ORDINANCE NO. 3600

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
CUTLER/OROSI, UNLESS OTHERWISE PROVIDED IN THIS ORDINANCE PZC 18-009.

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 Cutler/Orosi, Ivanhoe, Woodville,
Plainview, Poplar/Cotton Center, 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 Cutler/Orosi, Ivanhoe,
Woodville, Plainview, Poplar/Cotton Center, 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 Cutler/Orosi, Ivanhoe, Woodville, Plainview, Poplar/Cotton Center,
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.

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

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

<table>
<thead>
<tr>
<th>Uses/Combination of Uses reviewed by Planning Commission</th>
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<tbody>
<tr>
<td>Autowrecking and Residential</td>
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<tr>
<td>Battery Manufacture and Residential or Commercial</td>
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<tr>
<td>Biomass Fuel Production and Residential</td>
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<td>Flammable Liquids over 10,000 gallons</td>
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<td>Hazardous Waste Facility</td>
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<td>Planing Mills and Residential or Commercial</td>
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<td>Sand blasting</td>
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<td>Slaughterhouse and Residential</td>
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<td>Solid Waste Recycling and Residential</td>
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<td>Super service stations and Residential</td>
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<tr>
<td>Airport</td>
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<td>Heliport</td>
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All uses shall not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, or to the general welfare of the county. All uses shall limit impacts related to smoke, fumes, dust, gas, noise, odor, vibrations and other hazards to be considered an allowed use without the need for a special use permit. All allowed uses are subject to the determination of appropriateness by the Director of Planning.

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

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

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

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-3), there shall be a rear yard of not less than fifteen (15) feet. In all other cases, a rear yard for a commercial building shall not be required.

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

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

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

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

9. Fences, Walls, and Screening: Where the side or rear lot line of a site adjoins or is located across 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 equivalent landscaping screening at least six (6) feet in height located along the common lot line, except in the required front or side yard. Open storage of materials and equipment shall be permitted only within an area surrounded and screened by a solid wall or fence or compact evergreen hedge (with solid gates where necessary), not less than six (6) feet in height, provided that no materials shall be stored to a height greater than that of the wall, fence, or hedge.

Fulfillment of the requirement of this paragraph shall not be required for buildings and uses which were established in accordance with all applicable buildings and zoning regulations and which were existing in a commercial or manufacturing zone on the effective date of this paragraph, until such time as a permit or other grant of approval for expansion, alteration or development of property is approved by Tulare County.

E. All other Development Standards are outlined in the Community Plan(s) for Cutler/Orosi, Ivanhoe, Woodville, Plainview/Poplar/Cotton Center, 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. Conformance to development standards is required for all development; however, the Planning Director, Planning Commission, or Board of Supervisors may provide exemptions to particular development standards when deemed appropriate.

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

THE FOREGOING ORDINANCE was passed and adopted by the Board of Supervisors of the County of Tulare, State of California, on the 1st day of March, 2022, at a regular meeting of said Board, duly and regularly convened on said day, by the following roll call vote:

UPON MOTION OF SUPERVISOR SHUKLIAN, SECONDED BY SUPERVISOR VANDER POEL, THE FOLLOWING WAS ADOPTED BY THE BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD MARCH 1, 2022, BY THE FOLLOWING VOTE:

AYES:
Micari, Vander Poel, Shuklian, Valero and Townsend

NOES:
None

ABSENT:
None
Chairman, Board of Supervisors

ATTEST: JASON T. BRITT
County Administrative Officer/Clerk
Board of Supervisors

By: Hilary Romello
Deputy Clerk