

SECTION 10.5: "TPZ" TIMBER PRESERVE ZONE

(Added by Ord. No. 2185, effective 11-30-78)

PURPOSE A.

The TPZ Zone is an exclusive zone for use in areas devoted to and used for growing and harvesting timber and for those uses which are compatible with and an integral part of timber management operations. The purpose of this zone is as follows:

1. To protect and preserve the forest resources and timberlands of the County for the production of timber, recreational opportunities, watershed protection and maintenance of fisheries and wildlife.
2. To protect and preserve the forest resources and timberlands of the County from encroachment of unrelated uses.
3. To replace the use of Williamson Act contracts on the date that TPZ zoning is applied to timberlands, in order to provide a tax structure conducive to growing and harvesting timber.
4. To implement the Z'bert-Warren-Keene-Collier Forest Taxation Reform Act of 1976, as amended (Sections 51100 et seq. of the Government Code), which is hereby incorporated herein by reference.

USE B.

No building or land shall be used, and no building shall be erected or structurally altered, except for the following uses:

1. **Growing and harvesting of timber and forest products.**
2. **Uses and facilities integrally related to the growing and harvesting of timber and forest products** including, but not limited to, roads, log landings and log storage areas, but not including processing facilities.
3. **Management for watershed** including management of all the natural resources of a watershed to protect, maintain, or improve water quality and yield.
4. **Management for fish and wildlife habitat** including the establishment of wildlife preserves.
5. **Forest fire lookout facilities.**
6. **The erection, construction, alteration, or maintenance of gas, electric, water, or community transmission facilities.**
7. **Grazing of sheep, goats, horses, mules, bovine animals and other similar domesticated quadrupeds, provided that no feed lot may be maintained.**
8. **Outdoor educational activities.**
9. **Directional signs not advertising a commercial product or place of business.**
10. **Temporary helicopter landing areas for craft engaged in logging operations.**

DIVISIONS OF LAND C.

TPZ zoned property may not be divided into parcels containing less than 160 acres except as provided in Section 51119.5 of the Government Code.

(NOTE: Section 51119.5 reads as follows: 51119.5 Parcels zoned as timberland preserve under this chapter may not be divided into parcels containing less than 160 acres unless the original

owner prepares a joint timber management plan prepared or approved as to content by a registered professional forester for the parcels to be created. The joint timber management plan shall provide for the management and harvesting of timber by the original and any subsequent owners, and shall be recorded with the county recorder as a deed restriction on all newly created parcels. Such deed restriction shall run with the land rather than with the owners, and shall remain in force for a period of not less than 10 years from the date division is approved by the board or council. Such division shall be approved only by a four-fifths vote of the full board or council, and only after recording of the deed restriction.)

USE PERMITS D.

The following uses shall be permitted in the TPZ 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. **Mineral and hydrocarbon discovery and mining**, but not including processing; 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. (Amended by Ord. No. 2220, effective 3-29-79.)
2. **Energy resource development**, but not including construction and operation of power generating plants.
3. **Temporary logging camps or labor camps** established in conjunction with timber harvesting or planting operations.
4. **Single family dwellings and/or mobilehomes and normal accessory structures** for the owner or caretaker of the property when such dwellings are necessary for timber management operations.
5. **Non-intensive recreational activities**, including hunting and fishing clubs, equestrian establishments, public and private stables, hiking trails, campgrounds, and public and private parks.
6. **Temporary portable sawmills and temporary portable planing mills.**

YARD REQUIREMENTS E.

1. Front Yard: The minimum front yard shall be twenty-five (25) feet except along those streets and highways where a greater setback is required by other ordinances of the County.
2. Rear Yard: The minimum rear yard shall be twenty-five (25) feet except along those streets and highways where a greater setback is required by other ordinances of the County.
3. Side Yards: The minimum side yards shall be ten (10) feet except along those streets and highways where a greater setback is required by other ordinances of the County.
4. Required yard areas may be used for the growing and harvesting of timber and forest products.

HEIGHT OF STRUCTURES F.

Not more than fifty (50) feet to the uppermost part of the roof except that accessory structures may exceed (50) feet in height provided they do not project into the landing or takeoff zone or other restricted areas of an airport established pursuant to Sections 7275-7292 of the Ordinance Code of Tulare County.

DISTANCE BETWEEN STRUCTURES G.

No requirements.

FENCES, WALLS, AND HEDGES H.

No requirements.

PROCEDURES I.

Regardless of the provisions of Sections 17 and 18 of this Ordinance and Section 65800 et seq. of the Government Code, all proceedings concerning this section shall be subject to the procedures set forth in Section 51100 et seq. of the Government Code as said sections may be amended from time to time.

FEES J.

Fees for processing TPZ zoning applications, special use permits and variances shall be the same as those set forth in Section 18 of this Ordinance.