

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA,
AMENDING SECTION 12-4.1603 OF THE FRESNO
MUNICIPAL CODE, RELATING TO THE FEE WAIVER
PROGRAM DEFINITION OF 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 land within the City; and

WHEREAS, Council later amended the definition of “infill project” via the adoption
of Ordinance 2023-010 to increase the maximum lot size for a project from 5 acres to 6.5
acres; and

WHEREAS, the Council now desires to amend the definition of an Infill Project to
remove the lot size limit for the conversion of commercial or office structures into new
residential units.

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

SECTION 1. Section 12-4.1603 of the Fresno Municipal Code is amended 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 no greater than 6.5 net acres in size for, regardless of

1 of 3

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval:



Ordinance No.

parcel size, new multifamily residential projects that rehabilitate and convert existing commercial or office structures,] 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.

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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 _____ 2024.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2024
Mayor Approval/No Return: _____, 2024
Mayor Veto: _____, 2024
Council Override Vote: _____, 2024

TODD STERMER, CMC
City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Kristi M. Costa Date
Senior Deputy City Attorney