

BILL NO. \_\_\_\_\_

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

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA,  
AMENDING SECTION 12-4.1603 OF THE FRESNO  
MUNICIPAL CODE, REVISING THE DEFINITION OF INFILL  
PROJECT FOR PURPOSES OF THE FEE WAIVER  
PROGRAM FOR CERTAIN RESIDENTIAL INFILL  
PROJECTS

WHEREAS, the Council desires to provide incentives for development within the  
City; and

WHEREAS, Council adopted Ordinance 2021-029 establishing an infill incentive  
program for certain new residential infill projects to encourage and promote development  
of residential units on unutilized lots within the City; and

WHEREAS, Council later amended the definition of “infill project,” via adoption of  
Ordinance 2022-005 to make single family residential projects eligible for the fee waiver  
program; and

WHEREAS, the Council now desires to amend the definition of an Infill Project to  
include projects no greater than 6.5 net acres.

THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 12-4.1603 of the Fresno Municipal Code is amended to read as  
follows:

SECTION 12-4.1603. – INFILL PROJECT DEFINED

For purposes of this section, Infill Project shall be defined as new  
multifamily and/or single family residential projects on sites ~~less than 5~~ no

1 of 3

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval: \_\_\_\_\_

Ordinance No.

greater than 6.5] net acres in size and substantially surrounded by urban uses, and located within an Infill Opportunity Zone, Bus Rapid Transit Corridor or Downtown Planning Area, as reflected in the Priority Areas for Development Incentives Map, Figure IM-1 of Chapter 12 of the Fresno General Plan, adopted December 18, 2014. For purposes of this section, for single family residential projects within a subdivision map, the "site" shall be defined as the boundary of the subdivision map. Projects within the South Industrial Priority Area are not eligible for this Program.

SECTION 2. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its final passage.

\* \* \* \* \*

STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

I, TODD STERMER, City Clerk of the City of Fresno, certify that the foregoing ordinance was adopted by the Council of the City of Fresno, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_ 2023.

AYES :  
NOES :  
ABSENT :  
ABSTAIN :

Mayor Approval: \_\_\_\_\_, 2023  
Mayor Approval/No Return: \_\_\_\_\_, 2023  
Mayor Veto: \_\_\_\_\_, 2023  
Council Override Vote: \_\_\_\_\_, 2023

TODD STERMER, CMC  
City Clerk

By: \_\_\_\_\_  
Deputy Date

APPROVED AS TO FORM:  
ANDREW JANZ  
City Attorney

By: \_\_\_\_\_  
Jennifer M. Quintanilla Date  
Senior Deputy City Attorney