

ORDINANCE NO. 3536

AN ORDINANCE AMENDING ORDINANCE NO. 352, THE ZONING ORDINANCE OF TULARE COUNTY, PERTAINING TO ESTABLISH SECTION 18.9 OF ORDINANCE NO. 352, THE ZONING ORDINANCE, A MIXED-USE OVERLAY COMBINING ZONE FOR THREE RIVERS, UNLESS OTHERWISE PROVIDED IN THIS ORDINANCE PZC 17-047.

THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE DO ORDAIN AS FOLLOWS:

Section 1. SECTION 1. Section 18.9 is hereby added to Tulare County Ordinance No. 352, as amended from time to time, to read as follows:

The following regulations shall apply in the communities of Three Rivers, Goshen, Ducor, Terra Bella, Traver, Strathmore, Pixley, Tipton, Earlimart, Alpaugh, East Orosi, London, Richgrove, Sultana, El Monte Mobile Village, Hypericum, Jovista, Matheny Tract, Tooleville, Allensworth, Delft Colony, East Tulare Villa, Lindcove, Monson, Seville, Teviston, Tonyville, Waukena, West Goshen, and Yettem unless otherwise provided in this Ordinance unless otherwise provided in this Ordinance.

PURPOSE A. The purpose of this zone is to allow for mixed uses. Allowing a mix of uses promotes flexibility in the types of entitlements that can be issued. Economic Development can be pursued with a wide variety of development potential. In addition, mixed use can allow for decreased vehicles miles traveled if residential uses are mixed with uses for employment.

APPLICATION B. This overlay zone only applies to the communities of Three Rivers, Goshen, Ducor, Terra Bella, Traver, Strathmore, Pixley, Tipton, Earlimart, Alpaugh, East Orosi, London, Richgrove, Sultana, El Monte Mobile Village, Hypericum, Jovista, Matheny Tract, Tooleville, Allensworth, Delft Colony, East Tulare Villa, Lindcove, Monson, Seville, Teviston, Tonyville, Waukena, West Goshen, and Yettem.

USE C. No building or land shall be used and no building shall be hereafter erected or structurally altered, except for one or more of the following uses allowed in this this overlay zone are outlined in the community plan for Three Rivers, Goshen, Ducor, Terra Bella, Traver, Strathmore, Pixley, Tipton, Earlimart, Alpaugh, East Orosi, London, Richgrove, Sultana, El Monte Mobile Village, Hypericum, Jovista, Matheny Tract, Tooleville, Allensworth, Delft Colony, East Tulare Villa,

1 Lindcove, Monson, Seville, Teviston, Tonyville,
2 Waukena, West Goshen, and Yettem, unless
3 otherwise provided in this Ordinance.

4 Within the Mixed Use Zoning District, all uses
5 outlined in the M-1, C-3, C-2, C-1 and R-1, R-2,
6 R-3 uses are allowed. Uses and activities that are
7 found by the Planning Director to be similar to
8 and compatible with those specific zoning districts
9 are also allowed. In addition, use and activities
10 determined to be compatible by the Planning
11 Commission and the Board of Supervisors with
12 the above mentioned zoning districts are also
13 allowed.

14 All conditional uses allowed in these zoning
15 districts shall also be allowed by right with
16 exception of the following combination of uses:

Uses/Combination of Uses reviewed by Planning Commission
Autowrecking and Residential
Battery Manufacture and Residential or Commercial
Biomass Fuel Production and Residential
Flammable Liquids over 10,000 gallons
Hazardous Waste Facility
Planing Mills and Residential or Commercial
Sand blasting
Slaughterhouse and Residential
Solid Waste Recycling and Residential
Super service stations and Residential
Airport
Heliport

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18 All uses shall not be detrimental to the health, safety, peace, morals, comfort, and general welfare of
19 persons residing or working in the neighborhood, or to the general welfare of the county. All uses
20 shall limit impacts related to smoke, fumes, dust, gas, noise, odor, vibrations and other hazards to
21 be considered an allowed use without the need for a special use permit. All allowed uses are
22 subject to the determination of appropriateness by the Director of Planning.

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24 The Director of Planning has the option of deferring any land use application allowed in this district
25 to the Planning Commission for review and decision.

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27 **DEVELOPMENT STANDARDS D. 1.** Height: No building or structure hereafter erected or
28 structurally altered shall exceed six (6) stories or seventy five (75) feet to uppermost part of roof.

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30 2. Front Yard: 0 Feet
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1 3. Side Yard: Where a lot abuts upon the side of a lot in any "R" Zone (R-A, R-O, R-1, R-2 and R-
2 3), there shall be a side yard of not less than five (5) feet. Where a reversed corner lot rears upon a
3 lot in any "R" Zone, the side yard on the street side of the reversed corner lot shall be not less than
4 fifty (50) percent of the front yard required on the lots in the rear of such corner lot. In all other
5 cases, a side yard for a commercial building shall not be required.

6 4. Rear Yard: Where a lot abuts upon the rear of a lot in any "R" Zone (R-A, R-O, R-1, R-2 and R-
7 3), there shall be a rear yard of not less than fifteen (15) feet. In all other cases, a rear yard for a
8 commercial building shall not be required.

9 5. Lot Area: The minimum lot area shall be ten thousand (10,000) square feet; provided, however,
10 that where a lot has less area than herein required and was of record at the time this paragraph
11 became effective, said lot may be occupied by not more than one (1) main building subject to the
12 provisions of this Section.

13 6. Floor Area Ratio: The maximum Floor Area Ratio is 2. The Floor Area Ratio is the amount of
14 square feet of all structure allowed on a parcel based on parcel size.

15 7. Distance between structures: The minimum distance between structures is 10 feet.

16 8. Parking: Off-street parking and loading shall be required in conformance with Section 15.

17 9. Fences, Walls, and Screening: Where the side or rear lot line of a site adjoins or is located across
18 an alley from any "R" Zone (R-A, R-O, R-1, R-2, and R-3), there shall be a solid wall, fence or
19 equivalent landscaping screening at least six (6) feet in height located along the common lot line,
20 except in the required front or side yard. Open storage of materials and equipment shall be
21 permitted only within an area surrounded and screened by a solid wall or fence or compact
22 evergreen hedge (with solid gates where necessary), not less than six (6) feet in height, provided
23 that no materials shall be stored to a height greater than that of the wall, fence, or hedge.
24 Fulfillment of the requirement of this paragraph shall not be required for buildings and uses which
25 were established in accordance with all applicable buildings and zoning regulations and which were
26 existing in a commercial or manufacturing zone on the effective date of this paragraph, until such
27 time as a permit or other grant of approval for expansion, alteration or development of property is
28 approved by Tulare County.

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1 E. All other Development Standards are outlined in the Community Plan(s) for Three Rivers,
2 Goshen, Ducor, Terra Bella, Traver, Strathmore, Pixley, Tipton, Earlimart, Alpaugh, East Oroshi,
3 London, Richgrove, Sultana, El Monte Mobile Village, Hypericum, Jovista, Matheny Tract
4 Tooleville, Allensworth, Delft Colony, East Tulare Villa, Lindcove, Monson, Seville, Teviston,
5 Tonyville, Waukena, West Goshen, and Yettem, unless otherwise provided in this Ordinance.
6 Conformance to development standards is required for all development; however, the Planning
7 Director, Planning Commission, or Board of Supervisors may provide exemptions to particular
8 development standards when deemed appropriate

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10 Section 2. This Ordinance shall take effect thirty (30) days from the date of the passage
11 hereof, or if published more than 15 days after the date of passage, then 30 days after publication,
12 whichever is later, and, shall be published once in the Visalia Times Delta, a newspaper printed and
13 published in the County of Tulare, State of California, together with the names of the members of
14 the Board of Supervisors voting for and against the same.

15 THE FOREGOING ORDINANCE was passed and adopted by the Board of Supervisors of
16 the County of Tulare, State of California, on the 26th day of June, 2018, at a regular meeting
17 of said Board, duly and regularly convened on said day, by the following roll call vote:

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19 AYES:
Supervisors Crocker, Vander Poel, Shuklian,
Worthley, and Ennis

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26 NOES:
None

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ABSENT:

None _____



Chairman, Board of Supervisors



ATTEST: MICHAEL C. SPATA
County Administrative Officer/Clerk
Board of Supervisors

By: 

Deputy