



4. Land Use

The Land Use Element is divided into two major sections. The first major section describes the County's Land Use Diagram, the land use designations that are shown on the diagram, and related standards for development. The second major section sets out Goals, Policies, and Work Plan/Implementation Measures organized under the following eight headings:

- Growth and Development (Section 4.1)
- Resource Uses (Section 4.2)
- Residential Uses (Section 4.3)
- Commercial Development (Section 4.4)
- Industrial Development (Section 4.5)
- Public/Institutional Development (Section 4.6)
- Community Design (Section 4.7)
- Work Plan/Implementation Measures (Section 4.8)

Key Terms

The following terms are used throughout this element to describe land use issues:

Agricultural Uses. The growing of food and fiber and the raising of livestock and poultry.

Agriculturally-Related Uses. Uses that support agricultural production or processing (e.g., agricultural supply firm, commercial processing facilities that serve the agricultural community, etc.).

Big Box Retail. Any large store format that is larger than a specified threshold of square footage in size and is an anchor for the smaller retail or services. Generally, this threshold ranges from as low as 60,000 square feet to 200,000 square feet. Big box retail stores may include discount department stores, grocery stores, warehouse clubs, outlet stores, or niche market stores offering a large selection of items in a particular category or any combination of retail or services.

Determination of Land Use Designation. When there is a need for interpretation of a land use designation due to multiple land use designations on a property as shown on the Land Use Diagram, the Planning Commission shall have interpretative authority. Where there is a disagreement over interpretation, the Board of Supervisors shall have final authority over interpretation of a land use designation.

Employee Housing. Any portion of any housing accommodation, or property upon which a housing accommodation is located, as defined in the California Health and Safety Code §17008.

Farmworker Housing. Any housing or living accommodation or camping facilities maintained in connection with any work or place where farm work is being performed, providing for the housing of five or more agricultural employees.

General Plan Amendments. State law limits amendments to the General Plan to four (4) times per calendar year, with certain exceptions as provided by State Law. The County has established an amendment schedule and process that is in compliance with State Law. The Resource Management Agency (RMA) – Planning Branch shall be responsible for the administration of this process.

Land Use Diagrams. A variety of diagrams that are a graphic expression of a general plan's goals and policies concerning the distribution of land uses, urban design, infrastructure, etc. A diagram must be consistent with the general plan text (§65300.5) and should have the same long-term planning perspective as the rest of the general plan. It is generally detailed enough so that various users of the general plan and its diagrams can come to the same general conclusion but also allow a degree of flexibility in decision-making as times change.

Land Use Designation. An applied policy on the General Plan Land Use Diagrams that defines allowable uses and development standards for agricultural, residential, commercial, industrial development, and other basic categories of land use.

Leadership in Energy and Environmental Design (LEED) Certification or Rating System. LEED certification is the recognized standard for measuring building sustainability, and provides developers with a way to demonstrate that a building project has achieved its environmental goals and the building is performing as designed. The LEED green building rating system, developed and administered by the U.S. Green Building Council (USGBC), is intended to promote design and construction practices that increase profitability while reducing the negative environmental impacts of buildings and improving occupant health and well-being. Getting certified allows developers to take advantage of a growing number of State and local government incentives.

The LEED rating system offers four certification levels for new construction that correspond to the number of credits accrued in five green design categories: sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality.

Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND). The U.S. Green Building Council, the Congress for the New Urbanism, and the Natural Resources Defense Council (NRDC) have developed a LEED-ND rating system. The LEED-ND rating system combines smart growth, new urbanism, and green building principles into the first national standard for neighborhood design.

Major Waterway. Any navigable body of water.

Mixed Use. Any combination of retail/commercial, service, office, residential, hotel, or other use in the same building or on the same site typically configured in one (1) of the following ways:

- **Vertical Mixed Use.** A single structure with the above floors used for residential or office use and a portion of the ground floor for retail/commercial or service uses.
- **Horizontal Mixed Use – Attached.** A single structure which provides retail/commercial or service use in the portion fronting the public or private street with attached residential or office uses behind.
- **Horizontal Mixed Use – Detached.** Two (2) or more structures on one (1) site which provide retail/commercial or service uses in the structure(s) fronting the public or private street, and residential or office uses in separate structure(s) behind or to the side.

Natural Resource Lands. Lands generally designated and devoted to agriculture, grazing, resource extraction, and other open space uses.

Parcel (Lot). A lot, or continuous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

River-bank/River-edge. The lateral confines (channel margins) during all but flood stage of a river.

Shallow Soils. Soils which are 10 to 20 inches in depth, with a limited water holding capacity.

Slope. The rate of rise or fall of the natural terrain, expressed as a percentage, of an area with a single direction of slope. Simple slope is measured by the following formula: $\text{simple slope} = (V/H) \times 100$ where V = vertical distance between the highest elevation and lowest elevation of a straight line drawn perpendicular to the sloping surface; H = horizontal distance of a straight line drawn perpendicular to the sloping surface.

Sprawl. An inefficient pattern of land use conversion in which the growth rate of urbanized land significantly exceeds the rate of population growth over a specified time period. Typically sprawl is an auto-dependent, single use, often discontinuous, low-density development pattern.

Supercenter. Supercenters typically average about 250,000 square feet in size and are considerably larger than big box outlets. Supercenters contain a full sized grocery store and full size discount retail store under the same roof. The average supercenter is approximately six acres with required parking spaces four to seven times larger.

Unstable Soils. Soils which have a greater potential for sediment yield.

Value-Added Agricultural Uses (Processing Facilities). Uses or facilities that increase the value of agricultural produce over the cost of raw produce, such as canning, drying, freezing, or packaging agricultural produce for ultimate sale to consumers.

Existing Conditions Overview

As of 2006, Tulare County encompasses over 4,839 square miles of land. Federal lands including wilderness, national forests, monuments, and parks make up approximately 52.2 percent, the largest percentage found in the County. Agricultural uses, which include row crops, orchards, dairies, and grazing lands on the valley floor and in the foothills total over 2,080.7 square miles or approximately 43 percent of the entire County. Other uses such as County parks, urban uses in incorporated cities, communities, hamlets, and infrastructure rights-of-way, etc. make up the remaining land in the County.

Land Use Diagram and Standards

The Tulare County Land Use Diagram consists of several diagrams. The diagram that is broadest in scope is the Countywide Land Use Diagram, which depicts designations for resource lands primarily on the San Joaquin Valley floor, in the western foothills and mountains (see Figure 4-1: Tulare County Planning Areas). The remainder of the County is covered by Land Use Diagrams for Community Plan Areas, the Kings River Plan, Mountain Sub-areas, and County Adopted City General Plan areas. The final component of the Land Use Diagrams consists of Land Use Designations. See Table 4-1: Land Use Designation Matrix and Table 4.2: Countywide Land Use Designation Matrix.

When there is a need for interpretation to the General Plan Land Use Designation and/or goals and policies of the General Plan, the Planning Commission will have interpretative authority. If there is a disagreement over interpretation, the Board of Supervisors will have final authority over interpretation. The various Land Use Diagrams in the Land Use Element, area plans, and Community Plans have generally employed a similar set of land use designations although not every Land Use Diagram uses every designation. Since the General Plan was originally adopted (1964), several regional and

Community Plans have been adopted, each with its own set of land use and development standards. The result is that by 2005 Tulare County was using over 60 separate land use designations. It is the intent of this Land Use Element to establish a common set of land use designations that will be utilized in all future County plans and future updates of existing plans. This uniform set of land use and development standards will be used in all updates and new planning efforts including the General Plan, Area Plans, Community Plans, Hamlet Plans, Corridor Plans, Sub-area Plans, Planned Community Areas, and County Adopted City General Plans.

State planning law requires General Plans to establish “standards of population density and building intensity” for the various land use designations in the plan (Government Code § 65302(a)). To satisfy this requirement, the General Plan includes such standards for each land use designation appearing on the Land Use Diagram. Table 4-1 provides the land use designations and standards used in Tulare County. Following are explanations of how these standards operate.

■ **Residential Development**

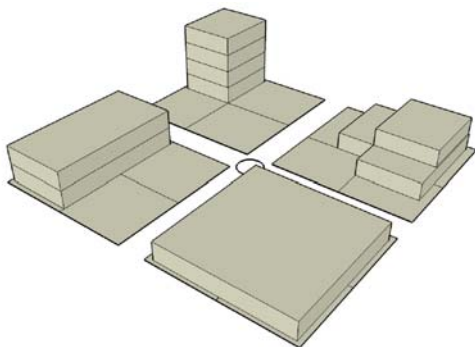
Standards of development density for residential uses are stated as the allowable range of dwelling units per gross acre. The term acre refers to gross acre and includes all land (including streets and rights-of-way), streams, rivers, canals, and other geographical features, designated for a particular residential use, while net acreage excludes streets and rights-of-way and geographical features. In urban areas, net acreage is normally 20 to 25 percent less for a given area than gross acreage. In rural areas and open space areas, the difference between net and gross can be as low as five percent. Net acreage is the standard typically used in zoning, while gross acreage is more commonly used in General Plan designations.

Standards of population density for residential uses can be derived by multiplying the maximum allowable number of dwelling units per gross acre by the average number of persons per dwelling unit assumed for the applicable residential designation. According to the California Department of Finance the average household size in Tulare County in 2006 was 3.27 persons per household.

■ **Non-Residential Development**

Standards of building intensity for non-residential uses such as commercial and industrial development are stated as maximum floor-area ratios (FARs). A floor-area ratio is the ratio of the gross building square footage on a lot to the net square footage of the lot (or parcel).

For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same 10,000-square-foot lot, an FAR of 0.50 would allow 5,000 square feet of floor area, and an FAR of 0.25 would allow 2,500 square feet. The diagram below shows graphically how various building configurations representing an FAR of 1.00 could cover a lot.



Text continued on Page 4-15.

Figure 4-1: Planning Areas (11x17 fold out)

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Tulare County General Plan

Table 4.1 Land Use Designations

Land Use Designations	Land Use Label	Minimum Lot Size	Dwelling Units Per Acre (DU/Acre) ¹	Maximum Floor Area Ratio (FAR) ¹	Where Allowed			
					CAC UDB ²	Community ³	Hamlet ⁴	Other Unincorporated
Resource⁵								
Valley Agricultural ⁶	VA	10-80 Acres	1 Unit/10 Acres Max.	0.02				F/K/R/UABs
Foothill Agricultural	FA	160 Acres	1 Unit/80 Acres Max.	0.02 ⁷		Three Rivers		F/R
Resource Conservation	RC	160 Acres	1 Unit/40 Acres Max.	0.02	■	■	■ ⁸	All
Timber Production	TP	160 Acres	--	0.02				M
Native American Reserve	NAR	--	--	--				TRIR
Urban Reserve	UR	--	1 Unit/10 Acres Max.	0.02	■	■	■ ⁸	
Residential⁹								
Rural Residential ¹⁰	RR	--	1 Unit/1 to 10 Acres	--	■	■		K/M
Mountain Residential ¹⁰	MR	--	1 Unit/20,000 sq.ft. plus 1 Additional Unit for every 40 Acres	--				M
Low Density Residential ¹⁰	LDR	--	1 – 4	--	■	■		
Low-Medium Density Residential	LMDR	--	1 – 8	--	■	■	■ ⁸	K
Medium Density Residential	MDR	--	4 – 14	--	■	■	■ ⁸	M
Medium-High Density Residential	MHDR	--	10 – 20	--		■		
High Density Residential	HDR	--	14 – 30	--	■	■	■ ⁸	

Tulare County General Plan

Table 4.1 Land Use Designations Continued

Land Use Designations	Land Use Label	Minimum Lot Size	Dwelling Units Per Acre (DU/Acre) ¹	Maximum Floor Area Ratio (FAR) ¹	Where Allowed			
					CAC UDB ²	Community ³	Hamlet ⁴	Other Unincorporated
Commercial								
Neighborhood Commercial	NC	--	--	0.50		■		K/M
General Commercial	GC	--	--	0.50	■	■	■ ⁸	M
Community Commercial	CC	--	--	0.50		■		
Highway Commercial	HC	--	--	0.50	■	■	■ ⁸	C
Town Center	TC	--	10 – 30	2.00		■		
Service Commercial	SC	--	--	0.50	■	■	■ ⁸	
Office Commercial	OC	--	--	0.50		■		
Commercial Recreation	CR	--	--	0.50	■	■	■ ⁸	C/K/M
Mixed Use								
Mixed Use ⁴	MU	--	1 – 30	0.50		■	■	C/M
Foothill Mixed Use ⁷	FMU	--	-- ⁷	-- ⁷				F
Planned Community Area	PCA	TBD	1-30	2.00		■		C/F/R/M
Industrial								
Light Industrial	LI		--	0.50	■	■	■ ⁸	C/M
Heavy Industrial	HI		--	0.50	■	■	■	C/M
Public								
Public/Quasi-Public	P/QP	--	--	--	■	■	■	C/K/P ¹¹ /M
Public Recreation	PR	--	--	--	■	■	■	K/M

C=Regional Corridor, F=Foothill Growth Management Plan, K=Kings River, M=Mountain Sub-area Plans, P= Sequoia Field Land Use and Public Buildings Element, R=Rural Valley Lands Plan, TRIR=Tule River Indian Reservation

- 1) *Increased density or intensity above that specified may be permitted pursuant to an adopted community plan, master development plan, or specific plan to achieve planning goals as set forth in this General Plan.*
- 2) *Urbanized uses under the Urban Reserve (UR), Rural Residential (RR), Low-Medium Density Residential (LMDR), Medium Density Residential (MDR), High Density Residential(HDR), Highway Commercial (HC), Service Commercial (SC), Commercial Recreation (CR), Light Industrial (LI), Heavy Industrial (HI), Public/Quasi-Public (P/QP), and Public Recreation (PR) designations inside County Adopted City Urban Development Boundary (UDBs) are only allowed as provided for in Chapter 2-Planning Framework.*

Minimum lot sizes for residential uses: public water and onsite septic 12,500 square feet; onsite water and septic 1 acre; and well and sewer 8,000 square feet or 20,000 square feet of lot coverage, whichever is greater.

- 3) *Table 4.2: Countywide Land Use Designation Matrix, cross-references existing community plan land uses with the land uses defined in this table, however, these uses will not be in effect until a community plan is updated or prepared.*
- 4) *Mixed Use (MU) developments may include residential uses, as allowed by the designation, and commercial services that do not impact the provision of services to existing development.*
- 5) *For Resource designations, FAR is intended to represent the building intensity for the area so designated and not on a per parcel FAR basis. FAR does not apply to facilities necessary for resource production.*
- 6) *Except as Exempt by the RVLP Checklist.*
- 7) *Please see Part II, Area Plans, Foothill Growth Management Plan for allowed uses and development standards in the foothill development corridors. Maximum density and intensity are determined based on site capacity analyses conducted in accordance with the procedures and standards set forth in Part II, Chapter 3 (FGMP).*
- 8) *These uses may be used if a hamlet chooses a traditional plan approach in accordance with Policy PF-3.4: Mixed use Opportunities.*
- 9) *Increased density or intensity above that specified may be permitted pursuant to an adopted community plan or specific plan to achieve planning goals as set forth in this General Plan.*
- 10) *Exception for number of dwelling units on slopes greater than 30% (see written description of Land Use type).*
- 11) *In accordance with the PC Zone, not less than 200 contiguous acres.*
- 12) *Only as defined by the Sequoia Field Land Use and Public Buildings Element.*

Tulare County General Plan

Table 4.2 Countywide Land Use Designation Matrix

GP Update Land Use Designation	Framework Area	Existing Plan and Land Use Designation
Resource		
Valley Agriculture	KRP/ RVLP/ UAB/ UDB	Dinuba CACGP: Agriculture; Exeter CACGP: Agriculture; Farmersville CACGP: Agriculture/Open Space; FGMP: Valley Agriculture Extensions; Kings River AP: Agricultural; Lindsay CACGP: Agricultural; Porterville CACGP: Agriculture; RVLP: Agriculture; Tulare CACGP: Agriculture; Visalia CACGP: Agriculture; Woodlake CACGP: Agriculture.
Foothill Agriculture	FGMP/ UDB	FGMP: Extensive Agriculture, Foothill Extensions; Three Rivers CP: Agriculture.
Resource Conservation	KRP/ MFP/ UDB	Great Western Divide North Sub-AP: Resource Management/Conservation, Open Space; Kennedy Meadows Sub-AP: Resource Conservation; Kings River AP: Designated Floodway; Springville CP: Designated Floodway Overlay.
Timber Production	MFP	None
Native American Reserve	FGMP/ MFP	None
Urban Reserve	UDB	Culter-Orosi CP: Residential Reserve, Industrial Reserve; Dinuba CACGP: Residential Reserve, Industrial Reserve; Exeter CACGP: Urban Reserve; Goshen CP: Residential Reserve; Ivanhoe CP: Residential Reserve, Industrial Reserve; Pixley CP: Residential Reserve, Commercial Reserve, Industrial Reserve; Poplar/Cotton CP: Residential Reserve, Commercial Reserve, Industrial Reserve; Strathmore CP: Residential Reserve, Commercial Reserve, Industrial Reserve; Terra Bella-Ducor CP: Residential Reserve, Commercial Reserve, Industrial Reserve; Traver CP: Residential Reserve, Industrial Reserve; Woodlake CACGP: Residential Reserve, Industrial Reserve.
Residential		
Rural Residential	KRP/ UAB/ UDB	Dinuba CACGP: None; Exeter CACGP: Rural Residential; Farmersville CACGP: Residential; Kings River AP: Rural Residential/ Recreation Opportunity Area; Lindsay CACGP: Rural Residential; Porterville CACGP: Rural Density Residential; Springville CP: Low Density Residential; Three Rivers CP: Low Density Residential, Medium Density Residential, Individual Mobile Homes; Tulare CACGP: Large Lot Residential; Visalia CACGP: Rural Residential; Woodlake CACGP: Rural Residential.
Mountain Residential	MFP	Great Western Divide North Sub-AP: Mountain Residential-5ac/min, Mountain Residential-20,000sq./min.; Kennedy Meadows Sub-AP: Mountain Residential-5ac/min.
Low Density Residential	KRP/ UDB	Dinuba CACGP: Low Density Residential; Farmersville CACGP: Low Density Residential; Kings River AP: Residential, Residential (A), Kings River Golf Course and Country Club; Three Rivers CP: High Density Residential.

Table 4.2 Countywide Land Use Designation Matrix Continued

GP Update Land Use Designation	Framework Area	Existing Plan and Land Use Designation
Low-Medium Density Residential	UDB	Culter-Orosi CP: Low Density Residential; Dinuba CACGP: Medium Density Residential; Earlimart CP: Low Density Residential; Exeter CACGP: Low Density Residential/Single Family Residential; Farmersville CACGP: Residential; Goshen CP: Residential; Ivanhoe CP: Low Density Residential; Lindsay CACGP: Low Density Residential; Pixley CP: Low Density Residential; Poplar/Cotton CP: Low Density Residential; Porterville CACGP: Low Density Residential; Richgrove CP: Residential; Springville CP: Medium Density Residential; Strathmore CP: Low Density Residential; Terra Bella-Ducor CP: Low Density Residential; Tulare CACGP: Low Density Residential; Visalia CACGP: Planned Residential; Woodlake CACGP: Low Density Residential.
Medium Density Residential	MFP/ UDB	Culter-Orosi CP: Medium Density Residential; Exeter CACGP: Medium Density Residential/Multifamily Residential; Goshen CP: Multifamily Residential, Mobile Homes Overlay in Multifamily Residential; Great Western Divide North Sub-AP: Multiple Family Residential; Ivanhoe CP: Medium Density Residential; Lindsay CACGP: Medium Density Residential; Pixley CP: Medium Density Residential; Poplar/Cotton CP: Medium Density Residential; Porterville CACGP: Medium Density Residential; Richgrove CP: Residential; Springville CP: Planned High Density Residential; Strathmore CP: Medium Density Residential; Terra Bella-Ducor CP: Medium Density Residential; Three Rivers CP: Multiple Family Residential; Traver CP: Medium Density Residential; Tulare CACGP: Multifamily Residential; Visalia CACGP: Planned Residential; Woodlake CACGP: Medium Density Residential.
Medium-High Residential	UDB	None
High Density Residential	UDB	Culter-Orosi CP: High Density Residential; Earlimart CP: High Density Residential; Ivanhoe CP: High Density Residential; Lindsay CACGP: High Density Residential; Pixley CP: High Density Residential; Poplar/Cotton CP: High Density Residential; Porterville CACGP: High Density Residential; Richgrove CP: Residential; Strathmore CP: High Density Residential; Terra Bella-Ducor CP: High Density Residential; Tulare CACGP: Multifamily Residential; Visalia CACGP: Planned Residential; Woodlake CACGP: High Density Residential.
Commercial		
Neighborhood Commercial	KRP/ MFP/ UDB	Culter-Orosi CP: Neighborhood Commercial; Dinuba CACGP: Neighborhood Commercial; Exeter CACGP: Neighborhood Commercial; Great Western Divide North Sub-AP: Neighborhood Commercial; Ivanhoe CP: Neighborhood Commercial; Kings River AP: Neighborhood Commercial; Lindsay CACGP: Neighborhood Commercial; Porterville CACGP: Neighborhood Commercial; Woodlake CACGP: Neighborhood Commercial.

Tulare County General Plan

Table 4.2 Countywide Land Use Designation Matrix Continued

GP Update Land Use Designation	Framework Area	Existing Plan and Land Use Designation ¹
General Commercial	MFP/ UDB	Earlimart CP: General Commercial; Exeter CACGP: General Commercial; Farmersville CACGP : General Commercial; Goshen CP: Community Commercial; Great Western Divide North Sub-AP: General Commercial; Ivanhoe CP: Commercial; Pixley CP: Commercial; Poplar/Cotton CP: Commercial; Richgrove CP: Commercial; Springville CP: Planned Community Commercial; Strathmore CP: General Commercial; Terra Bella-Ducor CP: Commercial; Three Rivers CP: Community Commercial; Traver CP: Commercial; Tulare CACGP: General Commercial; Visalia CACGP: Local Retail Commercial; Woodlake CACGP: Commercial Service.
Community Commercial	UDB	Culter-Orosi CP: General Commercial; Porterville CACGP: General Commercial; Visalia CACGP: Regional Retail Commercial.
Highway Commercial	UDB	Dinuba CACGP: Highway Commercial; Earlimart CP: Highway Commercial; Farmersville CACGP: Highway Commercial; Goshen CP: Highway Commercial; Lindsay CACGP: Highway Commercial; Strathmore CP: Highway Commercial; Woodlake CACGP: Highway Commercial.
Town Center	UDB	Dinuba CACGP: Central Commercial; Exeter CACGP: Central Commercial; Lindsay CACGP: Central Commercial; Woodlake CACGP: Central Commercial.
Service Commercial	UDB	Culter-Orosi CP: Service Commercial; Dinuba CACGP: Service Commercial; Earlimart CP: Service Commercial; Exeter CACGP: General Commercial; Farmersville CACGP: Service Commercial; Goshen CP: Service Commercial; Ivanhoe CP: Commercial; Lindsay CACGP: Service Commercial; Pixley CP: Commercial; Poplar/Cotton CP: Commercial; Porterville CACGP: Heavy Commercial; Strathmore CP: Service Commercial; Terra Bella-Ducor CP: Commercial; Traver CP: Commercial; Visalia CACGP: Service Commercial.
Office Commercial	UDB	Culter-Orosi CP: Office; Porterville CACGP: Professional and Office; Visalia CACGP: Professional Office.
Commercial Recreation	KRP/ MFP/ UDB	Goshen CP: Private Recreation; Great Western Divide North Sub-AP: General Commercial; Kennedy Meadows Sub-AP: Mountain Commercial; Kings River AP: Commercial-Recreation, Private Recreation; Springville CP: Planned Recreation Commercial; Three Rivers CP: Commercial Recreation; Visalia CACGP: Commercial Recreation.
Mixed Use		
Mixed Use	HDB/ MFP/ UDB	Allensworth HP; Alpaugh CP; Balance Rock MSC; Balch Park MSC; Blue Ridge MSC; California Hot Springs/Pine Flat MSC; Camp Nelson MSC; Coffee Camp MSC; Delft Colony HP; East Orosi CP; East Tulare Villa HP; Johnsondale MSC; Fairview MSC; Hart MSC; Lemon Cove CP; Lindcove HP; London CP; McClenney Tract MSC; Mineral King MSC; Monson HP; Panorama Park MSC.; Pine Flat MSC; Plainview CP; Ponderosa MSC; Posey/Idlewild MSC; Poso Park MSC; Seville HP; Silver City MSC; Sugarloaf Mountain Park MSC; Sugarloaf Park MSC; Sugarloaf Village MSC; Teviston HP; Tipton CP; Tonyville HP; Waukena HP; West Goshen HP; Wishon MSC; Wilsonia MSC; Woodville CP; Yettem HP.

Table 4.2 Countywide Land Use Designation Matrix Continued

GP Update Land Use Designation	Framework Area	Existing Plan and Land Use Designation
Foothill Mixed Use	FGMP	FGMP: Development Corridor.
Planned Community Area	UDB	None
Industrial		
Light Industrial	UDB	Culter-Orosi CP: Industry; Dinuba CACGP: Limited Industrial, General Industrial; Earlimart CP: Industry; Exeter CACGP: Industrial; Farmersville CACGP: Industrial; Goshen CP : Industrial, Low Intensity Commercial/Industrial; Ivanhoe CP: Industrial; Lindsay CACGP: Manufacturing, Service Commercial/ Light Manufacturing; Pixley CP: Planned Industrial/ Commercial, Industrial; Poplar/Cotton CP: Industrial; Porterville CACGP: Industrial; Richgrove CP: Industrial; Strathmore CP: Industrial; Terra Bella-Ducor CP: Industrial; Three Rivers CP: Light Industrial; Traver CP: Industrial; Tulare CACGP: General Industrial, Service Commercial; Visalia CACGP: Industrial, Light Industrial; Woodlake CACGP: General Industrial.
Heavy Industrial	UDB	Culter-Orosi CP : Industry (subject to a Special Use Permit); Dinuba CACGP: General Industrial; Earlimart CP: Industry (subject to a Special Use Permit); Exeter CACGP: Industrial; Farmersville CACGP: Industrial; Goshen CP: Industrial; Lindsay CACGP: Planned Manufacturing (subject to a Special Use Permit); Pixley CP: Industrial; Poplar/Cotton CP: Industrial (subject to a Special Use Permit); Porterville CACGP: Industrial; Terra Bella-Ducor CP: Industrial; Traver CP: Industrial (subject to a Special Use Permit); Tulare CACGP: General Industrial; Visalia CACGP: Industrial; Woodlake CACGP: General Industrial.
Public		
Public/Quasi-Public	KRP/ MFP/ UDB	Culter-Orosi CP: Quasi-Public Uses; Dinuba CACGP: Community Facilities; Earlimart CP: Quasi-Public Uses; Exeter CACGP: Public/Quasi-Public; Farmersville CACGP: Public/ Quasi-Public; Goshen CP: Schools and Parks; Great Western Divide North Sub-AP: Quasi-Public; Ivanhoe CP: Public; Kings River AP: Public; Lindsay CACGP: Parks and Schools, Public/Semi-Public; Pixley CP: Public/Quasi-Public; Poplar/Cotton CP: Public/Quasi-Public; Porterville CACGP: Public; Richgrove CP: Public/Quasi-Public; Springville CP: Public/Quasi Public; Strathmore CP: Public; Terra Bella-Ducor CP: Public/Quasi Public; Traver CP: Quasi-Public; Tulare CACGP: Public Facilities; Visalia CACGP: Quasi-Public; Woodlake CACGP: Public Facilities.
Public Recreation	UDB	Culter-Orosi CP: Parks/ Open Space; Earlimart CP: Parks/ Open Space; Exeter CACGP: Open Space; Juvenile Detention Facility-Sequoia Field Land Use and Public Buildings Element: Major Public and Semi-Public Facility; Porterville CACGP: Recreation and Open Space; Sequoia Field Land Use and Public Buildings Element: Major Public and Semi-Public Facilities; Three Rivers CP: Parks and Recreation; Tulare CACGP: Recreation; Visalia CACGP: Parks; Woodlake CACGP: Parks and Recreation.

Tulare County General Plan

¹: *CACGP=County Adopted City General Plan, AP=Area Plan, CP=Community Plan, MSC=Mountain Service Center, HP=Hamlet Plan, RVLP=Rural Valley Lands Plan, UDB=Urban Development Boundary, UAB=Urban Area Boundary, FGMP=Foothill Growth Management Plan, MFP=Mountain Framework Plan, KRP=Kings River Plan*

Resource Land Use Designations

Valley Agriculture (VA)

This designation establishes areas for intensive agricultural activities on prime valley agricultural soils and other productive or potentially productive valley lands where commercial agricultural uses can exist without conflicting with other uses, or where conflicts can be mitigated. Uses typically allowed include irrigated crop production, orchards and vineyards; livestock; resource extraction activities and facilities that directly support agricultural operations, such as processing; and other necessary public utility and safety facilities. Allowable residential development includes one principal and one secondary dwelling unit per parcel for relative, caretaker/employee, or farm worker housing. This designation is located primarily outside UDBs on the valley floor. The RVLP generally applies to the central valley below the 600-foot elevation contour line outside the County's UDBs and HDBs (see *RVLP Part II page 1-1*). The following standards apply to all parcels designated as valley agriculture except those parcels deemed non-viable in accordance with the procedures set forth in Part II-Chapter 1 (RVLP). Maximum density, intensity, and parcel size for non-viable parcels is determined in accordance with the procedures set forth in Part II-Chapter 1 (RVLP).

Minimum Parcel Size: 10-80 Acres

Maximum Density: 1 dwelling unit per 10 acres

- One additional unit may be allowed for every 20 additional acres over the minimum parcel size

Maximum Intensity: 0.02 FAR

Foothill Agriculture (FA)

This designation establishes areas for agricultural activities primarily located in the foothill and mountain regions where extensive commercial agricultural uses can exist without conflicting with other uses, or where conflicts can be mitigated. Uses typically allowed include orchards and vineyards, grazing of cattle, horses, sheep, and goats on grazing lands, resource extraction activities, facilities that directly support agricultural operations, and other necessary public utility and safety facilities. Allowable residential development includes one principal and one secondary dwelling unit per 160 acres, for relative, caretaker/employee, or farm worker housing. This designation is located primarily outside UDBs and foothill development corridors, in the foothills. The Foothill Growth Management Plan applies to all lands designated Foothill Agriculture except those lands located in the Community Plan areas.

Minimum Parcel Size: 160 Acres

Maximum Density: 1 dwelling unit per 80 acres

- One additional unit may be allowed for every 40 additional acres over 160 acres

Maximum Intensity: 0.02 FAR

Resource Conservation (RC)

This designation is intended to identify and protect open space lands including State and National forests and parks, Bureau of Land Management lands, and other public lands specifically preserved for timberland protection (non-TP designated), watershed preservation, outdoor recreation, grazing, and wilderness or wildlife/environmental preserves. Uses typically allowed in this designation are those related to resource utilization and resource conservation activities and could include uses that provide a buffer between incompatible types of land use. Resource operations and other facilities such as grazing, hunting and fishing clubs, guest ranches, campgrounds and summer camps on private lands, require a Special Use Permit. Residential uses (1 dwelling unit per 40 acres), may be conditionally allowed. This designation is located primarily outside UDBs in the foothill and mountain regions. This

designation applies to those State and federally owned parks, forests, recreational and/or management areas of which the County has no land use jurisdiction.

Minimum Parcel Size: 160 Acres

Maximum Density: 1 Dwelling Unit per 40 acres

Maximum Intensity: 0.02 FAR (Special Use Permit required)

Timber Production (TP)

This designation is intended to identify and protect areas that demonstrate that the “highest and best use” is timber production and accompanying accessory uses. The designation is applied to lands that are zoned Timber Production Zone (TPZ) pursuant to the California Timberland Productivity Act of 1982. Public improvements and urban services are prohibited on TP lands except where necessary and compatible with ongoing timber production.

Minimum Parcel Size: 160 Acres

Maximum Intensity: 0.02 FAR (Special Use Permit required)

Native American Reserve (NAR)

This designation recognizes tribal trust and reservation lands managed by a Native American Tribe under the United States Department of the Interior’s Bureau of Indian Affairs over which the County has no land use jurisdiction. The County encourages adoption of tribal management plans for these areas that consider compatibility and impacts upon adjacent area facilities and plans.

Minimum Parcel Size: Not Applicable

Maximum Intensity: Not Applicable

Urban Reserve (UR)

This designation establishes a holding zone whereby properties shall remain zoned for agriculture or open space use until such a time as conversion to urban uses is deemed appropriate. The UR designation shall be appended by the intended future land use designation, for example, Urban Reserve – Heavy Industrial (UR-HI). When a rezoning occurs without a General Plan amendment, the UR designation shall be removed from the parcel. This designation applies primarily within UDBs.

Minimum Parcel Size: 1 Dwelling Unit per 10 Acres

Maximum Intensity: 0.02 FAR

Residential Land Use Designations

Rural Residential (RR)

This designation establishes areas for single family dwellings and farm worker housing located away from cities and communities in agricultural or rural areas where dispersed residential development on 1-5 acre parcels is set forth in community or sub-area plans. Typical allowed uses include: detached single-family dwellings and secondary dwellings; agricultural uses such as crop production, orchards and vineyards, grazing, and animal raising; and necessary public utility and safety facilities. This designation is primarily located at the edges of UDBs in the lower foothill and valley regions.

Maximum Density:

- 1 Dwelling Unit/1 Acres if average slope is less than 30 percent.
- 1 Dwelling Unit/10 Acres if average slope is 30 percent or greater.

Mountain Residential (MR)

This designation establishes areas for single-family dwellings within the foothill and mountain regions where steep slopes and limited services provide for dispersed residential development on larger parcels. Typical uses allowed include: detached single-family homes and secondary dwellings; agricultural uses such as grazing or animal raising; and limited agricultural support businesses such as roadside produce stands, tourist-related lodging and activities; resource extraction; and public support uses such as churches, schools, libraries, medical facilities, parks, and other necessary public utility and safety facilities. This designation is generally found in Mountain Sub-Area Plans.

Maximum Density:

- 1 Dwelling Unit/20,000 square feet plus 1 additional Unit for each 40 Acres
- 1 Dwelling Unit/ 40 Acres if average slope is 30 percent or greater

Low Density Residential (LDR)

This designation establishes areas for single-family residences with individual homes on lots generally ranging from 12,500 square feet to one acre. Uses typically allowed include: detached single-family homes; secondary dwellings; and residential support uses such as churches, schools, and other necessary public utility and safety facilities. This designation is typically found inside communities or on the outside edge of UDBs.

Maximum Density: 1-4 Dwelling Units/Acre

- When areas in this designation are identified as primary recharge areas for a community's water system, acreage minimums should not be below 2 acres.
- Areas with 30 percent or higher average slopes should have acreage minimums in excess of 3 acres.

Low-Medium Density Residential (LMDR)

This designation establishes areas suitable for single-family neighborhoods at relatively low densities on lots ranging from generally 5,000 to 12,500 square feet in urbanized areas. Uses typically allowed include detached single-family homes; secondary dwellings; and residential support uses such as churches, schools, parks, medical facilities, and other necessary public utility and safety facilities. This designation is used only within UDBs.

Maximum Density: 1-8 Dwelling Units/Acre

Medium Density Residential (MDR)

This land designation establishes areas for single-family and low-density multi-family dwellings. Uses typically allowed include single-family dwellings, second units, townhomes, duplexes, triplexes, and mobile home parks. This designation is used only within UDBs.

Maximum Density: 4-14 Dwelling Units/Acre

Medium-High Density Residential (MHDR)

This designation establishes areas for compact single family and multi-family dwellings in urbanized areas. Uses typically allowed include a wide range of living accommodations, including single-family dwellings, duplexes, townhouses, and low-rise apartments. This designation is used only within UDBs. Dwelling Units are based on Gross Acreage and development shall be no less than that identified as the intensity per gross acreage for Medium-High Density Residential designated lands.

Maximum Density: 10-20 Dwelling Units/Acre

High Density Residential (HDR)

This designation established areas for multi-family dwellings in urbanized areas. Uses typically allowed include: duplexes, townhouses, and apartments located near schools, parks, and other public services. This designation is used only within UDBs. Dwelling Units are based on Gross Acreage and development shall be no less than that identified as the intensity per gross acreage High Density Residential designated lands.

Maximum Density: 14-30 Dwelling Units/Acre

Commercial Land Use Designations

Neighborhood Commercial (NC)

This designation establishes areas for small-scale, general retail, and service businesses that provide goods to the immediate surrounding area. Uses typically allowed include: food and beverage retail sales; limited personal, medical, professional, and repair services; and retail sales. This designation is found primarily within UDBs.

Maximum Intensity: 0.5 FAR

General Commercial (GC)

This designation establishes areas for small, localized retail, recreational, and service businesses that provide goods and services to the surrounding community. Uses typically allowed include: eating and drinking establishments; food and beverage retail sales; limited personal, medical, professional services; repair services; and retail sales. Such facilities may range from a single use to a cluster of uses such as a shopping center. This designation is found primarily within UDBs.

Maximum Intensity: 0.5 FAR

Community Commercial (CC)

This designation establishes areas for a full range of retail commercial establishments serving multiple neighborhoods or an entire community and surrounding area. Uses typically allowed include: big box retail, eating and drinking establishments; food and beverage sales; hardware stores; gasoline service stations; public buildings; general merchandise stores; and professional and financial offices. Such facilities are typically arranged as a cluster of uses such as a shopping center. This designation is found primarily within UDBs.

Maximum Intensity: 0.5 FAR

Highway Commercial (HC)

This designation establishes areas for retail, recreational, and service-based businesses which provide goods and services to tourists and commuters along major highways. Uses typically allowed include: big box retail; eating and drinking establishments; food and beverage retail sales; limited repair services; lodging (hotels and motels); and retail sales. Such facilities may range from a single use to a cluster of uses located at a freeway off ramp or major highway intersection. This designation is located primarily within UDBs and pursuant to regional growth corridor plans and policies.

Maximum Intensity: 0.5 FAR

Town Center (TC)

This designation establishes the commercial core of the community and provides for a concentration of businesses and a central gathering place for social activity, commonly formed around a pedestrian oriented “main street”. Uses typically allowed include: eating and drinking establishments; retail sales; personal, medical and professional services; entertainment venues; civic uses; medium-high and high-density residential dwellings; and mixed use development. These areas may contain a combination of vacant or infill parcels and parcels with the potential to redevelop over time. This designation is found only within UDBs.

Maximum Intensity: 2.0 FAR

Maximum Density: 10-30 Dwelling Units/Acre

Service Commercial (SC)

This designation establishes areas for service commercial uses in urbanizing areas. Uses typically allowed include: automotive-related or heavy equipment sales and services; building maintenance services; construction sales and services; and warehousing. This designation is found primarily within UDBs.

Maximum Intensity: 0.5 FAR

Office Commercial (OC)

This designation establishes areas in communities that provide employment opportunities for medical and professional services and limited support retail sales. Uses typically allowed include: offices and office parks; and secondary support uses such as printing, supply stores; and eating establishments. This designation is found primarily within UDBs.

Maximum Intensity: 0.5 FAR

Commercial Recreation (CR)

This designation establishes areas for a mix of commercial uses oriented toward tourists and other visitors. Uses typically allowed include: recreation activities (e.g., golf courses, archery ranges, theme parks); dining; entertainment services; destination-resort hotels; motels; dude ranches; wineries; spas; and on-site employee residential uses. Residential uses would only be allowed in conjunction with resort uses as onsite caretaker or employee housing. This designation is found primarily within the foothill and mountain regions.

Maximum Intensity: 0.5 FAR

Mixed Use Land Use Designations

Mixed Use (MU)

This designation establishes areas appropriate for the planned integration of some combination of retail; office; single and multi-family residential; hotel; recreation; limited industrial; public facilities or other compatible use.

Mixed Use areas allow for higher density and intensity development, redevelopment, or a broad spectrum of compatible land uses ranging from a single use on one parcel to a cluster of uses. These areas are intended to provide flexibility in design and use for contiguous parcels having multiple owners, to protect and enhance the character of the area. The consideration of development proposals in Mixed Use areas should focus on compatibility between land uses, and the development potential of a given area compared to the existing and proposed mix of land uses and their development impacts. Density bonuses for residential units of 25 % to 35% may be granted, according to the Density Bonus Ordinance or State law, to Mixed Use areas to encourage the development of affordable housing units, compact development in the implementation of development strategies that support the use of mass transit, reduction of air impacts, and implementation of measures that contribute to the reduction of global warming. Specific plans may be required to assist in the consideration of Mixed Use development proposals. This designation is found within UDBs, HDBs, PCAs, and MSCs and pursuant to regional growth corridor plans and policies.

Maximum Density: 1-30.0 Dwelling Units/Acre

Maximum Intensity: 0.5 FAR

Foothill Mixed Use (FMU)

This designation establishes areas within the foothill development corridors for residential, commercial recreation, and light industrial uses. Density bonuses for residential units of 25% to 35% may be granted, according to the Density Bonus Ordinance or State law, to Mixed Use areas to encourage the development of affordable housing units, compact development in the implementation of development strategies that support the use of mass transit, reduction of air impacts, and implementation of measures that contribute to the reduction of global warming. Specific plans, Planned Unit Developments, or Development Agreements may be required to assist in the consideration of Mixed Use development proposals. Uses typically allowed include: single-family and multi-family residential dwellings, eating and drinking establishments; food and beverage retail sales; limited personal, medical, professional services; repair services; retail sales; and agricultural-related industrial uses. Such facilities may range from a single use to a cluster of uses.

(Maximum Density and Intensity in the Foothill Region are determined based on site capacity and analysis conducted in accordance with the procedures and standards set forth in Part II-Chapter 3: Foothill Growth Management Plan).

i See Part II, Area Plans, Foothill Growth Management Plan for a description of the foothill development corridors.

Planned Community Area (PCA)

This designation establishes areas suitable for comprehensive planning for long term community development on large tracts of land, typically under unified ownership or development control, and allows for master planning where a community plan typically does not currently exist. Planned communities have a balance of land uses that support economic growth and promote an exceptional quality of life. Planned communities accommodate mixed use developments that include residential; commercial; administrative; industrial; and other activity. Density bonuses for residential units of 25% to 35% may be granted, according to the Density Bonus Ordinance or State law, to Mixed Use areas to

encourage the development of affordable housing units, compact development in the implementation of development strategies that support the use of mass transit, reduction of air impacts, and implementation of measures that contribute to the reduction of global warming. Master Development Plans and Area Development Plans are required to assist in the consideration of Mixed Use development proposals. Furthermore, such communities must ensure provision of open space, infrastructure and public services needed to support growth. No PCA shall be established unless it includes a minimum of 200 continuous acres of land.

Maximum Density: 30.0 Dwelling Units/Acre

Maximum Intensity: 2.0 FAR

(Maximum Density and Intensity in the Foothill Region are determined based on site capacity and analysis conducted in accordance with the procedures and standards set forth in Part II-Chapter 3: Foothill Growth Management Plan).

Industrial Land Use Designations

Light Industrial (LI)

This designation establishes areas for a range of non-intensive business park, industrial park, and storage uses that do not have detrimental noise or odor impacts on surrounding urban uses. Uses typically allowed include: warehousing; welding and fabrication shops; manufacturing and processing; and business support uses such as retail or eating establishments that serve adjacent light industrial uses and employees. This designation is found primarily within UDBs and pursuant to regional growth corridor plans and policies.

Maximum Intensity: 0.5 FAR

Heavy Industrial (HI)

This designation establishes areas for the full range of industrial uses, which may cause noise or odor impacts on surrounding urban uses. Uses typically allowed include: manufacturing; processing; fabrication; ethanol plants; warehouses; asphalt batch plants; mills; wood processing yards; and support uses such as retail or eating establishments that support adjacent heavy industrial uses and employees. This designation is found both primarily within UDBs and pursuant to regional growth corridor plans and policies.

Maximum Intensity: 0.5 FAR

Public Facilities Land Use Designations

Public/Quasi-Public (P/QP)

This designation establishes areas for public and quasi-public services and facilities that are necessary to maintain the welfare of County residents and businesses. Uses typically allowed include: churches; schools; civic centers; hospitals; fire stations; sheriff stations; liquid and solid waste disposal sites; cemeteries; airports; and public utility and safety facilities. This designation is found primarily within UDBs and pursuant to regional growth corridor plans and policies.

Density/Intensity: None Specified

Public Recreation (PR)

This designation establishes areas for public recreational/tourist activities. Uses typically allowed include: large community/regional parks; historic sites; boat ramps/marinas; and other recreation related public utility and safety facilities operated by a County, State, or federal agency.

Density/Intensity: None Specified

4.1 Growth and Development

LU-1

To encourage the overall economic and social growth of the County while maintaining its quality of life standards and highly efficient land use.

LU-1.1 Smart Growth and Healthy Communities

The County shall promote the principles of smart growth and healthy communities in UDBs and HDBs, including:

1. Creating walkable neighborhoods,
2. Providing a mix of residential densities,
3. Creating a strong sense of place,
4. Mixing land uses,
5. Directing growth toward existing communities,
6. Building compactly,
7. Discouraging sprawl,
8. Encouraging infill,
9. Preserving open space,
10. Creating a range of housing opportunities and choices,
11. Utilizing planned community zoning to provide for the orderly pre-planning and long term development of large tracks of land which may contain a variety of land uses, but are under unified ownership or development control, and
12. Encouraging connectivity between new and existing development.

LU-1.2 Innovative Development

The County shall promote flexibility and innovation through the use of planned unit developments, development agreements, specific plans, Mixed Use projects, and other innovative development and planning techniques.

LU-1.3 Prevent Incompatible Uses

The County shall discourage the intrusion into existing urban areas of new incompatible land uses that produce significant noise, odors, or fumes.

LU-1.4 Compact Development

The County shall actively support the development of compact mixed use projects that reduce travel distances.

LU-1.5 Paper Subdivision Consolidation

The County shall encourage consolidation of paper parcels/subdivisions, especially those lots that are designated Valley Agriculture (VA), Foothill Agriculture (FA), or Resource Conservation (RC), are irregular in shape, inadequate in size for proper use, or lack infrastructure.

LU-1.6 Permitting Procedures and Regulations

The County shall continue to ensure that its permitting procedures and regulations are consistent and efficient.

LU-1.7 Development on Slopes

The County shall require a preliminary soils report for development projects in areas with shallow or unstable soils or slopes in excess of 15 percent. If the preliminary soil report indicates soil conditions could be unstable, a detailed geologic/hydrologic report by a registered geologist, civil engineer, or engineering geologist shall be required demonstrating the suitability of any proposed or additional development.

LU-1.8 Encourage Infill Development

The County shall encourage and provide incentives for infill development to occur in communities and hamlets within or adjacent to existing development in order to maximize the use of land within existing urban areas, minimize the conversion of existing agricultural land, and minimize environmental concerns associated with new development.

LU-1.9 Specific Plans

The County shall require specific plans or equivalent plans for residential, commercial, or Mixed Use projects of 80 acres or larger, as described in Table 4.3. Specific plans or equivalent plans may also be required for projects that contain sufficient scale or complexity that are less than 80 acres.

LU-1.10 Roadway Access

The County shall require access to public roadways for all new development.

Policies continued on Page 4-26.

Table 4.3

Specific Plan Content (Policy LU-1.9: Specific Plans)

All specific plans prepared for projects in the unincorporated portions of the County shall, at a minimum comprise five planning frameworks. Within each framework, the specific plan must provide the goals and policies that will guide subsequent decisions on projects, permits, and approvals needed within the specific plan area. The frameworks will also include a detailed implementation plan that will identify responsibilities, financing requirements, and phasing/timing.

The **Land Use Framework** will include the proposed land use pattern, proposed development densities/intensities in each area, and development phasing. The framework will also include specifics on development standards.

The specific plan prepared will provide complete guidance on the land use provisions that will guide future development within the specific plan area. At a minimum, these provisions will address the following topics. The County may require that other topics be addressed, depending on site specific needs.

- **Land Use Classification.** A land use classification system that clearly identifies the uses that may be allowed in each area. The Specific Plan will provide further details on development standards for each area within the plan. This classification system will use clear terminology to define and further describe allowable uses. The classification system will employ up-to-date terminology and an appropriate combination of specific and generic land use types, instead of a lengthy “encyclopedic” list of allowed uses that can quickly become obsolete.
- **General Site Planning.** These standards will specify the requirements that would be applied to all development and land uses regardless of the applicable land use designation. These would address, as appropriate, site access requirements and entry statements; energy efficiency; water efficiency; fences, walls, sound walls, hedges, buffers, and other screening; noise regulations; outdoor lighting standards; performance standards (e.g., air quality, glare, vibration, etc.), undergrounding of utilities; and other similar topics.
- **Development Standards.** Development standards for each land use designation (e.g., building forms, design objectives, land use objectives, height limitations, setback requirements, site coverage requirements, etc.) will be organized in tables and graphically illustrated wherever possible. In this portion of the plan, integration of the project with the existing community will be a key.
- **Housing Mix.** The specific plan will discuss the proposed mix of housing types within the community. In keeping with the County’s Housing Element, affordable housing requirements and bonus density provisions and related incentives will be incorporated, as appropriate. A key to the housing component will be incorporation of housing opportunities including a mix of housing types for households having a mix of income ranges, including a phasing strategy that ensures the development of this mix, including prioritizing construction of higher density housing as a part of each phase of the project.

Table 4.3

Specific Plan Content (Policy LU-1.9: Specific Plans) continued

The **Design Framework** will provide detailed design guidelines that will be used as the Specific Plan is implemented/developed. The purpose of these guidelines will be to establish the expected level of design within the Specific Plan area while still maintaining project flexibility and innovation. The objective of this framework is not to dictate a specific design, but to establish design expectations.

The design guidelines provided will be illustrated to help explain the intent and expectations. This part of the Specific Plan will also incorporate detailed landscaping standards, including specific requirements for preliminary and final landscape plan submittal and review.

The Design Framework will also provide guidance on the integration of the streetscape into the overall project design. The framework will define building type requirements of each area and define how buildings address the street and interact with public improvements and the public rights-of-way to define the overall character of the streetscape (e.g., new urbanism principles and smart growth concepts). The Design Framework shall also set out design concepts for the integration of new development with the existing adjacent community and future growth areas.

The **Circulation Framework** will include the proposed circulation network, system elements, connectivity on all sides of the project, design standards, and system phasing. This framework will address all components of the circulation system, including vehicular traffic, bicycles, pedestrian movement, transit, rail, air and inter-modal connectivity. The design of transportation systems will be included to discourage reliance on vehicular travel and focus increased opportunities for the provision of alternative modes of travel (public transit, bicycle, and pedestrian). This component will also address parking and loading standards if different from the standard County requirements.

The **Infrastructure/Public Facilities Framework** will cover infrastructure requirements (water, sewer, storm drainage, electricity, natural gas, communications, parkland, schools, libraries, law enforcement, fire suppression and other needed public facilities and services). For infrastructure, the framework will address the proposed trunk infrastructure system improvements and system phasing necessary to support implementation of the land use plan.

The **Water Supply Availability Framework** will cover the assessment requirements for availability and sufficiency of long-term water supplies for development projects that do not otherwise trigger California Water Code Section 10910 (et seq.).

4.2 Resource Uses

LU-2

To provide for the long-term conservation of productive and natural resource lands including agricultural, foothill, mountain, and riparian areas and to accommodate services and related activities that support the continued viability and conservation of resource lands.

LU-2.1 Agricultural Lands

The County shall maintain agriculturally-designated areas for agriculture use and by directing urban development away from valuable agricultural lands to cities, unincorporated communities, hamlets, and planned community areas where public facilities and infrastructure are available.

LU-2.2 Agricultural Parcel Splits

The County shall deny requests to create parcels less than the minimum allowed size in agricultural designated areas, unless specifically provided by Division of Land Exceptions in the Tulare County Zoning Ordinance, as may be adopted by the Board of Supervisors, based on concerns that these parcels are less viable economic farming units and that the resultant increase in residential density increases the potential for conflict with normal agricultural practices on adjacent parcels. Evidence that the affected parcel may be an uneconomic farming unit due to its current size, soil conditions, or other factors shall not alone be considered a sufficient basis to grant an exception. The RVLDP shall be the tool to determine the viability of a given agricultural parcel in the valley and its ability to be subdivided, unless specifically provided by Division of Land Exceptions in the Tulare County Zoning Ordinance.

LU-2.3 Open Space Character

The County shall require that all new development requiring a County discretionary approval, including parcel and subdivision maps, be planned and designed to maintain the scenic open space character of open space resources including, but not limited to, agricultural areas, rangeland, riparian areas, etc., within the view corridors of highways. New development shall utilize natural landforms and vegetation in the least visually disruptive way possible and use design, construction and maintenance techniques that minimize the visibility of structures on hilltops, hillsides, ridgelines, steep slopes, and canyons.

LU-2.4 Residential Agriculture Uses

The County shall limit, to the extent allowed by law, residential development of lands designated for agricultural use. Only residences needed to support farming operations, agriculture, tourism, and agricultural support services shall be allowed.

LU-2.5 Agricultural Support Facilities

The County shall encourage beneficial reuse of existing or vacant agricultural support facilities for new businesses (including non-agricultural uses).



Also see Chapter 3-Agriculture, Policy AG-1.13: Agricultural Related Uses.

LU-2.6 Industrial Development

Other than provided in Policy LU-2.5: Agricultural Support Facilities, the County shall, and the cities should, through their industrial development policies, approve only those agriculturally-oriented or related industries and uses that can demonstrate, whether by location and/or controlled methods of operation, that they will not adversely affect

agricultural production or the County's natural resources. These uses should be located inside UDBs, HDBs, PCAs and regional growth corridors unless necessary for the support of agricultural operations or as provided in Policy LU-2.5: Agricultural Support Facilities.

LU-2.7 Timing of Conversion from Urban Reserve

The following three criteria shall be used to determine when conversion of Urban Reserve designated properties to urban uses is appropriate:

1. The property is not subject to an agricultural preserve contract;
2. Full urban services, schools, and infrastructure sufficient to serve urban development either are available or can be made available; and
3. At least 30 percent of the property boundaries are contiguous to existing urban development.

LU-2.8 Merger of Sub Standard Agricultural Parcels

The County shall provide incentives to encourage the merger of sub-standard parcels of less than 10 acres in size located in agricultural areas, where such parcels are under common ownership.

4.3 Residential Uses

LU-3

To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in the County, and ensure a high quality of development.

LU-3.1 Residential Developments

The County shall encourage new major residential development to locate near existing infrastructure for employment centers, services, and recreation.

LU-3.2 Cluster Development

The County shall encourage proposed residential development to be clustered onto portions of the site that are more suitable to accommodating the development, and shall require access either directly onto a public road or via a privately-maintained road designed to meet County road standards.

LU-3.3 High-Density Residential Locations

The County shall encourage high-density residential development (greater than 14 dwelling units per gross acre) to locate along collector roadways and transit routes, and near public facilities (e.g., schools, parks), shopping, recreation, and entertainment.

LU-3.4 Mountain, Rural, and Low-Density Residential

The Mountain, Rural, and Low-Density Residential development located outside of a UDB shall be subject to the following requirements:

1. Able to meet the Rural Valley Lands Plan policies, Foothill Growth Management Plan policies, or Mountain Framework Plan policies and requirements,
2. Areas which qualify for minimum densities greater than 1 unit per 10 acres must meet the following characteristics (unless clustering is used):
 - a. Average slopes must be below a 30 percent grade,

- b. Not identified as a moderate-to-high landslide hazard area, and
- c. Access to new development is provided via an existing publicly-maintained road or via a new road improved consistent with adopted County standards.

LU-3.5 Rural Residential Designations

The County shall not re-zone any new areas for residential development in the RVLPA area, unless it can be shown that other objectives, such as buffers and the relationship of the development to surrounding uses, can be achieved.



Also see Chapter 3-Agriculture, Policy AG-1.12: Ranchettes.

LU-3.6 Project Design

The County shall require residential project design to consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors. As a result, the maximum density specified by General Plan designations or zoning for a given parcel of land may not be attained.

LU-3.7 Second Dwellings

The County shall allow second dwellings by ministerial permit in areas designated to allow single-family residential units. Such dwellings shall not be sold as independent units. Irrespective of the applicable maximum density limitation of the land use category, the second dwelling shall be clearly subordinate in size and similar in design to the primary dwelling.

LU-3.8 Rural Residential Interface

The County shall minimize potential land use conflicts at the interface between urban development and existing developed rural-residential areas.

4.4 Commercial Development

LU-4

To maintain economic vitality and promote the development of commercial uses that are compatible with surrounding land uses and meet the present and future needs of County residents, the regional community, and visitors.

LU-4.1 Neighborhood Commercial Uses

The County shall encourage the development of small neighborhood convenience and grocery facilities to meet the everyday shopping and personal needs of immediately surrounding residential land uses in communities and hamlets.

LU-4.2 Big Box Development

The County shall limit the size of large “big-box” retail businesses on a case-by-case basis to be consistent with the character of the area.

LU-4.3 Commercial Service Locations

The County shall provide for commercial service businesses such as warehouses, repair services, business support services, furniture sales, and building materials sales where they will not adversely affect surrounding properties, typically in areas serving occasional needs rather than day-to-day needs. Criteria to be used in siting commercial service areas are:

1. Provide good access to highways or major collectors,
2. Buffer existing or planned residential areas,
3. Develop in-depth rather than in a strip fashion along the access road to provide adequate room for parking, buffering, etc., and
4. Encourage development as integrated planned areas in conjunction with community commercial areas or with common architectural and site development features.

LU-4.4 Travel-Oriented Tourist Commercial Uses

The County shall require travel-oriented tourist commercial uses (for example, entertainment, commercial recreation, lodging, fuel) to be used in areas where traffic patterns are oriented to major arterials and highways. Exceptions may be granted for resort or retreat related developments that are sited based on unique natural features.

LU-4.5 Commercial Building Design

The County shall encourage that new commercial development is consistent with the existing design of the surrounding community or neighborhood by encouraging similar façades, proportionate scale, parking, landscaping, and lighting.

LU-4.6 Commercial Storage Facilities

The County shall require that commercial storage facilities, including “mini” storage, indoor and outdoor storage facilities, and contractor’s materials storage be screened from view through landscape buffers or other natural landscapes.

4.5 Industrial Development

LU-5

To designate adequate land for, and promote development of, industrial uses to meet the present and future needs of County residents for jobs and to maintain economic vitality.

LU-5.1 Industrial Developments

The County shall encourage a wide range of industrial development activities in appropriate locations to promote economic development, employment opportunities, and provide a sound tax base.

LU-5.2 Industrial Park Developments

The County shall encourage the development of visually attractive, well-landscaped, and carefully-planned industrial parks in areas with suitable topography and adequate infrastructure.

LU-5.3 Storage Screening

The County shall require adequate landscaping and screening of industrial storage areas to minimize visual impacts and enhance the quality of the environment.

LU-5.4 Compatibility with Surrounding Land Use

The County shall encourage the infill of existing industrial areas and ensure that proposed industrial uses will not result in significant harmful impacts to adjacent land uses .

LU-5.5 Access

The County shall locate industrial development where there is access from collector or arterial roads, and where industrial/heavy commercial traffic is not routed through residential or other areas with uses not compatible with such traffic.

LU-5.6 Industrial Use Buffer

Unless mitigated, the County shall prohibit new heavy industrial uses to a minimum of 500 feet from schools, hospitals, or populated residential areas (more than 10 dwelling units within a quarter mile diameter area). The buffer area may be used for activities not creating impacts to adjoining sensitive land uses for uses accessory to the heavy industrial use. The establishment of a buffer may not be required when mitigated or may not apply to industrial uses that do not impact adjoining uses identified herein. The buffer area shall be landscaped and maintained.

LU-5.7 Industrial Uses Allowed on Resource Land

The County shall allow asphalt batch plants and similar processing facilities that are directly associated with the development of a resource to be located at the site of the resource under the following criteria:

1. Any such site shall be developed under the Special Use Permit process, and
2. The Special Use Permit shall not permit any commercial or industrial uses that are not related to the processing of the resource.

4.6 Public/Institutional Development

LU-6	To provide for the development of public and institutional uses that support surrounding land uses and meet the present and future needs of County residents, the regional community, and visitors.
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LU-6.1 Public Activity Centers

The County shall encourage the development of centrally located public activity centers that include parks, schools, libraries, and community centers in communities via accessible, multiple modes of travel.

LU-6.2 Buffers

The County shall ensure that residential and other non-compatible land uses are separated and buffered from major public facilities such as landfills, airports, and sewage treatment plants.

LU-6.3 Schools in Neighborhoods

The County shall encourage school districts to locate new schools in areas that allow students to safely walk or bike from their homes.

LU-6.4 Schools District Coordination

The County shall work with school districts to coordinate the location of new schools and responsibility for developing and maintaining associated infrastructure.

4.7 Community Design

LU-7

To preserve and enhance the character and scale of Tulare County's communities, hamlets, and rural areas, including their design heritage and historic character.

LU-7.1 Distinctive Neighborhoods

The County shall encourage development of diverse and distinctive neighborhoods that build on the patterns of the natural landscape and are responsive in their location and context and to the lifecycle needs of the residents.

LU-7.2 Integrate Natural Features

The County shall emphasize each community's natural features as the visual framework for new development and redevelopment.

LU-7.3 Friendly Streets

The County shall encourage new streets within UDBs to be designed and constructed to not only accommodate traffic, but also serve as comfortable pedestrian and cyclist environments. These should include, but not be limited to:

1. Street tree planting adjacent to curbs and between the street and sidewalk to provide a buffer between pedestrians and automobiles, where appropriate,
2. Minimize curb cuts along streets,
3. Sidewalks on both sides of streets, where feasible,
4. Bike lanes and walking paths, where feasible on collectors and arterials, and
5. Traffic calming devices such as roundabouts, bulb-outs at intersections, traffic tables, and other comparable techniques.

LU-7.4 Streetscape Continuity

The County shall ensure that streetscape elements (e.g., street signs, trees, and furniture) maintain visual continuity and follow a common image for each community.

LU-7.5 Crime Prevention Through Design

The County shall encourage design of open space areas, bicycle and pedestrian systems, and housing projects so that there is as much informal surveillance by people as possible to deter crime.

LU-7.6 Screening

The County shall require landscaping to adequately screen new industrial uses to minimize visual impacts.

LU-7.7 Parking Location

The County shall encourage automobile-oriented uses to locate parking in areas less visible from the street (e.g., reverse frontage commercial centers).

LU-7.8 Building Abatement

The County shall continue its abatement program of assisting private property owners who are looking to remove unsightly trailers, signage, and trash. The County shall also focus on abatement of dilapidated buildings and structures.

LU-7.9 Visual Access

The County shall require new development to maintain visual access to views of hillsides, creeks, and other distinctive natural areas by regulating building orientation, height, and bulk.

LU-7.10 Gateways/Entry-points

The County shall identify key entry points on the edges of the communities and support programs and projects that enhance gateways and transitional zones between communities to make each community more distinctive and inviting for residents and visitors.

LU-7.11 Adaptive Reuse

The County shall encourage and promote the adaptive reuse of historic structures in order to preserve the historic resources that are a part of Tulare County's heritage.



Also see Chapter 3-Agriculture, Policy AG-1.13: Agricultural Related Uses.

LU-7.12 Historic Buildings and Areas

The County shall encourage preservation of buildings and areas with special and recognized historic, architectural, or aesthetic value. New development should respect architecturally and historically significant buildings and areas. Landscaping, original roadways, sidewalks, and other public realm features of historic buildings or neighborhoods shall be restored or repaired where ever feasible.

LU-7.13 Preservation of Historical Buildings

The County shall encourage and support efforts by local preservation groups to identify and rehabilitate historically significant buildings.

LU-7.14 Contextual and Compatible Design

The County shall ensure that new development respects Tulare County's heritage by requiring that development respond to its context, be compatible with the traditions and character of each community, and develop in an orderly fashion which is compatible with the scale of surrounding structures.

LU-7.15 Energy Conservation

The County shall encourage the use of solar power and energy conservation building techniques in all new development.

LU-7.16 Water Conservation

The County shall encourage the inclusion of "extra-ordinary" water conservation and demand management measures for residential, commercial, and industrial indoor and outdoor water uses in all new urban development.

LU-7.17 Shared Parking Facilities

The County shall encourage, where feasible, the use of shared parking facilities. Such areas could include developments with different day/night uses.

LU-7.18 Lighting

The County shall continue to improve and maintain lighting in park and recreation facilities to prevent nuisance light and glare spillage on adjoining residential areas.

LU-7.19 Minimize Lighting Impacts

The County shall ensure that lighting in residential areas and along County roadways shall be designed to prevent artificial lighting from reflecting into adjacent natural or open space areas unless required for public safety.

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4.8 Work Plan/Implementation Measures

The following table documents the Implementation Measures included with the General Plan to implement the goals and policies included in this Element.

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
1. The County shall update the Zoning Ordinance to be consistent with the land use standards set forth in this Land Use Element.	LU-1.3 LU-1.6	RMA	■			
2. The County shall prepare Land Development Regulations addressing lighting, landscaping, signage, fencing, walls, buffers, land use transitions, parking area improvements, street scaping, and other standards applicable to land development.	LU-1.1 ERM-4.2	RMA, Planning	■			
3. During preparation of the Zoning Ordinance and Land Development Regulations, the County shall consider appropriate incentives to encourage smart growth implementation, including but not limited to such factors as infill, densification, transportation alternatives, provision of public amenities, and commercial standards.	LU-1.1 LU-1.2 LU-1.4 LU-1.8	RMA, Planning	■			
4. During the review of all discretionary permit applications, the County shall ensure that smart growth and other urban design principles set forth in this Land Use Element are incorporated as conditions of project approval, as appropriate.	LU-1.1	Planning Commission				■
5. The County shall develop and maintain a database of paper lot subdivisions and pursue efforts to consolidate them into larger parcels.	LU-1.5	RMA		■		
6. The County shall develop and maintain a Geographic Information System (GIS) based database of identified potential unstable soils and slopes to evaluate proposed projects.	LU-1.7	RMA		■		
7. The County shall develop a set of criteria to determine whether proposed projects are infill developments and develop a set of incentive programs for infill projects located within UDBs.	LU-1.8	RMA		■		

Tulare County General Plan

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
8. The County shall develop and maintain a GIS based database of infill sites and encourage new development to occur on the identified sites.	LU-1.8	RMA		■		■
9. The County shall create a program to consolidate infill sites when permits are sought for development and shall require access to public roads be present or secured prior to development.	LU-1.8 LU-1.10	RMA	■			
10. The County shall require identification of infill sites in all new community plan updates, hamlet plans, and redevelopment project area plans as they are prepared over time.	LU-1.8	RMA, Planning; RDA				■
11. The County shall amend the Zoning Ordinance to strengthen minimum parcel size standards, with principle attention to increasing the minimum acreage requirement for land division from 5 to 10 acres or more.	LU-2.2 AG-1.12	RMA, Planning	■			
12. The County shall amend the Zoning Ordinance to increase the length of time that must lapse before existing homes qualify for divisions of land to create homesites in agricultural areas.	LU-2.4	RMA, Planning	■			
13. The County shall, in cooperation with property owners, reinstitute Open Space and Land Conservation contracts for all parcels on prime agricultural land meeting the minimum land area as required under State law.	LU-2.1 LU-2.8 AG-1.6 AG-1.7	RMA, Planning				■
14. The County shall work with Tulare County Association of Governments (TCAG) to explore implementation strategies to promote neighborhood convenience services in unincorporated communities.	LU-4.1	RMA, Planning	■			
15. GIS shall be used in evaluating the impacts of proposed industrial areas when community or hamlet plans are developed or updated.	LU-5.1 LU-5.2 LU-5.4	RMA, Planning				■
16. The County shall adopt an ordinance to facilitate reuse of	LU-2.5 LU-2.6	RMA, Planning				■

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
<p>existing abandoned agricultural support facilities, considering the following factors:</p> <ul style="list-style-type: none"> a. The use of site plan review, discretionary, or administrative use permit to change from one agricultural use to another; b. A requirement for a Special Use Permit to change from an agricultural use to a non-agricultural use; c. Upgrading of the site for consistency with all County standards; d. The timing of how long a property owner needs to wait before conversion of an agricultural-oriented business into a new business should be permitted in order to prevent abuse; e. Consideration of restrictions on re-use such as auto showcases or boat sales; and f. Provision of reclamation plans and financial assurances for future site restoration. Such a reclamation plan may include removal of the buildings. 						
17. The County shall consider preparing an inventory of abandoned warehouses and other such agricultural support facilities to facilitate track conversion. Such survey would indicate infrastructure and services available to the site.	LU-2.5	RMA, Planning				■
18. Provision for a graduated transition in density/lot size from higher to lower density between the two respective areas shall generally be required unless significant buffers or other measures are determined adequate to protect established rural residential developments. The County, while recognizing the cities' need to optimize use of land shall encourage cities to require buffering measures when urban development is proposed adjacent to existing developed rural-residential areas.	LU-3.8 PF-1.1	RMA, Planning				■
19. The County shall prepare a cluster development ordinance, defining the process, incentives,	LU-3.2	RMA, Planning				■

Tulare County General Plan

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
and standards.						
20. The County shall work with TCAG, EDC, and the Redevelopment Agency to explore implementation strategies to promote and attract accessible neighborhood convenience services and jobs in unincorporated communities and hamlets.	LU-4.1	RMA, Planning	■			
21. The County shall establish a program for consulting annually with school districts regarding growth projections and proposed facility changes and additions.	LU-6.3 LU-6.4	RMA				■
22. The County shall work with the Sheriff's Department to research Crime Prevention through Environmental Design (CPTED) Guidelines and develop crime prevention design standards as an informational tool to developers of residential uses throughout the County.	LU-7.5	RMA		■		
23. The County shall cooperate with local preservation groups and community property owners who identify historic buildings that are representative of the historic visual character of an area, in order to encourage perpetuation of identified architectural characteristics in new proposed development that will be within the same view shed as the historic building.	LU-7.12 LU-7.13	RMA				■
24. The County shall review LEED and LEED-ND certification requirements and develop an implementation program.	LU-7.15 LU-7.16 AQ-3.5	RMA		■		