

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE  
AMENDING SECTIONS 204.01 AND 204.02 OF THE PORTERVILLE DEVELOPMENT  
ORDINANCE REGARDING THE PO (PROFESSIONAL OFFICE) ZONE DISTRICT

WHEREAS: On June 6, 2023 the City Council at its regularly scheduled meeting held a public hearing to consider amendments to the Porterville Development Ordinance; and

WHEREAS: The purpose of the proposed amendments is to recognize the value and importance of and to accommodate personal services businesses, including but not limited to salons and barber shops, self-services laundries, seamstresses and tailors, and similar businesses by removing a barrier to their operation in the PO district, to wit, the requirement that those personal services only be operated as an accessory use to an established professional office use; and

WHEREAS: Pursuant to State and local environmental regulations, the proposed modifications serve to provide greater clarity to uses as identified in the Porterville 2030 General Plan, and the proposed ordinance is an implementation measure of the policies, goals, and objectives of the Plan. The Environmental Coordinator made a determination on the basis of substantial evidence that, since the amendment would not result in a new type of permitted use or in uses containing a greater floor area than already permissible, it can be shown with certainty that there is no possibility that the proposed text amendment could have a significant effect on the environment.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Porterville as follows:

SECTION 1: The proposed text amendment is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

SECTION 2: Section 204.01, Purpose, of Chapter 21 of the Porterville Municipal Code is hereby amended as follows:

SECTION 204.01, Purpose

The specific purposes of the “Employment” Districts are to:

- A. Provide appropriate areas of the city where employment uses can locate and operate without significant conflicts with other land uses.
- B. Strengthen the city’s economic base and provide employment opportunities for residents of the city.
- C. Ensure the provision of services and facilities needed to accommodate planned population densities.

Additional purposes of each “Employment” District:

PO Professional Office. To allow for areas of office complex development, including professional and medical offices, **personal services**, as well as research and development

activities, **S**mall restaurants, support services, and convenience retail. The maximum FAR is 0.50.

IP Industrial Park. To provide areas for a mix of light industrial, secondary office, bulk retail, and service uses. This district allows for uses such as, warehouse, personal storage (mini-storage), distribution centers, research and development, wholesale, and office space with limited customer access. This district also allows for other uses, such as commercial recreation, small-scale retail, and service uses serving local employees and visitors are permitted as secondary uses. The maximum FAR is 0.40.

IG General Industrial. To provide areas for businesses that have potential to create adverse visual, noise, or other impacts to adjoining public and residential properties. This district allows for uses such as, warehousing, manufacturing, food processing, distribution, with support commercial services and ancillary office space. No retail uses are allowed. The maximum FAR is 0.60.

IA Airport Industrial. To provide areas for the Municipal Airport and for related businesses that have the potential to create adverse visual, noise, or other impacts to adjoining public and residential properties. Small-scale retail and service uses serving local employees and visitors are permitted as secondary uses. This designation allows for a maximum FAR of 0.60.

**SECTION 3:** Table 204.02, Land Use Regulations – Downtown Districts, of Section 204.02 of Chapter 21 of the Porterville Municipal Code is hereby amended as follows:

Use Classification	PO	IP	IG	IA	Additional Regulations
Public and semi-public uses:					
Colleges and trade schools, public or private	C	P	-	-	
Correctional facility	-	P	P	-	
Cultural institutions	P	-	-	-	
Day care centers	P	P(1)	-	-	
Elderly and long-term care	P	-	-	-	
Instructional services	P	P	-	P	
Residential care facilities, general	C	-	-	-	Section <a href="#">301.15</a> , “Residential Care Facilities, General”
Schools, public or private	P	-	-	-	
Commercial uses:					
Aircraft sales, services, and storage	-	-	-	P	
Animal care, sales and services:	See sub-classifications below				
Kennels	-	M	M	-	
Veterinary services	-	P	P	-	
Automobile/vehicle sales and services:	See sub-classifications below				

Automobile/vehicle service and repair, major	-	P	P	-	Section <a href="#">301.04</a> , “Automobile/Vehicle Service And Repair”
Automobile/vehicle service and repair, minor	-	P	P	-	Section <a href="#">301.04</a> , “Automobile/Vehicle Service And Repair”
Automobile/vehicle washing	-	P	P	-	Section <a href="#">301.05</a> , “Auto Service Stations And Car Washing”
Large vehicle and equipment sales, service, and rental	-	C	P	-	
Service station	-	C	C	-	Section <a href="#">301.05</a> , “Auto Service Stations And Car Washing”
Towing and impound	-	C	P	-	Section <a href="#">300.09</a> , “Outdoor Storage”
Banks and financial institutions:	See sub-classifications below				
Banks and credit unions	P	P(1)	P(1)	P(1)	
Check cashing businesses	P	-	-	-	
Building materials and services	-	P	P	-	
Business services	P	P(1)	P(1)	-	
Cannabis dispensary	-	-	-	P	Municipal Code chapter 15, article VII
Commercial entertainment and recreation:	See sub-classifications below				
Large-scale	-	C	C	C	Section <a href="#">301.02</a> , “Alcoholic Beverage Sales”
Small scale	-	C	-	-	Section <a href="#">301.02</a> , “Alcoholic Beverage Sales”
Eating, drinking, and smoking establishments:	See sub-classifications below				
Coffee shops/cafes	P(2)	P(1)	P(1)	P	Section <a href="#">300.08</a> , “Outdoor Seating”
Restaurants	P(2)	P(1)	P(1)	P	Sections <a href="#">300.08</a> , “Outdoor Seating”; and <a href="#">301.02</a> , “Alcoholic Beverage Sales”
Food and beverage retail sales	P(2)	P(1)	P(1)	-	Section <a href="#">301.02</a> , “Alcoholic Beverage Sales”
Funeral parlors and mortuaries	-	P	P	-	
Hotels and motels	-	C	C	-	
Bed and breakfasts	P(10)	-	-	-	
Light fleet based services	-	P	P	-	
Maintenance and repair services	-	P	P	-	
Medical facilities:	See sub-classifications below				
Hospital	P	-	-	-	
Medical clinic	P	-	-	-	
Professional/medical	P	-	-	-	
Offices:	See sub-classifications below				
General offices	P	P	P	P	

Walk-in clientele	P	-	-	-	
Parking, public or private	P(3)	P	P	-	
Personal services	P(2)	P(1)	-	-	
Retail sales	P(2)	P(2)	P(2)	-	
Salvage and wrecking:	-	C	C	C	Section <a href="#">300.09</a> , “Outdoor Storage”
Salvage and wrecking conducted wholly within a building	-	P	P	P	Section <a href="#">300.09</a> , “Outdoor Storage”
Sexually oriented business	-	P	P	-	Section <a href="#">301.17</a> , “Sexually Oriented Businesses”
Wholesaling and distribution	-	P	P	P	
Industrial uses:					
Construction and material yards	-	P	P	-	Section <a href="#">300.09</a> , “Outdoor Storage”
Handicraft/custom manufacturing	-	P	P	P	
Industry, general:	-	P	P	P	
Alcohol manufacture	-	C(4)	C	-	
Hazardous waste management facilities	-	C(6)	C	-	
Manufacture, processing, or treatment of materials which may be obnoxious, offensive or hazardous to health and safety of persons and property	-	-	C	-	
Industry, limited	-	P	P	P	
Recycling facilities:	See sub-classifications below				
Recycling collection facility	-	-	P	-	Section <a href="#">301.14</a> , “Recycling Facilities”
Recycling processing facility	-	-	P	-	Section <a href="#">301.14</a> , “Recycling Facilities”
Warehousing and storage:	See sub-classifications below				
Chemical, mineral, and explosives storage	-	C	C	C	
Indoor warehousing and storage	-	P	P	P	
Personal storage	-	P	P	P	Section <a href="#">301.13</a> , “Personal Storage Facilities”
Transportation, communication, and utilities uses:					
Communication facilities:	See sub-classifications below				
Antenna and transmission towers, camouflage facilities	P(7)	P(7)	P(7)	P(7)	Section <a href="#">301.20</a> , “Telecommunication Facilities”
Antenna and transmission towers, non-camouflage facilities	M(7)	M(7)	M(7)	M(7)	Section <a href="#">301.20</a> , “Telecommunication Facilities”

Broadcasting facility	-	P	P	P	Section <a href="#">301.20</a> , “Telecommunication Facilities”
Call center	P(2)	P	P	-	
Freight/truck terminals and warehouses	-	P	P	P	
Heliports	-	C	C	C	
Transportation passenger terminals	-	P	P	P	
Utilities, major:	-	P	P	P	
Renewable energy facility		C	C	C	
Solid waste collection, treatment, and disposal	-	-	P	C	
Utilities, minor	P	P	P	P	
Agricultural and extractive uses:					
Crop cultivation, commercial	M	P	P	M	Section <a href="#">301.06</a> , “Crop Cultivation”
Crop cultivation, non-commercial	-	P	P	-	
Mining and quarrying	-	-	C(6)	-	
Other applicable types:					
Accessory uses and structures	P	P	P	P	Section <a href="#">301.01</a> , “Accessory Uses And Structures”
Additional uses	-	-	-	P(9)	
Caretaker unit	-	P(8)	P(8)	-	
Nonconforming use	Chapter 307, “Nonconforming Uses, Structures, And Lots”				
Temporary use	Section <a href="#">301.21</a> , “Temporary Uses”				

Notes:

Specific Limitations:

- (1) Permitted only as an accessory use that supports industrial uses, business and office parks, and corporate offices.
- (2) Permitted only as an accessory to a primary office and limited to establishments with a gross floor area less than 5,000 square feet in size.
- (3) Limited to parking areas for exclusive use of occupants, employees and patrons of the uses, buildings, stores, and businesses located in that zone.
- (4) Alcohol manufacture must be located more than 500 feet from the nearest residential, or commercial zoning designation as shown on the Official Zoning Map.
- (5) On-site hazardous waste management facilities must be accessory and incidental to a primary use.
- (6) In areas designated as Mineral Resource Zones in the General Plan
- (7) Prohibited within 300 feet of any R district except as detailed in [301.20E](#).
- (8) For agricultural employees, when located on farms or ranches containing more than 10 acres. Such dwellings shall be a permanent structure.

(9) Additional uses may be allowed with City Council approval of a Conditional Use Permit.

(10) Limited to no more than two rooms in a dwelling rented to not more than four persons. Meals may not be provided to more than four boarders.

**SECTION 4:** This ordinance shall be in full force and effect thirty (30) days from and after its publication and passage.

PASSED, APPROVED, AND ADOPTED this 20<sup>th</sup> day of June, 2023.

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Hon. Marth Flores, Mayor

ATTEST:  
John D. Lollis, City Clerk

By \_\_\_\_\_  
Patrice Hildreth, Chief Deputy City Clerk