

ORDINANCE NO. 3640

AN ORDINANCE AMENDING ORDINANCE NO. 352, THE ZONING ORDINANCE OF TULARE COUNTY, PERTAINING TO ESTABLISH SECTION 18.9 OF ORDINANCE NO. 352, THE ZONING ORDINANCE, A MIXED-USE OVERLAY COMBINING ZONE FOR KINGSBURG AREA, UNLESS OTHERWISE PROVIDED IN THIS ORDINANCE PZC 23-006.

THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE DO ORDAIN AS FOLLOWS:

Section 1. SECTION 1. Section 18.9 is hereby added to Tulare County Ordinance No. 352, as amended from time to time, to read as follows:

The following regulations shall apply in the communities of the Kingsburg Area, Cutler/Orosi, Lemon Cove, Ivanhoe, Woodville, Plainview, Poplar/Cotton Center, Three Rivers, Goshen, Ducor, Terra Bella, Traver, Strathmore, Pixley, Tipton, Earlimart, Alpaugh, East Orosi, London, Richgrove, Sultana, El Monte Mobile Village, Hypericum, Jovista, Matheny Tract, Tooleville, Allensworth, Delft Colony, East Tulare Villa, Lindcove, Monson, Seville, Teviston, Tonyville, Waukena, West Goshen, and Yettem unless otherwise provided in this Ordinance unless otherwise provided in this Ordinance.

**PURPOSE A.** The purpose of this zone is to allow for mixed uses. Allowing a mix of uses promotes flexibility in the types of entitlements that can be issued. Economic Development can be pursued with a wide variety of development potential. In addition, mixed use can allow for decreased vehicles miles traveled if residential uses are mixed with uses for employment.

**APPLICATION B.** This overlay zone only applies to the communities of the Kingsburg Area, Cutler/Orosi, Lemon Cove, Ivanhoe, Woodville, Plainview, Poplar/Cotton Center, Three Rivers, Goshen, Ducor, Terra Bella, Traver, Strathmore, Pixley, Tipton, Earlimart, Alpaugh, East Orosi, London, Richgrove, Sultana, El Monte Mobile Village, Hypericum, Jovista, Matheny Tract, Tooleville, Allensworth, Delft Colony, East Tulare Villa, Lindcove, Monson, Seville, Teviston, Tonyville, Waukena, West Goshen, and Yettem.

**USE C.** No building or land shall be used and no building shall be hereafter erected or structurally altered, except for one or more of the following uses allowed in this this overlay zone are outlined in the community plan for Kingsburg Area, Cutler/Orosi, Lemon Cove, Ivanhoe, Woodville, Plainview, Poplar/Cotton Center, Three Rivers, Goshen, Ducor, Terra Bella, Traver, Strathmore,

1 Pixley, Tipton, Earlimart, Alpaugh, East Orosi,  
 2 London, Richgrove, Sultana, El Monte Mobile  
 3 Village, Hypericum, Jovista, Matheny Tract,  
 4 Tooleville, Allensworth, Delft Colony, East  
 5 Tulare Villa, Lindcove, Monson, Seville,  
 6 Teviston, Tonyville, Waukena, West Goshen,  
 7 and Yettem, unless otherwise provided in this  
 8 Ordinance.

9 Within the Mixed-Use Zoning District, all uses  
 10 outlined in the M-1, C-3, C-2, and R-1, R-3 uses  
 11 are allowed. Uses and activities that are found by  
 12 the Planning Director to be similar to and  
 13 compatible with those specific zoning districts are  
 14 also allowed. In addition, use and activities  
 15 determined to be compatible by the Planning  
 16 Commission and the Board of Supervisors with  
 17 the above-mentioned zoning districts are also allowed.

18 All conditional uses allowed in these zoning districts shall also be allowed by right with exception  
 19 of the following combination of uses:

20 All uses shall not be detrimental to the health, safety, peace, morals, comfort, and general welfare  
 21 of persons residing or working in the neighborhood, or to the general welfare of the County. All  
 22 uses shall limit impacts related to smoke, fumes, dust, gas, noise, odor, vibrations, and other  
 23 hazards to be considered an allowed use without the need for a special use permit. All allowed uses  
 24 are subject to the determination of appropriateness by the Director of Planning.

25 The Director of Planning has the option of deferring any land use application allowed in this  
 26 district to the Planning Commission for review and decision.

27 The Director of Planning has the option of deferring any land use application allowed in this  
 28 district to the Planning Commission for review and decision.

29 **DVELOPMENT STANDARDS D.** 1. Height: No building or structure hereafter erected or  
 30 structurally altered shall exceed six (6) stories or seventy-five (75) feet to uppermost part of roof.

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<b>Uses/Combination of Uses reviewed by Planning Commission</b>
Autowrecking and Residential
Battery Manufacture and Residential or Commercial
Biomass Fuel Production and Residential
Flammable Liquids over 10,000 gallons
Hazardous Waste Facility
Planing Mills and Residential or Commercial
Sand blasting
Slaughterhouse and Residential
Solid Waste Recycling and Residential
Super service stations and Residential
Airport
Heliport

- 1 2. Front Yard: 0 Feet
- 2 3. Side Yard: Where a lot abuts upon the side of a lot in any "R" Zone (R-A, R-O, R-1, R-2 and
- 3 R-3), there shall be a side yard of not less than five (5) feet. Where a reversed corner lot rears upon
- 4 a lot in any "R" Zone, the side yard on the street side of the reversed corner lot shall be not less
- 5 than fifty (50) percent of the front yard required on the lots in the rear of such corner lot. In all
- 6 other cases, a side yard for a commercial building shall not be required.
- 7 4. Rear Yard: Where a lot abuts upon the rear of a lot in any "R" Zone (R-A, R-O, R-1, R-2 and R-
- 8 3), there shall be a rear yard of not less than fifteen (15) feet. In all other cases, a rear yard for a
- 9 commercial building shall not be required.
- 10 5. Lot Area: The minimum lot area shall be ten thousand (10,000) square feet; provided, however,
- 11 that where a lot has less area than herein required and was of record at the time this paragraph
- 12 became effective, said lot may be occupied by not more than one (1) main building subject to the
- 13 provisions of this Section.
- 14 6. Floor Area Ratio: The maximum Floor Area Ratio is 2. The Floor Area Ratio is the amount of
- 15 square feet of all structure allowed on a parcel based on parcel size.
- 16 7. Distance between structures: The minimum distance between structures is 10 feet.
- 17 8. Parking: Off-street parking and loading shall be required in conformance with Section 15.
- 18 9. Fences, Walls, and Screening: Where the side or rear lot line of a site adjoins or is located
- 19 across an alley from any "R" Zone (R-A, R-O, R-1, R-2, and R-3), there shall be a solid wall, fence
- 20 or equivalent landscaping screening at least six (6) feet in height located along the common lot
- 21 line, except in the required front or side yard. Open storage of materials and equipment shall be
- 22 permitted only within an area surrounded and screened by a solid wall or fence or compact
- 23 evergreen hedge (with solid gates where necessary), not less than six (6) feet in height, provided
- 24 that no materials shall be stored to a height greater than that of the wall, fence, or hedge.
- 25 Fulfillment of the requirement of this paragraph shall not be required for buildings and uses which
- 26 were established in accordance with all applicable buildings and zoning regulations and which
- 27 were existing in a commercial or manufacturing zone on the effective date of this paragraph, until
- 28 such time as a permit or other grant of approval for expansion, alteration or development of
- 29 property is approved by Tulare County.
- 30 E. All other Development Standards are outlined in the Community Plan(s) for the Kingsburg
- 31 Area, Cutler/Orosi, Lemon Cove, Ivanhoe, Woodville, Plainview, Poplar/Cotton Center, Three

1 Rivers, Goshen, Ducor, Terra Bella, Traver, Strathmore, Pixley, Tipton, Earlimart, Alpaugh, East  
2 Orosi, London, Richgrove, Sultana, El Monte Mobile Village, Hypericum, Jovista, Matheny  
3 Tract Tooleville, Allensworth, Delft Colony, East Tulare Villa, Lindcove, Monson, Seville,  
4 Teviston, Tonyville, Waukena, West Goshen, and Yettem, unless otherwise provided in this  
5 Ordinance. Conformance to development standards is required for all development; however, the  
6 Planning Director, Planning Commission, or Board of Supervisors may provide exemptions to  
7 particular development standards when deemed appropriate.

8 Section 2. This Ordinance shall take effect thirty (30) days from the date of the  
9 passage hereof, or if published more than 15 days after the date of passage, then 30 days after  
10 publication, whichever is later, and, shall be published once in the Exeter Sun-Gazette a newspaper  
11 printed and published in the County of Tulare, State of California, together with the names of the  
12 members of the Board of Supervisors voting for and against the same.

13 THE FOREGOING ORDINANCE was passed and adopted by the Board of Supervisors of  
14 the County of Tulare, State of California, on the 14th day of May 2024, at a regular meeting of said  
15 Board, duly and regularly convened on said day, by the following roll call vote:


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AYES:  
SUPERVISORS MICARI, VANDER POEL,  
SHUKLIAN, VALERO AND TOWNSEND  
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NOES:  
NONE  
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ABSENT:  
NONE  
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Chair, Board of Supervisors



ATTEST: JASON T. BRITT  
County Administrative Officer/Clerk  
Board of Supervisors

By:   
\_\_\_\_\_  
Deputy Clerk

*Approved as to Form:*  
  
\_\_\_\_\_  
Deputy County Counsel  
RMA Matter No. 2024661