

## **SECTION 18.7: "F", FOOTHILL COMBINING ZONE**

(Added by Ord. No. 2417, effective 5-28-81)

### **PURPOSE A.**

The F Zone is intended to be combined with the PD Zone for use within areas designated as "Development Corridor" or "Foothill Extension" by the Foothill Growth Management Plan, an element of the Tulare County General Plan. The purposes of this zone are as follows:

1. To provide for a flexible and streamlined processing procedure for review and approval of development proposals in the Foothill region of Tulare County.
2. To allow for development within the foothills which varies in density and which is designed in a manner which recognizes, and takes into account, the physical limitations, visual amenities, and natural resources of the foothills.
3. To implement the goals, objectives, policies and development standards set forth in the Foothill Growth Management Plan.

This district is designed to include various types of land uses, such as single-family residential developments, multi-family residential developments, multi-family housing developments, commercial centers, light industrial parks and public or quasi-public uses or combination of uses, through the site plan review process set forth in Section 16.2 of this ordinance. The F Zone shall only be applied to the Zoning Map when in combination with the PD Zone.

### **USE B.**

#### **Uses Permitted Without Site Plan Review**

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

1. a. Residential uses as follows, provided that the applicable building height, yard, setback and off- street parking requirements set forth in Subparagraphs a and e of paragraph 4 of Subsection F of this Section shall be complied with:
  - (1) One (1) one-family dwelling and accessory building on an individual lot or parcel, or
  - (2) If the F Zone is combined with the M, Special Mobilehome Zone, one (1) mobilehome and accessory building on an individual lot or parcel, and
  - (3) One (1) additional residence for each eighty (80) acres in the entire property. Such additional residences shall be occupied only by relatives of the owner or by farm employees who work on the property.
- b. Growing and harvesting of field crops, fruit and nut trees, vines, vegetables, horticultural specialties and timber, and the operation of plant nurseries and greenhouses for producing trees, vines and other horticultural stock.
- c. Raising and slaughter of rabbits and other similar fur bearing animals. To determine the total number of said animals that can be raised, the total number of square feet in the entire property shall be divided by twelve thousand five hundred (12,500). If the quotient is not a whole number, it shall be increased to the next higher whole number. Said quotient shall then be multiplied by twenty-four (24) and the product is the number of said animals that can be

- raised on the property. In addition, any offspring of the animals allowed under this paragraph may be retained until they are weaned.
- d. Raising and slaughter of poultry. To determine the total number of poultry that can be raised, the total number of square feet in the entire property shall be divided by twelve thousand five hundred (12,500). If the quotient is not a whole number, it shall be increased to the next higher whole number. Said quotient shall then be multiplied by twenty-four (24) and the product is the number of poultry that can be raised on the property.
  - e. Raising of sheep, goats, horses, mules, swine, bovine animals and other similar domesticated quadrupeds, subject to the following restrictions:
    - (1) None of the aforementioned animals may be raised if there is less than twelve thousand five hundred (12,500) square feet in the entire property.
    - (2) One (1) of the aforementioned animals may be raised if there is twelve thousand five hundred (12,500) square feet in the entire property and one (1) additional animal may be raised for each additional full twelve thousand five hundred (12,500) square feet in the entire property. Any offspring of the animals allowed under this subparagraph may be retained until they reach the normal age for weaning.
    - (3) No feed lots may be maintained.
  - f. Name plates and signs as follows:
    - (1) One (1) unlighted sign not exceeding six (6) square feet in area pertaining only to the sale, lease, or hire of only the particular building, property or premises upon which displayed.
    - (2) One (1) sign not larger than twelve (12) square feet, identifying and advertising products produced on the premises as permitted in this Section.
    - (3) Name plates not exceeding two (2) square feet in area containing the name and occupation of the occupant of the premises.
    - (4) Identification signs not exceeding twenty (20) square feet in area for multiple dwellings, hotels, clubs, lodges, hospitals, institutions and similar uses.
  - g. Storage of petroleum products for use on the premises.

### **Uses Requiring Site Plan Review**

- 2. The following uses shall be permitted in this zone only if a site plan is approved pursuant to the procedure set forth in paragraph 1 of subsection G of Section 16.2 of this ordinance:
  - a. Group houses not exceeding four (4) dwelling units on the same lot or parcel.
  - b. If the F Zone is combined with the M, Special Mobilehome Zone, more than one (1) mobilehome or combination of mobilehome and other dwellings as follows:
    - (1) One (1) or two (2) mobilehomes on a lot or parcel occupied by a permanent dwelling or dwellings; provided, however, that the total number of dwelling units on the same lot or parcel shall not exceed four (4).
    - (2) One (1) mobilehome on a lot or parcel occupied by not more than one (1) mobilehome.

- c. Two family or multiple dwellings not exceeding four (4) dwelling units on the same lot or parcel.
- d. Accessory buildings and uses customarily incidental to any of the above uses, when located on the same lot and not involving the conduct of a business, including servants' quarters and private or storage garage constructed as a part of the main building.
- e. Private, low-intensive recreation uses 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. The specific types of private recreation activities and uses permitted in this subparagraph shall be determined in the manner prescribed in subparagraph b of paragraph 1 of subsection A of Section 15 of this ordinance.
- f. Signs:

Any outdoor advertising display signs except for those on-site signs and set forth in paragraph 1 of this subsection.

### **Special Uses**

- 3. The following uses shall be permitted in this zone only if a use permit is first secured pursuant to the procedures referred to in Part II Of Section 16 of this ordinance. Prior to filing such use permits, the applicant shall file a site plan for review and recommendation by the Site Plan Review Committee pursuant to the procedures set forth in paragraph 2 of subsection G of Section 16.2 of this ordinance.
  - a. Residential uses:
    - (1) Group houses exceeding four (4) dwelling units on the same lot or parcel.
    - (2) Two-family or multiple dwellings exceeding four (4) dwelling units on the same lot or parcel.
    - (3) Boarding and lodging houses.
    - (4) Hotel or apartment hotel when located with a recreation development as set forth in subparagraph b of this paragraph.
    - (5) Mobilehome park.
  - b. Recreation 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. The specific types of recreation activities and uses permitted in this subparagraph shall be determined in the manner prescribed in subparagraph b of paragraph 1 of subsection A of Section 15 of this Ordinance.
  - c. Commercial uses:
 

Neighborhood commercial centers containing stores, shops and businesses featuring the retail sales of commercial goods and services which are designed 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. The specific types of commercial activities and uses permitted in this subparagraph shall be determined in the manner prescribed in subparagraph b of paragraph 1 of subsection A of Section 15 of

- this ordinance.
- d. Light industrial uses:  
Any kind of light, nonpolluting 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. The specific types of light industrial activities and uses permitted in this subparagraph shall be determined in the manner prescribed in subparagraph b of paragraph 1 of Subsection A of Section 15 of this ordinance.
  - e. Public and quasi-public:  
Buildings and uses of a public or quasi-public character, including but not limited to cemeteries, churches, medical facilities, educational institutions, and governmental buildings and grounds. The specific types of public and quasi-public buildings and uses permitted in this subparagraph shall be determined in the manner prescribed in subparagraph b of paragraph 1 of subsection A of Section 15 of this ordinance.
  - f. Extractive:  
Borrow pit and any mining or extractive of metals, minerals, oil, gas or hydrocarbons together with necessary buildings, apparatus and appurtenances incidental thereto; 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. If a surface mining permit and/or reclamation plan is required, a site plan review pursuant to paragraph 2 of subsection G of Section 16.2 of this ordinance shall also be required.
  - g. Public utilities, communications and transportation:  
Public utility, communication and transportation uses and facilities including but not limited to airports, heliports, electrical distribution, substations and communications towers. The specific types of public utility, communications and transportation uses and facilities shall be determined in a manner prescribed in subparagraph b of paragraph 1 of subsection A of Section 15 of this ordinance.

#### **Uses Within Agricultural Preserves**

- 4. Regardless of the provisions of paragraphs 1, 2, and 3 of this subsection, the use of land within Agricultural Preserves established pursuant to the California Land Conservation Act of 1965 as amended (Section 51200 et seq. of the Government Code of the State of California) shall be restricted to uses which were set forth in the Uniform Rules adopted for the Agricultural Preserves; provided, however, that no use shall be allowed which is not otherwise permitted under paragraphs 1, 2, and 3 of this subsection. In addition, no use shall be permitted within such preserves which is incompatible with the agricultural use of the land within the preserve. Further, any use of land permitted under this paragraph which is also subject to the site plan review and/or special use permit requirements set forth in paragraphs 2 and 3 of this subsection, shall be permitted only after a site plan and/or special use permit is approved, all in accordance with said paragraphs 2 and 3. (Paragraph 4 added by Ord.

**Divisions of Land C.**

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 F zoning is applied, unless a site plan for such division of land is first filed for review and recommendation by the Site Plan Review Committee in accordance with the procedure set forth in paragraphs 2, 3, and 4 of subsection G of Section 16.2 of this ordinance; provided, however, that the following transactions are not subject to this requirement:

1. Any division of land into two (2) parcels, each of a gross area of eighty (80) acres or more.
2. Any conveyance made or required by court decree and intestate of testamentary dispositions of land.
3. Any conveyance to or from the State of California, any city or county, any political subdivision of the State of California or any public utility subject to regulation by the State Public Utilities Commission. However, this exception does not apply to conveyances to any of said entities, including the State Department of Veterans Affairs, which are financing transactions.
4. Any conveyances of oil, gas or mineral rights.
5. Lot line adjustments which are subject to the procedure set forth in Sections 7-01-2510 et seq. of the Ordinance Code of Tulare County.
6. Any division of land for the purpose of financing on-site improvements which are permitted without site plan review under paragraph 1 of Subsection B of this Section.
7. Any division of land for the purpose of leasing agriculture land for agricultural purposes. As used in this paragraph, "agricultural purpose" means the cultivation of food or fiber or the grazing or pasturing of livestock.
8. Any conveyance of lots or units as follows:
  - a. Lots or units shown on a final subdivision or parcel map recorded in the Office of the Tulare County Recorder.
  - b. Lots or units shown on a parcel map when the recordation of the final parcel map has been waived.
  - c. Lots or units shown on an approved lot split map under the former County Ordinance establishing lot split procedures which do not authorize recordation of a final map.

**SPECIAL FILING REQUIREMENTS D.**

**Preliminary Site Plans**

1. In addition to the requirements of Section 16.2 of this ordinance, any preliminary site plan filed for property within the F Zone shall be accompanied by the following additional statements:
  - a. The preliminary geological-hydrological report required in Section 16.2 of this ordinance shall contain the following additional information:
    - (1) If sewage disposal systems are proposed which utilize leach lines, seepage pits or other similar means of disposal of liquid waste effluent

in a soil medium, percolation tests shall be submitted which are conducted in accordance with the Manual of Septic Tank Practice (U.S. Department of Health, Education, Welfare and Public Health 1969).

- (2) Depth-bedrock test results (soil borings) not to exceed fifteen (15) feet in depth. A sufficient number of tests shall be conducted to permit a reasonably accurate determination regarding the depth and character of the soils in the area proposed for development.
  - (3) Soil types existing on the subject site based on information secured from the Soil Conservation Service, U.S. Department of Agriculture or field tests conducted under the direction of a registered civil engineer, geologist or soils scientist.
  - (4) Data pertaining to the constant pumping of an on-site test well over a forty-eight (48) hour period.
- b. A map drawn to a scale of one (1) inch equals one- hundred (100) feet with contours plotted at 5-foot intervals, showing slopes in the following categories:
- (1) Areas with slopes averaging thirty percent (30%) or more in grade.
  - (2) Areas with slopes ranging from fifteen percent (15%) to twenty-nine percent (29%) in grade.
  - (3) Areas with slopes of less than fifteen percent (15%) in grade.

### **Final Site Plans**

2. In addition to the requirements of Section 16.2 of this ordinance, any final site plan filed for property within the F Zone shall be accompanied by the following additional statements and plans:
  - a. A grading and slope stabilization plan prepared by a licensed civil engineer for that portion of the site which is to be disturbed. The grading and slope stabilization plan shall contain the following information:
    - (1) A contour map showing proposed property lines, if applicable, and existing and proposed ground elevations and natural drainage channels.
    - (2) A plan for slope stabilization. If the plan includes landscaping, the types of landscaping materials to be used shall be provided.
    - (3) The location of all native trees in the area to be disturbed which have a trunk diameter of six (6) inches or more at a point measured at three (3) feet above ground surface.
    - (4) The method of foundation construction.
  - b. A general development plan indicating how the construction of the project will be phased and time estimates for completion of construction.
  - c. A drainage plan that indicates the pattern of storm water run-off and explains how natural water courses will be protected against sediment overloading and contamination.
  - d. A fire protection plan which indicates how potential hazards of structural or wildland fire will be minimized.
  - e. For any non-residential development, a landscaping and parking plan shall be provided.

## **SPECIAL FINDINGS**

- E. In addition to the findings required in Section 16.2 of this ordinance, the Site Plan Review Committee shall also make the following findings with regard to any site plan approved or recommended for approval for any project in the F Zone:
1. That the proposed use of land is consistent with the land use and circulation plan as set forth in the Foothill Growth Management Plan.
  2. That the density of uses delineated on the site plan do not exceed the holding capacity of the site as determined by the physical limitations described in the final geological-hydrological report.
  3. That the proposed site plan conforms to all policies and development standards set forth in this Section and the Foothill Growth Management Plan.

## **DEVELOPMENT STANDARDS F.**

### **Residential Density**

The following development standards shall be applicable to any project which is subject to site plan reviews in this zone.

1. The residential density of any new project shall be determined following an analysis of the following factors:
  - a. The quantity of water available for domestic and fire protection purposes based on the water demand specifications provided by the Health Department and the County Fire Warden.
  - b. Consistency with the slope constraint standards set forth in the Foothill Growth Management Plan.
  - c. An analysis of the consistency of the proposed development project with the goals and policies of the Foothill Growth Management Plan.

### **Open Space**

2. Any portion of a development site which is adjacent to a water course area, within an intermediate regional flood plain, contains undeveloped slopes of thirty percent (30%) or more, or exhibits environmental, archaeological or historical sensitive areas, shall remain in open space.

### **Land Alteration**

3. Where any portion of a development site is proposed to be graded, improved or otherwise disturbed by reason of construction activity, the following standards shall be applicable:
  - a. Grading standards:
    - (1) All disturbed slopes shall be graded so that they are contoured to harmonize and blend with the natural slopes remaining on the site and surrounding the development site.
    - (2) The slope of exposed cuts and fills shall meet the standards established in the Improvement Standards of Tulare County as adopted pursuant to Section 7-01-2025 of the Ordinance Code of

Tulare County and as said improvement standards are amended from time to time.

- (3) Where soil materials are remaining on any graded slope and stabilization is required on the slope stabilization plan, such soil areas shall be planted with vegetation types sufficient to stabilize slopes and prevent erosion. Plant materials natural to the site and surrounding areas shall be used wherever possible.
  - (4) All slopes stabilization and erosion protection activities associated with the development project shall be completed immediately after grading has been concluded and before the first day of December of any calendar year. No grading activities associated with a development project shall be undertaken between December 1 and March 1 unless the applicant can demonstrate that the slope stabilization and erosion prevention methods to be utilized will be effective in eliminating any slope and erosion problems.
  - (5) All lots and parcels shall be designed in a manner that minimizes future grading or land disturbance.
  - (6) Where two or more cut or fill slopes intersect, the area of intersection shall be graded and shaped to closely resemble natural topography. This requirement is not applicable to cut or fill slopes composed entirely of rock material.
  - (7) Where any cut or fill slope intersects with the natural grade of the land, the area of intersection shall be graded and shaped to closely resemble natural topography. This standard is not applicable to cut or fill slopes composed entirely of rock material.
  - (8) Fill slopes shall not extend into natural watercourses or constructed channels. Excavated materials shall not be stored in watercourses.
- b. Erosion control requirements:
- (1) Water borne sediment shall be retained on the site by means of facilities such as sediment basins and sediment traps. The drainage plan required under paragraph 2 of subsection D of this section shall set forth the proposed facilities for retaining water borne sediment on the subject site.
  - (2) Immediately following completion of grading or excavation activities, temporary mulching, seeding or other suitable stabilization methods shall be undertaken to protect exposed critical areas.
  - (3) Any denuded or exposed slopes caused by construction activities shall be planted with native plant material or similar climatically adapted vegetation which are determined suitable for protecting exposed slopes from erosion.
- c. Drainage requirements:
- (1) For projects located on sites containing steep slopes or tight soils, the drainage plan required under paragraph 2 of subsection D of this section shall be designed to detain as much storm water run-off as possible on the site in order to prevent potential sedimentation and flooding off the site.
  - (2) Within acute flooding problem areas identified in the Foothill Growth



Management Plan, said drainage plan shall be designed to retain all additional storm water run-off caused by the development within the project site.

- d. Vegetation removal requirements:
- (1) Removal or grading around native trees with a trunk of six (6) inches or more in diameter measured at three (3) feet above ground surface shall not be permitted during construction unless the agency which is making the final decision on the development project finds that such tree removal or grading is necessary due to desirable circulation alignments or infrastructure requirements.
  - (2) Removal of any native tree as defined in this paragraph which is located within areas restricted to open space under paragraph 2 of this subsection shall not be permitted unless the retention of such native trees would endanger the safety of residents within the development site.
  - (3) Any native tree as defined in this paragraph which is proposed for removal must be indicated on or with the Site Plan and a statement shall accompany such site plan explaining why said tree or trees must be removed.

### **Improvement Requirements**

The following improvement requirements shall be applicable to any project located within the F Zone:

- a. Height and setback requirements:
- (1) Height: The maximum building height shall be thirty-five (35) feet to the uppermost part of the roof, except as provided in Section 15 and 16 of this ordinance.
  - (2) Front Yard: There shall be a front yard of not less than twenty-five (25) percent of the depth of the lot provided such front yard need not exceed twenty-five (25) feet.
  - (3) Side Yard: On interior lots there shall be a side yard on each side of a building of not less than ten (10) percent of the width of the lot, provided that such side yard shall not be less than three (3) feet and shall not exceed five (5) feet in width. On corner lots the side yard regulation shall be the same as for interior lots except in the case of a reverse corner lot. In a case of a reverse corner lot, there shall be a side yard on the street side of the corner lot of not less than twelve and one-half (12-1/2) feet, and no accessory building on said corner lot shall project beyond the front yard line of the lot in the rear of said corner lot; provided, further, that this regulation shall not be so interpreted as to reduce the buildable width (after providing the required interior side yard) of a reverse corner lot of record at the time this Section becomes effective, to less than twenty-eight (28) feet, nor to prohibit the erection of an accessory building where this regulation cannot reasonably be complied with.
  - (4) Rear Yard: There shall be a rear yard of not less than five (5) feet.
  - (5) Setbacks for watercourses: No building improvements whatsoever including

but not limited to residences, accessory buildings, or any other activity associated with construction shall be permitted within fifty (50) feet of a bank of an intermittent water course and one-hundred (100) feet of a bank of a perennial water course. For purposes of applying this paragraph, the Health Department shall be responsible for determining the location of the banks of said watercourses.

- b. Domestic water supply systems:
  - (1) No residential development project shall be approved after the effective date of this section unless there is assurance of an adequate and safe supply of water. Water may be supplied only by the means set forth in paragraphs (a) and (b) of Section 7-01-1415 of the Ordinance Code of Tulare County. Unless the agency which is making the final decision on the development project waives the requirement for a common water system based on circumstances such as lot size, number of lots, topography, existing water systems or other overriding conditions, water service from individual wells or springs located on each lot shall not be permitted.
  - (2) The requirements of item (1) of this subparagraph shall not be applicable to any parcel subdivided after the effective date of this section which is ten (10) acres or more in size and complies with Section 7-01-1420 of the Ordinance Code of Tulare County.
  - (3) Each water system shall be designed and installed in accordance with the standards referred to in Section 7-01-2025 of the Ordinance Code of Tulare County and shall meet the requirements of and be under permit with the Tulare County Health Department.
- c. Wastewater Disposal System Requirements:
  - (1) Any residential development project which utilizes a wastewater disposal system other than individual sewage disposal systems, such as septic tanks and leach lines, shall be required to join or form an association or community organization for purposes of monitoring and maintaining the waste water disposal system.
  - (2) Any wastewater disposal system shall be designed to meet the requirements of the Tulare County Health Department and the State Regional Water Quality Control Board.
  - (3) An application for waste discharge shall be made with and a permit received from the State Regional Water Quality Control Board for any wastewater disposal system subject to approval by the Regional Water Quality Control Board.
- d. Street Design and Improvements:
  - (1) All street, walkway and bike path improvements shall conform to the Tulare County Improvement Standards as adopted pursuant to Section 7-01-2025 of the Ordinance Code of Tulare County, except as modified herein.
  - (2) Regardless of the provisions of the Tulare County Improvement Standards, street widths and right-of-way standards may be subject to modification by the agency which is making the final decision on the development project based on factors such as topography, soils, location of

- water courses, and proposed development densities.
- (3) Any proposed one-way street shall not be dedicated for public maintenance.
  - (4) Privately maintained streets may be developed to lesser street and right-of-way standards than required for county maintained streets depending on the location and scale of development. The Site Plan Review Committee shall recommend minimum standards for such privately maintained streets and such standards shall be made a part of the Tulare County Improvement Standards.
  - (5) Regardless of the requirements of the Tulare County Improvement Standards, the required pavement width for any street may be increased by the agency making the final decision on the development project when on-street parking is likely to occur based on the characteristics of the proposed development. In addition, the pavement width requirements may be increased when concrete curb and gutter or asphalt-concrete dikes are utilized.
  - (6) Any right-of-way width required in the Tulare County Improvement Standards may be reduced for projects utilizing underground utilities, when little or no cut or fill slopes are required, and when other similar circumstances exist where the full right-of-way width is not deemed necessary or appropriate to protect the public health and safety.
- e. Off-street Parking Requirements:
- (1) For residential uses located in areas where on-street parking is permitted, there shall be at least two (2) off-street parking spaces on the same lot with the main building for each dwelling unit and such parking space shall be not less than eight (8) feet wide by eighteen (18) feet long, with adequate provisions for ingress and egress.
  - (2) For residential uses located in areas where on-street parking is prohibited, one (1) parking space in addition to the parking requirements of item (1) of this subparagraph shall be provided for off- street guest parking. Said guest parking space shall not be less than eight (8) feet wide by eighteen (18) feet long, with adequate provisions for ingress and egress, provided further that driveways may not be utilized for said off-street guest parking.
  - (3) Off-street parking and loading requirements for commercial, industrial, and other types of nonresidential uses shall be determined based upon standards adopted by the Planning Commission.
- f. Fire Protection Requirements:
- All site plans shall be reviewed by the Tulare County Fire Warden to assure fire protection measures and standards set forth in the Improvement Standards of Tulare County are met. In addition to said Improvement Standards, all development projects shall comply to the following conditions and standards:
- (1) Water supply for fire protection purposes shall be available in sufficient quantity and pressure to serve the project in question.
  - (2) Fire retardant roofing materials shall be utilized in all new developments.
  - (3) Fire resistive construction elements shall be incorporated in stilt and cantilevered construction buildings.

- (4) House numbers shall be clearly visible from the street.
- (5) Sufficient clearance of flammable vegetation around buildings shall be provided and maintained.
- (6) Fuel breaks and greenbelts shall be utilized to protect both the developed areas and adjacent undeveloped areas.
- (7) Applicants shall be encouraged to take maximum advantage of planned or existing parks, golf courses, tennis courts and other recreational areas to provide a buffer zone between development areas and non- developed areas.
- (8) All streets, either public or private, shall be designed to provide for a safe evacuation of residents and adequate access to fire and other emergency equipment.
- (9) All bridges proposed for vehicular access shall be designed for a minimum load limit of at least 40,000 pounds.
- (10) The fire protection plan required under paragraph 2 of subsection D of this section shall be submitted to the Fire Warden for approval on all development projects.