

**(4) NEW DEVELOPMENT COMPATIBILITY WITH EXISTING  
COMMUNITY DESIGN**

**ATTACHMENT 1**  
**TULARE COUNTY GENERAL PLAN POLICIES**

# **NEW DEVELOPMENT COMPATIBILITY WITH EXISTING COMMUNITY DESIGN**

## **TULARE COUNTY GENERAL PLAN 2030 UPDATE POLICIES**

### **LAND USE ELEMENT**

#### **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-4.5 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-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-7.11 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.

#### **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.

### **SCENIC LANDSCAPES**

#### **SL-3.1 Community Centers and Neighborhoods**

The County shall support investments in unincorporated communities and hamlets to improve the image, quality of urban infrastructure, amenities, and visual character by:

1. Encouraging restoration of existing historic buildings and developing new buildings that reflect the local culture and climate,
2. Creating or enhancing overall community design frameworks with a hierarchy of connected block and street patterns, open spaces, town centers, neighborhoods, and civic facilities,
3. Reducing the need for sound-walls and gated neighborhoods by having residential and non-residential uses interface along streets and open spaces (not adjoining property lines) and locating residential uses on local-serving streets,
4. Planning residential development as interconnected neighborhoods with definable social and physical centers that incorporate parks, schools, and commercial services,
5. Enhancing the comfort and scenic experience of transit riders, cyclists, and pedestrians, and
6. Developing open spaces, streets, and pedestrian facilities that include landscaping and streetscaping that improve the image of the community and make it a more comfortable pedestrian environment.

## **FOOTHILL GROWTH MANAGEMENT PLAN**

### **FGMP-1.1 Identity of Foothill Places**

The County shall assure the existing values and identity of unincorporated areas in the foothills are properly addressed as development proceeds.

### **FGMP-6.1 Preservation of Scenic Highways**

The County shall ensure that the visual qualities of State Highways 190 and 198 and County scenic routes are maintained and protected against obtrusive development improvements.

### **FGMP-6.3 Development Along Scenic Highways**

The County shall require that development along all scenic highways and routes meet the development standards of the FGMP.

### **FGMP-6.4 Development Within Scenic Corridors**

The County shall require that projects located within a scenic corridor be designed in a manner, which does not detract from the visual amenities of that thoroughfare. The County shall support through the use of its authority and police powers, the design of infrastructure that minimizes visual impacts to surrounding areas by locating roadways in areas that minimize the visual impact on rural and natural places whenever feasible.

### **FGMP-6.5 Cluster Development**

The County shall encourage projects proposed on lands within a scenic corridor with a non-agricultural or non-open space land use designation, to use a cluster development concept. Appropriate land uses for the open space areas shall include, but will not be limited to, public or private open space, wildlife habitat or agriculture.