

SECTION 10: "A-1" AGRICULTURAL ZONE

(Amended by Ord. No. 422, effective 3-28-50; amended by Ord. No. 494, effective 3-27-52; amended by Ord. No. 703 effective 8-27-59; reorganized and amended by Ord. No. 1539, effective 1-11-73.)

PURPOSE A.

The purpose of this zone is to insure that areas zoned A-1 develop in a manner consistent with the General Plan and the public health, safety and general welfare, and to prevent the introduction of incompatible commercial, manufacturing, subdivision, and other urban uses into predominantly agricultural areas of the County. A limitation on minimum parcel size of five (5) acres is included in order to preserve agricultural lands in increments large enough to support commercial agriculture and to discourage the generation of urban land uses in predominantly agricultural areas. The purpose of the zone is also to prepare for eventual adjustments in zoning based on precise planning and development proposals for such areas.

APPLICATION B.

All land in the County of Tulare not shown on the Zoning Map as being within the boundaries of any of the other classes of zones listed in subsection A of Section 3 of this Ordinance is included in the A-1 (Agricultural) Zone.

USE C.

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

1. **Any use listed as an allowed use in Sections 6, 9.5, 9.6 and 9.8** of this Ordinance, as said sections read presently and as they are amended from time to time.
2. Any use requiring a Use Permit under Sections 9.5 and 9.6 and 9.8 of this Ordinance, as said sections read presently and as they are amended from time to time. Provided, however, that a Use Permit must first be secured in the manner specified in Part II of Section 16 of this Ordinance and further provided that no showings specified in Paragraph C of Part II of Section 16 of this Ordinance shall be required.
3. Any Special Use specified in Paragraph B of Part II of Section 16 of this Ordinance as an allowable use in the A-1 Zone, as said Paragraph reads presently and as it is amended from time to time. Provided, however, that a Use Permit must first be secured in the manner specified therein.

PROHIBITION OF SUBDIVISIONS D.

No subdivision, as that term is defined in Section 2 of this Ordinance, may be created within this zone. (Added by Ord. No. 1414, effective 12-10-70; amended by Ord. No. 1539, effective 1-11-73; amended by (Ord. No. 1807, effective 4-3-75; amended by Ord. No. 1990, effective 1-27-77.)

DIVISIONS OF LAND E.

All real property, improved or unimproved, which is shown on the latest adopted County tax roll as a unit or as contiguous units and which is owned by the same person or persons shall not be divided, after the effective date of this subsection, except in compliance with this subsection. No such land may be divided for any purpose if any one 91) parcel resulting from the division of

land contains less than five (5) acres; provided, however, that the transactions set forth in Subsection D.2 of Section 15 of this ordinance are not subject to this restriction.

Notwithstanding the aforementioned restrictions, if the entire property contained less than five (5) acres prior to the effective date of this subsection, the entire property may be sold as a single unit.

Any divisions of land which are allowed under this subsection shall be made in compliance with the provisions of Sections 7-01-2150-7-01-2855 (formerly Sections 7100-7126) of the Ordinance code of Tulare County. (Subsection E added by Ord. No. 1539, effective 1-11-73; amended by Ord. No. 1586, effective 5-31-73; amended by Ord. No. 1596, effective 6-28-73; amended by Ord. No. 1638, effective 9-27-73; amended by Ord. No. 1946, effective 8- 12-76; amended by Ord. No. 1990, effective 1-27-77; amended by Ord. No. 2112, effective 6-1-78; amended by Ord. No. 2272, effective 9-27-79; amended by Ord. No. 2537, effective 6-16-83; amended by Ord. No. 2693, effective 2-27-86; amended by Ord. No. 2751, effective 2-1-87.)