

SECTION 3:
ESTABLISHING ZONES AND LIMITING THE USE OF LAND THEREIN

(Amended by Ord. No. 364, effective 5-13-48)

CLASSES OF ZONES A.

In order to classify, regulate, restrict and segregate the use of land and buildings, to regulate and restrict the height and bulk of buildings, to regulate the area of yards and other open spaces around buildings, and to regulate the density of population, thirty-one (31) classes of zones are hereby established to be known as follows:

- R-A - Rural Residential Zone
- MR - Mountain Residential Zone
- R-O - Single-Family Estate Zone
- R-1 - One-Family Zone
- R-2 - Two-Family Zone
- R-3 - Multiple-Family Zone
- O - Recreation Zone
- CO - Commercial Recreation Zone
- P-O - Professional and Administrative Office Zone
- P-1 - Automobile Parking Zone
- AE - Exclusive Agricultural Zone
- AE-10 - Exclusive Agricultural Zone - 10 Acre Minimum
- AE-20 - Exclusive Agricultural Zone - 20 Acre Minimum
- AE-40 - Exclusive Agricultural Zone - 40 Acre Minimum
- AE-80 - Exclusive Agricultural Zone - 80 Acre Minimum
- A-1 - Agricultural Zone
- AF - Foothill Agricultural Zone
- TPZ - Timber Preserve Zone
- RC - Resource Conservation Zone
- C-1 - Neighborhood Commercial Zone
- C-2 - General Commercial Zone
- C-3 - Service Commercial Zone
- M-1 - Light Manufacturing Zone
- M-2 - Heavy Manufacturing Zone
- AP - Airport Impact Zone
- M - Special Mobilehome Zone
- SC - Scenic Corridor Combining Zone
- SR - Site Review Combining Zone
- F-1 - Primary Flood Plain Zone
- PD - Planned Development Zone
- F - Foothill Combining Zone
- PC - Planned Community Zone

Said zones are shown and delineated on the Zoning Map of the County of Tulare, which is hereby adopted and made a part hereof Said Zoning Map, for convenience and identification, is divided into parts corresponding to sections of Townships and Ranges. Changes in the boundaries

of any such zones and the adoption of additional parts of the Zoning Map shall be done by ordinance in accordance with State Law. (Amended by Ord. No. 650, effective 3-27-58; amended by Ord. No. 731, effective 10-13-60; amended by Ord. No. 1149, effective 7-26-67; amended by Ord. No. 1169, effective 10-26-67; amended by Ord. No. 1371, effective 4-16-70; amended by Ord. No. 1520, effective 8-31-72; amended by Ord. No. 1946, effective 8-12-76; amended by Ord. No. 2282, effective 10-25-79; amended by Ord. No. 2320, effective 4-3-80; amended by Ord. No. 2407, effective 3-26-81; amended by Ord. 2714, effective 7-17-86; amended by Ord. No. 2741, effective 12-4-86; amended by Ord. No. 2910, effective 12-28-89; amended by Ord. No. 2956, effective 4-11-91.)

ZONING MAP B.

The parts of said zoning map hereby adopted and made a part hereof are as follows:

Part 1: Section 34, Township 22 South, Range 27 East, Mount Diablo Baseline and Meridian (M.D.B. & M.)

Part 2: Section 3, Township 23 South, Range 27 East, M.D.B. & M

Part 3: Section 32, Township 22 South, Range 25 East, M.D.B. & M.

Part 4: Section 33, Township 22 South, Range 25 East, M.D.B. & M.

Part 5: Section 5, Township 23 South, Range 25 East, M.D.B. & M.

(Note: Map Parts 1 and 2 were adopted with Ordinance No. 352 while Map Parts 3, 4 and 5 were adopted with Ordinance No. 264. All other map parts are maintained in the Offices of the Tulare County Resource Management Agency.)

ZONING BOUNDARIES C.

Where uncertainty exists as to the boundaries of any zone shown on said Zoning Map, the following rules shall apply:

1. Where such boundaries are indicated as approximately following street and alley lines or lot lines, such lines shall be construed to be such boundaries;
2. In the case of unsubdivided property and where a zone boundary divides a lot, the locations of such boundaries, unless the same are indicated by dimensions, shall be determined by the use of the scale appearing on such Zoning Map;
3. Where a public street or alley is officially vacated or abandoned the regulations applicable to abutting property shall apply to such vacated or abandoned street or alley.
4. The boundaries of the F-1, Primary Flood Plain Zone, shall be determined from official maps of the Selected Flood. (Amended by Ord. No. 364, effective 4-13-48; amended by Ord. No. 2741, effective 12-4-86.)

EFFECT OF ZONING REGULATIONS D.

The boundaries of such zones as are shown upon the Zoning Map adopted by this Ordinance are hereby adopted and approved and the regulations of this Ordinance governing the use of land and

buildings, the height of buildings, and sizes of yards about buildings and other matters as herein set forth, are hereby established and declared to be in effect upon all land included within the boundaries of each and every zone shown upon the said Zoning Map, except as hereinafter provided (amended by Ord. No. 364, effective 4-13-48.):

1. No building shall be erected and no existing building shall be moved into, reconstructed, structurally altered, added to or enlarged, nor shall any land, building or premises be used, designed or intended to be used for any purpose other than a use listed in Sections 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 of this Ordinance, or amendments thereto as permitted in the zone in which such land, building or premises is located.
2. No building shall be erected, nor shall any existing building be moved, reconstructed, added to, enlarged or structurally altered to exceed in height the limit established by Sections 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 of this Ordinance, or amendments thereto, for the zone in which such building is located.
3. No building shall be erected, nor shall any existing building be moved, structurally altered, added to, enlarged, reconstructed or rebuilt, nor shall any open spaces surrounding any building be encroached upon or reduced in any manner except in conformity with the building-site requirements and the area and yard regulations established by Sections 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 of this Ordinance, or amendments thereto, for the zone in which such building is located.
4. No yard or other open space provided about any building for the purpose of complying with the regulations of this Ordinance, or amendments thereto, shall be considered as providing a yard or open space for any other building or structure.
5. While a nonconforming use exists on any lot no other use of more restricted classification shall be permitted, even though such other use would otherwise be a conforming use.