offices	P
3. Recreational facilities such as zoos, country clubs, tennis and swim clubs, golf courses, driving ranges, equestrian centers, with incidental limited commercial uses commonly associated and/or directly related to the primary recreational use	C
4. Restaurant or food establishment	C
5. Museums, amphitheaters, and cultural facilities	C
6. All public buildings and grounds not otherwise mentioned herein	P
B. ACCESSORY USES	
1. Accessory uses and structures located on the same site as a permitted use.	P
2. Other accessory uses and structures located on the same site as a use permitted subject to a CUP	C

20.3.30 AIRPORT APPROACH HEIGHT COMBINING (H) DISTRICT

1. Purpose and Intent

The Airport Safety Regulations are established to provide greater safety to both aviators and the general public by establishing requirements for land use compatibility reviews within designated areas depicted in Table 3.B (Delano Municipal Airport Compatibility Measures) of this Chapter.

2. Permitted Uses

Permitted uses in an H district are those uses permitted by the base district with which the H district is combined.

3. Uses Permitted with a conditional use permit

Uses permitted with a conditional use permit in an H district are those conditional uses permitted by the base district with which the H district is combined.

4. Prohibited Uses

Prohibited uses in an H district are those uses prohibited by the base district with which the H district is combined.

5. Minimum Lot Size

Minimum lot size requirements in an H district shall be in compliance with the requirements of the base district with which the H district is combined.

6. Minimum Lot Area per Dwelling Unit

Requirements for minimum lot area per dwelling unit in an H district shall be in compliance with the requirements of the base district with which the H district is combined.

7. Yards and Setbacks

Yard and setback requirements in an H district shall be in compliance with the requirements of the base district with which the H district is combined.

8. Height Limits

The height of structures, trees and other objects, in the H district, shall be no less restrictive than requirements of Part 77 of the Federal Aviation Regulations of the Federal Aviation Administration (FAA), Department of Transportation, or of any corresponding rules or regulations of the Federal Aviation Administration, as amended. When there is conflict between the regulations of the FAA and the requirements of the base district with which the H district is combined, the regulations of the FAA shall prevail. When there is no such conflict, the permitted height shall be in accordance with the requirements of the base district with which the H district is combined.

9. Minimum Distance Between Structures

The minimum distance between structures in an H district shall be in compliance with the requirements of the base district with which the H district is combined.

10. Parking

Parking requirements in an H district shall be in compliance with the requirements of Chapter 20.13 of this Title.

11. Signs

Sign requirements in an H district shall be in compliance with the requirements of Chapter 20.14, of this Title.

12. Landscaping

Landscaping requirements in an H district shall be in compliance with the requirements of the base district with which the H district is combined.

13. Location Requirements

- a. The Airport Safety Regulations apply to the Delano Municipal Airport and any future airports that may be established in the City.
- b. The area subject to these Airport Safety Regulations is the "Airport Influence Area" as determined by the Kern County Airport Land Use Compatibility Plan which is reflected in the "Delano Municipal Airport Compatibility Criteria" (refer to Table 3.B) and the "Delano Municipal Airport Compatibility Measures" (Refer to Table 3.C) of this Chapter.
- c. In all other cases, the applicable area may include all that area as defined in the Federal Aviation Regulations, Part 77. (FAR Part 77), which depicts imaginary surfaces for "objects affecting navigable airspace", as applicable to the specific FAA approved Airport Layout and Approach Plan, as well as the State of California's "Airport Land Use Planning Handbook." In the event FAR requirements or the State's Handbook change, the most current provisions shall apply.

Table 3.B
Delano Airport Compatibility Criteria

Zone	Location ¹	Impact Elements	Maximum Densities		Required Open Land ⁴
			Residential ² (du/ac)	Other Uses (people/ac) ³	
A	Runway Protection Zone or within Building Restriction Line	* High risk * High noise levels	0	10	All Remaining
B1	Approach/Departure Zone and Adjacent to Runway	* Substantial risk - aircraft commonly below 400 ft. AGL or within 1,000 ft. of runway * Substantial noise	0.1	60	30%
B2	Extended Approach/Departure Zone	* Significant risk - aircraft commonly below 800 ft. AGL * Significant noise	0.5	60	30%
C	Common Traffic Pattern	* Limited risk - aircraft at or below 1,000 ft. AGL * Frequent noise intrusion	15	150	15%
D	Other Airport Environs	* Negligible risk * Potential for annoyance from overflights	No Limit	No Limit	No Requirements

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Zones	Additional Criteria		Examples	
	Prohibited Uses ⁵	Other Development Conditions ⁸	Normally Acceptable Uses ⁹	Uses not Normally Acceptable ¹⁰
A	* All structures except ones with location set by aeronautical function * Assemblages of people * Objects exceeding FAR Part 77 height limits * Hazards to flight ⁶	* Dedication of avigation easement	* Aircraft tiedown apron * Pastures, field crops, vineyards * Automobile parking	* Heavy poles, signs, large trees, etc.
B1 and B2	* Schools, day care centers, libraries * Hospitals, nursing homes * Highly noise-sensitive uses * Storage of highly flammable materials ⁷ * Hazards to flight ⁶	* Locate structures maximum distance from extended runway centerline * Dedication of avigation easement	* Uses in Zone A * Any agricultural use except ones attracting bird flocks * Warehousing, truck terminals * Two-story offices * Single-family homes on an existing lot	* Residential subdivisions * Intensive retail uses * Intensive manufacturing or food processing uses * Multiple story offices * Hotels and motels
C	* Schools * Hospitals, nursing homes * Hazards to flight ⁶	* Dedication of overflight easement for residential uses	* Uses in Zone B * Parks, playgrounds * Low-intensity retail, offices, etc. * Low-intensity manufacturing, food processing * Two-story motels * Medium density apartments	* Large shopping malls * Theaters, auditoriums * Large sports stadiums * Hi-rise office buildings
D	* Hazards to flight ⁶	* Deed notice required for residential development	* All except ones hazardous to flight	

**Table 3.C
Delano Airport Compatibility Measures**

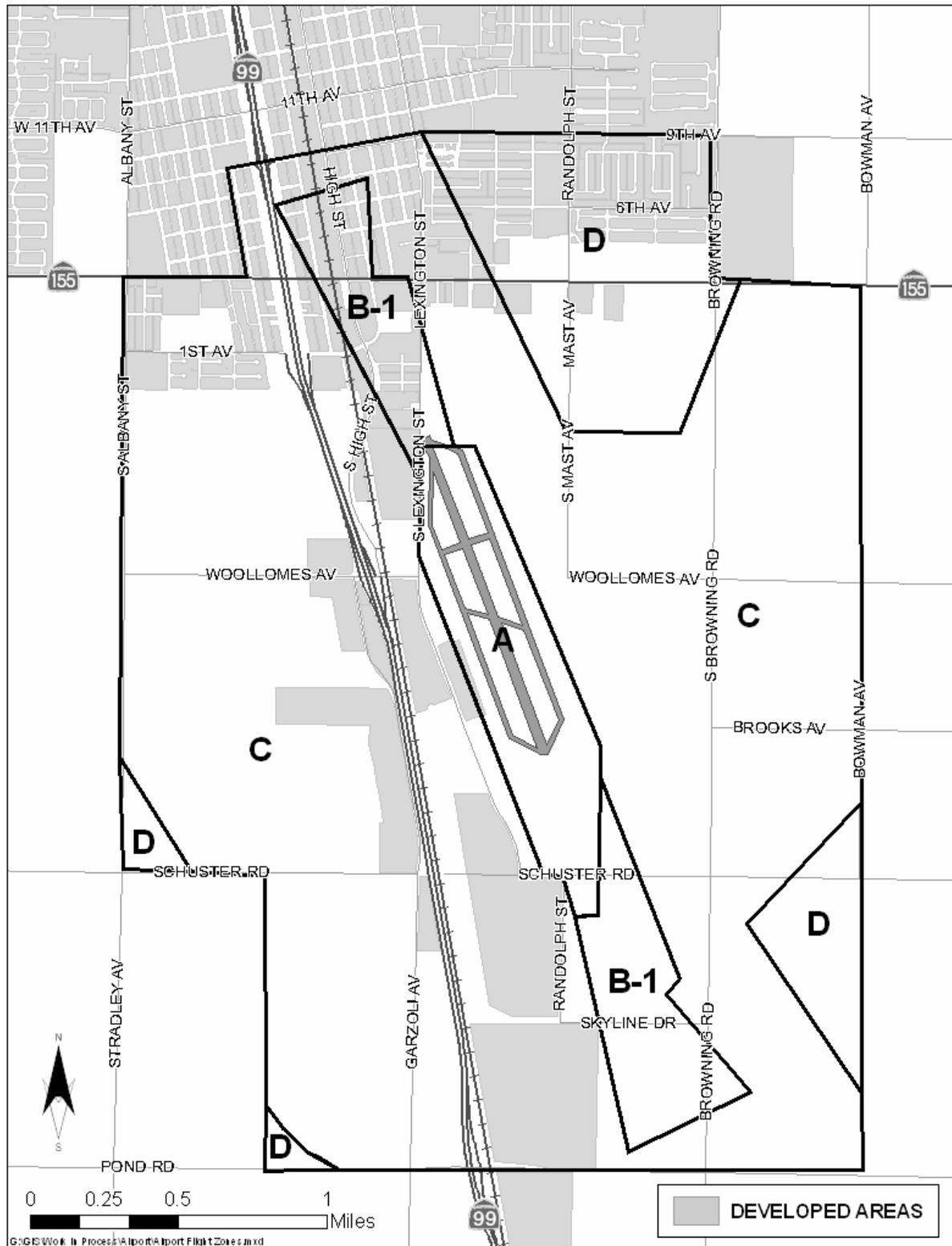


Table 3.B (Continued)

NOTES

1. Zones may also apply elsewhere if an airport has atypical operational procedures or specialized aircraft activities.
2. Residential parcels should not contain more than the indicated number of dwelling units per gross acre. Clustering of units is encouraged as a means of meeting the open land requirements applicable to the Kern Airport Land Use compatibility Plan.
3. The land use should not attract more than the indicated number of people per acre at any time. This figure should include all individuals who may be on the property (e.g., employees, customers, visitors, etc.). These densities are intended as general planning guidelines to aid in determining the acceptability of proposed land uses. Special short-term events related to aviation (e.g., air shows), as well as non-aviation special events, are exempt from the maximum density criteria.
4. Open land requirements are intended to be applied with respect to the entire zone. This is accomplished through implementation of the City's General Plan, Zoning Ordinance, and any specific plans that may be applicable.
5. May be modified by airport-specific policies adopted by the City Council.
6. See policy Section 3.3 of the Kern Airport Land Use Compatibility Plan.
7. Within the B1 and B2 zones, only the following flammable materials are permitted; aviation fuel, other aviation related materials, and up to 2,000 gallons of non-aviation materials.
8. These conditions do not apply to ministerial actions.
9. These uses typically can be designed to meet the density requirements and other development conditions listed.
10. These uses typically do not meet the density and other development conditions listed. They should be allowed only if a major community objective is served by their location in this zone and no feasible alternative location exists.

14. Findings

The Community Development Director shall determine that all of the following are true prior to approving any land use application or issuing any development permit within the Airport Safety Review Areas. If the findings cannot be made, a conditional use permit shall be required. Such conditional use permit shall find that the proposed use will not adversely affect the safety of persons residing, working or traveling within the review areas or affect the viability of the airport, prior to approval of the project.

- a. The proposed use is consistent with the General Plan, Zoning Ordinance, and the Delano Municipal Airport Master Plan.
- b. The proposed use is consistent with the Kern County Airport Land Use Compatibility Plan.
- c. The proposed use does not involve the storage or dispensing of volatile or otherwise hazardous substances that would endanger aircraft operations and public safety.

- d. The proposed use does not attract a large concentration of birds, produce smoke, generate electrical interference, reflect glare or light, or emit radio transmissions that may endanger aircraft operations.
- e. The proposed use promotes the public interest to provide for the development of the public-use airport and the area around the airport in such a manner, among other things, to comply with the noise standards adopted pursuant to the General Plan and the provisions of Section 20.10.180 of this Title and to prevent the creation of new noise and safety hazards.
- f. The proposed use enhances the protection of public health, safety and welfare, by ensuring the orderly expansion of the airport and the adoption of land use measures or development standards that minimize the public's exposure to excessive noise and safety hazards within the area around the airport to the extent that such areas are not already devoted to incompatible uses.
- g. The proposed use will not adversely affect safe air navigation, airport operations, or interfere with airport communications.
- h. The proposed use complies with the development standards specified by this Chapter.

15. Development Standards

When a land use is proposed within an area governed by this Chapter, the following standards and criteria shall apply:

- a. Proposed structures and the normal mature height of any vegetation shall not exceed the height limitations provided by the requirements of Federal Aviation Regulations (FAR), Part 77 or with the requirements of this Chapter. Existing topographic elevations, as compared to the elevation of the centerline of the runway (primary surface), shall be considered in determining the permitted height of an affected structure.
- b. Proposed uses shall be consistent with the General Plan, this Title, The Delano Municipal Airport Master Plan, and the Kern County Airport Land Use Compatibility Plan.
- c. The proposed use or the structure shall not reflect glare, emit electronic interference or produce smoke that would endanger aircraft operations.
- d. All heliports shall be constructed pursuant to FAA Advisory Circular 150/5390-1B.
- e. The provisions of the California Airport Land Use Planning Handbook shall be met.

20.3.40

DRILLING ISLAND (DI) DISTRICT

1. Purpose and Intent

The purpose of the Drilling Island (DI) district is to designate single lots and relatively small areas within the boundaries of final map subdivisions and mobilehome parks

that contain productive or potentially productive petroleum resources to promote the development of such resources in a manner compatible with surrounding development. Uses in the DI district are limited to oil and gas exploration and

development, production, storage, transmission, and treatment, and any accessory or ancillary equipment, structure, or facilities thereto and compatible open space and recreational uses.

2. Permitted Uses

The following uses and all others determined to be similar to these uses, pursuant to Section 20.1.90 (Determination of Similar Use) of this Title, are permitted in the DI district.

- a. Oil or gas exploration and development, production, storage, transmission, and treatment, and any accessory or ancillary equipment, structure, or facilities thereto, pursuant to the provisions of Section 20.9.40 (Development Standards and Conditions) of this Title.
- b. Subdivision drainage sump, as part of an application for a tentative tract map, provided that mineral rights owners have given written consent.

3. Uses Permitted with a Conditional Use Permit

The following uses are permitted in the DI district subject to obtaining an approved conditional use permit.

a. Parks

- (1) Any such park shall be "passive" with improvements limited to landscaping, picnic tables and/or barbecue facilities.
- (2) A sign shall be erected, in accordance with the provisions of Section 20.14.30 (Sign Standards) of this Title, stating, in essence, that the site is in a DI zone district and is subject to future drilling and production activities.
- (3) The mineral rights owners of the subject property shall be given notification of the application for a conditional use permit in accordance with the provisions of Section 20.2.140 (Public Hearing and Notification Procedures) of this Title. Said mineral rights owners shall also be given a copy of the draft environmental documents in accordance with the provisions of Section 6.05 (for a draft Negative Declaration) or Section 7.04 (for a DEIR) of the City's Local Guidelines Implementing the California Environmental Quality Act.

b. Parking lots

- (1) A sign shall be erected, in accordance with the provisions of Section 20.14.30 (Sign Standards) of this Title, stating, in essence, that the site is in a DI zone district and is subject to future drilling and production activities.
- (2) The mineral rights owners of the subject property shall be given notification of the application for a conditional use permit in accordance with the provisions of Section 20.2.140 (Public Hearing and Notification Procedures) of this Title. Said mineral rights owners shall also be given a copy of the draft environmental documents in accordance with the provisions of Section 6.05 (for a draft Negative Declaration) or Section 7.04 (for a DEIR) of the City's Local Guidelines Implementing the California Environmental Quality Act.

- c. Drainage sump, except for the provision of Section 20.3.40.2.b (Permitted Uses) of this Chapter, provided that mineral rights owners have given written consent.

4. Prohibited Uses

All other uses not permitted by Sections 20.3.40.2 (Permitted Uses) and 20.3.40.3 (Uses Permitted with a Conditional Use Permit) of this Chapter are prohibited in the DI district.

5. Minimum Lot Size

No portion of any lot within the DI district shall contain less than two and one-half (2 1/2) gross acres in size.

6. Minimum Lot Area Per Dwelling Unit

There is no requirement for minimum lot area per dwelling unit in the DI district. Dwellings are not permitted.

7. Yards and Setbacks

Pursuant to Section 20.9.40 (Development Standards and Conditions) of this Title, no oil or gas well shall be drilled within one hundred (100) feet of the right-of-way of any public highway, proposed public highway, Official Plan Line, or Specific Plan Line in the DI District.

8. Height Limits

Height limits in the DI district are as follows:

- a. None on derricks and other equipment used during the exploration and drilling phase of development.
- b. Pumping units shall not exceed thirty-five (35) feet in height.

9. Minimum Distance Between Structures

Minimum distance between structures in the DI district shall be as provided in the requirements of Section 20.9.40 (Development Standards and Conditions) of this Title.

10. Parking

There is no minimum requirement for parking in the DI district; provided, however, all vehicle parking and maneuvering areas shall be treated and maintained with oiled sand or a similar dust binding material.

11. Signs

The following signs are permitted in the DI district in accordance with the requirements of Chapter 20.14 (Sign Regulations) of this Title.

- a. Directional signs, warning signs, and identification signs, not to exceed two (2) square feet each in accordance with the provisions of Section 20.14. 90 (Public Safety Signs) of this Title.

- b. Temporary real estate signs advertising the property for sale or rent, not to exceed six (6) square feet each, excluding the area of any vertical and/or horizontal support members, in accordance with the requirements of Section 20.14.50 (Temporary Signs) of this Title.

12. Special Review Procedures and Development Standards

All drilling and other hydrocarbon development activity in the DI district shall be carried out in accordance with the standards and procedures set forth in Section 20.9.40 (Development Standards and Conditions) of this Title.

20.3.50

PETROLEUM EXTRACTION (PE) COMBINING DISTRICT

1. Purpose and Intent

The purpose of the Petroleum Extraction (PE) Combining District is to designate lands containing productive or potentially productive petroleum resources to promote the development of such resources in a manner compatible with surrounding development. The PE district may be applied only to those areas that are zoned Residential Agricultural (RA), Neighborhood Commercial (NC), General Commercial (GC), and Community Retail Commercial (CRC). The uses allowed and the regulations established by the PE district shall be in addition to the regulations of the base district with which the PE district is combined.

2. Permitted Uses

The following uses and all other uses determined to be similar to these uses pursuant to Section 20.1.90 (Determination of Similar Use) of this Title are permitted in the PE district.

- a. Wells for the exploration and development, production, storage, transmission, and treatment, and any accessory or ancillary equipment, structure, or facilities thereto, of oil, gas, or other hydrocarbon substances if the well(s) are located more than three hundred (300) feet away from any existing dwelling or existing building utilized for commercial purposes, excluding those premises utilized solely for storage of equipment, material, household goods, or similar material.
- b. Deepening or re-drilling, within the existing well bore, of any well used for the production or development of oil, gas, or other hydrocarbon substances, or the replacement of any production facility which did not require a conditional use permit on the date drilling began or the date the facility was installed.
- c. Drilling of a replacement well when the original well did not require a conditional use permit, and when the original well has been abandoned in accordance with California Division of Oil, Gas and Geothermal Resources regulations and drilling of a replacement well commences within one (1) year of the conclusion of abandonment procedures, and the replacement well is located within twenty (20) feet of the original well or is farther from any existing dwelling or commercial building than the original well.
- d. Uses permitted by the base district with which the PE district is combined.

3. Uses Permitted by a Conditional Use Permit

The following uses and all others determined to be similar to these uses, pursuant to Section 20.1.90 (Determination of Similar Use) of this Title, are permitted in a PE district subject to securing a conditional use permit in accordance with the provisions of Section 20.2.50 (Conditional Use Permits) of this Title.

- a. Wells for the exploration and development, production, storage, transmission, and treatment, and any accessory or ancillary equipment, structure or facilities thereto, of oil, gas, or other hydrocarbon substances if the well(s) are located within three hundred (300) feet of any existing dwelling or existing building utilized for commercial purposes, excluding those premises utilized solely for storage of equipment, material, household goods, or similar material.
 - b. Conditional uses permitted by the base district with which the PE district is combined.
4. Prohibited Uses

All other uses not permitted by Sections 20.3.50.2 (Permitted Uses) and 20.3.50.3 (Uses Permitted by Conditional Use Permit) of this Chapter, or of uses not permitted in the base district with which the PE district is combined, are prohibited in a PE district.
5. Minimum Lot Size

Minimum lot size is per the requirements of the base district within which the PE district is combined.
6. Minimum Lot Area per Dwelling Unit

Minimum lot area per dwelling unit is per the requirements of the base district with which the PE district is combined.
7. Yards and Setbacks
 - a. No oil or gas well shall be drilled within one hundred (100) feet of the right-of-way of any existing or proposed public highway or street, Official Plan Line, or Specific Plan Line.
 - b. All other uses permitted by the base district shall conform to the yard and setback requirements of the base district with which the PE district is combined.
8. Height Limits
 - a. No height limit on derricks and other equipment used during the exploration and drilling phase of development.
 - b. Pumping units shall not exceed thirty-five (35) feet in height.
 - c. All other uses permitted by the base district shall conform to the height limits of the base district with which the PE district is combined.
9. Minimum Distance Between Structures
 - a. Per the requirements of Chapter 20.9 (Oil and Gas Production) of this Title.
 - b. All other uses shall comply with the base district with which the PE district is combined.
10. Parking
 - a. No minimum requirement for drilling and production activities; provided, however, that all vehicle parking and maneuvering areas shall be treated and maintained with oiled sand or a similar dust binding material.

- b. All other uses permitted by the base district shall conform to the requirements of the base district with which the PE district is combined.

11. Signs

The following signs are permitted in a PE district in accordance with the requirements of Chapter 20.14 (Sign Regulations) of this Title.

- a. Directional signs, warning signs, and identification signs not to exceed two (2) square feet each in accordance with the provisions of Section 20.14.90 (Public Safety Signs) of this Title.
- b. Signs permitted by the base district with which the PE district is combined.

12. Landscaping

Landscaping requirements in a PE district are per the requirements of the base district with which the PE district is combined.

13. Special Review Procedures and Development Standards

All drilling and hydrocarbon development activities in a PE district shall be carried out in accordance with the standards and procedures set forth in Section 20.9.40 (Development Standards and Conditions) of this Title.