

Chapter 17.18

PLANNED COMMERCIAL ZONES

Sections:

- 17.18.010 Purposes.**
- 17.18.020 Required conditions.**
- 17.18.030 Planned development permit required.**
- 17.18.040 Off-street parking and loading facilities.**
- 17.18.050 List of uses as permitted (P), conditional (C), and temporary conditional (T).**

Section 17.18.010 Purposes.

A. The several types of commercial zones included in this chapter are designed to achieve the following:

1. Provide appropriate areas for various types of retail stores, offices, service establishments and wholesale businesses to be concentrated for the convenience of the public; and to be located and grouped on sites that are in logical proximity to the respective geographical areas and respective categories of patrons which they serve in a manner consistent with the general plan;

2. Maintain the central business district (CBD - Conyer Street to Tipton and Murray Street to Mineral King Avenue including the Court-Locust corridor to the Lincoln Oval area) as Visalia's traditional, medical, professional, retail, government and cultural center;

3. Maintain Visalia's role as the regional commercial center for Tulare, Kings and southern Fresno counties;

4. Maintain and improve Visalia's retail base to serve the needs of local residents and encourage shoppers from outside the community;

5. Accommodate a variety of commercial activities to encourage new and existing business that will employ residents of the city and those of adjacent communities;

6. Maintain Visalia's role as the regional retailing center for Tulare and Kings Counties and ensure the continued viability of the existing commercial areas;

7. Maintain commercial land uses which are responsive to the needs of shoppers, maximizing accessibility and minimizing trip length;

8. Ensure compatibility with adjacent land uses.

B. The purpose of the individual commercial land use zones are as follows:

1. Planned Convenience Commercial Zone--(P-C-C). The purpose and intent of the planned convenience commercial zone district is to provide for the continued use, expansion and new development of commercial areas with personal and convenience goods and services that are generally needed on a daily basis for immediate residential areas. These areas, generally of three acres or less, are to be master planned and designed of a scale, building mass and landscaping consistent with the surrounding residential buildings and integrated into the neighborhood for easy pedestrian and vehicle access. Site lighting, delivery areas, and signing are to be designed so as not to intrude into adjacent residential properties.

2. Planned Neighborhood Commercial Zone-- (P-C-NC). The purpose and intent of the planned neighborhood commercial zone district is to provide sites within residential areas that are of sufficient size to support a grocery store and drug store as major anchors, with supporting retail/commercial uses and services for residents of adjacent

Visalia Municipal Code

neighborhoods. New centers, generally up to ten acres, are to be designed with an emphasis on access and circulation to the neighborhoods and emphasis on compatibility with the surrounding neighborhood regarding noise, lighting, scale and building mass, privacy, signage and parking.

3. **Planned Shopping/Office Zone--(P-C-SO).** The purpose and intent of the planned shopping/ office zone district is to provide areas for a wide range of neighborhood and community level retail commercial and office uses. This district is intended to provide for the transition from service and heavy commercial uses where they exist in this district to retail and office and to provide areas for neighborhood goods and services where shopping centers may not be available.

4. **Planned Community Commercial Zone--(P-C-CM).** The purpose and intent of the planned community commercial zone district is to provide for continued use, expansion and new development of community-scale shopping centers with a range of commercial goods/services and garden offices. Community centers are to be developed and implemented by a specific plan and are intended to exclude regional and CBD-scale uses and to integrate adjacent multi-family and public/institutional uses. General guidelines for development of community centers would be twenty (20) to thirty (30) acres of community-level retail and ancillary facilities and up to ten acres of garden offices, along with adjacent supporting facilities of up to twenty (20) acres of multi-family residential and a minimum of twenty (20) to thirty (30) acres for institutional facilities. Precise distribution of uses would be determined at the time of development of a specific plan for the center.

5. **Planned Central Business District Retail Zone--(P-C-DT).** The purpose and intent of the planned central business district retail zone district is to promote the continued vitality of the core of the community by providing for the continuing commercial development of the downtown and maintaining and enhancing its historic character. The zone is designed to accommodate a wide mix of land uses ranging from commercial and office to residential and public spaces, both active and passive. The zone is intended to be compatible with and support adjacent residential uses, along with meeting the needs of the city and region as the urban center of the city; to provide for neighborhood, local, and regional commercial and office needs; to accommodate the changing needs of transportation and integrate new modes of transportation and related facilities; and to maintain and enhance the historic character of the city through the application of architectural design features which compliment the existing historic core of the city.

6. **Planned Regional Retail Commercial Zone-- (P-C-R).** The purpose and intent of the planned regional retail commercial zone district is to provide areas for retail establishments that are designed to serve a regional service trade area. The uses permitted in this district are to be of a large-scale regional retail nature with supporting goods and services. Uses that are designed to provide service to residential areas and convenience, neighborhood and community level retail are not permitted, while office uses are to be limited.

7. **Planned Highway Commercial Zone--(P-C-H).** The purpose and intent of the planned highway commercial zone district is to provide goods and services to the traveling public. The uses permitted in this district are those intended to cater to those passing through the community, rather than destination points for city residents.

8. **Planned Service Commercial Zone--(P-C-S).** The purpose and intent of the planned service commercial zone district is to provide areas that accommodate wholesale, heavy commercial uses, such as lumberyards and construction material retail uses, etc., and services such as automotive, plumbing, and sheet metal fabrication. It is

Visalia Municipal Code

intended that uses in this district be those that can be compatible with heavy truck traffic and noise. Uses that would restrict the operation of generally permitted heavy commercial businesses are not provided in this district. (Prior code § 7310)

Section 17.18.020 Required conditions.

A. In a P-C-C, P-C-N, P-C-CM, P-C-DT, P-C-SO and P-C-R zone all businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas, gasoline service stations, outdoor dining areas, nurseries, garden shops, Christmas tree sales lots, bus depots and transit stations, electric distribution substation, and recycling facilities;

B. In a P-C-C or P-C-N zone all products produced on the site of any of the permitted uses shall be sold primarily at retail on the site where produced;

C. In a P-C-C or P-C-N zone all new construction in existing P-C-C or P-C-N zones not a part of a previously approved planned development shall conform with development standards determined by the site plan review committee. (Prior code § 7319)

Section 17.18.030 Planned development permit required.

A planned development permit must be obtained for all development in all P-(C) zones, subject to the requirements and procedures in Chapter 17.28. (Prior code § 7322)

Section 17.18.040 Off-street parking and loading facilities.

In the planned commercial zones, off-street parking and off-street loading facilities shall be provided as prescribed in Chapter 17.34. (Prior code § 7325)

Section 17.18.050 List of uses as permitted (P), conditional (C), and temporary conditional (T).

The following matrix represents all of the permitted and conditional uses in the commercial, office and industrial zone districts.