



**THE CITYWIDE  
DEVELOPMENT CODE AND  
ZONING MAP UPDATE**

**WORKSHOP**

**DAN ZACK, ASSISTANT DIRECTOR  
DEVELOPMENT AND RESOURCE  
MANAGEMENT DEPARTMENT**



# BACKGROUND INFORMATION

HOW DID WE GET  
A NEW  
ZONING MAP?



A

*Boulevard Plan*



B

*The Growth Areas Plan*



C

*The Expanded Boundary Plan*



D

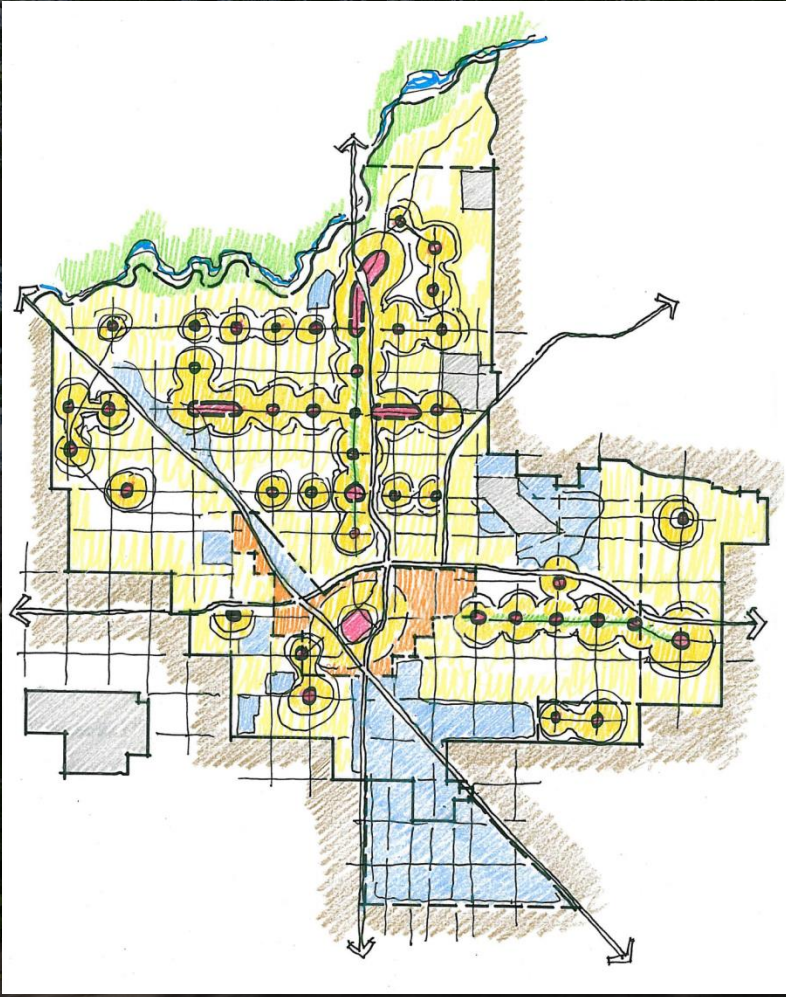
*The Hybrid Plan*



**JANUARY, 2012**

LAND USE  
CONCEPTUAL  
ALTERNATIVES  
ARE UNVEILED

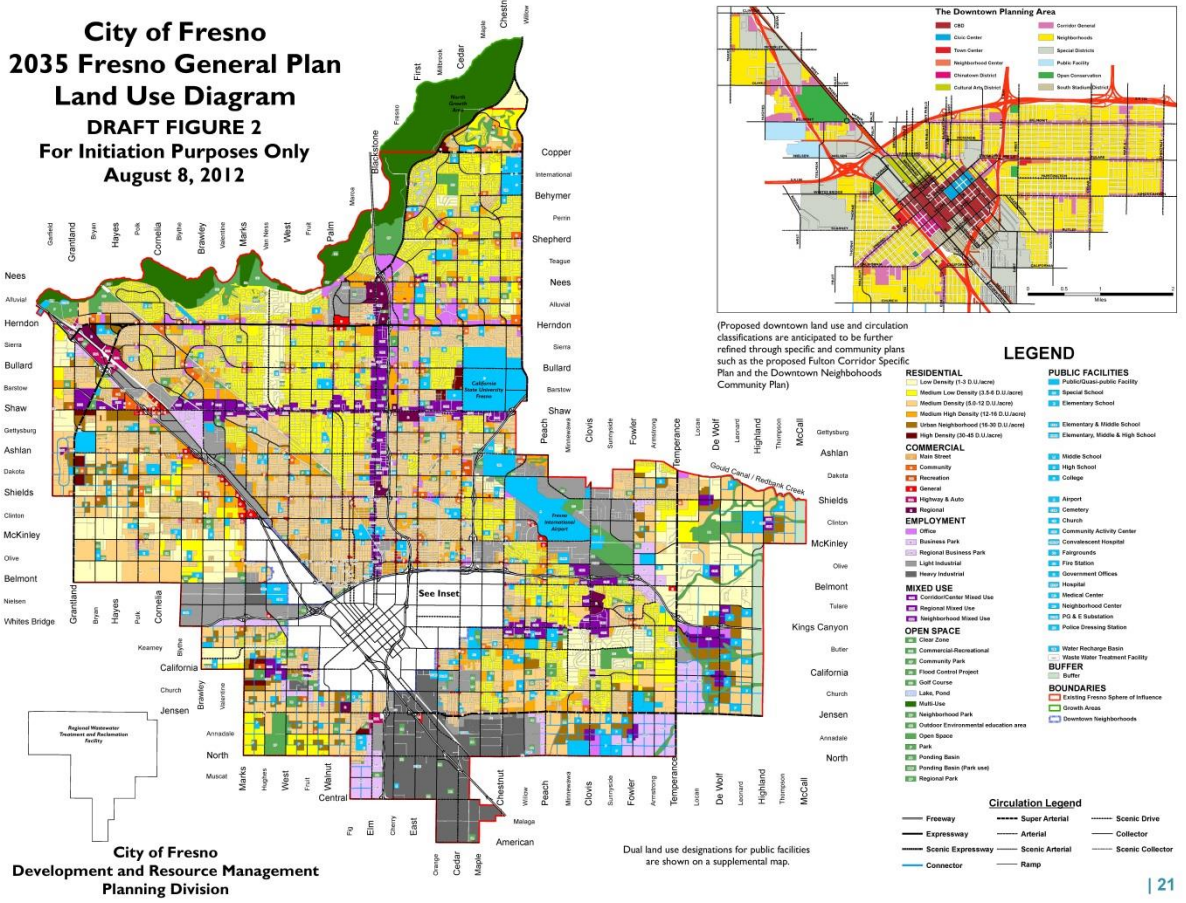




**APRIL, 2012**  
ALTERNATIVE "A"  
IS SELECTED BY  
THE CITY COUNCIL



**City of Fresno**  
**2035 Fresno General Plan**  
**Land Use Diagram**  
**DRAFT FIGURE 2**  
**For Initiation Purposes Only**  
**August 8, 2012**



**AUGUST, 2012**  
**GP MEIR WITH**  
**PLANNED**  
**LAND USE MAP**  
**BASED ON ALT A**  
**IS INITIATED BY**  
**COUNCIL**

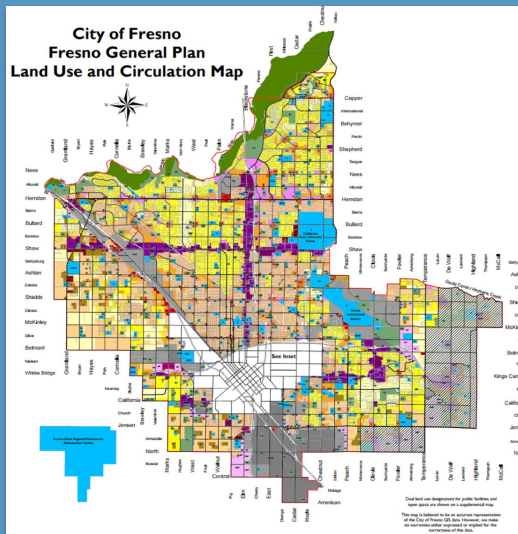




## FRESNO General Plan

- 4+ year process
- 160+ stakeholder interviews
- 20 public workshops
- 100+ presentations to community groups
- 20+ meetings of a Citizens Advisory Committee

**DECEMBER, 2014**  
**GENERAL  
 PLAN  
 ADOPTED**



**Adopted:  
 December 18, 2014**

**Development and Resource  
 Management Department**





Fresno Municipal Code Chapter 15:  
**CITYWIDE  
DEVELOPMENT CODE**

**PLANNING  
COMMISSION &  
CITY COUNCIL  
REVIEW  
DRAFT**

**DECEMBER, 2015**

Development and Resource  
Management Department  
City of  
**FRESNO** 

**DECEMBER 3, 2015**  
DEVELOPMENT  
CODE  
ADOPTION









# ZONING MAP CHANGES

HOW MUCH  
OF THE CITY  
WAS AFFECTED?



# City of Fresno

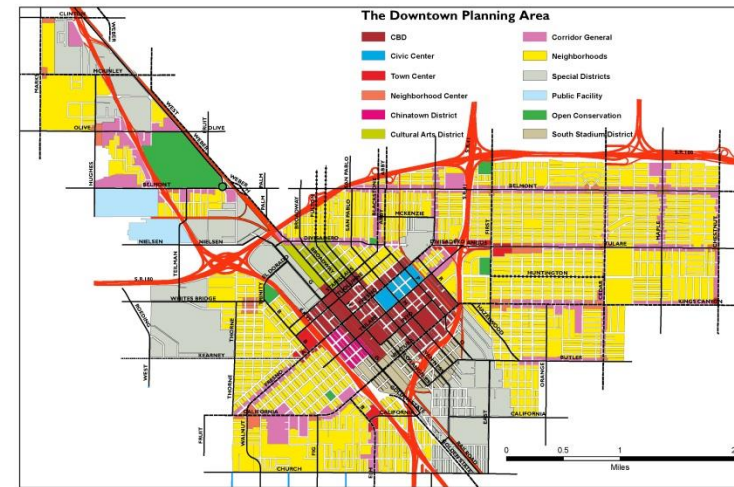
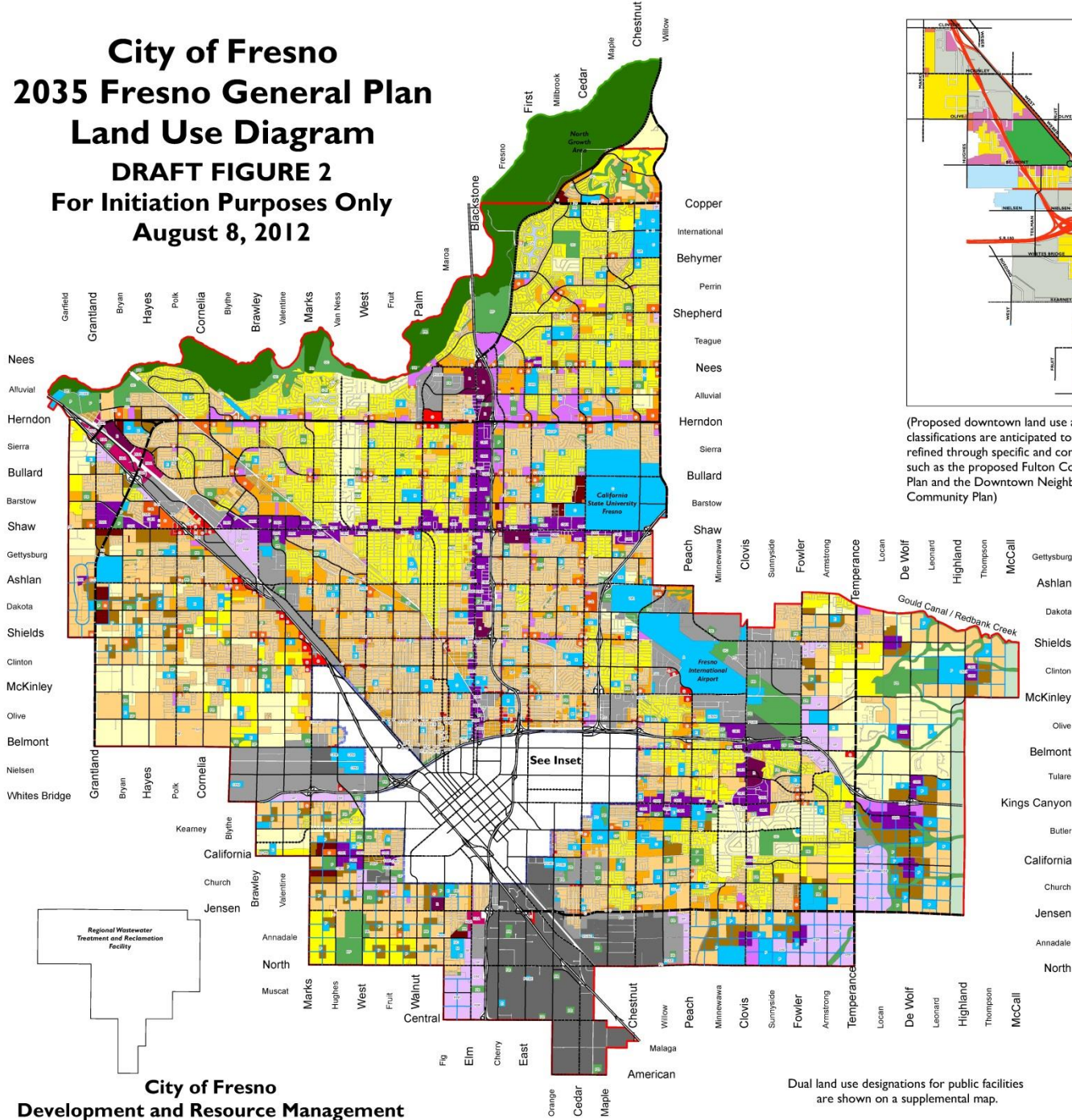
## 2035 Fresno General Plan

### Land Use Diagram

#### DRAFT FIGURE 2

#### For Initiation Purposes Only

#### August 8, 2012



(Proposed downtown land use and circulation classifications are anticipated to be further refined through specific and community plans such as the proposed Fulton Corridor Specific Plan and the Downtown Neighborhoods Community Plan)

### LEGEND

- |  |  |
|--|--|
| <p><b>RESIDENTIAL</b></p> <ul style="list-style-type: none"> <li>Low Density (1-3 D.U./acre)</li> <li>Medium Low Density (3.5-6 D.U./acre)</li> <li>Medium Density (5.0-12 D.U./acre)</li> <li>Medium High Density (12-16 D.U./acre)</li> <li>Urban Neighborhood (16-30 D.U./acre)</li> <li>High Density (30-45 D.U./acre)</li> </ul> <p><b>COMMERCIAL</b></p> <ul style="list-style-type: none"> <li>Main Street</li> <li>Community</li> <li>Recreation</li> <li>General</li> <li>Highway &amp; Auto</li> <li>Regional</li> </ul> <p><b>EMPLOYMENT</b></p> <ul style="list-style-type: none"> <li>Office</li> <li>Business Park</li> <li>Regional Business Park</li> <li>Light Industrial</li> <li>Heavy Industrial</li> </ul> <p><b>MIXED USE</b></p> <ul style="list-style-type: none"> <li>Corridor/Center Mixed Use</li> <li>Regional Mixed Use</li> <li>Neighborhood Mixed Use</li> </ul> <p><b>OPEN SPACE</b></p> <ul style="list-style-type: none"> <li>Clear Zone</li> <li>Commercial-Recreational</li> <li>Community Park</li> <li>Flood Control Project</li> <li>Golf Course</li> <li>Lake, Pond</li> <li>Multi-Use</li> <li>Neighborhood Park</li> <li>Outdoor Environmental education area</li> <li>Open Space</li> <li>Park</li> <li>Ponding Basin</li> <li>Ponding Basin (Park use)</li> <li>Regional Park</li> </ul> | <p><b>PUBLIC FACILITIES</b></p> <ul style="list-style-type: none"> <li>Public/Quasi-public Facility</li> <li>Special School</li> <li>Elementary School</li> <li>Elementary &amp; Middle School</li> <li>Elementary, Middle &amp; High School</li> <li>Middle School</li> <li>High School</li> <li>College</li> <li>Airport</li> <li>Cemetery</li> <li>Church</li> <li>Community Activity Center</li> <li>Convalescent Hospital</li> <li>Fairgrounds</li> <li>Fire Station</li> <li>Government Offices</li> <li>Hospital</li> <li>Medical Center</li> <li>Neighborhood Center</li> <li>PG &amp; E Substation</li> <li>Police Dressing Station</li> <li>Water Recharge Basin</li> <li>Waste Water Treatment Facility</li> </ul> <p><b>BUFFER</b></p> <ul style="list-style-type: none"> <li>Buffer</li> </ul> <p><b>BOUNDARIES</b></p> <ul style="list-style-type: none"> <li>Existing Fresno Sphere of Influence</li> <li>Growth Areas</li> <li>Outdoor Environmental education area</li> <li>Downtown Neighborhoods</li> </ul> |
|--|--|
- 
- |  |   |   |
|--|---|---|
| <p><b>Circulation Legend</b></p> <ul style="list-style-type: none"> <li>Freeway</li> <li>Expressway</li> <li>Scenic Expressway</li> <li>Connector</li> </ul> | <ul style="list-style-type: none"> <li>Super Arterial</li> <li>Arterial</li> <li>Scenic Arterial</li> <li>Ramp</li> </ul> | <ul style="list-style-type: none"> <li>Scenic Drive</li> <li>Collector</li> <li>Scenic Collector</li> </ul> |
|--|---|---|

Dual land use designations for public facilities are shown on a supplemental map.



# City of Fresno

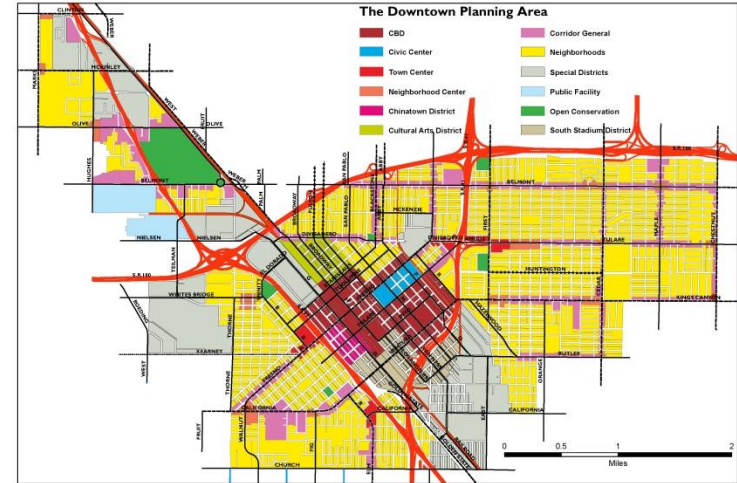
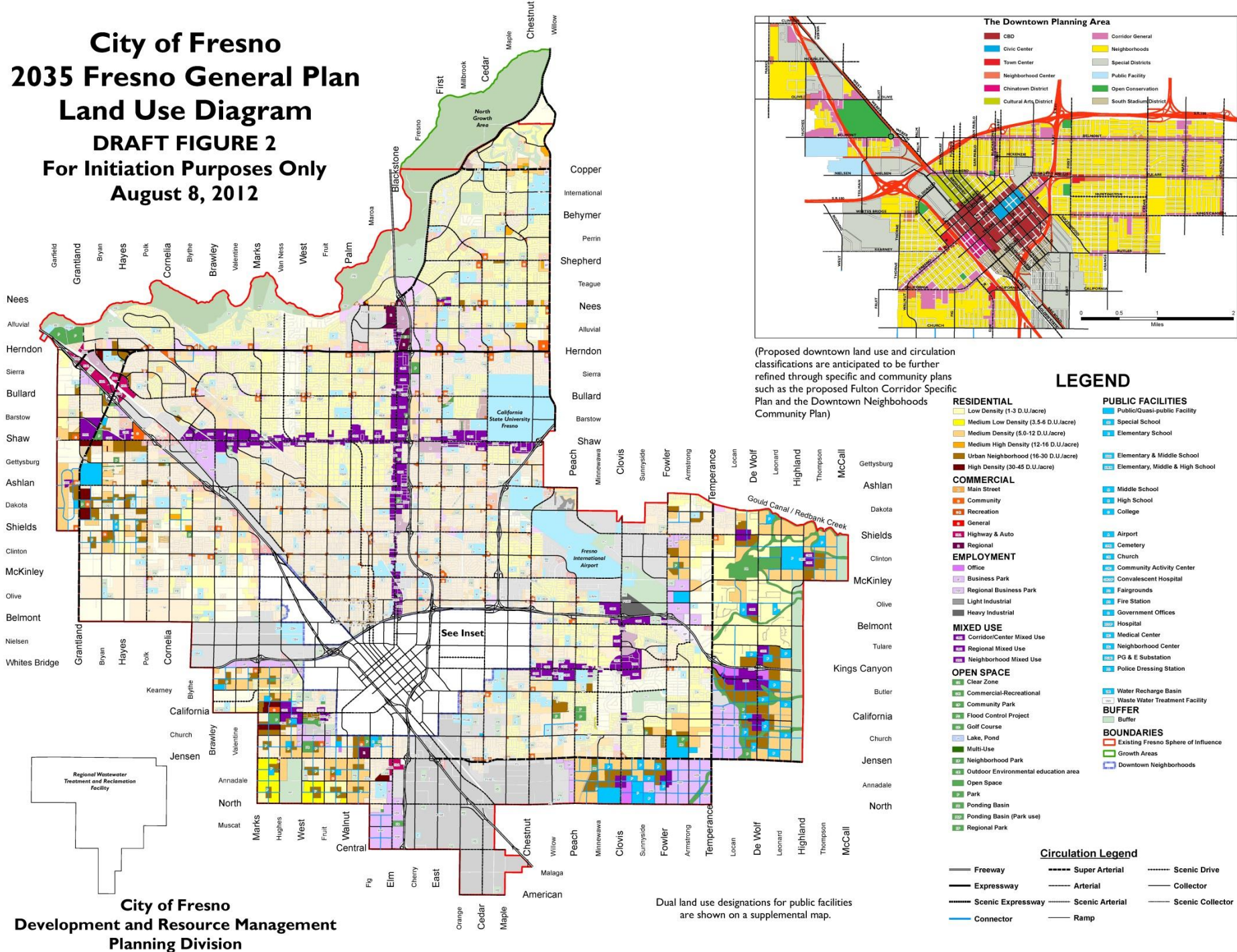
## 2035 Fresno General Plan

### Land Use Diagram

#### DRAFT FIGURE 2

#### For Initiation Purposes Only

#### August 8, 2012



(Proposed downtown land use and circulation classifications are anticipated to be further refined through specific and community plans such as the proposed Fulton Corridor Specific Plan and the Downtown Neighborhoods Community Plan)

### LEGEND

- RESIDENTIAL**
  - Low Density (1-3 D.U./acre)
  - Medium Low Density (3.5-6 D.U./acre)
  - Medium Density (5.0-12 D.U./acre)
  - Medium High Density (12-16 D.U./acre)
  - Urban Neighborhood (16-30 D.U./acre)
  - High Density (30-45 D.U./acre)
- COMMERCIAL**
  - Main Street
  - Community
  - Recreation
  - General
  - Highway & Auto
  - Regional
- EMPLOYMENT**
  - Office
  - Business Park
  - Regional Business Park
  - Light Industrial
  - Heavy Industrial
- MIXED USE**
  - Corridor/Center Mixed Use
  - Regional Mixed Use
  - Neighborhood Mixed Use
- OPEN SPACE**
  - Clear Zone
  - Commercial-Recreational
  - Community Park
  - Flood Control Project
  - Golf Course
  - Lake, Pond
  - Multi-Use
  - Neighborhood Park
  - Outdoor Environmental education area
  - Open Space
  - Park
  - Ponding Basin
  - Ponding Basin (Park use)
  - Regional Park
- PUBLIC FACILITIES**
  - Public/Quasi-public Facility
  - Special School
  - Elementary School
  - Elementary & Middle School
  - Elementary, Middle & High School
  - Middle School
  - High School
  - College
  - Airport
  - Cemetery
  - Church
  - Community Activity Center
  - Convalescent Hospital
  - Fairgrounds
  - Fire Station
  - Government Offices
  - Hospital
  - Medical Center
  - Neighborhood Center
  - PG & E Substation
  - Police Dressing Station
  - Water Recharge Basin
  - Waste Water Treatment Facility
- BUFFER**
  - Buffer
- BOUNDARIES**
  - Existing Fresno Sphere of Influence
  - Growth Areas
  - Downtown Neighborhoods
- Circulation Legend**
  - Freeway
  - Expressway
  - Scenic Expressway
  - Connector
  - Super Arterial
  - Arterial
  - Scenic Arterial
  - Scenic Collector
  - Scenic Drive
  - Collector
  - Scenic Collector
  - Ramp

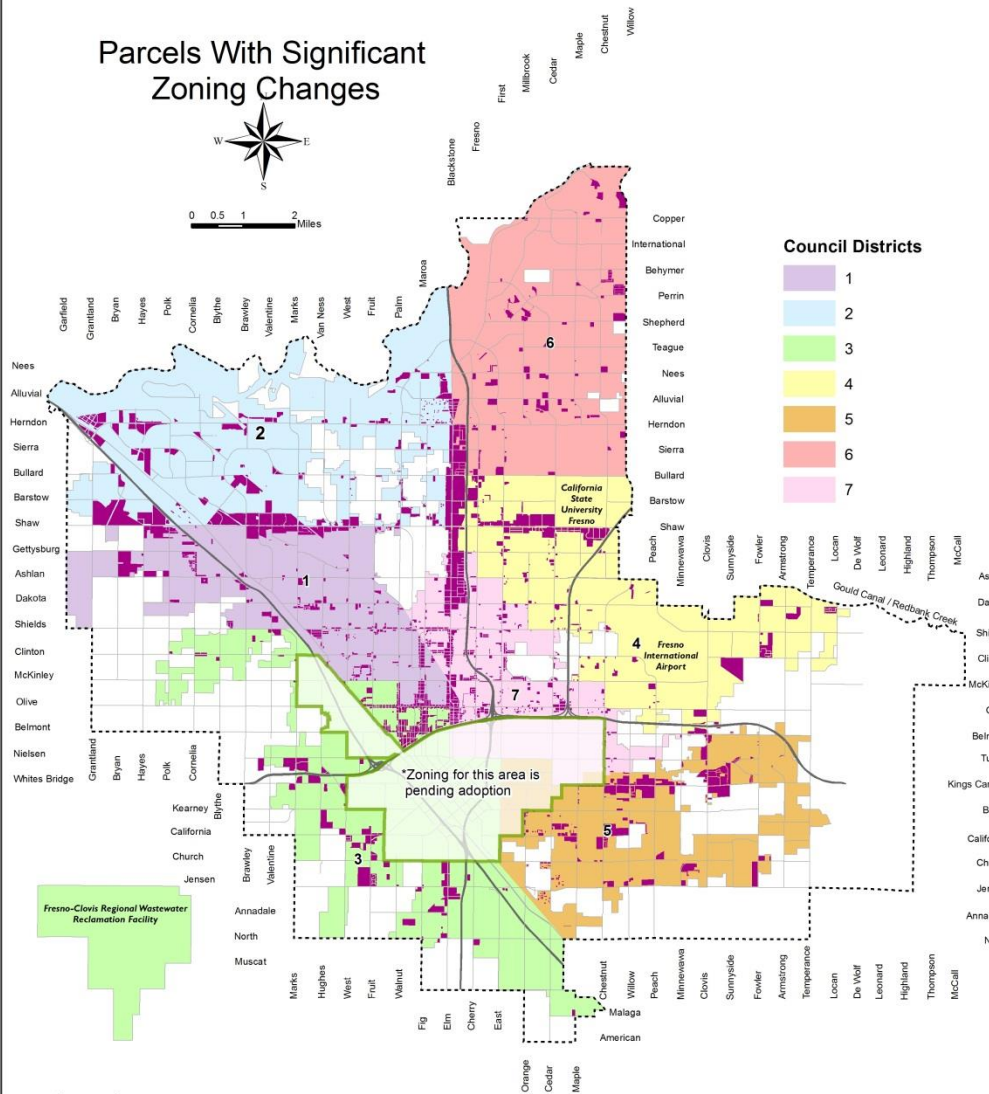
Dual land use designations for public facilities are shown on a supplemental map.



# Parcels With Significant Zoning Changes



0 0.5 1 2 Miles



## Council Districts



## Legend

- Parcels that have been Rezoned to a New Zoning Category
- Downtown Neighborhood Community Plan Boundary
- Sphere of Influence

\* This does not include the Downtown Neighborhood Community Plan Area. New zoning for this area will hopefully be adopted in Oct. Source: City of Fresno Development and Resource Management Long Range Planning Division. Disclaimer: This map is believed to be an accurate representation of the City of Fresno GIS data, however we make no warranties either expressed or implied for correctness of this data.



# ZONING MAP CHANGES

HOW DID  
WE NOTIFY  
THE PUBLIC?



# Zoning Map Update

Like every major city in the United States, Fresno has a Development Code, which is also known as a Zoning Ordinance. This document is the DNA of the city. It details all of the standards to keep Fresno moving forward in a smart and organized manner.

- What kind of businesses are appropriate and in which locations?
- How tall should buildings be so that they create value but don't negatively impact neighbors?
- Should buildings be close to or far from the street?
- How much parking should be provided?

The Development Code answers these questions and many more.

## **FRESNO CITY PLANNING COMMISSION**

Wednesday, January 20, 2016

6:00 p.m., or thereafter

City Hall Council Chamber

Second Floor

2600 Fresno Street

Fresno, CA 93721

## **FRESNO CITY COUNCIL**

Thursday, February 4, 2016

5:00 p.m., or thereafter

City Hall Council Chamber

Second Floor

2600 Fresno Street

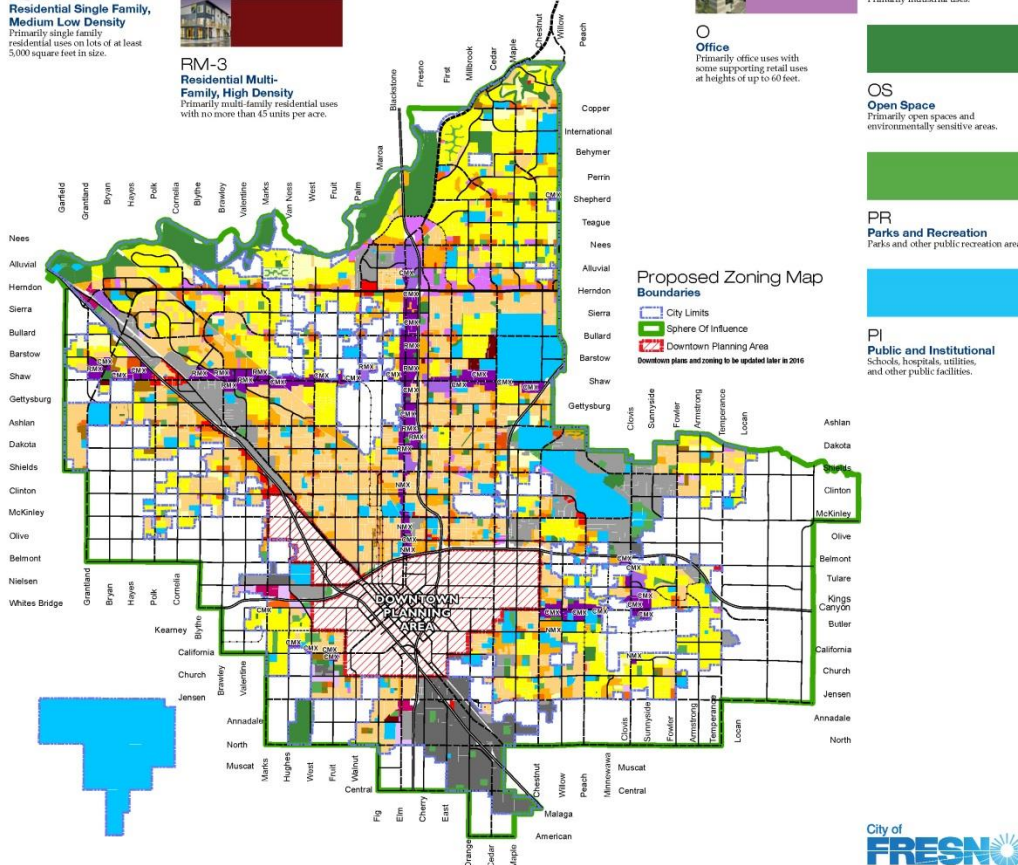
Fresno, CA 93721





# Zoning Map Update

 <b>RE Residential Estate</b> Primarily single family residential on lots of at least 5 acres in size.	 <b>RS-5 Residential Single Family, Medium Density</b> Primarily single family residential uses on lots of at least 2,500 square feet in size.	 <b>RM-MH Mobile Home Park</b> Primarily mobile home residential uses.	 <b>CMS Commercial—Main Street</b> Combinations of various pedestrian-oriented retail and office uses are allowed with some residential uses at heights of up to 35 feet.	 <b>CG Commercial—General</b> Primarily high-visibility retail uses at heights of up to 35 feet.	 <b>BP Business Park</b> Primarily campus-type office uses, with some light industrial and supporting retail uses at heights of up to 60 feet.
 <b>RS-1 Residential Single Family, Extremely Low Density</b> Primarily single family residential uses on lots of at least 36,000 square feet in size.	 <b>RM-1 Residential Multi-Family, Medium High Density</b> Primarily multi-family residential uses with no more than 16 units per acre.	 <b>NMX Neighborhood Mixed Use</b> Combinations of various residential, retail, and office uses are allowed at heights of up to 40 feet.	 <b>CC Commercial—Community</b> Primarily retail and office uses at heights of up to 35 feet.	 <b>CH Commercial—Highway and Auto</b> Primarily automobile-related retail and service uses at heights of up to 35 feet.	 <b>RBP Regional Business Park</b> Primarily campus-type office uses, with some light industrial and supporting retail uses at heights of up to 60 feet.
 <b>RS-2 Residential Single Family, Very Low Density</b> Primarily single family residential uses on lots of at least 20,000 square feet in size.	 <b>RM-2 Residential Multi-Family, Urban Neighborhood</b> Primarily multi-family residential uses with no more than 30 units per acre.	 <b>CMX Corridor/Center Mixed Use</b> Combinations of various residential, retail, and office uses are allowed at heights of up to 60 feet.	 <b>CR Commercial—Regional</b> Primarily regional-serving retail uses at heights of up to 75 feet.	 <b>CRC Commercial—Recreation</b> Primarily major recreation and retail uses.	 <b>IL Light Industrial</b> A mixture of large office uses some light industrial and supporting retail uses at heights of up to 60 feet.
 <b>RS-3 Residential Single Family, Low Density</b> Primarily single family residential uses on lots of at least 9,000 square feet in size.	 <b>RM-3 Residential Multi-Family, High Density</b> Primarily multi-family residential uses with no more than 45 units per acre.	 <b>RMX Regional Mixed Use</b> Combinations of various residential, retail, and office uses are allowed at heights of up to 75 feet.	 <b>O Office</b> Primarily office uses with some supporting retail uses at heights of up to 60 feet.	 <b>OS Open Space</b> Primarily open spaces and environmentally sensitive areas.	 <b>IH Heavy Industrial</b> Primarily industrial uses.
 <b>RS-4 Residential Single Family, Medium Low Density</b> Primarily single family residential uses on lots of at least 5,000 square feet in size.					





# GENERAL PLAN & DEVELOPMENT CODE UPDATE

[Home](#)  
[General Plan](#)  
[Development Plans](#)  
[Current Plans](#)

[Contact Us](#)  
[Development Code Update](#)  
[Development Services](#)

[Get Involved/Public Meetings](#)  
[Infill Committee](#)  
[Subscribe to Email List](#)

## Contact Us

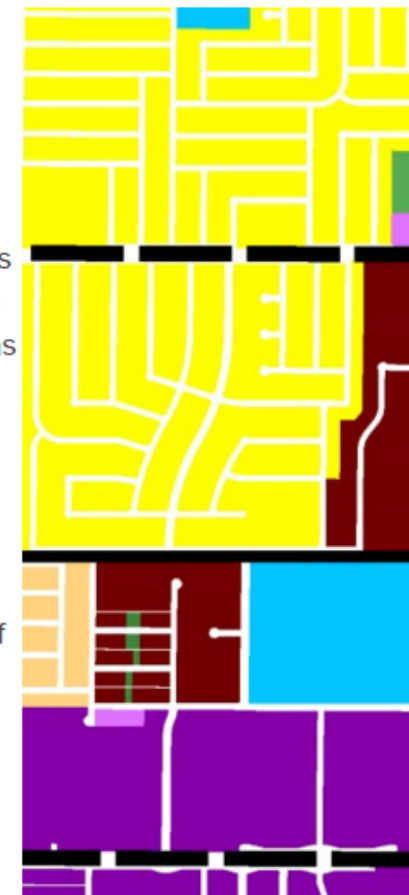
Development and Resource  
Management Administration  
2600 Fresno St  
Room 3065  
Fresno, CA 93721  
559-621-8003  
[E-Mail Us](#)  
[Department Home](#)

## Zoning Map Update

Like every major city in the United States, Fresno has a [Development Code](#), which is also known as a Zoning Ordinance. This document is the DNA of the city. It details all of the standards to keep Fresno moving forward in a smart and organized manner.

Now that a new Development Code has been written and adopted, a Zoning Map update is necessary to streamline the development process for property owners and ensure that the right rules get applied to the right areas. The new map will make sure that we grow in areas that make sense, and that other parts of our city are preserved and enhanced. During the five-year process that resulted in Fresno's new General Plan, a Land Use Map was approved by the City Council. The Zoning Map Update will make sure the Land Use Map, the Development Code, and the Zoning Map are all consistent.

A new Zoning Map protects and preserves our existing neighborhoods while making sure there are places for new investments the market will support. It will facilitate the creation of convenient shopping areas and robust employment districts with good access to transportation; it will create flexibility to build mixed-use buildings where investments are being made in upgraded transit systems; it will guide new single-family residential growth into areas that are served by the necessary infrastructure; and it will direct multi-family housing into areas with the best access to jobs and services.





**CITY OF FRESNO  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT the Fresno City Council, in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code and in accordance with the procedures of Chapter 15, Sections 5007 and 5801-5812 of the Fresno Municipal Code, will conduct public hearings to consider Plan Amendment Application No. A-15-007, Rezone Application No. R-15-016, and the related environmental findings. These applications have been filed by the City of Fresno Development and Resource Management Director. At the hearing, the following will be considered:

**Environmental Assessment No. A-15-007, R-15-016** recommends approval of an Addendum to Final Master Environmental Impact Report SCH No. 2012111015 (MEIR) certified by the Fresno City Council on December 18, 2014 for the Fresno General Plan and Development Code, pursuant to California Environmental Quality Act Guidelines Sections 15162 and 15164.

**Plan Amendment Application No. A-15-007** proposes to amend the Fresno General Plan (Figure LU-1: Land Use and Circulation Map, and Figure LU-2: Dual Designation Diagram), the Bullard, Fresno High, McLane, Roosevelt, West Area, and Woodward Park Community Plans, the Tower District Specific Plan, the Fresno Yosemite Airport Land Use Compatibility Plan and the Sierra Sky Park Land Use Policy Plan, as described in the table below. The Plan Amendment application was filed for consideration of additional general plan clean-up items, including implementation of Master Environmental Impact Report mitigation measures and technical adjustments to meet general plan goals and policies.

**Rezone Application No. R-15-016** proposes to update the Zoning Map of the City of Fresno by adopting the Proposed Zoning Map and Overlay District Map consistent with the City of Fresno General Plan Land Use and Circulation Map adopted on December 18, 2014, and as subsequently amended. The Proposed Zoning Map applies to all property within city limits except the Downtown Planning Area as defined on the Map. All conditions of zoning will remain in effect.

Both the Plan Amendment and the Proposed Zoning and Overlay District Maps are available on line at [www.fresno.gov/mapupdate](http://www.fresno.gov/mapupdate). A color version of the Zoning Map Update was included in the January 10, 2016 edition of the Fresno Bee.

**FRESNO CITY COUNCIL**  
Date: Thursday, February 4, 2016  
Time: 5:00 p.m., or thereafter  
Place: City Hall Council Chamber, Second  
Floor, 2600 Fresno Street, Fresno, CA 93721

Any interested person may appear at the public hearing and present written testimony, or speak in favor or against the project proposal. However, all documents submitted to the City Council for its consideration shall be submitted to the City Clerk at least 24 hours prior to the Council Agenda item being heard, pursuant to the City Council's meeting rules and procedures, or they may be excluded from the administrative record of proceedings. If an individual challenges the above applications in court, they may be limited to raising only those issues that were raised at the public hearings described in this notice, or in written correspondence delivered to the City Council consistent with their rules of procedure.

On January 20, 2016, the Fresno Planning Commission considered these items and recommended approval to the City Council with the following additional provisions: (1) deferral to the pending recommendation of the Airport Land Use Commission regarding Plan Amendment Request #3 (at the southwest corner of Herndon and Brawley Avenues); (2) concurrence with errata noted by strikeout in the accompanying table, as well as removal of the proposed land use change on parcel 310-041-39 in Request #9 (north-east corner of Clinton and Fowler); and (3) concurrence with corrections in revised Proposed Zoning Map.

Note: This public hearing notice is being posted pursuant to the requirements of the Fresno Municipal Code Section 15-5007-D.

For additional information on the proposed project, including copies of the proposed environmental finding, contact the City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Room 3076, Fresno, California, 93721, or contact Sophia Pagoulatos at [sophia.pagoulatos@fresno.gov](mailto:sophia.pagoulatos@fresno.gov). *Para información en español, comuníquense con Sophia Pagoulatos (al correo electrónico [Sophia.pagoulatos@fresno.gov](mailto:Sophia.pagoulatos@fresno.gov)).*

RE: City of Fresno General Plan Land Use Map Amendment Table		GP Land Use Change Request			
APN	Description	APN	From	To	Acres
4940045T	Part of 4940045T and 51T part of 4940045T and 51T part of 49400202T and 33T and 494002026ST and 41T	4940045T & 51T	Open Space - Golf Course	Public Facilities - Airport	9.28
494002026ST	Part of 494002026ST and 41T	494002026ST & 41T	Light Industrial	Public Facilities - Airport	22.00
31328812T, 22T, 23T, 24T, 25T, and 57T	Proposed ponding basin "D"	31328812T, 22T, 23T, 24T, 25T, and 57T	Res. Medium Low Density	Open Space - Ponding Basin	13.59
50104102	Part of 50104102 and 50115306S	50104102 & 50115306S	Public Facilities - Airport	Open Space Clear Zone	0.35
50115306S	Part of 50115306S and part of 50115306S	50115306S	Community Commercial	Open Space Clear Zone	0.48
50115306S	Part of 50115306S	50115306S	Office	Open Space Clear Zone	0.93
50115306S	Part of 50115306S	50115306S	Open Space Clear Zone	Office	0.99
50115306S	Part of 50115306S	50115306S	General Commercial	Open Space Clear Zone	0.25
50115306S	Part of 50115306S	50115306S	Res. Medium Density	Open Space Clear Zone	0.08
45114115	45114115	45114115	Res. Medium Density	Res. Medium High Density	0.09
43602201	43602201	43602201	Res. Medium Density	Office	0.17
43602219	43602219	43602219	Regional Mixed Use	Office	0.19
93310083 84 and 85	93310083 84 and 85	93310083 84 and 85	Public Facility - Middle and Elementary School	Community Commercial	2.28
51125007	51125007	51125007	Res. Medium Low Density	Res. Medium High Density	4.08
51136324	51136324	51136324	Res. Medium Density	Res. Medium High Density	4.08
31004139	Part of 31004139	31004139	Res. Medium Low Density	Res. Medium Density	31.87
31004139	31004139	31004139	Neighborhood Community Commercial	Commercial	2.14
41707058	41707058	41707058	Res. Medium Density	Res. Medium High Density	1.98
51117124 and 25	51117124 and 25	51117124 and 25	Res. Medium Low Density	Res. Medium High Density	4.78
50003068S	50003068S	50003068S	Res. Medium Density	Res. Medium High Density	10.17
40351555S	40351555S	40351555S	Res. Medium Low Density	Office	0.29
40200023	40200023	40200023	Res. Urban Neighborhood	Office	3.57
442002933	442002933	442002933	Res. Medium High	Res. Urban Neighborhood	0.65
44720001	44720001	44720001	Res. Medium Density	Public Facilities - Church	0.01
45904109 12, 13, 16, 18	45904109 12, 13, 16, 18	45904109 12, 13, 16, 18	Res. Medium Density	Commercial Main Street	0.83
31013201 09, 31013201 06, 313270515, 705, 805, 835 - 865, 805, 835, and 865	31013201 09, 31013201 06, 313270515, 705, 805, 835 - 865, 805, 835, and 865	31013201 09, 31013201 06, 313270515, 705, 805, 835 - 865, 805, 835, and 865	Business Park	Light Industrial	79.80
45903015, 16, 18, 52, 56	45903015, 16, 18, 52, 56	45903015, 16, 18, 52, 56	CommodCenter Mixed-Use	Light Industrial	65.19
45903057T	45903057T	45903057T	Dual Land Use Designation	Dual Land Use Designation	3.05
45302022, 16, and 80	45302022, 16, and 80	45302022, 16, and 80	CommodCenter Mixed-Use	Light Industrial	1.99
45920001, 02, and 08T	45920001, 02, and 08T	45920001, 02, and 08T	Dual Land Use Designation	Dual Land Use Designation	2.95
45913120 and 01	45913120 and 01	45913120 and 01	Dual Land Use Designation	Dual Land Use Designation	1.05
45903205 and 15	45903205 and 15	45903205 and 15	Residential Medium Density	Light Industrial	0.39

Fresno Bee Color Brochure  
January 10, 2016

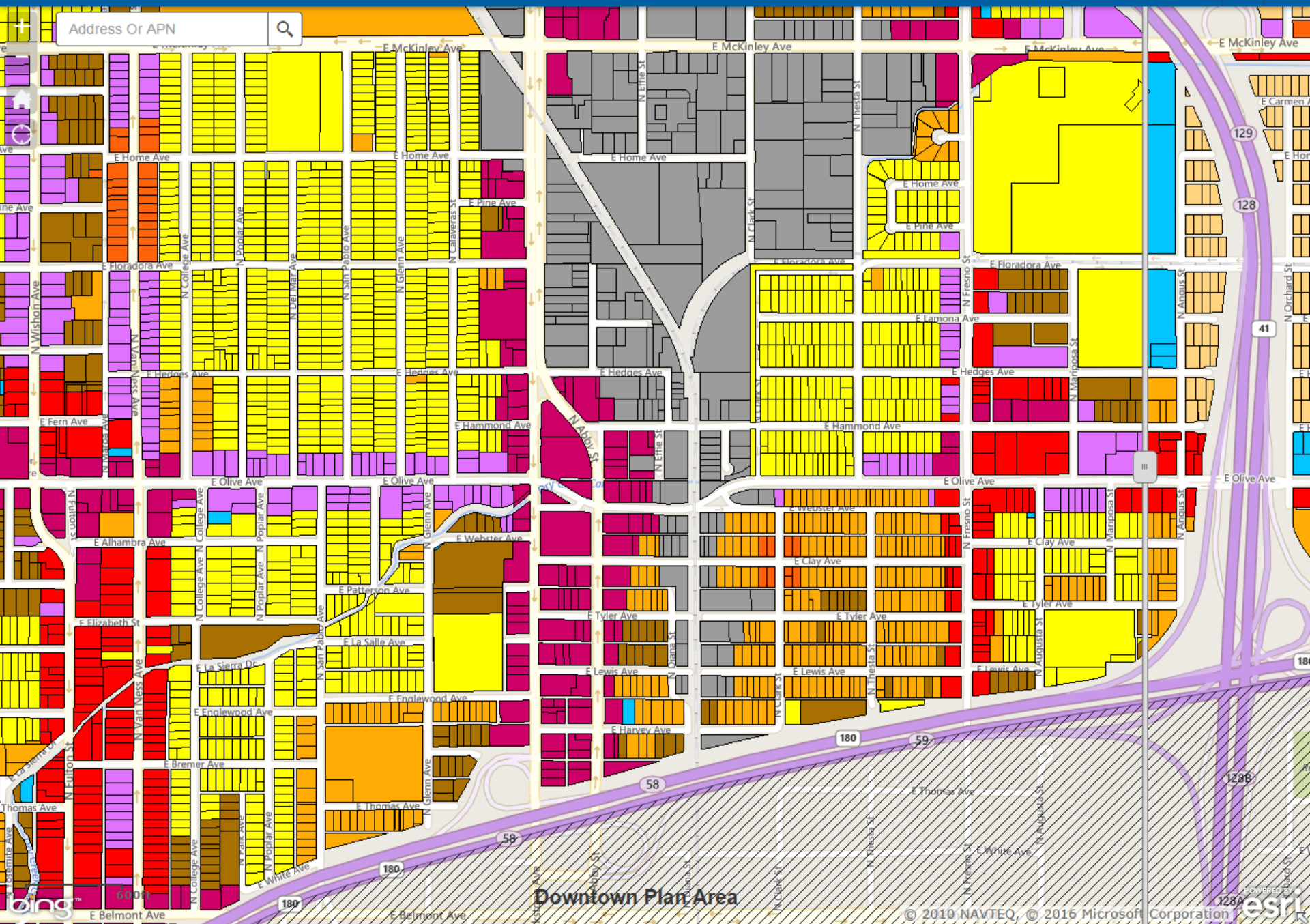
Additional Fresno Bee Notice  
January 22, 2016

Posting of Plan Amendment Sites  
January 8, 2016

Posting of Updated Zoning Map  
City Website  
January 10, 2016

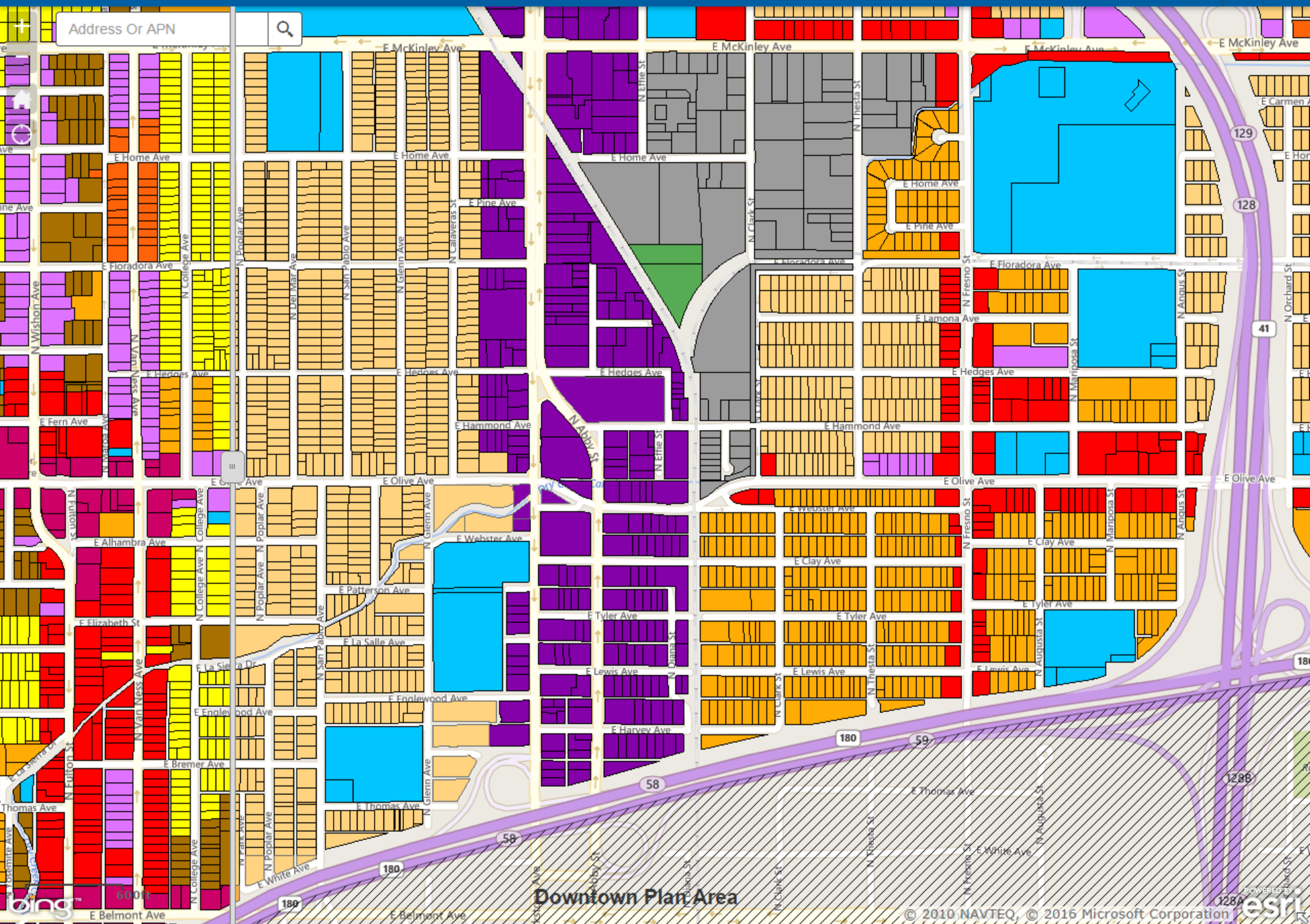


Address Or APN



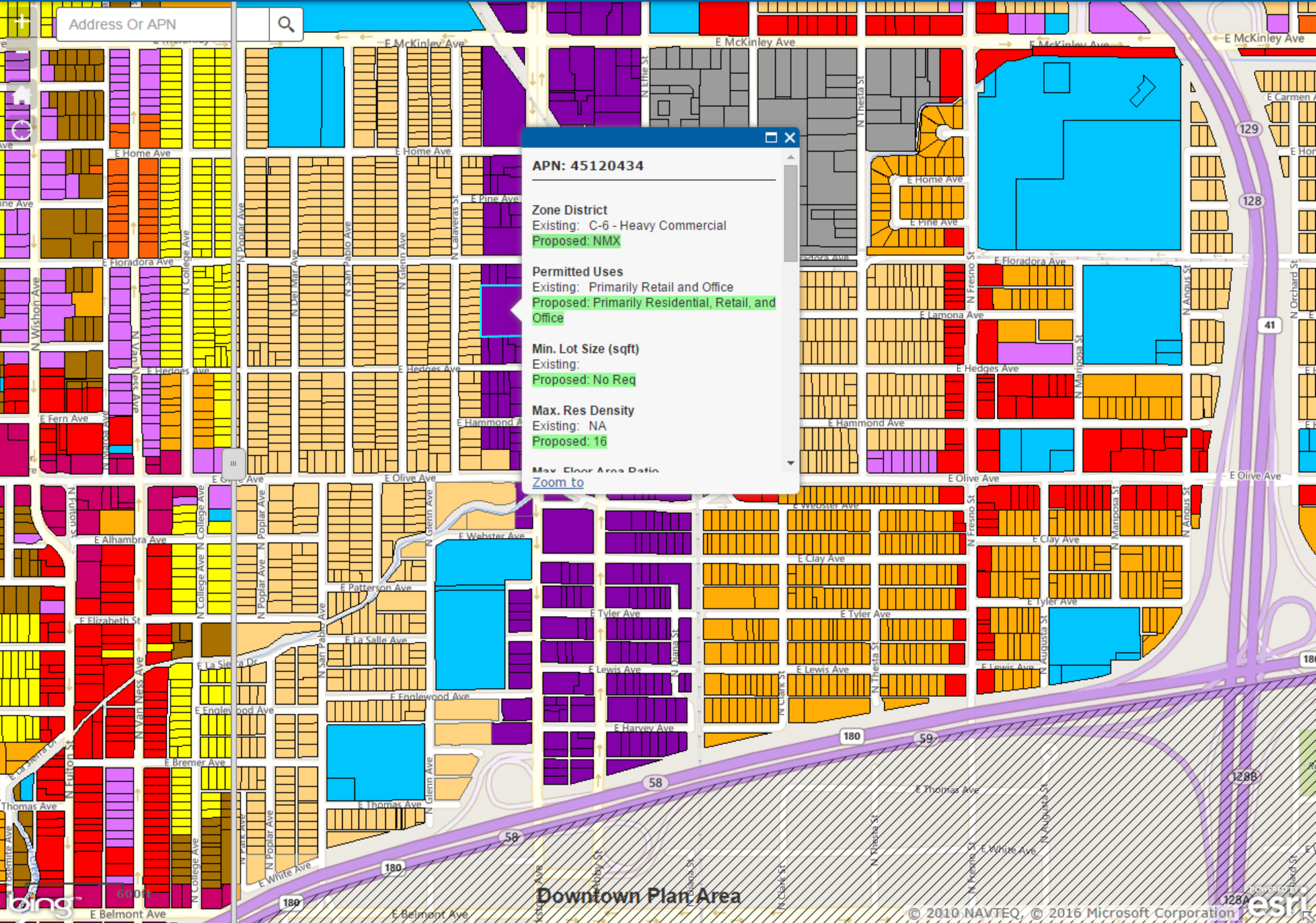
Downtown Plan Area







Address Or APN



**APN: 45120434**

**Zone District**  
Existing: C-6 - Heavy Commercial  
**Proposed: NMX**

**Permitted Uses**  
Existing: Primarily Retail and Office  
**Proposed: Primarily Residential, Retail, and Office**

**Min. Lot Size (sqft)**  
Existing:  
**Proposed: No Req**

**Max. Res Density**  
Existing: NA  
**Proposed: 16**

**Max. Floor Area Ratio**  
[Zoom to](#)

Downtown Plan Area



# POST-ADOPTION



WHAT HAS OCCURRED  
SINCE FEBRUARY?



# POST-ADOPTION



La actualización del Mapa de Zonificación nos ayudará a preservar las cosas que nos gusta de Fresno, proteger las inversiones públicas y privadas, y promover nuevas inversiones en nuestra comunidad.

**Fresno es una ciudad grande y compleja, por lo que las normas varían según el área.** Hay diferentes estándares para áreas residenciales, comerciales, oficinas y áreas industriales. Esto asegura que cada uno de ellos funcionen en la forma en que están destinados. Para lograr esto, el texto que contiene los estándares se acompaña con un Mapa de Zonificación. Cada color en el mapa dirige a propietarios y constructores para el conjunto de estándares que se aplican a su sitio.

**Ahora que el nuevo Código de Desarrollo se ha escrito y aprobado, una actualización del Mapa de Zonificación fue necesario para agilizar el proceso de desarrollo para el dueño de la propiedad y asegurarse de que las reglas correctas sean aplicadas a las áreas correctas.**

El nuevo mapa se asegurará de que crezcamos en áreas que tienen sentido, y que otras partes de nuestra ciudad se preserven. Durante el proceso de cinco años que resultó en nuevo Plan General de Fresno, un Mapa de Uso de Terreno fue aprobado por el Consejo de la Ciudad. El Mapa de Actualización de Zonificación se asegurará de que el Mapa de Uso de Terreno, el Código de Desarrollo y el Mapa de Zonificación sean todos consistentes.

**Un nuevo Mapa de Zonificación protege y preserva nuestros barrios existentes mientras se asegura de que haya lugares para nuevas inversiones que el mercado apoyará.**

Además, facilitará la creación de zonas comerciales convenientes y distritos robustos de empleo con buen acceso al transporte; esto creará la flexibilidad para construir edificios de uso mixto donde las inversiones se están realizando en los sistemas de transporte mejorados; Guiará nuevo crecimiento residencial unifamiliar en áreas que cuentan con la infraestructura necesaria; y dirigirá viviendas multifamiliares en zonas de mejor acceso a puestos de trabajo y servicios.

El nuevo Mapa de Zonificación también eliminará una barrera para la inversión. Usualmente en Fresno, una gran proporción de los proyectos de desarrollo requiere un cambio de zonificación complejo y caro para ser aprobado. Mediante la actualización del Mapa de Zonificación, podemos eliminar ese obstáculo para la mayoría de los dueños con propiedad privada y que sea más fácil para traer nuevas inversiones a nuestra ciudad.



## Mapa de Actualización de Zonificación

Igual que todas las grandes ciudades en los Estados Unidos, Fresno tiene un Código de Desarrollo, que también se conoce como Ordenanza de Zonificación. Este documento es el ADN de la ciudad. En él se incluyen todos los estándares para mantener el avance de Fresno hacia adelante de una manera inteligente y organizada.

- Qué tipo de empresas son apropiadas y en qué lugares?
- Qué tan altos deben ser los edificios para crear valor pero no afectar negativamente a los vecinos?
- Deben los edificios estar cerca o lejos de la calle?
- Cuánto de estacionamiento debe ser proveído?

El Código de Desarrollo responde a estas preguntas y muchas más.









# CLEAN UP PART 1

WHAT IS  
HAPPENING  
ON AUGUST 25?











# NEXT STEPS

- City Council Meeting - August 25, 2016
- Recommend Additional 180 Day Review for Property Owner Requests