

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, AMENDING CHAPTER 15, ARTICLE 10, TABLE 15-1002, CHAPTER 15, ARTICLE 10, TABLE 15-1102, AND CHAPTER 15, ARTICLE 10, TABLE 15-1202 OF THE FRESNO MUNICIPAL CODE RELATING TO MULTI-UNIT RESIDENTIAL USES

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

SECTION 1. Table 15-1002 is amended to read:

TABLE 15-1002: USE REGULATIONS—RESIDENTIAL MULTI-FAMILY DISTRICTS					
<i>District</i>	<i>RM-1</i>	<i>RM-2</i>	<i>RM-3</i>	<i>RM-MH</i>	<i>Additional Regulations</i>
Residential Use Classifications					
Residential Housing Types					
<i>Single-Unit Dwelling, Detached</i>	P	–	–	–	§15-2738, Manufactured Homes
<i>Single-Unit Dwelling, Attached</i>	P	P	–	–	
<i>Second Dwelling Unit</i>	P	P	–	–	§15-2754, Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters
<i>Duplex</i>	P	P	P	–	
<i>Multi-Unit Residential</i>	P [C]	P [C]	P [C]	–	
<i>Cottage Housing Development</i>	P	–	–	–	§15-2723, Cottage Housing Developments (Pocket Neighborhoods)
Adult Family Day Care					
<i>Small (6 clients or less)</i>	P	P	P	P	
<i>Large (7 to 12 clients)</i>	C	C	C	–	
<i>Caretaker Residence</i>	–	–	–	P	
Domestic Violence Shelter					
<i>Small (6 persons or less)</i>	P	P	P	–	
<i>Large (7 persons or more)</i>	P	P	P	–	
<i>Elderly and Long-Term Care</i>	C	C	C	–	
Family Day Care					
<i>Small (8 children or less)</i>	P	P	P	P	§15-2725, Day Care Centers and Family Child Care Homes
<i>Large (9 to 14 children)</i>	C	C	C	C	
TABLE 15-1002: USE REGULATIONS—RESIDENTIAL MULTI-FAMILY DISTRICTS					
<i>District</i>	<i>RM-1</i>	<i>RM-2</i>	<i>RM-3</i>	<i>RM-MH</i>	<i>Additional Regulations</i>
Group Residential					
<i>Small (6 persons or less)</i>	P	P	P	–	
<i>Large (7 persons or more)</i>	C	C	C	–	

Mobile Home Parks	-	-	-	P	§15-2738, Manufactured Homes
Re-Entry Facility	C	C	C	-	
Residential Care Facilities					
<i>Residential Care, General</i>	C	P	P	-	
<i>Residential Care, Limited</i>	P	P	P	-	
<i>Residential Care, Senior</i>	C	P	P	-	
Single Room Occupancy	-	C	C	-	§15-2757, Single Room Occupancy Hotels and Boarding Homes
Public and Semi-Public Use Classifications					
Colleges and Trade Schools, Public or Private	C(1)	C(1)	C(1)	-	
Community and Religious Assembly (less than 2,000 square feet)	P	P	P	P	§15-2719, Community and Religious Assembly Facilities
Community and Religious Assembly (2,000 square feet or more)	C(1)	C(1)	C(1)	-	
Community Garden	P	P	P	P	§15-2720, Community Gardens / Urban Farms
Cultural Institutions	C	P	P	-	
Day Care Centers	C	P	P	-	§15-2725, Day Care Centers and Family Child Care Homes
Park and Recreation Facilities, Public	C(2)	C(2)	C(2)	C	
Public Safety Facilities	C	C	C	C	
Schools, Public or Private	P	P	P	P	
Social Service Facilities	C	C	C	-	
Commercial Use Classifications					
Food and Beverage Sales					
<i>Farmer's Markets</i>	P	P	P	P	§15-2730, Farmer's Markets
<i>General Market</i>	-	-	-	P(3)	§15-2744, Outdoor Dining and Patio Areas; §15-2745, Outdoor Retail Sales
<i>Healthy Food Grocer</i>	-	-	-	P(3)	
Lodging					
<i>Bed and Breakfast</i>	P	P	P	P	§15-2713, Bed and Breakfast Lodging
Industrial Use Classifications					
Warehousing, Storage, and Distribution					
<i>Personal Storage</i>	C	C	C	C	§2747, Personal (Mini) Storage
Transportation, Communication, and Utilities Use Classifications					
Communication Facilities					
<i>Antenna and Transmission Towers</i>	See Section 15-2759, Telecommunications and Wireless Facilities				
Utilities, Minor	P	P	P	P	
TABLE 15-1002: USE REGULATIONS—RESIDENTIAL MULTI-FAMILY DISTRICTS					
<i>District</i>	<i>RM-1</i>	<i>RM-2</i>	<i>RM-3</i>	<i>RM-MH</i>	<i>Additional Regulations</i>
Agricultural and Extractive Use Classifications					
Crop Cultivation	P	P	P	P	§15-2716, Crop Cultivation
Other Applicable Types					
Accessory Uses and Structures	§15-2703, Accessory Uses				
<i>Accessory Living Quarters</i>	P	P	P	P	§15-2754, Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters
Home Gardens	§15-2734, Home Gardens and Edible Landscaping				

Home Occupations	§15-2735, Home Occupations
Animal Keeping	§15-2707, Animal Keeping
Non-Conforming Use	Article 4, Non-Conforming Uses, Structures, Site Features, and Lots
Temporary Use	§15-2760, Temporary Uses
Transitional and Supportive Housing	§15-2762, Transitional and Supportive Housing
Specific Limitations:	
<ol style="list-style-type: none"> 1. Only on parcels with direct access from a major street. 2. Permitted without a Conditional Use Permit if less than 12,000 square feet in active use area and less than 500 square feet total floor area of all enclosed structures (i.e. bathrooms, community rooms, clubhouses, etc.). Should the site access a major street, this condition shall not be applicable. 3. Limited to sites that are a minimum of five acres and 1,500 square feet of sales area. 	

SECTION 2. Table 15-1102 is amended to read:

TABLE 15-1102: USE REGULATIONS—MIXED-USE DISTRICTS				
<i>Use Classifications</i>	<i>NMX</i>	<i>CMX</i>	<i>RMX</i>	<i>Additional Regulations</i>
Residential Use Classifications				
Residential Housing Types				
<i>Single-Unit Dwelling, Attached</i>	P(1)	P(1)	P(1)	§15-2754, Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters
<i>Multi-Unit Residential</i>	[C]P(1)	[C]P(1)	[C]P(1)	
Adult Family Day Care				
<i>Small (6 clients or less)</i>	P(1)	P(1)	-	
<i>Large (7 to 12 clients)</i>	P(1)	-	-	
Elderly and Long-Term Care	P(1)	-	-	
Family Day Care				
<i>Small (8 or fewer children)</i>	P(1)	P(1)	P(1)	§15-2725, Day Care Centers and Family Child Care Homes
Group Residential				
<i>Small (6 persons or less)</i>	P(1)	P(1)	P(1)	
<i>Large (7 persons or more)</i>	P(1)	P(1)	P(1)	
Residential Care Facilities				
<i>Residential Care, Limited</i>	P(1)	P(1)	P(1)	
Public and Semi-Public Use Classifications				
Colleges and Trade Schools, Public or Private	C(3)	C(3)	C(3)	
Community and Religious Assembly (less than 2,000 square feet)	P	P	P	§15-2719, Community and Religious Assembly Facilities
Community and Religious Assembly (2,000 square feet or more)	C(4)	C(4)	P	
Community Garden	P	P	P	§15-2720, Community Gardens / Urban Farms
Conference/Convention Facility	C(4)	C(4)	C	
Cultural Institutions	P(5)	C	C	
Day Care Centers	P	P	P	§15-2725, Day Care Centers and Family Child Care Homes
Emergency Shelter	-	-	P	§15-2729, Emergency Shelters
Government Offices	P(2)	P(1)	P(1)	
Hospitals and Clinics				
<i>Hospital</i>	-	C(11)	C(11)	

<i>Clinic</i>	C(5)	P(5)	P	
<i>Substance Abuse Treatment Clinic</i>	C(14)	C(14)	C(14)	
Instructional Services	P	P	P	
Park and Recreation Facilities, Public	-	P	P	
Parking, Public or Private	-	C(6)	C(6)	
Public Safety Facilities	C	C	C	
TABLE 15-1102: USE REGULATIONS—MIXED-USE DISTRICTS				
<i>Use Classifications</i>	<i>NMX</i>	<i>CMX</i>	<i>RMX</i>	<i>Additional Regulations</i>
Schools, Public or Private	-	-	C	
Social Service Facilities	C	P(1)	-	
Commercial Use Classifications				
Animal Care, Sales and Services				
<i>Grooming and Pet Stores</i>	P	P	P	
<i>Veterinary Services</i>	-	C(7)	C(7)	
Artist's Studio	P	P	P	
Automobile/Vehicle Sales and Services				
<i>Automobile/Vehicle Sales and Leasing</i>	-	C(13)	C(13)	§15-2709, Automobile and Motorcycle Retail Sales and Leasing
<i>Service Station</i>	C	C	C	§15-2755, Service Stations
Banks and Financial Institutions				
<i>Banks and Credit Unions</i>	P(5)	P	P	
<i>Check Cashing Businesses and Payday Lenders</i>	-	-	-	§15-2715, Check Cashing Businesses, Payday Lenders, and Similar Financial Services
Banquet Hall	C	C	C	§15-2712, Banquet Hall
Business Services	P	P	P	
Eating and Drinking Establishments				
<i>Bars/Nightclubs/Lounges</i>	C(16)	C(16)	C(16)	§15-2743, Outdoor Cooking for Commercial Purposes; §15-2744, Outdoor Dining and Patio Areas; §15-2751, Restaurants with Alcohol Sales, Bars, Nightclubs, and Lounges
<i>Restaurant with Alcohol Sales</i>	C(16)	C(16)	C(16)	
<i>Restaurant without Alcohol Sales</i>	P	P	P	
Entertainment and Recreation				
<i>Cinema/Theaters</i>	C	C	P	
<i>Cyber/Internet Café</i>	C	C	C	§15-2724, Cyber/Internet Cafes
<i>Small-Scale</i>	C(17)	P	P	§15-2708, Arcades, Video Games, and Family Entertainment Centers, §9-1801, Billiard Rooms
Food and Beverage Sales				
<i>Farmer's Markets</i>	P	P	P	§15-2730, Farmer's Markets
<i>General Market</i>	P	P	P	§15-2744, Outdoor Dining and Patio Areas; §15-2745, Outdoor Retail Sales
<i>Healthy Food Grocer</i>	P	P	P	
<i>Liquor Stores</i>	C(12)	C(12)	C(12)	§15-2706, Alcohol Sales; §15-2745, Outdoor Retail Sales
Funeral Parlors and Internment Services	-	-	C	§15-2714, Body Preparation and Funeral Services
Live/Work	P(1)	P(1)	P(1)	
Lodging				
<i>Hotels and Motels</i>	P(8)	P(8)	P	
Maintenance and Repair Services	P(9)	P(9)	P(5)	
Offices				

<i>Business and Professional</i>	P(9)	P	P	
<i>Medical and Dental</i>	P(4)	P	P	
<i>Walk-In Clientele</i>	P(9)	P	P	
TABLE 15-1102: USE REGULATIONS—MIXED-USE DISTRICTS				
<i>Use Classifications</i>	<i>NMX</i>	<i>CMX</i>	<i>RMX</i>	<i>Additional Regulations</i>
Personal Services				
<i>General Personal Services</i>	P(5)	P	P	
<i>Tattoo or Body Modification Parlor</i>	P(5) (12)	P(12)	P(12)	§15-2758, Tattoo or Body Modification Parlor
Retail Sales				
<i>Building Materials and Services</i>	–	–	C	§15-2745, Outdoor Retail Sales
<i>Convenience Retail</i>	P(5)	P	P	§15-2745, Outdoor Retail Sales; 15-2761 Tobacco and Vapor Shops
<i>General Retail</i>	P(5)	P	P	§15-2733, Hobby Stores; §15-2745, Outdoor Retail Sales
<i>Large-Format Retail</i>	–	–	P	§15-2737, Large-Format Retail; §15-2745, Outdoor Retail Sales
<i>Nurseries and Garden Centers</i>	P	P(5)	P	§15-2745, Outdoor Retail Sales
<i>Second Hand / Thrift Stores</i>	P(5)	P	P	
Industrial Use Classifications				
Recycling Facility				
<i>Reverse Vending Machine</i>	P	P	P	§15-2750, Recycling Facilities
Transportation, Communication, and Utilities Use Classifications				
Airports and Heliports	–	–	C(10)	
Communication Facilities				
<i>Antenna and Transmission Towers</i>	See Section 15-2759, Telecommunications and Wireless Facilities			
Transportation Passenger Terminals	–	–	C	
Utilities, Minor	P	P	P	
Agricultural and Extractive Use Classifications				
Tasting Room	C	C	C	
Urban Farm	P	–	–	§15-2719, Community Gardens/Urban Farms
Other Applicable Types				
Accessory Uses and Structures	§15-2703, Accessory Uses			
Home Gardens	§15-2734, Home Gardens and Edible Landscaping			
Home Occupations	§15-2735, Home Occupations			
Animal Keeping	§15-2707, Animal Keeping			
Drive-In and Drive-Through Facilities	C(15)	C(15)	C(15)	§15-2728, Drive-In and Drive-Through Facilities
Walk-Up Facilities	§15-2766, Walk-Up Facilities			
Non-Conforming Use	Article 4, Non-Conforming Uses, Structures, Site Features, and Lots			
Temporary Use	§15-2760, Temporary Uses			
Transitional and Supportive Housing	§15-2762, Transitional and Supportive Housing			
TABLE 15-1102: USE REGULATIONS—MIXED-USE DISTRICTS				
<i>Use Classifications</i>	<i>NMX</i>	<i>CMX</i>	<i>RMX</i>	<i>Additional Regulations</i>

Specific Limitations:

1. Not allowed on the ground floor of portions of the site which abut a major street, but allowed in the interior of all sites. Projects with frontage on more than one major street may be excepted from this restriction on one of the major streets at the discretion of the Review Authority.
2. (reserved)
3. Not to include industrial training such as welding or automotive repair involving the use of tools and materials appropriate to an industrial use area.
4. Must be located along a major street.
5. Limited to establishments with a gross floor area of 5,000 square feet or less.
6. Shall be below grade or in structures faced with active uses along the street.
7. Provided that such use shall be completely enclosed in a building of soundproof construction.
8. Limited to upper stories unless at least 50 percent of ground floor street frontage is occupied by food service use.
9. Limited to 1,500 square feet in size if on the ground floor.
10. Limited to heliports used as accessory to a hospital.
11. Building heights for hospitals shall not exceed 150 ft. There is no maximum Floor Area Ratio for hospitals.
12. Not allowed within 500 feet of an existing or planned Bus Rapid Transit stop.
13. Must take place entirely within a building.
14. Must include an indoor waiting area.
15. Not allowed within 100 feet of a planned or existing Bus Rapid Transit station and not allowed between a building and a sidewalk.
16. If an MX District is applied to the area bounded by Divisadero Avenue, Highway 41, and Highway 99, a Conditional Use Permit shall not be required for Bars/Nightclubs/Lounges within that area.
17. Limited to establishments with a gross floor area of 10,000 square feet or less.

SECTION 3. Table 15-1202 is amended to read:

TABLE 15-1202: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							
<i>Use Classifications</i>	<i>CMS</i>	<i>CC</i>	<i>CR</i>	<i>CG</i>	<i>CH</i>	<i>CRC</i>	<i>Additional Regulations</i>
Residential Use Classifications							
Residential Housing Types							
<i>Single-Unit Dwelling, Attached</i>	P(2) (16)	-	P(2) (16)	-	-	-	§15-2754, Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters
<i>Multi-Unit Residential</i>	[C]P(2) (16)	-	[C]P(2) (16)	-	-	-	
Adult Family Day Care							
<i>Small (6 clients or less)</i>	P(1)	-	P(2)	-	-	-	
Elderly and Long-Term Care	-	-	P(2)	-	-	-	
Family Day Care							
<i>Small (8 children or less)</i>	P(2)	P(2)	P(2)	-	-	-	§15-2725, Day Care Centers and Family Child Care Homes
<i>Large (9 to 14 children)</i>	P(2)	P(2)	P(2)				
Group Residential							
<i>Small (6 persons or less)</i>	P(1)	-	P(2)	-	-	-	
<i>Large (7 persons or more)</i>	P(1)	-	P(2)	-	-	-	
Re-Entry Facility	-	-	-	P	-	-	
Residential Care Facilities							
<i>Residential Care, General</i>	C(1)	-	-	-	-	-	
<i>Residential Care, Limited</i>	P(1)	-	P(2)	-	-	-	

<i>Residential Care, Senior</i>	C(1)	-	-	-	-	-	
Single Room Occupancy	-	-	-	P	-	-	§15-2757, Single Room Occupancy Hotels and Boarding Homes
Public and Semi-Public Use Classifications							
Colleges and Trade Schools, Public or Private	-	C(3)	P	P	-	-	
Community and Religious Assembly (less than 2,000 square feet)	P	P	P	P	-	-	§15-2719, Community and Religious Assembly Facilities
Community and Religious Assembly (2,000 square feet or more)	-	C(4)	P	C	-	C	
Community Garden	P	P	P	P	P	P	§15-2720, Community Gardens / Urban Farms
Conference/Convention Facility	-	C(4)	P	-	-	C	
Cultural Institutions	P(5)	C	C	-	-	C	
Day Care Centers	P	P	P	-	-	-	§15-2725, Day Care Centers and Family Child Care Homes
Emergency Shelter	-	-	-	P	-	-	§15-2729, Emergency Shelters
Government Offices	P	P	P	-	-	-	
Hospitals and Clinics							
<i>Hospital</i>	-	C(13)	C(13)	C(13)	-	-	
<i>Clinic</i>	C(5)	P(5)	P(5)	P	-	-	
<i>Substance Abuse Treatment Clinic</i>	C(15)	C(15)	C(15)	C(15)	-	-	

TABLE 15-1202: LAND USE REGULATIONS—COMMERCIAL DISTRICTS

<i>Use Classifications</i>	<i>CMS</i>	<i>CC</i>	<i>CR</i>	<i>CG</i>	<i>CH</i>	<i>CRC</i>	<i>Additional Regulations</i>
Instructional Services	P	P	P	C	-	-	
Park and Recreation Facilities, Public	-	P	P	-	-	P	
Parking, Public or Private	-	C(6)	C(6)	-	-	-	
Public Safety Facilities	C	C	C	C	C	C	
Schools, Public or Private	-	-	C	-	-	-	
Social Service Facilities	C(1)	C	-	-	-	-	
Commercial Use Classifications							
Animal Care, Sales and Services							
<i>Grooming and Pet Stores</i>	P	P	P	P	-	-	
<i>Veterinary Services</i>	-	P	P	-	-	-	
Artist's Studio	P	P	P	-	-	-	
Automobile/Vehicle Sales and Services							
<i>Automobile Rentals</i>	-	-	C	C	P	-	§15-2709, Automobile and Motorcycle Retail Sales and Leasing
<i>Automobile/Vehicle Sales and Leasing</i>	-	-	C	C	P	-	§15-2709, Automobile and Motorcycle Retail Sales and Leasing
<i>Automobile/Vehicle Service and Repair, Minor</i>	-	-	C	C	P	-	§15-2710, Automobile/Vehicle Service and Repair, Major and Minor
<i>Large Vehicle and Equipment Sales, Service and Rental</i>	-	-	-	C	P	-	§15-2710, Automobile and Motorcycle Retail Sales and Leasing
<i>Service Station</i>	-	C	P	C	P	-	§15-2755, Service Stations

<i>Washing</i>	-	-	C	C	P	-	§15-2711, Automobile/Vehicle Washing
Banks and Financial Institutions							
<i>Banks and Credit Unions</i>	P(5)	P	P	P	-	-	
<i>Check Cashing Businesses and Payday Lenders</i>	-	-	C(7)	C(7)	-	-	§15-2715, Check Cashing Businesses, Payday Lenders, and Similar Financial Services
Banquet Hall	C	C	C	-	C	-	§15-2712, Banquet Hall
Business Services	P(5)	P	P	P	-	-	
Eating and Drinking Establishments							
<i>Bars/Nightclubs/Lounges</i>	C	C	C	C	C	C(8)	§15-2751, Restaurants with Alcohol Sales, Bars, Nightclubs, and Lounges; §15-2744, Outdoor Dining and Patio Areas
<i>Restaurant with Alcohol Sales</i>	C	C	C	C	C	C	
<i>Restaurant without Alcohol Sales</i>	P	P	P	P	P	P	
Entertainment and Recreation							
<i>Cinema/Theaters</i>	C	C	P	P	-	P	
<i>Cyber/Internet Café</i>	C	C	C	C	-	-	§15-2724, Cyber/Internet Café
<i>Motorcycle/Riding Club</i>	-	-	-	-	P	-	§15-2742, Motorcycle/Riding Clubs
<i>Shooting/Archery Range</i>	-	-	-	-	-	P	§15-2756, Shooting Ranges / Archery Ranges
TABLE 15-1202: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							
<i>Use Classifications</i>	<i>CMS</i>	<i>CC</i>	<i>CR</i>	<i>CG</i>	<i>CH</i>	<i>CRC</i>	<i>Additional Regulations</i>
<i>Large-Scale</i>	-	C	C	C	C	C	
<i>Small-Scale</i>	P	P	P	P	-	P	§15-2708, Arcades, Video Games, and Family Entertainment Centers, §9-1801, Billiard Rooms
Food and Beverage Sales							
<i>Farmer's Markets</i>	P	P	P	P	P	P	§15-2730, Farmer's Markets
<i>General Market</i>	P	P	P	P	P(5)	-	§15-2744, Outdoor Dining and Patio Areas; §15-2745, Outdoor Retail Sales
<i>Healthy Food Grocer</i>	P	P	P	P	P(5)	-	
<i>Liquor Stores</i>	C	C	C	C	C	-	§15-2706, Alcohol Sales; §15-2745, Outdoor Retail Sales
Food Preparation	-	P	P	P	-	-	
Funeral Parlors and Internment Services	-	C	P	P	-	-	§15-2714, Body Preparation and Funeral Services
Live/Work	P(1)	-	-	-	-	-	
Lodging							
<i>Hotels and Motels</i>	P(14)	P	P	-	P	-	
<i>RV Park</i>	-	-	-	-	-	-	
Maintenance and Repair Services	C(5)	P(9)	C	P	-	-	
Offices							
<i>Business and Professional</i>	P(9)	P	P	P	-	-	
<i>Medical and Dental</i>	-	P	P	P	-	-	
<i>Walk-In Clientele</i>	P	P	P	P	-	-	
Personal Services							
<i>General Personal Services</i>	P	P	P	P	-	-	
<i>Fortune Telling Service</i>	-	-	-	P	-	-	
<i>Massage Establishments</i>	P	P	P	P	-	P	

<i>Tattoo or Body Modification Parlor</i>	P(9)	P(9)	P	P	-	-	§15-2758, Tattoo or Body Modification Parlor
Retail Sales							
<i>Building Materials and Services</i>	C(13)	C	P	P	-	-	§15-2745, Outdoor Retail Sales
<i>Convenience Retail</i>	P	P	P	P	P(5)	C(10)	§15-2745, Outdoor Retail Sales; §15-2761 Tobacco and Vapor Shops
<i>General Retail</i>	P	P	P	P	-	C(10)	§15-2733, Hobby Stores; §15-2745, Outdoor Retail Sales
<i>Gun Shop</i>	C	P	P	P	-	P	§15-2745, Outdoor Retail Sales
<i>Large-Format Retail</i>	-	C	P	P	-	-	§15-2737, Large-Format Retail; §15-2745, Outdoor Retail Sales
<i>Nurseries and Garden Centers</i>	P(5)	P	P	P	-	-	§15-2745, Outdoor Retail Sales
<i>Pawn Shops</i>	-	-	-	P	-	-	
<i>Second Hand / Thrift Stores</i>	P(5)	P	P	P	-	-	
<i>Swap Meet / Flea Market</i>	-	-	-	C	-	C	§15-2730, Flea Markets

TABLE 15-1202: LAND USE REGULATIONS—COMMERCIAL DISTRICTS

<i>Use Classifications</i>	<i>CMS</i>	<i>CC</i>	<i>CR</i>	<i>CG</i>	<i>CH</i>	<i>CRC</i>	<i>Additional Regulations</i>
Industrial Use Classifications							
Construction and Material Yards	-	-	-	C	C	-	§15-2721, Concrete Batch Plants, Storage Yards, and Similar Uses
Custom Manufacturing	-	-	-	P(11)	-	-	
Recycling Facility							
<i>Reverse Vending Machine</i>	-	C	P	P	-	-	§15-2750, Recycling Facilities
<i>CRV Recycling Center</i>	§15-2750, Recycling Facilities						
Warehousing, Storage, and Distribution							
<i>Personal Storage</i>	C	C	C	C	C	C	§15-2747, Personal (Mini) Storage
Transportation, Communication, and Utilities Use Classifications							
Communication Facilities							
<i>Antenna and Transmission Towers</i>	§15-2759, Telecommunications and Wireless Facilities						
<i>Facilities within Buildings</i>	-	-	-	P	-	-	
Utilities, Minor	P	P	P	P	-	P	
Agricultural and Extractive Use Classifications							
Agricultural Support Services	-	-	-	P	-	-	
Produce Stand	-	-	-	P	-	-	§15-2752, Roadside Fruit Stands / Grow Stands
Tasting Room	C	C	C	C	-	C	
Other Applicable Types							
Accessory Uses and Structures	§15-2703, Accessory Uses						
Home Gardens	§15-2734, Home Gardens and Edible Landscaping						
Home Occupations	§15-2735, Home Occupations						
Animal Keeping	§15-2707, Animal Keeping						
Drive-in and Drive-Through Facilities	-	C	C	C	C	C	§15-2728, Drive In and Drive Through Facilities
Walk-Up Facilities	§15-2766, Walk-Up Facilities						
Non-Conforming Use	Article 4, Non-Conforming Uses, Structures, Site Features, and Lots						

Temporary Use	§15-2760, Temporary Uses						
Transitional and Supportive Housing	§15-2762, Transitional and Supportive Housing						
TABLE 15-1202: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							
<i>Use Classifications</i>	<i>CMS</i>	<i>CC</i>	<i>CR</i>	<i>CG</i>	<i>CH</i>	<i>CRC</i>	<i>Additional Regulations</i>
<p>Specific Limitations:</p> <ol style="list-style-type: none"> 1. Not allowed on the ground floor. 2. Not allowed on the ground floor along arterials or collectors. 3. Not to include industrial training such as welding or automotive repair involving the use of tools and materials appropriate to an industrial use area. 4. Must be located along an arterial or collector. 5. Limited to establishments with a gross floor area of 5,000 square feet or less. 6. Shall be below grade or in structures faced with active uses along the street. 7. Limited to 2,500 square feet in size, located on a collector or higher classification street. 8. Permitted only as an accessory use that supports commercial recreation. 9. Limited to 1,500 square feet in size if on the ground floor. 10. Limited to facilities associated with park and recreation facilities. 11. Provided that such use shall be completely enclosed in a building of soundproof construction. 12. Limited to establishments with a gross floor area of 10,000 square feet or less. 13. Building heights for hospitals shall not exceed 150 ft. There is no maximum Floor Area Ratio for hospitals. 14. Limited to upper stories unless at least 50 percent of ground floor street frontage is occupied by food service use. 15. Must include an indoor waiting area. 16. Residential Uses shall not exceed 16 du/ac. 							

SECTION 4: This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage.

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

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing Ordinance was adopted by the Council of the City of Fresno, California, at a regular meeting held on the ____ day of _____, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mayor Approval: _____, 2017
Mayor Approval/No Return: _____, 2017
Mayor Veto: _____, 2017
Council Override Vote: _____, 2017

YVONNE SPENCE, CMC
City Clerk

BY: _____
Deputy

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

BY: _____
TALIA KOLLURI-BARBICK
Supervising Deputy City Attorney

TKB:nd (74060nd/tkb) 2-23-17