

Exhibit D
Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
FRESNO, CALIFORNIA, TO AMEND THE ZONING
DESIGNATION TRANSLATION TABLE FOR THE
DOWNTOWN PLANNING AREA

WHEREAS, on December 3, 2015, the City Council adopted Fresno Municipal Code Chapter 15: Citywide Development Code (“Citywide Development Code”); and

WHEREAS, adoption of the Citywide Development Code included the repeal of Section 12-201 of the Fresno Municipal Code which designated zoning districts throughout the City; and

WHEREAS, adoption of the Citywide Development Code also resulted in the creation of new base and overlay zoning districts intended to replace the previous zoning districts; and

WHEREAS, a new Zoning Map was adopted on February 4, 2016, which rezoned all parcels outside of the Downtown Planning Area to apply the new base and overlay districts; and

WHEREAS, the new Zoning Map excluded the Downtown Planning Area to accommodate the creation of additional base and overlay districts which are written specifically for this unique part of the City; and

WHEREAS, until land within the Downtown Planning Area is rezoned to apply new base and overlay zoning districts, all parcels retain the zoning districts that were identified in repealed Section 12-201; and

1 of 3

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



Resolution No.

WHEREAS, the new base and overlay zoning districts in the Citywide Development Code correspond to certain zoning districts identified in repealed Section 12-201 of the Fresno Municipal Code; and

WHEREAS, it is in the best interest of the City of Fresno to allow for continued development prior to any future action to rezone parcels to incorporate new base and overlay zoning districts in the Downtown Planning Area; and

WHEREAS, amending the Zoning Designation Translation Table will allow for such continued development in the Downtown Planning Area.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. The Zoning Designation Translation Table, attached as Exhibit "A", is hereby adopted.
2. Parcels within the Downtown Planning Area, attached as Exhibit "B," will be subject to the applicable standards that correspond to that parcel's existing zoning designation, as identified on the Zoning Designation Translation Table.
3. The Zoning Designation Translation Table will remain in effect until parcels are rezoned to apply new base and overlay zoning districts as identified in the Citywide Development Code.
4. If a parcel is individually rezoned to a new base or overlay zoning district as identified in the Citywide Development Code, the Zoning Designation Translation Table will no longer apply to that parcel.
5. This resolution shall become effective upon its adoption.

* * * * *

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

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the _____ day of _____, 2016.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2016
Mayor Approval/No Return: _____, 2016
Mayor Veto: _____, 2016
Council Override Vote: _____, 2016

YVONNE SPENCE, CMC
City Clerk

By: _____
Deputy

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

By: _____
Talia Kolluri-Barbick [Date]
Senior Deputy City Attorney

Attachments:
Exhibit A - The Zoning Designation Translation Table
Exhibit B - Parcels within the Downtown Planning Area

TKB:jd[69132jd/tkb] Rev. 02-18-16

EXHIBIT A - Zoning Designation Translation Table

| Existing Zoning Designation | | Applicable Standards | |
|-----------------------------|---|----------------------|---|
| AE-20 | Exclusive Twenty Acre Agricultural District | B | Buffer |
| AE-5 | Exclusive Five Acre Agricultural District | RE | Residential Estate |
| R-A | Single Family Residential-Agricultural | RS-1 | Residential Single Family, Extremely Low Density |
| R-1-E | Single Family Residential Estate | RS-1 | Residential Single Family, Extremely Low Density |
| R-1-EH | Single Family Residential Estate (Horses) | RS-1 | Residential Single Family, Extremely Low Density |
| | | EQ | Equine Overlay |
| R-1-A | Single Family Residential | RS-2 | Residential Single Family, Very Low Density |
| R-1-AH | Single Family Residential (Horses) | RS-2 | Residential Single Family, Very Low Density |
| | | EQ | Equine Overlay |
| R-1-B | Single Family Residential | RS-3 | Residential Single Family, Low Density |
| R-1-C | Single Family Residential | RS-3 | Residential Single Family, Low Density |
| R-1 | Single Family Residential | RS-4 | Residential Single Family, Medium Low Density |
| R-2-A | Low Density Multiple Family Residential- One Story | RM-1 | Residential Multi-Family, Medium High Density |
| R-2 | Low Density Multiple Family Residential District | RM-2 | Residential Multi-Family, Urban Neighborhood |
| R-3 | Medium Density Multiple Family Residential | RS-5 | Residential Single Family, Medium Density or* |
| | | RM-2 | Residential Multi-Family, Urban Neighborhood |
| R-4 | High Density Multiple Family Residential | RM-3 | Residential Multi-Family, High Density |
| MH | Mobile Home Single Family Residential | RM-MH | Mobile Home Park |
| T-P | Trailer Park Residential | RM-MH | Mobile Home Park |
| CL | Limited Neighborhood Shopping Center | CC | Commercial - Community |
| C-1 | Neighborhood Shopping Center | CC | Commercial - Community |
| C-2 | Community Shopping Center | CC | Commercial - Community |
| C-3 | Regional Shopping Center | CR | Commercial - Regional |
| C-4 | Central Trading | RMX | Regional Mixed Use |
| C-5 | General Commercial | CMS | Commercial - Main Street |
| C-6 | Heavy Commercial | CG | Commercial - General or* |
| | | CMS | Commercial - Main Street |
| CR | Commercial Recreation | CRC | Commercial - Recreation |
| R-P | Residential and Professional Office District | O | Office |
| RP-L | Residential and Professional Limited Office District | O | Office |
| CC | Civic Center District | RMX | Regional Mixed Use |
| C-P | Administrative and Professional Office District | O | Office |
| C-M | Commercial and Light Manufacturing District | IL | Light Industrial or* |
| | | RMX | Regional Mixed Use |
| S-L | Storage/Limited, Mini Storage Facility District | O | Office |
| M-1-P | Industrial Park Manufacturing District | IL | Light Industrial |
| M-1 | Light Manufacturing District | IL | Light Industrial |
| M-2 | General Industrial District | IH | Heavy Industrial |
| M-3 | Heavy Industrial District | IH | Heavy Industrial |
| O | Open Conservation District | OS | Open Space |
| P | Off-Street Parking District | PI | Public and Institutional |
| ANX | Annexed Rural Residential Transitional Overlay District | ANX | Annexed Rural Residential Transitional Overlay District |
| BA | Boulevard Area Overlay District | None | |
| BP | Bluff Preservation Overlay District | BP | Bluff Preservation Overlay District |
| CCO | Civic Center Area Modifying Overlay District | None | |
| EA | Expressway Area Overlay District | EA | Expressway Area Overlay District |
| R-M | Residential Modifying Overlay District | RM | Residential Modifying Overlay District |

* Applicable standards shall be determined at the discretion of the DARM Director

Exhibit B Downtown Planning Area Map

