

## **SECTION 14.7: "F-1" PRIMARY FLOOD PLAIN ZONE**

(Added by Ord. No. 1371, effective 4-16-70; amended by Ord. No. 2741, effective 12-4-86)

### **PURPOSE: A.**

The purpose of the Primary Flood Plain Zone shall be the prevention of loss of life, the minimization of property damage, and the maintenance of satisfactory conveyance capacities of waterways through the prevention of encroachments by obstructions in the floodway which may diminish the ability of the floodway to carry overloads during periods of flooding. This Zone is to be used in concert with the flood damage prevention regulations established in Chapter 8 of Part VII of the Ordinance Code of Tulare County. However, it shall only be delineated on the County Zoning Map when necessary to conform to the County General Plan or when necessary to establish flood plain regulations after completion of a Federal project report pursuant to Section 8411 of the California Water Code.

### **APPLICATION B.**

This zone may function either as an exclusive zone or in combination with other zones and may be applied only to those areas within the boundaries of the Selected Flood which have been determined to be the floodway area through an analysis of flood frequency, natural topography, bank erosion, channel shifts, flood profiles, velocity of flood waters or other applicable factors.

### **USE C.**

1. When the Zoning Map indicates that the F-1 Zone is an exclusive zone, only the following uses shall be permitted provided such uses are authorized pursuant to the procedures set forth in Chapter 8 of Part VII of the Ordinance Code of Tulare County:
  - **The growing and harvesting of field crops, vines, vegetables and horticultural specialties**, excluding trees.
  - **The operation of apiaries.**
  - **The grazing of sheep, goats, horses, mules, swine, bovine animals and other similar domesticated quadrupeds.**
  - **The raising of poultry.**
  - **Wildlife preserves.**
  - One (1) non-expandable **recreation vehicle** having no permanently attached or detached accessory structures, for each parcel of property under separate ownership, for use only by the owner of the property and/or his guests. Said recreation vehicles shall be maintained in a readily movable state and shall be located on the property only during the months of May through November, inclusive, and shall be removed from the property during the months of December through April, inclusive.
  - **Public utility facilities**, except those structures for which a use permit is required as specified under Subsection "D" of this Section.
  - **Flood control channels**, surface water spreading grounds, stream bed retarding basins, and other similar facilities which have been approved by the Tulare County Flood Control District.
  - **Parking lots** provided any grading or structures do not significantly restrict the

- carrying capacity of the floodway.
2. When the Zoning Map indicates that the F-1 Zone is combined with other zones, only the following uses shall be permitted:
    - All those uses listed under Paragraph 1 of this subsection which are allowed in the underlying or base zone.
    - **Single family dwellings, mobilehomes and accessory residential and agricultural structures** shall be allowed if they are allowed in the underlying or base zone, provided that all construction or installations are approved in accordance with the procedures referred to in Chapter 8 of Part VII of the Ordinance Code of Tulare County.
    - All uses allowed in the underlying or base zone which are not allowed under Paragraph 1 of this subsection if approved in accordance with the procedures referred to in Chapter 8 of Part VII of the Ordinance Code of Tulare County.

#### **USE PERMITS D.**

The following uses, buildings and structures shall be permitted in this zone only if a Use Permit is approved pursuant to the procedures referred to in Paragraph B of Part II of Section 16 of this Ordinance.

1. When the Zoning Map indicates that the F-1 Zone is an exclusive Zone:
  - **Private and public recreational uses** such as: parks, aquatic facilities, campgrounds, recreation vehicle parks, playgrounds, athletic fields, golf courses, golf driving ranges, fishing and hunting clubs.
  - **Temporary and readily removable structures accessory to agricultural uses.**
  - **Public utility structures.**
  - **Excavation and removal of rock, sand, gravel and other materials;** provided, however, that no Use Permit shall be required if a surface mining permit and/or reclamation plan is required under the provisions of Section 7-25-1000 et seq. of the Ordinance Code of Tulare County.
2. When the Zoning Map indicates that the F-1 Zone is combined with other zones:
  - All those uses listed under Paragraph 1 of this subsection which are allowed in the underlying or base zone.
  - All uses which may be permitted subject to the granting of a Use Permit in the underlying or base zone.

Said Use Permit shall be granted only if it is found that any building or structure to be constructed will conform to the requirements set forth in Chapter 8 of Part VII of the Ordinance Code of Tulare County.