

SECTION 14.8: "F-2" SECONDARY FLOOD PLAIN
COMBINING ZONE

(Added by Ord. No. 1371, effective 4-16-70; repealed by Section 8 of
Ord. No. 2741, effective 12-4-86.)

ORDINANCE NO. 2741

Section 9 of Ordinance No. 2741 states as follows:

"It is the intent of the Board of Supervisors of the County of Tulare that Section 8 of this Ordinance not be effective until the County Zoning Map has been amended to change all existing "F-2" zoning designations to other zoning classifications, in accordance with the procedures established in Section 17 of Ordinance No. 352 for changing zone boundaries or classifications."

PURPOSE A.

The purpose of the Secondary Flood Plain Combining Zone shall be the protection of life and property from the hazards and damages which may result from flood waters of the selected flood magnitude. This zone is intended for application to those areas of the County which lie within the fringe area of the flood plain and are subject to less severe inundation during flooding conditions than occur in the F-1 Zone.

APPLICATION B

This zone is intended to be combined with other zones and may be applied only to those areas located within the boundaries of the selected flood which lie outside the "F-1" Primary Flood Plain Zone, as determined through an analysis of flood frequency, natural topography, bank erosion, channel shifts, flood profiles, velocity flows or other applicable factors.

USE C.

Only the following uses are allowed in the F-2 Zone:

1. All those uses listed under Subsection C of Section 14.7 of this Ordinance which are allowed in the underlying or base zone.
2. Single family dwellings and accessory residential and agricultural structures shall be allowed if they are allowed in the underlying or base zone, only if they comply with one or more of the following conditions:
 - a. The bottom of the structural floor of any such building will be above the selected flood profile level as shown on the Zoning Map for the building site; or,
 - b. All permanent buildings will be protected from flooding by dikes, levees or other flood protection works whose design has been approved by the Tulare County Flood Control District.

USE PERMITS D.

The following uses, buildings and structures shall be permitted in the "F-2" Zone only if a Use Permit is approved subject to the procedures referred to in Paragraph B of Part II of Section 16 of this Ordinance:

1. All uses allowed in the underlying or base zone which are not allowed under Subsection C of this Section.
2. All uses which may be permitted under USE Permit in the underlying or base zone.
3. Additions or structural modifications to all existing structures and accessory structures which do not comply with the requirements in Subsection C of this Section.

Said Use Permit shall be granted only if it is found that any building or structure to be constructed will be so constructed or located, or will be so protected by levees or other methods of flood proofing as to render them either resistant to flotation or immune to extensive damage by flooding, and to prevent peripheral flooding of other properties as a result of such construction.