

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA,
AMENDING SECTION 12-4.1603 OF THE FRESNO
MUNICIPAL CODE, RELATING TO FEE WAIVER
PROGRAM FOR CERTAIN RESIDENTIAL INFILL
PROJECTS

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

WHEREAS, it is the Council's intent to provide an exemption of certain fees on
certain new residential infill projects to encourage and promote development of residential
units on unutilized lots within the City; and

WHEREAS, the Council desires to amend the definition of an Infill Project to
include single family residential projects.

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
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,

1 of 2

Date Adopted:
Date Approved
Effective Date:
City Attorney Approval: _____

Ordinance No.

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 _____ 2022.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2022
Mayor Approval/No Return: _____, 2022
Mayor Veto: _____, 2022
Council Override Vote: _____, 2022

TODD STERMER, CMC
City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

By: _____
Angela M. Karst Date
Deputy City Attorney