

## **SECTION 14.1: "AP", AIRPORT IMPACT ZONE**

(Added by Ord. No. 2320, effective 4-3-80)

### **PURPOSE: A.**

The "AP" Zone is a service commercial, industrial and agricultural land use district. The purpose of the zone is to establish land use regulations which will promote a harmonious relationship between airport activities and adjacent urban area land uses within the airport environment. Within this district, land shall be reserved for activities that can tolerate a high level of sound exposure while reducing the level of risk to health and safety resulting from aircraft overflights. (Amended by Ord. No. 2351, effective 8-7-80.)

### **APPLICATION: B.**

This special zone is intended for application within the impact areas and environs of certain airports within Tulare County. Airport impact areas generally are defined as those areas identified in the General Plan.

### **PERMITTED USES C.**

(Introductory paragraph repealed by Ord. No. 2351, effective 8-7-80.)

1. Agricultural related uses, including:
  - a. **The growing and harvesting of fruit and nut trees, vines, vegetables, horticultural specialties and timber**, but excluding the growing of mushrooms.
  - b. **The growing and harvesting of field crops, grain and hay crops, and the growing of grass for pasture and grazing.**
  - c. **Fish farming** operations for the raising and harvesting of fish as a crop, including fish clubs and commercial fishing.
  - d. **Services to farmers or farm-related activities** in planting, harvesting, storage, hauling, equipment repair and maintenance, crop dusting and tree service firms.
2. Commercial Service Uses, including:
  - a. **Agricultural Sales Stores**, including: horticultural nurseries, landscaping and garden supplies, Christmas tree lots and sales, and hay, feed and seed sales.
  - b. **General automotive/equipment sales and services**, including: the sale, rental, repair, maintenance, cleaning and painting (including body and upholstery work) of new and used automobiles, boats, motorcycles, mobilehomes, recreation vehicles and trailers.
  - c. **Heavy automotive/equipment sales and services**, including: the sale, rental, repair, maintenance, cleaning and painting of new and used aircraft, trucks (and trailers), farm equipment, and heavy construction and earth moving equipment.
  - d. **Small equipment and machinery sales and services**, including: (bicycle shops, equipment and machinery sales and rentals (landscaping, gardening, home improvement, etc.).
  - e. **Building materials and lumber yards**, including: planing mills, cabinet shops, and carpenter shops.
  - f. **Food processing, preparation, packaging and shipping**, including: bakeries,

- dairy products preparation, and other similar uses.
  - g. **Cleaning, pressing and dyeing establishments** (using non-flammable and non-explosive cleaning fluids), laundries, linen supply, diaper service, canvas shops, upholstery shops, rug and carpet cleaning and dyeing, and similar services.
  - h. **Cold storage plants, food lockers, ice plants, ice storage and sales.**
  - i. General services, including: **bookbinding, pest extermination, taxidermy, locksmithing, safe and vault repair, mattress repair and shoe repair.**
  - j. **Service stations** (gasoline), including dispensing of diesel fuel and complete truck service, truck terminals, and repair.
  - k. **Warehousing, mini-warehouses and storage, storage garages and yards, freight forwarding terminals, furniture warehouses and van storage, and parcel post service.**
3. Limited Industrial Uses, including:
- a. **Assembly, sale or repair of home appliances**, including radio and television repair.
  - b. **Manufacture or repair of precision instruments, appliances, tools and equipment.**
  - c. **Manufacture and sale of ceramic products, such as pottery, figurines, and glazes tile.**
  - d. **Manufacturing, assembling, compounding, packaging and processing of cosmetics, drugs, pharmaceuticals, toilet soap** (not including refining or rendering of fats or oils) and toiletries.
  - e. **Manufacture, repair and assembly of electrical supplies such as coils, condensers, crystal holders, insulation, lamps, switches and wire and cable assembly**, provided no noxious or offensive fumes or odors are produced.
  - f. **Manufacture and repair cutlery, hardware, hand tools and furniture, dye and pattern making; metal stamping and extrusion of small products** such as costume jewelry, pins and needles, razor blades, bottle caps, buttons and kitchen utensils.
  - g. **Manufacturing, assembling, compounding, packaging and processing of articles or merchandise from synthetic or other previously prepared materials.**
  - h. **Blacksmith and welding shops; boat building; electric motor rebuilding machine shops; paint shops, sheet metal shops, heating or ventilating or air conditioning shops, and plumbing.**
  - i. **Manufacture and maintenance of electric and neon signs, and commercial advertising structures.**
4. A **trailer or mobilehome** used exclusively by a caretaker or watchman of a permitted industrial use, provided that the mobile unit is located on the same site in which the permitted use is located.
5. **Accessory Uses:**  
 In addition to the principal uses expressly included herein, accessory uses which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to principal uses shall be permitted.

**PERMITTED USES: SPECIAL USE PERMIT: D.**

The following Special Uses shall be permitted subject to the granting of a Special Use Permit in accordance with the procedures set forth in Paragraph B., Part II, of Section 16 of this Ordinance:

1. **Automobile wrecking yards.**
2. **Bus depots and transit stations.**
3. Collective or combined **off-street parking and loading areas** serving two or more buildings, uses or establishments.

**USES EXPRESSLY PROHIBITED: E.**

Sound sensitive activities such as residential housing of any type, schools, offices, hospitals, churches and similar activities shall be prohibited from the "AP". Airport Impact Zone.

**HEIGHT OF STRUCTURES: F.**

No building or structure hereafter erected or structurally altered shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet, whichever is less. Where such buildings or structures are also regulated by other airport zone height limitations (citation: Sections 7-13-1000 (formerly Sections 7275) et. seq. of Ordinance Code), the more stringent provisions shall prevail.

**YARD REQUIREMENTS: G.**

Yards shall not be required except under the following conditions:

1. The site is adjacent to a street or highway where a specified minimum setback is required by the Tulare County Building Line Setbacks regulations (Tulare County Ordinance Code Sections 7-19-1000 (formerly Sections 7500) et seq.), or
2. Where a commercial or industrial use is proposed adjacent to or across the street from an existing residential dwelling or use, or is adjacent to a residential zone district, the following minimum yard setbacks shall be required:  
Front Yard - 25 feet  
Rear Yard - 10 feet  
Side Yard - 5 feet (pertains only to the side adjacent to a residential building use or zone district).

**MINIMUM LOT AREA, WIDTH AND DEPTH H.**

1. The minimum lot standards shall be as follows:  
Lot area - 12,500 square feet  
Lot width - 100 feet  
Lot depth - 100 feet
2. All real property, improved or unimproved, which is shown on the latest adopted County Tax Roll as a unit or contiguous units and which is owned by the same person or person shall not be divided or developed after the effective date of this paragraph, except in conformance with this paragraph. No such land may be divided or any purposes if any one (1) parcel or lot resulting from the division of land containing less than the 12,500 square feet provided in paragraph (1) herein above and no permits to develop any parcel

- containing less than 12,500 square feet shall be permitted.
3. Notwithstanding the aforementioned restrictions, if the entire property contained less than 12,500 square feet, prior to the effective date of this subsection, the entire property may be conveyed or developed as a single unit.

#### **OFF-STREET PARKING AND LOADING FACILITIES: I.**

The following off-street parking and/or loading standards shall apply in conjunction with the issuance of any permit or approval for permitted or special uses:

1. There shall be one (1) off-street parking space for each employee of the maximum working shift for agriculture, service commercial, warehouses and industrial uses.
2. Off-street parking areas, aisles and access drive shall be paved or treated so as to provide a durable, dustless surface and shall be so graded and drained as to provide adequate disposal of surface water without creating or compounding drainage problems for adjacent properties or public rights of way.
3. Parking spaces shall be designed and marked to a size minimum of nine (9) feet wide and twenty (20) feet long.
4. When provided, off-street loading spaces for deliveries and pickup shall be not less than 10 feet wide and 35 feet long with a minimum height clearance of 14 feet. Such loading areas shall afford adequate ingress and egress for trucks from a public street or alley and shall not interfere with circulation or use of required parking on the site or adjacent properties.
5. Collective or combined off-street parking and loading facilities may be permitted to serve the total requirements of two or more uses subject to the granting of a special use permit as provided in Section D herein.

#### **SCREENING AND LANDSCAPING: J.**

The following screening and landscaping provisions shall apply in conjunction with the issuance of any permit or approval for permitted or special uses:

1. A planting strip at least ten (10) feet wide shall be established in every required front yard and a planting strip at least five (5) feet wide shall be maintained in required side and rear yards adjacent or across the street from any residential use or zone. Such landscaping shall include some combination of trees, ground cover shrubs, vines, flowers or lawn, with provisions for maintenance thereof. In addition, the combination or design may include materials such as rock and stone, and structural features, including but not limited to fountains, pools, art work, screens, walls and fences.
2. Where yards are required, a solid hedge, wall or screen fence a minimum of six (6) feet in height, shall be located along the common property lines, except in any required front yard or street side yard.

#### **SIGNS AND ADVERTISING STRUCTURES K.**

One single-faced wall sign and one double-faced freestanding sign is permitted for each frontage of a premise on a street right of way subject to the following provisions:

1. Off-site outdoor advertising display signs, portable on-premises signs and roof mounted

- signs shall be prohibited.
2. On-site outdoor advertising display signs, advertising or identifying a product and/or a business produced or situated on the premises shall be permitted along with any public service, directional or informational signs required and installed by a public or quasi-public agency, and temporary signs advertising a site or business as being for sale or lease.
  3. Signs may be illuminated, provided the source of illumination such as a light bulb, tube or filament is not visible and provided the lights are not stroboscopic and do not flash, scintillate, rotate or otherwise produce the effect of movement.
  4. The maximum permissible sign copy area per face shall not exceed the following standards:

Maximum Total Copy Area

<u>Sign Type</u>	<u>Per Sign Face (Square Feet)</u>
Wall Sign - Single face	150
Free-Standing Sign - Double Face	100
Free-Standing sign - Double face (visible from and within 100 feet of a State designated Freeway right-of-way)	250
Real Estate Sign - Single face only (pertaining only to the sale, lease or hire of the particular building, property or premises upon which displayed)	50