

Chapter 17.12

MIXED-USE ZONES

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17.12.010 Purposes of mixed-use zones.

- A. *Purpose.* The purpose of this chapter is to describe the character and intent of the city's mixed-use zones, describe allowed land uses and permit requirements in mixed-use zones, identify any supplemental land use regulations applicable to mixed-use zones, and establish development standards for the same.
- B. *Zoning Map.* The boundaries, designations, and locations of the zones established by this zoning code shall be shown upon the map(s) entitled "Zoning Map for City of Bakersfield" and referred to in this zoning code as the zoning map. Any additional maps adopted shall also be a part of this zoning code by reference. This zoning code, together with the zoning map, is hereby adopted in compliance with current state planning, zoning, and development laws.
- C. *Zone Purpose Statements.* The purpose of the individual mixed-use uses and the way they are applied are as follows:
1. *MX-1 (Mixed-Use Neighborhood) Zone.* The purpose of the MX-1 mixed-use neighborhood zone is to provide areas within the city for pedestrian oriented developments that focus on neighborhood-serving commercial uses (e.g., coffee shops, grocery stores, retail establishments). This zone also allows mixed-use development comprised of medium-density multi-unit developments (i.e., cottage court apartments, low-rise apartments, and condominiums), It is the intent of the MX-1 zone to encourage a mix of residential and commercial uses, with residential on the upper floors and commercial on the lower floors (vertical mixed-use format), as well as, stand-alone uses in certain circumstances (horizontal mixed-use format). The residential density range for this zone is twenty to thirty dwelling units per acre.
 2. *MX-2 (Mixed-Use Transit) Zone.* The purpose of the MX-2 mixed-use transit zone is to provide for transit- and pedestrian-oriented mixed-use development comprised of high density multi-unit developments (i.e., low-rise, mid-rise apartments, and condominiums). The focus of such development will be on centralized urban development along major corridors, interchanges, transit hubs, and throughout downtown Bakersfield, in conjunction with existing and planned transit facilities to support and maximize transit use. This zone is intended to encourage high quality integrated development consisting of residential and commercial uses in a horizontal and/or vertical arrangement to maximize open space of active and passive use and provide

opportunities for place making. The residential density range for this zone is 30.1 to one hundred dwelling units per acre. (Ord. 5155 § 2, 2024)

17.12.020 Mixed-use land use regulations and allowable uses.

- A. *Mixed-Use Zones Allowed Uses and Permit Requirements.* Table 17.12-1 indicates the uses allowed within each mixed-use zone and any permits required to establish the use, in compliance with Chapter [17.08](#) of this code (General Regulations Including Site Plan Review).
- B. *Additional Regulations.* Where the last column in Table 17.12-1 includes a chapter or section number, the regulations in the referenced chapter or section shall apply to the use. Provisions in other sections of this zoning code, municipal code, and state law may also apply.
- C. *Definitions.* See Chapter [17.04](#) of this code (Definitions) for land use definitions and explanations.
- D. *Uses Not Listed.* Uses not listed below may be reviewed by the planning director to determine if they are similar to those listed and appropriate in this zone and if so, what type of permit is required.

Table 17.12-1. Mixed-Use Zones Allowed Uses and Permit Requirements

Land Use	Permit Requirement by Zone		Additional Regulations
	MX-1	MX-2	
	Key: P = Allowed by Right; DRA = Director Review and Approval; N = Not Allowed; CUP = Conditional Use Permit		
Residential Uses			
Accessory Dwelling Unit (detached, attached, junior)	P	P	17.65
Accessory Structure	P	P	17.12.040
Assisted Living Facility	CUP	CUP	
Child Day Care Home	P	P	17.04.160 Government Code Sections 1597.30—1597.622
Community Care Facility, Large (seven or more residents)	CUP	CUP	17.04.154.50 Health and Safety Code Section 1502
Community Care Facility, Small (up to seven residents)	P	P	17.04.154.50 Health and Safety Code Section 1502
Emergency Shelter	P	P	Government Code Section 65582(d) and Health and Safety Code Section 50801(e)
Employee Housing, up to seven residents	P	P	

Table 17.12-1. Mixed-Use Zones Allowed Uses and Permit Requirements

Land Use	Permit Requirement by Zone		Additional Regulations
	MX-1	MX-2	
	Conditional Use Permit		
Home Occupation	P	P	17.04.330 17.63
Low Barrier Navigation Center	P	P	Government Code Sections 65660 — 65668
Mobile Home Parks/Travel Trailer Parks	CUP	N	
Multi-Unit Dwellings (standalone or incorporated)	P	P	
Single-Room Occupancy Units	P	P	
Supportive Housing	P	P	Government Code Section 65651
Transitional Housing	P	P	Government Code Section 65651
C-1 Neighborhood Commercial Zone Uses			
C-1 Uses Permitted	P	n/a	17.22.020
C-1 Uses Permitted Subject to Planning Director Review and Approval	DRA	n/a	17.22.030
C-1 Uses Permitted Only by Conditional Use Permit	CUP	n/a	17.24.040
C-2 Regional Commercial Zone Uses			

Key: P = Allowed by Right; DRA = Director Review and Approval; N = Not Allowed; CUP = Conditional Use Permit

Table 17.12-1. Mixed-Use Zones Allowed Uses and Permit Requirements

Key: Land Use	Permit Requirement by Zone		Additional Regulations
	Conditional Use Permit		
	MX-1	MX-2	
C-2 Uses Permitted	n/a	P	17.24.020
C-2 Uses Permitted Subject to Planning Director Review and Approval	n/a	DRA	17.24.030
C-2 Uses Permitted Only by Conditional Use Permit	n/a	CUP	17.24.040

P = Allowed by Right; DRA = Director Review and Approval; N = Not Allowed; CUP =

(Ord. 5184 § 1, 2024; Ord. 5155 § 4, 2024)

17.12.030 Mixed-use zone development standards.

- A. *Table 17.12-2, Mixed-Use Zone Development Standards.* The intent of Table 17.12-2 is to clearly and precisely establish the basic site and structure regulations that apply to all developments in each of the mixed-use zones. The table also indicates where additional site and structure requirements, including, but not limited to, off-street parking, landscaping, signage, fences and obstructions, and performance standards, apply to mixed-use zones.
- B. *Density.* Maximum density standards shall be consistent with this title, the general plan (or applicable master plan, specific plan, or area plan).

Table 17.12-2. Mixed-Use Zones Development Standards

Zone	Development Feature (minimum unless otherwise specified)									
	Parcel Area (min square foot or acres)	Parcel Area per Dwelling (min square feet)	Height (max. ft.)	Distance between Structures (min. ft.)			Setbacks (min. ft.)			
				Between Dwelling Units	Between Dwelling/ Accessory Units	Between Accessory Units		Side (ft.)	Side-Corner (ft.)	Rear (ft.)
MX-1	N/A	N/A	75	10	3	3	0	5/10	5/10	10/15
MX-2	N/A	N/A	120	N/A	N/A	N/A	0	5/10	0/10	5/15
Other Applicable Regulation	17.12.040									

Regulation		Additional Regulations		Section or Chapter	
Accessory Dwelling Units		Chapter 17.65			
Accessory Structures		Section 17.08.130			

Regulation	Additional Regulations	Section or Chapter
Fences, Walls, and Hedges	Section 17.08.180	
Height of Buildings	Section 17.08.110	
Landscape Standards	Chapter 17.61	
Multi-Unit Dwelling Objective Design Standards	Chapter 17.14	
Off-Street Parking and Loading	Chapter 17.58	
Street Setback Exceptions	Section 17.08.125	
Yard Encroachments	Section 17.08.170	
Signs	Chapter 17.60	

(Ord. 5155 § 4, 2024)

17.12.040 Other applicable regulations and standards.

A. *MX-1-Mixed-Use Neighborhood Zone*. Additional Standards per the Allowable Uses in Table 17.12-2.

1. *Accessory Structures*.

a. The accessory buildings or structures necessary for such use located on the same lot or parcel of land, including a storage garage for the exclusive use of the patrons and employees of the above stores or businesses.

2. *Caretaker Unit*.

a. Dwelling for use by caretaker or night security, or as accessory and incidental to the permitted use on the parcel.

Additional Development Standards per Those in Table 17.10-2.

3. *Side Setback*.

a. The side and side-corner setback shall be a minimum of ten feet when the lot abuts upon the side of a lot in any zone other than a commercial zone.

4. *Rear Setback*.

a. The rear setback shall be a minimum of fifteen feet when the lot abuts upon the side of a lot in any zone other than a commercial zone. If the lot abuts a commercial zone the rear setback can be ten feet.

5. *Multi-Story Step-Backs*.

a. A minimum step-back of three feet is required for all structures greater than two stories on all elevations of the structure on no less than sixty percent of the first story structure's wall length.

6. *Separation of Uses*.

a. Commercial development proposed adjacent to property zoned or designated for residential development shall be required to be separated by a solid masonry wall constructed a minimum height of six feet from highest grade. Any wall located within or along the front yard area shall not exceed a height of four feet.

7. *Rooftop Equipment*.

a. Rooftop areas of commercial structures shall be completely screened from view by parapets or other finished architectural features constructed to a height of the highest equipment and unfinished structural element or architectural feature of the building. This requirement shall apply to all new commercial construction and remodeling of existing commercial structures which involve a change of fifty percent or more of the roof structure or an addition of fifty percent or more to the floor area of the commercial structure.

8. *Encroachments.*

a. An encroachment permit is required for any sidewalk uses including, but not limited to those identified in Table 17.12-3.

Table 17.12-3. Mixed-Use Zone Setback Encroachments

Regulation	Section or Chapter
Sills, eaves, cornices, canopies, and other similar architectural features 8 feet or more above surface grade	Allowed in setback area
Movable tables, chairs, umbrellas, outdoor heaters (outdoor seating) as allowed with an encroachment permit	Allowed in setback area
Movable partitions or planters to define an outdoor seating area	Allowed in setback area
Bicycle racks	Allowed in setback area
Trees and tree wells	Allowed in setback area
Planters and planting beds extending not more than 18 inches into the setback area and not more than 18 inches in height above grade	Allowed in setback area
Bay windows, on a foundation or cantilevered, chimneys, or wells for basement windows or stairs, occupying in the aggregate not more than 20 percent of the length of the side of the structure on which they are located.	Allowed in setback area
Utility structures	Allowed in setback area

B. *MX-2-Mixed-Use Transit Zone—Additional Development Standards per Those in Table 17.10-2.*

1. *Side Setback.*

a. The side and side-corner setback shall be a minimum of ten feet when the lot abuts upon the side of a lot in any zone other than a commercial zone.

2. *Rear Setback.*

- a. The rear setback shall be a minimum of fifteen feet when the lot abuts upon the side of a lot in any zone other than a commercial zone. If the lot abuts a commercial zone the rear setback can be five feet. (Ord. 5155 § 4, 2024)

The Bakersfield Municipal Code is current through Ordinance 5185, passed September 11, 2024.

Disclaimer: The city clerk has the official version of the Bakersfield Municipal Code. Users should contact the city clerk for ordinances passed subsequent to the ordinance cited above.

[City Website: www.bakersfieldcity.us](http://www.bakersfieldcity.us)

[City Telephone: \(661\) 326-3000](tel:(661)326-3000)

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