

Appendix 2

POLICIES AND PROCEDURES

TULARE COUNTY RESOURCE MANAGEMENT AGENCY

NUMBER	SUBJECT	EFFECTIVE DATE
706.1	Zoning Policy: Uses: F, Foothill Combining Zone	6/23/81
SOURCE: Planning Commission: Resolutions 5662, 5693, 5876 Board of Supervisors: Resolutions 81-1189, 81-1674, 83-53		

PURPOSE/BACKGROUND:

The regulations of the F, Foothill Combining Zone, require that certain classes of uses and activities be determined by resolution, rather than by inclusion in the Zoning Ordinance. This determination is required for recreation uses, commercial uses, light industrial uses, public and quasi-public uses, and public utilities, communications and transportation uses.

Determination of specific use lists by resolution rather than by formal designation in the Zoning Ordinance is a process which has been utilized successfully in other jurisdictions (i.e., San Diego County). This process facilitates and expedites modification and amendments to the use list without having to undergo formal ordinance change procedures. For example, if a discrepancy is discovered within the adopted use list, the matter can quickly be resolved by the Planning Commission at a public hearing by adoption of a resolution. The only step required is final approval by the Board of Supervisors.

It is intended that once adopted, the proposed list of uses and activities will be made a part of the appendix to the Zoning Ordinance for ready reference by persons proposing developments in the F Zone.

It is the purpose of this policy to set forth the determinations of the Planning Commission and Board of Supervisors on the specific types of uses to be permitted within the above described categories, in the F, Foothill Combining Zone.

POLICY:

Uses Requiring Site Plan Review:

Private, low-intensive recreation and accessory facilities which are not available to members of the public on a commercial basis, including but not limited to fishing and hunting clubs, lodges and summer camps (Section 18.7.B.2.e).

The Commission determined that the term "private, low-intensive recreation uses and accessory facilities" shall consist of the following uses and activities:

Private game preserve and hunting clubs, not including hunting for members of the public on a commercial basis.

Private fishing clubs, not including fishing for the general public on a commercial basis.

Private campgrounds not available to members of the public on a commercial basis.

Private lodges, not available to members of the public on a commercial basis.

Private rifle, pistol, shotgun and archery clubs, not available to members of the public on a commercial basis.

These uses and activities which are found by the Building and Planning Director to be similar to and compatible with those specific uses and activities identified by the Planning commission and Board of Supervisors by resolution pursuant to the provisions of Section 15.A.1.b. of the Zoning Ordinance.

Accessory uses and facilities established in conjunction with private recreation uses which are clearly subordinate and incidental to that of the principal use. Accessory uses and

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facilities shall be located adjacent to or on the same site of the private recreation use and may include such uses as storage facilities, off-street parking areas and offices (added by Building and Planning Director, effective July 5, 1984).

Special Uses:

Private or commercial recreation uses, businesses and associated facilities located in conformance with the Foothill Growth Management Plan, including but not limited to resorts, overnight lodging facilities, tourist-related eating and drinking establishments, entertainment establishments and various types of outdoor recreation activities. (Section 18.7.B.3.b)

The Commission determined that the term "recreation uses" shall consist of the following uses, businesses and associated facilities. Said uses, businesses and facilities shall be permitted in conformance with the Foothill Growth Management Plan:

Bar or tavern.

Bicycle race track.

Cabaret, nightclub, dancing or entertainment in a bar, cafe or restaurant.

Campground, excluding private summer camps.

Dance hall.

Equestrian establishments such as academies, schools and stables.

Golf course.

Guest ranch.

Hunting and fishing clubs available to members of the public, and hunting and fishing on a commercial basis for members of the public.

Kennels.

Motel.

Public park or playground.

Recreation center.

Recreation vehicle park.

Resort.

Restaurant or cafe.

Rifle, pistol shotgun and archery clubs and ranges except that no permit is required for rifle, pistol, shotgun and archery clubs not available to members of the public and for ranges maintained for private

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use by residents residing on the property on which the range is located.

Rodeo grounds or roping arenas.

Theater including open-air and drive-in.

Tourist court.

Incidental and accessory structures and uses located on the same site with and necessary for the operation of a permitted recreation use.

Those uses and activities which are found by the Building and Planning Director to be similar to and compatible with those specific uses and activities identified by the Planning Commission and Board of Supervisors by resolution pursuant to the provisions of Section 15.A.1.b. of the Zoning Ordinance.

Small scale retail and service commercial-type uses located proximate to an existing recreation facility, including convenience stores, gift shops, sporting goods sales and rentals, boat storage, service stations, and Laundromats (added by Building and Planning Director, effective 2-17-84).

Home occupations (12/23/96)

Neighborhood commercial centers containing stores, shops and businesses featuring the retail sales of commercial goods and services which are desired to meet the day-to-day needs of local residents, including but not limited to convenience sales and personal services, eating and drinking establishments and food and beverage retail sales. (Section 18.7.B.3.c.)

Ambulance service.

Antique store.

Art gallery and art studio.

Auto service station.

Auto, minor service - repair - replacement.

Auto parts and accessory store.

Auto wash - self-service or automatic.

Bakery or pastry shop.

Bar or tavern.

Beauty shop or barber shop.

Boat sale, rent, minor service.

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Boat part and accessory store.

Book or record store.

Bus depot.

Butcher and meat market

Cafe or restaurant.

Candy store.

Child care center.

Clothing and apparel store.

Coffee shop.

Delicatessen.

Drive-in cafe.

Drive-in food market or stand.

Drug store, non-prescription drugs and sundries.

Eyeglasses and frames, sales and service.

Fire wood - fuel sales.

Florist.

Frozen food locker.

Furniture store.

Grocery store or supermarket.

Hardware store.

Hay, seed and grain store.

Jewelry store.

Laundromat - self-service.

Liquor store.

Music store, including instrument repair.

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Office, business or professional.

Office, finance, loan, credit, collection.

Office, bank, savings and loan.

Office, insurance.

Office, real estate.

Office, accountants, bookkeepers.

Office, medical or dental.

Prescription pharmacy.

Recreation facility, indoor.

Recreation facility, outdoor.

Shoe repair shop.

Soda fountain, ice cream parlor.

Tobacco store.

Winery sale facility - tasting room.

Those uses and activities which are found by the Building and Planning Director to be similar to and compatible with those specific uses and activities identified by the Planning Commission and Board of Supervisors by resolution pursuant to the provisions of Section 15.A..1.b. of the Zoning Ordinance.

Buildings and uses of a public or quasi-public character, including but not limited to cemeteries, churches, medical facilities, educational institutions, and government buildings and grounds. (Section 18.7.B.3.e.)

The Commission determined that the term "public and quasi-public" shall consist of the following buildings and uses:

Animal hospital/veterinarian.

Cemetery, columbarium, mausoleum, crematory.

Church.

Fire station.

Hospital, sanitarium and nursing home.

Memorial building, theater, auditorium not including school auditorium.

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Nursery school.

Police station.

Post office.

Power/energy generation facilities.

Public library.

Public works maintenance facility.

School, public and private.

Sewage treatment plant and disposal area.

Waste and refuse disposal site, public and private.

Water treatment plant.

Those uses and activities which are found by the Building and Planning Director to be similar to and compatible with those specific uses and activities identified by the Planning Commission and Board of Supervisors by resolution pursuant to the provisions of Section 15.A..1.b. of the Zoning Ordinance.

Public utility, communication and transportation uses and facilities, including but not limited to airports, heliports, electrical distribution substations and communication towers. (Section 18.7.B.3.g.)

The Commission determined that the term "public utilities, communication and transportation" shall consist of the following uses and facilities:

Airport.

Airport, agricultural.

Heliport.

Heliport, agricultural.

Public utilities structure.

Radio, microwave and television towers in excess of seventy-five (75) feet in height or within 2 miles of an airport or heliport.

Those uses and activities which are found by the Building and Planning Director to be similar to and compatible with those specific uses and activities identified by the Planning Commission and Board of Supervisors by resolution pursuant to the provisions of Section 15.A..1.b. of the Zoning Ordinance.

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Any kind of light, non-polluting manufacturing, processing, storage or treatment of products other than those which may be obnoxious or offensive by reason of odor, dust, smoke, gas, noise or other similar causes. (Section 18.7.B.3.d.)

The Commission determined that the above terminology shall include the following uses and activities:

Assembling of typewriters, business machines and similar mechanical equipment.

Assembly of small electric appliances such as lighting fixtures, irons, fans, toasters and electric toys, refrigerators, washing machines, dryers, dishwashers and similar home appliances.

Assembly of small electrical equipment such as home motion picture equipment, phonographs and radio and television receivers, but not including electrical machinery.

Bottling plants.

Compounding and packaging of cosmetics, pharmaceuticals and toiletries, but excluding soap manufacture.

Food processing, packaging and storage, including milk products, fruits, nuts, vegetables, blended foods, candies, non-alcoholic beverages, preserves, bakery goods and frozen foods; but excluding dehydrating of aromatic vegetables and spices; olive processing, vinegar manufacturing by fermentation, pickle manufacturing, sauerkraut manufacturing, livestock feed manufacturing and processing, fertilizer manufacturing, butchering, slaughtering, eviscerating and fat rendering.

Manufacture of scientific, medical, dental and drafting instruments, orthopedic and medical appliances, cameras and photographic equipment except film, electronic equipment, musical instruments, precision instruments, optical goods, watches and clocks.

Manufacture of ceramic products, such as pottery, figurines and small glazed tile.

Manufacture and assembly of electrical supplies such as coils, condensers, crystal holders, insulation, lamps, switches and wire and cable assembly.

Manufacture and assembling of jewelry, watches, clocks, precision instruments, bottles and other glass products which are made from previously prepared materials.

Manufacturing of leather goods, paper products, pens, pencils and artist supplies when such goods, products and supplies are made from previously prepared materials.

Manufacture of cutlery, hardware, hand tools and furniture; metal stamping and extrusion of small products such as costume jewelry, pins and needles, razor blades, bottle caps, buttons and kitchen utensils.

Manufacturing, assembling, compounding, packaging and processing of articles or merchandise from the following previously prepared materials: asbestos, bone, canvas, cellophane, cellulose, cloth, cork, feathers, felt, fiber and synthetic fiber, fur, glass, hair, horn, leather, paint (not employing a boiling process), paper, plastics, precious or semi-precious metals or stones, rubber and

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synthetic rubber, shell, straw, textiles, tobacco and wood.

Manufacturing of containers from previously prepared materials when such process does not include enameling, lacquering, rubber coating or electric plating.

Manufacture and maintenance of electric and neon signs, billboards and commercial advertising structures.

Printing, publishing, bookbinding and paper sales.

Lumber yards, including planing mills; mattress manufacture; storage yards for commercial vehicles.

Wholesale stores and storage warehouses.

Wholesale meat cutting and packing, provided there shall be no slaughtering, fat rendering or smoke curing.

Winery, provided that no grapes other than those grown on the same site may be crushed, not to exceed a total of 100 tons of grapes per year.

Those uses and activities which are found by the Building and Planning Director to be similar to and compatible with those specific uses and activities identified by the Planning Commission and Board of Supervisors by resolution pursuant to the provisions of Section 15.A..1.b. of the Zoning Ordinance.

Rock crushers established and operated in conjunction with a surface mining operation approved pursuant to Sections 7-25-1085 to 7-25-1205 (formerly Sections 7710-7725) of the Zoning Ordinance (added by Building and Planning Director, effective 7/6/84).