

CHAPTER 10.68: LIGHT INDUSTRIAL DISTRICT

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§ 10.68.010 Purposes.

The purpose of the Light Industrial (M-1) District is to provide locations for light industrial and heavy commercial types of activities; protect industrial areas from the intrusion of incompatible types of land uses; adhere to performance standards provided for the protection of Tulare residents and the environment, and to provide industrial employment opportunities for residents of the City of Tulare.

(1995 Code, § 10.68.010) (Ord. 2021-03, passed 11-2-2021; Ord. 00-1854, passed - -2000)

§ 10.68.020 Objectives.

The objectives of the M-1 District are:

The development of a variety of light industrial and service commercial and service uses, which are not suited to other commercial zones, in buildings and complexes that exhibit high standards of design, including:

- (A) Industrial buildings and complexes which include generous amounts of landscaping, and buildings that complement one another with tasteful design features;
- (B) Outdoor storage of materials and outdoor repair activities conducted in screened areas;
- (C) To ensure that commercial buildings are designed in a manner which minimizes the impact to adjacent non-industrial uses through sensitive design that considers the impacts of noise, traffic and lighting sources; and
- (D) To minimize traffic congestion, while providing an efficient circulation system.

(1995 Code, § 10.68.020) (Ord. 2021-03, passed 11-2-2021; Ord. 00-1854, passed - -2000)

§ 10.68.030 Permitted and conditionally permitted uses.

See Table 19-1 for a list of permitted and conditionally permitted uses in the M-1 Zone.

(1995 Code, § 10.68.030) (Ord. 2021-03, passed 11-2-2021; Ord. 00-1854, passed - -2000)

§ 10.68.040 Development standards.

(A) Site area: the minimum parcel area is 10,000 square feet, except for city water well sites, which shall have a minimum parcel size of 1,000 square feet.

(B) Width and depth:

- (1) Width: 80 feet, minimum.
- (2) Depth: no requirement.

(C) Lot coverage: 75%, maximum.

(D) Front yard: ten feet, minimum.

(E) Side yard: none, unless the site abuts a residentially zoned parcel in which case the setback shall be ten feet.

(F) Rear yard: none, unless the site abuts a residentially zoned parcel in which case the setback shall be ten feet.

(G) Distance between structures: no requirement.

(H) Building height: 75 feet maximum. Accessory structures up to a height of 120 feet may be permitted by conditional use permit (see Chapter 10.116, Conditional Use Permits).

(I) Fences, walls and hedges:

(1) Where an industrially-zoned site adjoins a site that is residentially zoned, a minimum seven-foot tall solid wall shall separate the industrial development from the adjoining residential district.

(2) The outdoor storage of equipment or materials shall be screened from view with a seven-foot tall solid fence, wall or chain-link fence with slats and landscaping.

(3) Monitored electrified security fences may be allowed, subject to administrative approval and the design guidelines set forth in Chapter 10.76.

(J) Off-street parking and loading facilities: off-street parking and loading facilities shall be provided for each use as required in Chapter 10.192, Parking and Loading.

(K) Signs: signs shall be designed consistent with the requirements contained in Chapter 10.188, Signs.

(L) Public improvements: new development may be required to install public infrastructure necessary to adequately serve the project, based on requirements of the City Engineer, including sewer, water and storm drainage lines, curbs, gutters and sidewalks, street paving, street lighting and trash enclosures. These improvements shall be constructed consistent with requirements shown in the City of Tulare Standards and Specifications Manual and shall be installed prior to occupancy of any structures on the site.

(M) Traffic safety sight area: on corner lots, no fence, wall, hedge, sign or building, shrubbery, mounds of earth or other visual obstruction over 36 inches in height above the nearest street curb elevation shall be erected, placed, planted, or allowed to grow within the traffic safety sight area. The foregoing provision shall not apply to public utility poles; trees trimmed (to the truck) to a line at least six feet above the level of the intersection; saplings or plant species of open growth habits and not planted in the form of a hedge, which are so planted and trimmed as to leave at all seasons a clear and unobstructed cross view; supporting members of appurtenances to permanent buildings existing on the date this title becomes effective; official warning signs or signals; freestanding pole signs where the post does not exceed 12 inches in diameter and the bottom of the sign board is at least six feet above the level of the intersection.

(N) Landscaping: landscaping shall be required in accordance with Chapter 10.196, Landscaping.

(1995 Code, § 10.68.040) (Ord. 2021-03, passed 11-2-2021; Ord. 00-1854, passed - -2000)

§ 10.68.050 Design guidelines.

All development in the M-1 Zone shall be designed consistent with the requirements contained in Chapter 10.76, Industrial District Design Guidelines.

(1995 Code, § 10.68.050) (Ord. 2021-03, passed 11-2-2021; Ord. 00-1854, passed - -2000)